

RESOLUTION OF  
CITY OF SHERWOOD

# 190

ROCK CREEK WATER AND SEWER  
LOCAL IMPROVEMENT DISTRICT

March 14, 1979

A RESOLUTION OF INTENTION TO FORM A LOCAL IMPROVEMENT DISTRICT FOR THE PURPOSE OF CONSTRUCTING WATER AND SEWER SYSTEM IMPROVEMENTS PARTIALLY WITHIN AND PARTIALLY OUTSIDE THE CORPORATE LIMITS OF THE CITY OF SHERWOOD; STATING THE LOCATION OF SAID IMPROVEMENTS; DESCRIBING THE BOUNDARIES OF THE PROPOSED DISTRICT; DESCRIBING THE CHARACTER OF THE IMPROVEMENTS TO BE CONSTRUCTED; STATING THE ESTIMATED COST OF SUCH IMPROVEMENTS; PRESCRIBING A TIME AND PLACE FOR HEARING OF OBJECTIONS, IF ANY, THERETO, AND PROVIDING FOR THE PUBLISHING OF NOTICE OF SAID HEARING.

WHEREAS, pursuant to Chapter XVII of the Charter of the City of Sherwood, Oregon, and Chapter 224.010 et seq., O.R.S., the City Council deems it necessary for the public health and benefit of the area described to install sanitary sewer trunk lines, sanitary sewer laterals, water distribution lines, and other appurtenant facilities for servicing properties within the local improvement district boundaries hereinafter described, and

WHEREAS, said sewer lines and laterals will benefit locally only a portion of all the properties within the City of Sherwood and will specially benefit certain properties located outside the City of Sherwood, and the cost of said construction, therefore, should be assessed to the properties benefited pursuant to Section 213, Chapter XVII of the Charter of the City of Sherwood and Chapter 224.010 et seq., O.R.S., and

WHEREAS, said water distribution lines and other appurtenant facilities will benefit locally only a portion of all properties within the City of Sherwood and the cost of said construction, therefore, should be assessed to the properties benefited pursuant to Section 213, Chapter XVII of the Charter of the City of Sherwood, and

WHEREAS, the boundaries of the proposed local improvement district are as described in Exhibit A attached hereto and by this reference made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERWOOD:

- (1) That the area within the boundaries described in Exhibit A be, and the same is hereby, determined and established as the Rock Creek Water and Sewer

Local Improvement District to provide water and sewer system improvements for the benefit of properties within said District.

(2) That the sewer system improvements shall include:

- a. 10, 15, and 18-inch trunk sewers extending from the Frontier Leather Company sewage pumping station to the Rock Creek crossing of Pacific Highway 99W;
- b. approximately 13,000 lineal feet of 8 and 10-inch lateral sewer lines;
- c. service connections, tees, and manholes;
- d. highway, railroad, and creek undercrossings;
- e. connections to existing facilities;
- f. clearing, grubbing, excavation, backfill, and surface restoration related to said sewer system improvements.

(3) That the water system improvements shall include:

- a. approximately 10,900 lineal feet of 12-inch ductile iron pipe water line in S.W. Tualatin-Sherwood Road, S.W. Edy Road, and S.W. Murdock Road;
- b. fire hydrants, valves, and fittings;
- c. excavation, backfill, and surface restoration related to said water system improvements.

(4) That the estimated cost to be assessed for the improvements hereinabove described is as follows:

Sewer system improvements	\$	819,000
Water system improvements		<u>357,500</u>
Total:	\$	1,176,500

11<sup>th</sup> day of April  
(5) That a public hearing be, and the same is hereby called to be held in the City Hall of Sherwood, on the ~~28th day of March~~, 1979, at the hour of 8:00 p.m. for the purpose of hearing objections, if any, to the proposal herein set forth.

(6) That at any time prior to said hearing and up to the hour specified herein, the owner or owners of any property in such proposed Rock Creek Water and Sewer Local Improvement District liable for the costs of constructing said improvements or any part thereof, may file with the Recorder of the City of Sherwood a written remonstrance against construction of said improvements, and any and all such remonstrances shall be heard on the said date and time, or at a subsequent date which may be fixed by adjournment.

(7) The Recorder of the City of Sherwood shall cause to have this Resolution of Intention to be published in The Tigard Times for two consecutive issues prior to said hearing, and three copies hereof shall, not less than ten (10) days prior to said hearing, be posted by the Recorder of the City of Sherwood in three public and conspicuous places within the said proposed Rock Creek Water and Sewer Local Improvement District.

(8) That the City Recorder be, and she is hereby, directed to record the date and place of posting of each of said notices and shall file in the Recorder's records proof of said publishings and postings by affidavit.

PASSED by the City Council of Sherwood, at its meeting  
of March 14, 1979.

Marjorie Stewart  
Mayor

ATTEST:

Pally Blankenbaker  
Recorder

LEGAL DESCRIPTION OF BOUNDARY OF  
PROPOSED ROCK CREEK WATER AND SEWER  
LOCAL IMPROVEMENT DISTRICT

Beginning at the Southeast corner of Section 32, Township 2 South, Range 1 West, Willamette Meridian; thence West along the South line of said Section 32, 1,981.32 feet to the City Limits of the City of Sherwood; thence North along the City Limits' line 2,310.00 feet; thence North  $88^{\circ}21'00''$  East 338.77 feet; thence North 330.00 feet to the centerline of S.E. Division Street; thence North  $88^{\circ}21'00''$  East 318.50 feet along said centerline of S.E. Division Street; thence North 338.25 feet; thence South  $89^{\circ}53'50''$  East 280.20 feet; thence North  $0^{\circ}25'08''$  East 350.84 feet; thence South  $89^{\circ}54'45''$  East 170.00 feet; thence South  $0^{\circ}05'15''$  West 45.00 feet to the Initial Point of April Meadows No. 2; thence South  $89^{\circ}54'45''$  East 150.00 feet to the East line of S.E. Flower Street; thence North  $0^{\circ}15'15''$  East 35.00 feet; thence South  $89^{\circ}54'45''$  East 100.00 feet to the Southeast corner of Lot 38 of said April Meadows No. 2; thence North  $0^{\circ}05'15''$  East 90.00 feet; thence South  $89^{\circ}54'45''$  East 260.00 feet to the Southeast corner of Lot 44 of April Meadows No. 2; thence North  $0^{\circ}05'15''$  East 240.00 feet; thence North  $39^{\circ}21'27''$  West 126.44 feet; thence North  $86^{\circ}16'45''$  West 80.72 feet; thence North  $30^{\circ}35'15''$  East 70.39 feet to the southerly line of E. Willamette Street; thence North  $2^{\circ}03'54''$  West 88.50 feet to the northerly line of E. Willamette Street; thence North  $43^{\circ}45'08''$  East 100.00 feet; thence North  $37^{\circ}59'45''$  West 80.00 feet; thence North  $63^{\circ}00'00''$  West 78.00 feet; thence North  $75^{\circ}36'35''$  West 72.00 feet; thence North  $72^{\circ}00'00''$  West 72.00 feet; thence North  $62^{\circ}00'00''$  West 65.00 feet; thence North  $48^{\circ}00'00''$  West 65.00 feet to the Initial Point of G&T Terrace; thence North  $0^{\circ}28'00''$  East 1,084.30 feet to the

Legal Description  
Rock Creek Water and Sewer LID Boundary  
Page 2

Initial Point of Sherwood Acres and the centerline of S.W. Tualatin-Sherwood Road (C.R. No. 954); thence North  $89^{\circ}59'00''$  West 153.46 feet along said centerline; thence North  $0^{\circ}01'00''$  West 885.50 feet to the southeasterly right-of-way line of the Southern Pacific Railroad; thence South  $47^{\circ}49'00''$  West 318.10 feet along said right-of-way line; thence South  $29^{\circ}09'00''$  East 16.00 feet; thence South  $47^{\circ}49'00''$  West 979.11 feet to the South line of Section 29, Township 2 South, Range 1 West, Willamette Meridian; thence West along the South line of said Section 29 to a point 909.01 feet West of the quarter corner on the South line of Section 29; thence North 515.50 feet; thence North  $89^{\circ}36'00''$  West 1,295.49 feet; thence North 493.90 feet; thence North  $89^{\circ}50'00''$  West 420 feet more or less to the centerline of North Sherwood Blvd.; thence northerly along the centerline of North Sherwood Blvd. to a point located 770.00 feet South of the quarter corner on the West line of Section 29; thence East 874.50 feet; thence North 790 feet more or less to the northerly right-of-way line of S.W. Edy Road (C.R. No. 1070); thence West and northwesterly along the northerly right-of-way line of S.W. Edy Road to the southeasterly right-of-way line of S.W. Pacific Highway (99W); thence northeasterly along the southeasterly right-of-way line of S.W. Pacific Highway to the North line of Section 29; thence East along the North line of Section 29 610 feet more or less to the northerly extension of the West line of that tract of land conveyed to Richard Cereghino by Deed Book 281, Page 85; thence South along said northerly extension and the West line of above tract to the center line of S.W. Edy Road being also the Unified Sewerage Agency Boundary line; thence along said Unified Sewerage Agency Boundary and the centerline of S.W. Edy Road 1,550 feet more or less; thence northeasterly along the Unified Sewerage

Legal Description  
Rock Creek Water and Sewer LID Boundary  
Page 3

Agency Boundary line 3,950 feet more or less to a point on the North line of Section 28, Township 2 South, Range 1 West, Willamette Meridian, said point being 2,450 feet more or less East of the Northwest corner of Section 28; thence East along the section line 1,250 feet more or less to the center of S.W. Herman Road; thence southeasterly along said center line to the center of S.W. Tualatin-Sherwood Road; thence westerly and southwesterly along S.W. Tualatin-Sherwood Road 1,950 feet more or less to the northerly extension of the center line of S.W. Dahlke Lane; thence South along said center line 592.4 feet; thence South  $83^{\circ}16'00''$  West 419.10 feet; thence North  $5^{\circ}28'00''$  West 246.4 feet to the center line of S.W. Tualatin-Sherwood Road; thence southwesterly along said center line to the northerly extension of the center line of S.W. Tonquin Road; thence southeasterly along said center line to the North South center line of the Northwest quarter of Section 33, Township 2 South, Range 1 West, Willamette Meridian; thence South along said North South line of said Section 33 to a point on the South line of said Section 33; thence West along the South line of Section 33 660 feet more or less to the point of beginning.