

RESOLUTION NO. 223

A RESOLUTION OF THE CITY COUNCIL OF SHERWOOD, OREGON, DECLARING INTENTION TO CONSTRUCT A SANITARY TRUNK SEWER IN AN AREA DETERMINED TO BE A SEWER IMPROVEMENT ASSESSMENT DISTRICT TO BE KNOWN AS CEDAR CREEK SANITARY SEWER LOCAL IMPROVEMENT DISTRICT, PROVIDING FOR THE ASSESSMENT OF THE TOTAL COSTS AGAINST ALL LANDS IN THE DISTRICT AS BEING SPECIALLY BENEFITED, AND SETTING A HEARING DATE PASSED BY THE CITY COUNCIL OF SHERWOOD, OREGON AT ITS MEETING OF OCTOBER 14, 1981

WHEREAS, the City Council proposes to delineate a sewer improvement assessment district for the purpose of constructing a sewer trunk line to service the hereinafter described lands within an area to be known as the Cedar Creek Sanitary Sewer Local Improvement District; and

WHEREAS, pursuant to ordinance, the City Council finds it expedient and necessary to order the improvement of the hereinafter described lands by the construction of sewer trunk facilities, and pursuant thereto the City's engineer has submitted to the Council plans, specifications, and estimates for the work to be done and the probable costs thereof, together with a statement of the lots, parts of lots, and parcels of land to be benefited, and the total cost of the improvements which each of such lots, parts of lots, and parcels of land shall pay on account of the benefits to be derived; and

WHEREAS, the City Council finds that such plans, specifications, and estimates are satisfactory;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sherwood, Oregon as follows:

(a) That the City Council does deem it expedient and necessary, and does hereby declare its intention, to construct a sanitary sewer system for the purpose of providing sewer service to the area within and without the City of Sherwood, as described on the attached sheet marked Exhibit "A", by this reference made a part hereof.

(b) That all lands situated within the boundaries described on the attached Exhibit "A" are determined and declared to be a sewer improvement assessment district, and it is further declared that each lot, part of lot, and parcel of land within said boundaries will be specially benefited by the said improvement.

(c) That the total probable cost of said improvements, including engineering, superintendence, advertising, legal expense, and all other miscellaneous costs, is the sum of \$559,000.00 and said total sum of \$559,000.00 shall be paid by the property owners, based upon the benefits derived from the improvement by the properties to be assessed within the district.

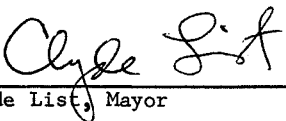
(d) That the report, plans, specifications and estimates with respect to the sewer improvement as submitted by the City's engineer be, and the same are hereby, adopted and ordered to be maintained on file by the City Recorder for public inspection.

(e) That Wednesday, the 4 day of November, 1981 at the hour of 8:00 p.m. at Sherwood, Oregon be, and the same are hereby, set as the time and place for hearing and considering objections or remonstrances to the proposed improvement by any parties aggrieved thereby.

(f) That the City Recorder be, and she is hereby, directed to give notice by causing to have this resolution published in the Tigard Times at least twice, provided that the first publication shall be not less than fifteen days prior to the time when all interested persons may present their objections to the improvement.

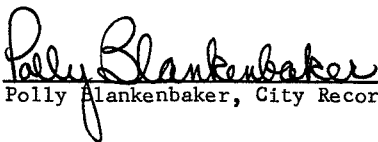
(g) Within fifteen days from the date of the first publication of the notice of this resolution, the owners of 75% or more in area of the property within the boundaries described on Exhibit "A" hereto attached, may make and file with the City Recorder written objections or remonstrances against the proposed amendment.

DATED at Sherwood, Oregon this 14 day of October, 1981.



Clyde List, Mayor

ATTEST:



Polly Blankenbaker, City Recorder

EXHIBIT "A"

BOUNDARY DESCRIPTION for
CEDAR CREEK SANITARY SEWER
LOCAL IMPROVEMENT DISTRICT

October 8, 1981
Rec. No. L885.30

Beginning at the intersection of the east right-of-way line of South Sherwood Boulevard and the north right-of-way line of West Sunset Boulevard, said beginning point located in the northeast one-quarter of the southwest one-quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon; thence East along said north right-of-way line, 646 feet more or less to the southeast corner of SHERWOOD COUNTRY ESTATES; thence leaving said right-of-way line and along the east line of said SHERWOOD COUNTRY ESTATES, North, 798 feet more or less, to the northwest corner of Tax Lot 1000, Assessor Map No. 2S 1 32 CA; thence East, along the north line of said Tax Lot 1000, a distance of 313.5 feet more or less; thence South 49° West, 130 feet more or less; thence East, 33 feet more or less; thence South, 33 feet more or less; thence East, 402.5 feet more or less, to the northeast corner of said Tax Lot 1000 and the west right-of-way line of South Pine Street; thence South, along said right-of-way line, 448 feet more or less, to an intersection with the westerly prolongation of the south line of Tax Lot 905, Assessor Map No. 2S 1 32D; thence East, 223 feet to the southeast corner of said Tax Lot 905; thence North, along the east line of said Tax Lot 905, a distance of 82 feet more or less, to the south line of Tax Lot 903, Assessor Map No. 2S 1 32D; thence East along said south line, 127 feet more or less, to the southeast corner of said Tax Lot 903; thence North, along the east line of said Tax Lot 903 and the northerly prolongation thereof, 302 feet more or less, to the northeast corner of Tax Lot 901, Assessor Map No. 2S 1 32D; thence East, along the easterly prolongation of the north line of said Tax Lot 901, a distance of 330 feet more or less, to the east corporate boundary of the City of Sherwood; thence South, along said east line, 1980 feet more or less, to the south line of Section 32, Township 2 South, Range 1 West, Willamette Meridian; thence West, along said south line, 3300 feet more or less, to the southwest corner of said Section 32 and the southeast corner of Section 31; thence West, along the south line of said Section 31, a distance of 5450 feet more or less, to the easterly right-of-way line of Old Highway 99W, thence North, along said right-of-way line, 1970 feet more or less; thence northeasterly along said right-of-way line and the southeasterly right-of-way line of Pacific Highway, 1770 feet more or less, to the north line of Tax Lot 500, Assessor Map No. 2S 1 31B; thence East, along said

north line, 1912 feet more or less, to the north-south center section line of said Section 31; thence South, along said center section line, 150 feet more or less, to the northwest corner of Tax Lot 2000, Assessor Map No. 2S 1 31A; thence East, along the north line of said Tax Lot 2000, a distance of 660 feet more or less, to the west line of Tax Lot 2100, Assessor Map No. 2S 1 31A; thence North, along said west line, 320 feet more or less, to the northwest corner of said Tax Lot 2100; thence East, along the north line of said Tax Lot 2100, a distance of 660 feet more or less, to the northeast corner of said Tax Lot 2100; thence South, along the east line of said Tax Lot 2100, a distance of 525 feet more or less, to the north right-of-way line of West Villa Road; thence East, along said north right-of-way line, 900 feet more or less, to the west line of Tax Lot 1800, Assessor Map No. 2S 1 31A; thence North, along said west line, 340 feet more or less, to the northwest corner thereof; thence East, along the north line of said Tax Lot 1800, a distance of 130 feet more or less, to the northeast corner thereof; thence South, along the east line of said Tax Lot 1800, a distance of 193 feet more or less, to an angle point in the east line of said Tax Lot 1800; thence East, 290 feet more or less, to the east line of said Section 31; thence North, along said east line, 103 feet more or less, to the northwest corner of Tax Lot 6500, Assessor Map No. 2S 1 32BC; thence East, along the north line of said Tax Lot 6500, a distance of 705 feet more or less, to the northeast corner of Tax Lot 6600, Assessor Map No. 2S 1 32BC; thence Southerly, along the east line of said Tax Lot 6600, a distance of 259 feet more or less, to the north right-of-way line of West Villa Road; thence Easterly, along said right-of-way line, 85 feet more or less, to an angle point in said road right-of-way; thence Southeasterly, 23 feet more or less, to the most westerly corner of Tax Lot 5800, Assessor Map No. 2S 1 32BC; thence East, along the south line of said Tax Lot 5800, a distance of 93.6 feet more or less, to the northwesterly right-of-way line of Southern Pacific Railroad; thence East-Southeasterly, 73 feet more or less, to the north line of Tax Lot 6800, Assessor Map No. 2S 1 32BC and the southeasterly right-of-way line of Southern Pacific Railroad; thence East, along the North line of said Tax Lot 6800, a distance of 80 feet more or less, to the northeast corner thereof; thence South, along the east line of said Tax Lot 6800, a distance of 407 feet more or less, to the north right-of-way line of Division Street, a thirty-three foot right-of-way; thence East, along

EXHIBIT "A"

BOUNDARY DESCRIPTION for
CEDAR CREEK SANITARY SEWER L.I.D.
October 8, 1981
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the north line of said Division Street, 45 feet more or less, to a point of intersection with the northerly projection of the west line of Tax Lot 2400, Assessor Map No. 2S 1 32C; thence South, along said west line, 710 feet more or less, to the north line of Tax Lot 1700, Assessor Map No. 2S 1 32C; thence West, along the north line of said Tax Lot 1700, a distance of 11.5 feet more or less, to a point of intersection with the northerly projection of the west line of Tax Lot 1891, Assessor Map No. 2S 1 32C; thence South, along said west line, 235 feet more or less, to the north line of Tax Lot 1301, Assessor Map No. 2S 1 32C; thence East, along the north line of said Tax Lot 1301, a distance of 203 feet more or less, to the westerly right-of-way line of South Sherwood Boulevard, a fifty foot right-of-way; thence South, along said right-of-way line, 366 feet more or less, to the north right-of-way line of Southwest Sunset Boulevard, a 60 foot right-of-way; thence East-Northeasterly, 52 feet more or less to the POINT OF BEGINNING.

*Note: Tax lot No.'s per Assessor Maps of November 14, 1980.

Rec. No. L885.30
October 5, 1981

DESCRIPTION OF REAL PROPERTY
Within the Proposed
CEDAR CREEK SANITARY SEWER
Local Improvement District

Assessor Map 2S 1 31B
Tax lot 500

Assessor Map 2S 1 31A
Tax Lot 2000
2100
2090
2201
1800
2200

Assessor Map 2S 1 32BC
Tax Lot 6500
6600
6700
6800

Assessor Map 2S 1 31D
Tax Lot 100
200
300
400
401
402
500
501
502
503
504
505
506
507
508

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Assessor Map 2S 1 31D(Continued)

Tax Lot 600
700
800
900

Assessor Map 2S 1 32C

Tax Lot 1600
1900 : Westerly 420 feet, approximately
1800 ; Westerly 420 feet, approximately
1700 ; Westerly 410 feet, approximately
1301
2500
2501
2600
2601
2602
2603
2604
2800
2900
3000
3001
3002
3003

Assessor Map 2S 1 32CA

Tax Lot 1000
800
900

Assessor Map 2S 1 32D

Tax Lot 400 ; Southwesterly part of Tax Lot, Approximately 5
acres, abutting Sunset Blvd. and within City Limits
900
908

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Description of Real Property
Within the Proposed
Cedar Creek Sanitary Sewer
Local Improvement District
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Assessor Map 2S 1 32D (Continued)

Tax Lot 907
906
2100
2101
2102
2103
2200

Assessor Map 2S 1 31C

Tax Lot 100
101
102
103
200
300
400
401
500
600
700
703

Assessor Map 2S 1 31CC

Tax Lot 100
200
300
400
500
501
502
600
700
800
900

*Note: Assessor map and tax lot information
was provided by the City of Sherwood,
dated November 14, 1980.

TABLE "A"

SUMMARY OF ESTIMATED PROJECT COSTS
 CEDAR CREEK SANITARY SEWER LOCAL IMPROVEMENT DISTRICT
 SHERWOOD, OREGON

<u>ITEM</u>	<u>QUANTITY</u>	<u>COST</u>	
Cedar Creek Trunk			
18-inch sewer	2,200 linear feet	\$103,600	
15-inch sewer	530 linear feet	22,000	
12-inch sewer	800 linear feet	30,200	
Southern Pacific Railroad Crossing		<u>25,800</u>	
Subtotal			\$181,600
West Villa Road Lateral (West)			
8-inch sewer	1,680 linear feet	\$ 40,600	
8-inch sewer (Granular Backfill)	150 linear feet	4,600	
8-inch sewer (Granular Backfill with Pavement repair)	1,600 linear feet	<u>53,900</u>	
Subtotal			99,100
West Villa Road Lateral (East)			
8-inch sewer (Granular Backfill with pavement repair)	480 linear feet	<u>\$ 14,500</u>	14,500
Wilsonville Road Creek Lateral			
12-inch sewer	650 linear feet	<u>\$ 24,500</u>	24,500
Sunset Road Lateral			
12-inch sewer	450 linear feet	\$ 17,000	
10-inch sewer	580 linear feet	17,100	
8-inch sewer (Granular Backfill with Pavement repair)	1,100 linear feet	<u>37,100</u>	
Subtotal			71,200
Service Connections & Miscellaneous (Allowance)		<u>\$ 39,100</u>	<u>39,100</u>
PROJECT SUBTOTAL			\$430,000
*Legal, Engineering and Contingency (30%)			<u>129,000</u>
PROJECT TOTAL COST			<u><u>\$559,000</u></u>

*Right-of-way acquisition included in contingency cost.

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TABLE "B"
 DISTRIBUTION OF LAND AREAS
 WITHIN LOCAL IMPROVEMENT DISTRICT

	TYPE I LAND AREA ACRES (Approximately)	TYPE II LAND AREA ACRES (Approximately)
Assessor Map 2S 1 31B		
Tax Lot 500	2.5	36.47
Assessor Map 2S 1 31A		
Tax Lot 2000	6.9	3.1
2100	5.3	7.2
2090	-0-	2.5
2201	1.00	1.05
1800	0.75	0.48
2200	1.00	10.45
Assessor Map 2S 1 32BC		
Tax Lot 6500	2.6	0.3
6600	0.64	0.20
6700	4.6	2.6
6800	-0-	2.37
Assessor Map 2S 1 31D		
Tax Lot 100	-0-	9.5
200	11.7	11.2
300	-0-	19.91
400	-0-	9.77
401	-0-	4.81
402	-0-	4.97
500	-0-	16.42
501	-0-	15.00
502	-0-	6.3
503	-0-	16.0
504	-0-	7.6
505	-0-	0.8
506	-0-	0.3
507	-0-	2.10
508	-0-	1.87
600	-0-	1.26
700	-0-	0.85
800	-0-	0.66
900	-0-	0.72
Assessor Map 2S 1 32C		
Tax Lot 1600	8.7	9.7
1900	-0-	4.1
1800	-0-	2.5
1700	-0-	2.2
1301	3.0	2.0

		TYPE I LAND AREA ACRES <u>(Approximately)</u>	TYPE II LAND AREA ACRES <u>(Approximately)</u>
Assessor Map 2S 1 32C (Continued)			
Tax Lot	2500	-0-	14.07
	2501	-0-	5.00
	2600	-0-	0.10
	2601	-0-	0.72
	2602	-0-	0.51
	2603	2.5	2.6
	2604	-0-	0.61
	2800	-0-	0.28
	2900	-0-	0.73
	3000	1.2	41.1
	3001	-0-	1.31
	3002	-0-	0.92
	3003	-0-	4.39
Assessor Map 2S 1 32CA			
Tax Lot	1000	-0-	11.00
	800	-0-	0.36
	900	-0-	0.02
Assessor Map 2S 1 32D			
Tax Lot	400	-0-	4.8
	900	-0-	1.23
	908	-0-	0.16
	907	-0-	0.34
	906	-0-	0.34
	2100	-0-	1.43
	2101	-0-	3.31
	2102	-0-	2.94
	2103	-0-	1.78
	2200	-0-	10.24
Assessor Map 2S 1 31C			
Tax Lot	100	-0-	4.82
	101	-0-	13.30
	102	-0-	11.20
	103	-0-	9.77
	200	-0-	39.79
	300	-0-	0.56
	400	-0-	2.92
	401	-0-	1.59
	500	-0-	0.48
	600	-0-	0.83
	700	-0-	51.5
	703	-0-	3.71

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TABLE "B" (Cont.)
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Assessor Map 2S 1 31CC		<u>TYPE I LAND AREA</u> <u>ACRES</u> <u>(Approximately)</u>	<u>TYPE II LAND AREA</u> <u>ACRES</u> <u>(Approximately)</u>
Tax Lot	100	-0-	1.73
	200	-0-	0.32
	300	-0-	1.57
	400	-0-	1.8
	500	-0-	4.36
	501	-0-	5.18
	502	-0-	4.30
	600	-0-	2.1
	700	-0-	2.0
	800	-0-	1.2
	900	-0-	1.5