

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 774

AN ORDINANCE DETERMINING ESTIMATED FINAL COST OF SEWER LINE IMPROVEMENTS IN THE ROCK CREEK WATER AND SEWER LOCAL IMPROVEMENT DISTRICT; DETERMINING THAT THE PROPERTY BENEFITED SHALL BEAR ALL COST OF SEWER IMPROVEMENTS; ADOPTING A PROPOSED APPORTIONMENT OF SAID COST TO THE RESPECTIVE LOTS, PARTS OF LOTS, AND PARCELS OF LAND WITHIN THE ASSESSMENT DISTRICT ACCORDING TO THE SPECIAL AND PECULIAR BENEFITS ACCRUING THERETO FROM IMPROVEMENTS; SPREADING THE ASSESSMENT; DIRECTING THE RECORDER TO ENTER ALL THE ASSESSMENTS IN A SEPARATE LIEN DOCKET OF THE CITY; DECLARING SAME TO BE A LIEN ON THE RESPECTIVE PROPERTIES UNTIL PAID; DIRECTING THAT NOTICE BE GIVEN; AND DECLARING AN EMERGENCY

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WHEREAS, the City heretofore, by Ordinance No. 730, enacted October 28, 1980, made a preliminary assessment for water and sewer improvements to be constructed in the district, which estimated assessments were docketed as liens not then due, and thereafter determined that construction of water and sewer improvements would be financed initially by issuance of city warrants; and

WHEREAS, the construction of sewer line improvements is proceeding toward completion and the Council can determine the estimated cost of sewer line improvements, including the cost of interim financing, engineering, legal and administrative expense, and the Council finds that it is appropriate and necessary to proceed with assessment for the sewer line improvements on the basis of the estimated cost thereof prior to completion to enable repayment of the interim financing of said sewer line improvements;

THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. The Council finds that by Ordinance No. 731 adopted on October 28, 1980 the Council authorized and directed that construction of sewer line improvements within the boundaries of the Rock Creek Water and Sewer LID, as bounded and described in Ordinance No. 730, be undertaken by contract, and said work has been bid and contracts therefor awarded.

Section 2. The Council further finds that the city engineer has computed the total estimated construction cost, including the cost of the city's administration of the improvement district and construction with respect to the sewer line improvements, the engineer's estimate being attached hereto as Exhibit "B". The council hereby finds that said computation of the total estimated cost of said sewer line improvements is determined to be the sum of \$809,800. The Council further finds and determines that the lots, parts of lots, and parcels of land listed on Exhibit "A" attached to this ordinance are the lots within the district specially benefited by the sewer line improvements, and together shall bear all of the cost of said improvements except that share to be paid by the Unified Sewerage Agency estimated to be \$137,450, the net sum to be assessed by this ordinance to be the sum of \$672,350.

Section 3. The Council hereby ratifies the proposed apportionment of said estimated final cost of said sewer line improvements upon each lot, part of lot, or parcel of land as prepared by the city staff and consultants, and as set forth in the attached schedule, Exhibit "A", entitled "Estimated Sewer Line Property Assessment Roll - Rock Creek Water and Sewer Local Improvement District", which by reference is made a part hereof, and finds and determines that same is according to the special and peculiar benefits accruing thereto from the improvement.

Section 4. The Council finds that prior to the preliminary assessment made by Ordinance No. 730, based on the estimated cost of the improvements to be made, there was due and proper notice given of the manner and amount of said assessment, and an opportunity given for remonstrance thereto at public hearing held thereon on December 1, 1979. The council further determines that the city recorder has caused to be mailed or personally delivered to the owner of each lot proposed to be assessed for estimated final cost for sewer line improvement, notice of the impending proposed assessment and the amount thereof, which notice provided a date by which objections should be filed with the City Recorder requiring that the objections state the grounds therefor, and providing for a hearing on said objections on September 1, 1982. The council further finds that said notice was due and proper and that pursuant thereto, the council heard and considered at its meeting of September 1, 1982, the proposed estimated final assessments and all objections thereto filed with the City Recorder.

Section 5. The City Council does hereby determine that the assessments set forth in the attached "Estimated Sewer Line Property Assessment Roll-Rock Creek Water and Sewer Local Improvement District", marked Exhibit "A" and incorporated herein, are properly apportioned according to the special and peculiar benefits accruing to each parcel, part of lot, or lot benefited by the sewer line improvements within said improvement district, and each lot, parcel or part of lot as designated in the attached apportionment schedule be, and the same are hereby, assessed and charged with the total sum for sewer line improvements shown on the line opposite each said property, and same shall constitute a lien thereagainst from and after passage of this ordinance and entry thereof in the City Lien Record and recording as hereinafter provided.

Section 6. The City Recorder be, and she is hereby, directed to enter each and all of said lots, parts of lots, or parcels and the amount of the sewer line assessment thereagainst, as shown by the attached schedules, in the Lien Docket of the city, separate from other and prior or subsequent assessments, and further to file a certified transcript of the assessment with the Director of Revenue and Elections for Washington County, Oregon with respect to properties within the District outside the corporate limits of the City of Sherwood. Same shall constitute a lien against each respective lot, part of lot or parcel, payable on or before October 27, 1982, after which date same shall become delinquent and shall bear interest at the rate of 15% per annum from October 27, 1982 until paid.

Section 7. The City Recorder shall note of record that the assessments made by this ordinance for sewer line improvements are made in lieu of and shall substitute for and replace those preliminary assessment liens created by Ordinance No. 730 enacted October 28, 1980, to the extent that said prior liens were for sewer line improvements.

Section 8. The City Recorder is hereby instructed to give notice of the assessment made hereby to the owners of the property assessed and to provide said owners with appropriate applications to pay said assessment on the installment basis, pursuant to the Bancroft Bonding Act and applicable city charter provisions. The applications shall provide for interest on the assessment for which installment payment application is made at the rate of 12% from October 27, 1982 until the bonds are sold, at which time the rate of interest on bonded assessments shall be adjusted to a rate 1% per annum higher than the annual rate of interest paid by the City of Sherwood upon the bonds, said 1% being for the purpose of payment of the costs of administering the bond program and issuing the bonds as provided by ORS 223.235.

Section 9. Inasmuch as it is necessary for the preservation of the public peace, health and safety of the people of the City of Sherwood that this ordinance take effect immediately in order that provision may be made for payment of the costs of sewer line improvements in the Rock Creek Water and Sewer Local Improvement District and for repayment of interim financing therefor, an emergency is hereby declared to exist, and this ordinance shall be effective upon its passage by the council and approval by the Mayor.

PASSED: By majority vote of the City Council  
this 1<sup>st</sup> day of September, 1982.

Polly Blankenbaker  
Polly Blankenbaker, City Recorder

APPROVED: By the Mayor this 1<sup>st</sup> day of September, 1982.

Clyde R. List  
Clyde List, Mayor

EXHIBIT A

**ESTIMATED SEWER LINE PROPERTY ASSESSMENT ROLL  
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT**

- (1) Land Area Assessed @ 100% Assessment Rate
- (2) Land Area within 100-year Floodway or within Powerline Easements
- (3) Total of (1) & (2)

Rec. No. L506.603  
August 11, 1982

For Explanation of Type I & Type II Area Assessments, see Page 18

ESTIMATED ASSESSMENTS  
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT  
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 28A												
400	Alfred J. Chavez 13025 S. W. Tual-Sher.Rd. Sherwood, OR 97140	0.90 [0.90]					-0-	-0-	(1) 0.90	334.09	-0-	334.09
501	William Young c/o Mac Equipment Co. P.O. Box 287 Tualatin, OR 97062	20.27 [20.19]					-0-	-0-	(1) 20.19	7,494.92	-0-	7,494.92
502	Wm. R. & Mary Young c/o Walter M. Novak 14600 S.W. 72nd Ave. Tigard, OR 97223	16.01 [16.01]					-0-	-0-	(1) 16.01	5,943.21	-0-	5,943.21
600	Walter E. & Madge W. Cole c/o H. Gazeley 12700 S.W. Hall Blvd. Tigard, OR 97223	19.41 [19.41]					-0-	-0-	(1) 19.41	7,205.37	-0-	7,205.37
601	Marjo Properties P. O. Box 278 Tualatin, OR 97062	4.86 [4.86]					-0-	-0-	(1) 4.86	1,804.12	-0-	1,804.12
700	Marlowe C. Treit 19985 SW Cipole Rd. Sherwood, OR 97140	2.62 [2.62]					-0-	-0-	(1) 2.62	972.59	-0-	972.59
800	James & Christina W. Cereghino 19945 SW Cipole Rd. Sherwood, OR 97140	2.31 [2.31]					-0-	-0-	(1) 2.31	857.51	-0-	857.51

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			Area Assessment		Frontage Assessment	Type I Area Assessment		Type II Area Assessment			
			Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S1 28A (Cont) 900	670 Wallik, T Joseph A. & Madeline Galbreath, Et Al 19935 SW Cipole Rd. Sherwood, OR 97140	1.00 [1.00]				-0-	-0-	(1) 1.00	371.21	-0-	371.21
1000	Gerda Cereghino, David E. & Ruth J. Fisher, Trustees 14345 SW Edy Rd. Sherwood, OR 97140	8.68 [8.68]				-0-	-0-	(1) 8.68	3,222.18	-0-	3,222.18
2S 1 28B 100	Joseph A. & Madeline I. & John D. Galbreath 19935 SW Cipole Rd. Sherwood, OR 97140	17.26 [12.40]				-0-	-0-	(1) 9.05 (2) 3.35 (3) 12.40	3,359.53	-0-	3,359.53
101	Joseph A. & Madeline I. Galbreath 19935 SW Cipole Rd. Sherwood, OR 97140	3.02 [1.95]				-0-	-0-	(1) 1.66 (2) .29 (3) 1.95	616.22	-0-	616.22
102	John D. Galbreath Mary Galbreath Life Estate 19935 SW Cipole Rd. Sherwood, OR 97140	27.25 [3.60]				-0-	-0-	(1) 3.60	1,336.38	-0-	1,336.38

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			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
25 1 28B (cont.) 103 [1]	Joseph M. Galbreath Mary Galbreath Life Estate 19935 SW Cipole Rd. Sherwood, OR 97140	8.79 [0.35]					-0-	-0-	0.35	-0-	-0-	-0-
104	Sentrol Inc. 10831 SW Cascade Ave. Portland, OR 97223	39.62 [39.62]				(1) 1.96	9,970.78	(1) 37.66	13,980.14	-0-	-0-	23,950.92
300	Lloyd D. Taylor P. O. Box 1661 Lake Oswego, OR 97034	6.15 [6.15]				(1) 2.97	15,108.80	(1) 3.18	1,180.47	-0-	-0-	16,289.27
301	Richard E. & Steila A. Stone 1586 NW 143rd Portland, OR 97229	0.92 [0.92]				(1) 0.92	4,680.16	-0-	-0-	663.34	-0-	5,313.50
400	Lloyd D. Taylor P. O. Box 1661 Lake Oswego, OR 97034	4.23 [4.23]				(1) 4.23	21,518.59	-0-	-0-	-0-	-0-	21,518.59

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			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 28B (cont.)												
401	Lloyd & Arlette Taylor P. O. Box 1661 Lake Oswego, OR 97034	4.62 [4.62]					(1) 4.57	23,248.22	(1) 0.05	18.55	633.34	23,900.11
402	Lloyd & Arlette Taylor c/o Effie Peterson P. O. Box 1661 Lake Oswego, OR 97034	1.56 [1.56]					(1) 1.56	7,935.94	-0-	-0-	-0-	7,935.94
403	Lloyd & Arlette Taylor c/o Effie Peterson P. O. Box 1661 Lake Oswego, OR 97034	6.37 [6.37]					(1) 1.98 (2) 3.07 (3) 5.05	10,072.54	(1) 1.32	490.00	633.33	11,195.87
2S 1 28C												
100	Conrad Sproul Ethelyn Sproul 15880 SW 79th Tigard, OR 97223	3.37 [3.37]					-0-	-0-	(1) 0.80 (2) 2.57 (3) 3.37	296.97	-0-	296.97
101	Arlene C. Morrison c/o Lyle F. & Nedra Hathaway 11050 SW Hazelbrook Sherwood, OR 97140	9.33 [9.33]					(1) 5.38 (2) 1.05 (3) 6.43	27,368.81	(1) 2.90	1,076.53	1,900.00	30,345.34

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			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Type I Area Assessment		Type II Area Assessment			
							Area (Acres)	Assess. (\$)	Area (Acres)			Assess. (\$)
2S 1 28C (cont.)												
102	Donald E. Kettleberg 13825 SW Tual-Sher. Rd. Sherwood, OR 97140	3.19 [3.19]					-0-	-0-	(1) 1.46 (2) 1.73 (3) 3.19	541.98	-0-	541.98
103	Arlene C. Morrison c/o S & T Industries P.O. Box 421 Sherwood, OR 97140	2.50 [2.50]				(1) 1.24	6,308.05	(1) 1.26	467.74	633.33		7,409.12
200	Rosenblatt c/o Queenie A. Melvin P. O. Box 128 Tualatin, OR 97062	21.09 [21.09]				(1) 10.78 (2) 2.70 (3) 13.48	54,839.37	(1) 6.38 (2) 1.23 (3) 7.61	2,368.38	-0-		57,207.76
201	Brune Investment Co. 10100 SW North Dakota Tigard, OR 97223	7.68 [7.68]				-0-	-0-	(1) 7.68	2,850.97	-0-		2,850.97
202	Howard E. Brune 122 Condolea Dr. Lake Oswego, OR 97034	3.26 [3.26]				-0-	-0-	(1) 1.59 (2) 1.67 (3) 3.26	590.24	-0-		590.24
300	Larry Wellons & Hank Schuette P. O. Box 381 Sherwood, OR 97140	2.36 [2.36]				(1) 1.41	7,172.87	(1) 0.71 (2) 0.24 (3) 0.95	263.57	-0-		7,436.44



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			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
2S 1 28C (cont.)												
301	Larry Wellons & Assoc. P. O. Box 381 Sherwood, OR 97140	4.02 [4.02]				(1) 1.73	8,800.75	(1) 1.00 (2) 1.29 (3) 2.29	371.22	633.33	9,805.30	
302	Larry Wellons & Hank Schutte c/o Wilbur T. West 13575 SW Peters Rd. Lake Oswego, OR 97034	2.00 [2.00]				(1) 1.59	8,088.55	(1) 0.41	152.20	633.33	8,874.08	
400	Frontier Leather Co. P. O. Box 502 Sherwood, OR 97140	5.85 [5.85]				(1) 2.29 (2) 0.20 (3) 2.49	11,649.55	(1) 2.51 (2) 0.85 (3) 3.36	931.76	-0-	12,581.31	
500	John & Gladys Cereghino 14100 SW Tual-Sher. Rd. Sherwood, OR 97140	10.05 [0.31]				-0-	-0-	(1) 0.13 (2) 0.18 (3) 0.31	48.26	-0-	48.26	
501	Douglas Cascade Corp & Kim Woodard P.O. Box 13520 Salem, OR 97309	22.12 [22.12]				(1) 8.16 (2) 1.42 (3) 9.58	41,511.06	1) 12.54	4,655.10	-0-	46,166.16	

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			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 28C (cont.)												
800	Gerald Fitch P. O. Box 553 Sherwood, OR 97140	1.97 [1.97]					-0-	-0-	(1) 1.84 (2) 0.13 (3) 1.97	683.04	-0-	683.04
801	Lawerance V. & Helen Kummer 13670 SW Tualatin-Sherwood Rd. Sherwood, OR 97140	1.40 [1.40]					-0-	-0-	(1) 0.91 (2) 0.49 (3) 1.40	337.81	-0-	337.81
2S 1 29A												
100	Gerda & David Cereghino 14345 SW Edy Rd. Sherwood, OR 97140	66.53 [6.19]					(1) 4.67	23,756.94	(1) 1.52	564.25	-0-	24,321.19
101	David E. & Joann Cereghino 14345 SW Edy Rd. Sherwood, OR 97140	0.96 [0.61]						-0-	(1) 0.61	226.44	-0-	226.44

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			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 29A (cont.) 800	Roger D. & Gwen B. Congdon, c/o Arthur & Richard C. Spada 7251 St. Paul Hwy. NE St. Paul, OR 97137	24.35 [13.06]					-0-	-0-	(1) 13.06	4,848.13	-0-	4,848.13
900 [2]	Portland General Electric, Attention: H. Clark, Asst. Treas. 621 SW Alder St. Portland, OR 97205	51.21 [30.00]					-0-	-0-	30.00	-0-	-0-	-0-
2S 1 29B 600	Earl V. & Carol A. Edwards 16105 SW Edy Rd. Sherwood, OR 97140	0.65 [0.65]					-0-	-0-	(1) 0.65	241.29	-0-	241.29
700	Nels O. Anderson Rt. 4, Box 237 Sherwood, OR 97140	7.46 [7.46]					-0-	-0-	(1) 7.46	2,769.30	-0-	2,769.30
800 [3]	Portland General Electric, Attention: H. Clark, Asst. Treas. 621 SW Alder St. Portland, OR 97205	40.00 [40.00]					-0-	-0-	(1) 12.00	4,454.64	-0-	4,454.64

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			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Type I Area Assessment		Type II Area Assessment			
							Area (Acres)	Assess. (\$)	Area (Acres)			Assess. (\$)
2S 1 29B (Cont.)												
900	Clarence D. Jr. & Pamela Ann Langer 16375 SW Edy Rd. Sherwood, OR 97140	4.85 [4.85]					-0-	-0-	(1) 3.30 (2) 1.55 (3) 4.85	1,225.03	-0-	1,225.03
901	Clarence D. & Lillian L. Langer 15600 SW Edy Rd. Sherwood, OR 97140	4.85 [4.85]					-0-	-0-	(1) 4.76 (2) .09 (3) 4.85	1,767.01	-0-	1,767.01
2S 1 29C												
100	Gloria Lorraine Cereghino 15245 SW Edy Rd. Sherwood OR, 97140	4.54 [4.54]					-0-	-0-	(1) 4.54	1,685.34	-0-	1,685.34
200	Clarence D. & Lillian L. Langer 15600 SW Edy Rd. Sherwood, OR 97140	95.98 [82.95]					-0-	-0-	(1) 82.95	30,792.70	-0-	30,792.70
500	Ferdinand W. & Leola May Langer 6614 SW Pine Dr. Portland, OR 97223	25.11 [25.11]					-0-	-0-	(1) 25.11	9,321.33	-0-	9,321.33
501 [4]	City of Sherwood 90 NW Park St. Sherwood, OR 97140	0.02 [0.02]					-0-	-0-	0.02	-0-	-0-	-0-

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Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within ID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
2S 1 29C (cont.) 700	Arch Diocese of Portland, St. Francis Church P. O. Box 279 Sherwood, OR 97140	10.87 [10.87]					-0-	-0-	(1) 10.87	4,035.16	-0-	4,035.16
800 [5]	Harold A. Coleman P. O. Box 272 Sherwood, OR 97140	0.45 [0.20]					-0-	-0-	0.20	-0-	-0-	-0-
2S 1 29D 100	Oregon-Washington Lumber Co. 301 NW Murray Rd. Portland, OR 97229	49.65 [49.65]					(1) 8.95 (2) 6.99 (3) 15.94	45,529.90	(1) 25.89 (2) 7.82 (3) 33.71	9,610.89	-0-	55,140.79
101	Oregon-Washington Lumber Co. 301 NW Murray Rd. Portland, OR 97229	1.85 [1.85]					(1) 1.58 (2) 0.27 (3) 1.85	8,037.68	-0-	-0-	-0-	8,037.68
102	Oregon-Washington Lumber Co. 301 NW Murray Rd. Portland, OR 97229	0.93 [0.93]					(1) 0.93	4,731.04	-0-	-0-	-0-	4,731.04

- (1) Land Area Assessed @ 100% Assessment Rate
- (2) Land Area within 100-year Floodway or within Powerline Easements
- (3) Total of (1) & (2)

Rec. No. L506.603  
August 11, 1982

ESTIMATED ASSESSMENTS  
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT  
SHERWOOD, OREGON

For Explanation of Type I & Type II Area Assessments, see Page

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 29D (cont.) 103	Schwan's Sales Ent. 113 W. College Dr. Marshall, MN 56258	0.93 [0.93]					(1) 0.83	4,222.33	(1) 0.10	37.12	633.33	4,892.78
200	Richard S. Grooman 14960 SW Edy Rd. Sherwood, OR 97140	4.73 [4.73]				-0-	-0-		(1) 3.24 (2) 1.49 (3) 4.73	1,202.75	-0-	1,202.75
300	Ferdinand W. & Leola May Langer 6614 SW Pine Dr. Portland, OR 97223	60.46 [60.46]				-0-	-0-		(1) 58.71 (2) 1.75 (3) 60.46	21,794.33	-0-	21,794.33
600	Frontier Leather Co. P. O. Box 502 Sherwood, OR 97140	24.14 [24.14]				(1) 9.63 (2) 1.56 (3) 11.19	48,989.16		(1) 12.60 (2) 0.35 (3) 12.95	4,677.37	-0-	53,666.53
2S 1 32AA 100	Donald C. Cochran 22030 SW Murdock Rd. Sherwood, OR 97140	3.08 [3.08]				(1) 2.49	12,666.98		(1) 0.59	219.02	-0-	12,886.00
190	John Healy P.O. Box 23938 Tigard, OR 97223	0.10 [0.10]				-0-	-0-		(1) 0.10	37.12	-0-	37.12

- (1) Land Area Assessed @ 100% Assessment Rate
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Rec. No. 1506.603  
August 11, 1982

For Explanation of Type I & Type II Area Assessments, see Page 18

ESTIMATED ASSESSMENTS  
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT  
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
2S 1 32AA (cont.) 200	Donald C. Cochran c/o Ralph & Louise Cardinal, Trustees 2205 La Amatista Del Mar, CA 92014	10.92 [10.92]				(1) 3.66	18,618.93	(1) 7.26	2,695.06	1,266.67	22,580.65	
1100	James M. & Nancy V. Dailey Route 3, Box 12 Sherwood, OR 97140	0.07 [0.07]				-0-	-0-	(1) 0.07	25.99	-0-	25.99	
1101	Raymond E. Leach 1500 N Maple Canby, OR 97013	5.06 [5.06]				-0-	-0-	(1) 5.06	1,878.37	-0-	1,878.37	
1200	James M. & Nancy V. Dailey Route 3, Box 12 Sherwood, OR 97140	3.14 [3.14]				-0-	-0-	(1) 3.14	1,165.63	-0-	1,165.63	
2S 1 32AD 100	Sanford M. & Marilyn G. Rome 1780 E. Willamette Sherwood, OR 97140	1.13 [1.13]				-0-	-0-	(1) 1.13	419.48	-0-	419.48	

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Rec. No. L506.603  
August 11, 1982

For Explanation of Type I & Type II Area Assessments, see Page 18

ESTIMATED ASSESSMENTS  
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT  
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 32AD (cont.) 200 [6]	Travport, Inc. P. O. Box 23938 Tigard, OR 97223	0.06 [0.06]					-0-	-0-	0.06	-0-	-0-	-0-
301	Smelser, Inc. c/o Dale Construction Co. 12360 SW Main St. Tigard, OR 97223	9.60 [9.60]					-0-	-0-	(1) 9.60	3,563.71	-0-	3,563.71
302 [7]	Ladd C. & Dorothy J. Arnoti P. O. Box 138 Cottonwood, Idaho 83522	0.84 [0.84]					-0-	-0-	0.84	-0-	-0-	-0-
2S 1 32D 1100	Elaine Espey Rt. 2, Box 13A Sherwood, OR 97140	3.53 [3.53]					-0-	-0-	(1) 3.53	1,310.41	-0-	1,310.41
1101	John W. & Geraldine M. Hefner Rt. 2, Box 13B Sherwood, OR 97140	3.50 [3.50]					-0-	-0-	(1) 3.50	1,299.27	-0-	1,299.27
1200	Karl B. & Ethel A. James c/o Judy A. Corcoran 9604 SW Kelly Portland, OR 97219	6.02 [6.02]					-0-	-0-	(1) 6.02	2,234.74	-0-	2,234.74



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Rec. No. L506.603  
August 11, 1982

For Explanation of Type I & Type II Area Assessments, see Page 18

ESTIMATED ASSESSMENTS  
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT  
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 32D (cont.) 1300	Kenneth F. Foster Rt. 3, Box 6 Sherwood, OR 97140	2.34 [2.34]					-0-	-0-	(1) 2.34	868.65	-0-	868.65
1400	Wilton Roberts 11080 SW Allen Blvd #100 Beaverton, OR 97005	2.44 [2.44]					-0-	-0-	(1) 2.44	905.78	-0-	905.78
1401	Shirley Ann Groom Rt. 2, Box 14C Sherwood, OR 97140	3.09 [3.09]					-0-	-0-	(1) 3.09	1,147.07	-0-	1,147.07
1500	Robert & Lavon E. Schlarbaum Rt. 2, Box 15 Sherwood, OR 97140	3.15 [3.15]					-0-	-0-	(1) 3.15	1,169.34	-0-	1,169.34
1501	Dwight J. & Sandra K. Hardin Rt. 2, Box 14H Sherwood, OR 97140	1.97 [1.97]					-0-	-0-	(1) 1.97	731.30	-0-	731.30
1502	Richard D. & Barbara J. Barry Rt. 2, Box 14K Sherwood, OR 97140	1.95 [1.95]					-0-	-0-	(1) 1.95	723.88	-0-	723.88

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For Explanation of Type I & Type II Area Assessments, see Page 18

ESTIMATED ASSESSMENTS  
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT  
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within ID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 32D (cont.) 1503	Arthur J. Ball & Donna Alameda 2106 N. Mabury Santa Ana, CA 92701	1.99 [1.99]					-0-	-0-	(1) 1.99	738.73	-0-	738.73
1600	Clara M. Lee c/o Charles F. & Geraldine K. Burck Rt. 2 Box 14 Sherwood, OR 97140	4.02 [4.02]					-0-	-0-	(1) 4.02	1,492.30	-0-	1,492.30
2S 1 32DA 100	Karl B. & Ethel A. James c/o Judy A. Corcoran 9604 SW Kelly Portland, OR 97219	2.11 [2.11]					-0-	-0-	(1) 2.11	783.27	-0-	783.27
200 [8]	Dale Construction Co. 12360 SW Main Tigard, OR 97223	1.07 [1.07]					-0-	-0-	1.07	-0-	-0-	-0-
201 [9]	City of Sherwood 90 NW Park St. Sherwood, OR 97140	1.51 [1.51]					-0-	-0-	1.51	-0-	-0-	-0-
300 [10]	Ladd C. & Dorothy J. Arnoti P. O. Box 138 Cottonwood, Idaho 83522	3.50 [3.50]					-0-	-0-	3.50	-0-	-0-	-0-

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For Explanation of Type I & Type II Area Assessments, see Page 18

ESTIMATED ASSESSMENTS  
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT  
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
25 1 33 1100	Gordon H. & Mildred Snyder 380 SE Sunset Blvd. Sherwood, OR 97140	67.25 [ 6.31]					-0-	-0-	(1) 5.97 (2) 0.34 (3) 6.31	2,216.18	-0-	2,216.18
1200	Donald C. & Faye E. Cochran 22030 SW Murdock Rd. Sherwood, OR 97140	43.09 [23.97]					-0-	-0-	(1) 20.82 (2) 3.15 (3) 23.97	7,728.80	-0-	7,728.80
1300	Donald C. & Faye E. Cochran 22030 SW Murdock Rd. Sherwood, OR 97140	1.64 [1.64]					-0-	-0-	(1) 1.64	608.80	-0-	608.80
1400	Victor H. & Dorothy G. Vossen 16735 SW Pacific Hwy. Tigard, OR 97223	22.38 [22.38]					-0-	-0-	(1) 22.38	8,307.90	-0-	8,307.90
1500	Leroy J. & Delores A. Moser 6424 SW Washington Ct. Lake Oswego, OR 97034	11.90 [11.90]					-0-	-0-	(1) 11.90	4,417.52	-0-	4,417.52
1600	Kenneth F. Foster Rt. 3, Box 6 Sherwood, OR 97140	39.46 [39.46]					-0-	-0-	(1) 39.46	14,648.34	-0-	14,648.34

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August 11, 1982

For Explanation of Type I & Type II Area Assessments, see Page 18

**ESTIMATED ASSESSMENTS**  
**ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT**  
**SHERWOOD, OREGON**

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
2S 1 33 (cont.) 1800	Wilton Roberts 11080 SW Allen Blvd. #100 Beaverton, OR 97005	37.80 [37.80]				-0-	-0-	(1) 37.80	14,032.12	-0-	14,032.12	
1802	George M. & Cora L. Edwards Rt. 2, Box 16 Sherwood, OR 97140	1.29 [1.29]				-0-	-0-	(1) 1.29	478.88	-0-	478.88	
<b>SUBTOTALS</b>		1,077.56 [843.19]				(1) 83.51 (2) 17.26 (3) 100.77	\$424,827.00	(1) 646.31 (2) 30.56 (3) 676.87	\$239,923.00	\$ 7,600.00	\$672,350.00	
<p><b>SUMMARY</b></p> <p>Total Amount to be Assessed ----- \$672,350.00</p> <p>Unified Sewerage Agency Share ----- 137,450.00</p> <p>TOTAL PROJECT COST ----- \$809,800.00</p>												

NOTES

- [1] MAP 2S 1 28B, Lot 103: Area within LID will receive no benefit and thus given zero assessment. Tax lot is flag lot with no buildable land area within LID boundary.
- [2] MAP 2S 1 29A, Lot 900: Area within LID will receive no benefit and thus given zero assessment. Portland General Electric (PGE) has designated this area for utility use only (i.e., substation, transmission corridors, and buffer area.)
- [3] MAP 2S 1 29B, Lot 800: 28 acres within tax lot will receive no benefit and thus given zero assessment. Portland General Electric (PGE) has designated this area for power utility use only (i.e., substation, transmission corridors, and buffer area.)
- [4] MAP 2S 1 29C, Lot 501: 0.02 acres of tax lot within LID will receive no benefit and thus given zero assessment. City of Sherwood was designated this area for road right-of-way purposes only.
- [5] MAP 2S 1 29C, Lot 800: Area within LID will receive no benefit and thus given zero assessment. Tax lot is strip lot with no buildable land area within LID boundary.
- [6] MAP 2S 1 32AD, Lot 200: 0.06 acres of tax lot within LID will receive no benefit and thus given zero assessment. This portion of tax lot is in process of being dedicated to City of Sherwood for a public street right-of-way.
- [7] MAP 2S 1 32AD, Lot 302: 0.84 acres of tax lot within LID is included within proposed Doroti Ridge subdivision, which is to be served by extension of existing April Meadows III subdivision sanitary sewer system, and thus will receive no benefit from LID sanitary sewer improvements and is given a zero assessment.
- [8] MAP 2S 1 32DA, Lot 200: 1.07 acres of tax lot within LID has been designated by the City of Sherwood for detention pond use, and thus will receive no benefit and is given a zero assessment.
- [9] MAP 2S 1 32DA, Lot 201: 1.51 acres of tax lot within LID is included within proposed Doroti Ridge subdivision, which is to be served by extension of existing April Meadows III subdivision sanitary sewer system, and thus will receive no benefit from LID sanitary sewer improvements and is given a zero assessment.
- [10] MAP 2S 1 32DA, Lot 300: 3.50 acres of tax lot within LID is included within proposed Doroti Ridge subdivision, which is to be served by extension of existing April Meadows III subdivision sanitary sewer system, and thus will receive no benefit from LID sanitary sewer improvements and is given a zero assessment.

EXPLANATION OF SANITARY SEWER TYPE I & II AREA ASSESSMENTS

Type I Area Assessment applies to all properties within 300 feet of a proposed sanitary sewer and which contain or abut a sanitary sewer.

Type II Area Assessment applies to all remaining property within the Local Improvement District boundary and outside the Type I assessment area.

GARY M. BUFORD & ASSOCIATES, INC.

415 N. STATE STREET • P.O. BOX 1531 • LAKE OSWEGO, OREGON 97034 • PHONE (503) 635-3511

• consulting engineers  
• land surveyors

August 16, 1982

Rec. No. L506.603

EXHIBIT B

Mr. H. Todd Dugdale  
City Administrator  
City of Sherwood  
City Hall  
P. O. Box 167  
Sherwood, Oregon 97140

RE: Revised Estimated Assessments  
Sanitary Sewer Improvements  
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT  
Sherwood, Washington County, Oregon

Dear Mr. Dugdale:

In accordance with your request of August 11, 1982, we have prepared revised Estimated Assessments on sanitary sewer improvements for the Rock Creek Water and Sewer Local Improvement District.

Current tax lot designation and parcelization of land within the district has been verified with the latest available mapping data from Washington County Assessor's Office. Names and addresses of current landowners are in accordance with city records as provided in your August 11, 1982 letter. With construction of sewer improvements approximately 70% complete, we have updated our estimate of total project cost in accordance with projected construction costs, engineering fee and legal and easement expenses. Our current estimate of project cost is \$809,800.

In accordance with our telephone conversation of August 11, 1982, the following additional land areas within the local improvement district will receive no benefit and have been given zero assessment:

- Tax Lot 302, Map 2S 1 32AD, Tax Lot 300 2S 1 32DA. As we discussed, these parcels are proposed to be developed as Doroti Ridge subdivision which is to be served by extension of existing sanitary sewer within April Meadows III subdivision. Accordingly, we have given these properties a zero assessment. (see notes 7 and 10, page 18 of estimated assessments.)
- Tax Lot 200 & 201, Map 2S 32DA. As we discussed, these parcels have been designated by the City for detention pond use only. Accordingly, we have given these properties a zero assessment. (see notes 8 and 9, page 18 of estimated assessments.)

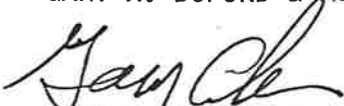
RECEIVED AUG 20 1982

Mr. H. Todd Dugdale  
Rec. No. L506.603  
August 16, 1982  
Page 2

I have enclosed one (1) complete set of estimated assessments for your use,  
Should you have any questions or comments, please advise.

Sincerely,

GARY M. BUFORD & ASSOCIATES, INC.



GARY R. ALM, P.E.  
Project Engineer

GRA/jlp  
Enclosures

cc: Mr. Derryck H. Dittman, City Attorney, Anderson, Dittman & Anderson ✓  
P. O. Box 23006, 8865 S.W. Center Street, Tigard, Oregon 97223