

## CITY OF SHERWOOD, OREGON

ORDINANCE NO. 778

AN ORDINANCE DETERMINING ESTIMATED FINAL COST OF SEWER LINE IMPROVEMENTS IN THE CEDAR CREEK 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

THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. The Council finds that by Ordinance No. 761 adopted on October 14, 1981 the Council authorized and directed that construction of sewer line improvements within the boundaries of the Cedar Creek Water and Sewer LID, as bounded and described in Ordinance No. 761, be undertaken by contract and plans, specifications and engineering for and estimates of the cost of said work have been prepared by the city's consulting engineers. The Council further finds that financing of said project by general obligation Bancroft bonding may be jeopardized if assessments are not made and bonds sold prior to November 2, 1982, and therefore it is in the best interest of the public and property owners of the district to proceed with assessments based on estimated costs.

Section 2. The Council further finds that the city engineer has computed the total estimated construction, engineering, legal and administrative cost 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 \$533,300. 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 portion of said cost paid for service connection charges and the contribution of the Unified Sewerage Agency, the net sum being assessed by this ordinance being \$493,300.

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 - Cedar Creek 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 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 the sewer line improvement, a 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 Council does hereby determine that the assessments set forth in the attached "Estimated Sewer Line Property Assessment Roll - Cedar Creek Local Improvement District", marked Exhibit "A", 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 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. 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 8. 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 Cedar Creek Local Improvement District, 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 8 day of September, 1982.

Polly Blankenbaker  
Polly Blankenbaker, City Recorder

APPROVED: By the Mayor this 9 day of September, 1982.

Clyde R. List  
Clyde List, Mayor

**EXHIBIT A**

Rec. No. L885.603  
August 16, 1982

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

ESTIMATED ASSESSMENTS  
CEDAR CREEK SANITARY SEWER LOCAL IMPROVEMENT DISTRICT  
SHERWOOD, OREGON

**EXPLANATION OF SANITARY SEWER TYPE I & TYPE II AREA ASSESSMENTS**

Type I Area Assessment applies to all properties within 200 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.

Washington County Tax Map/ Tax Lot Nos.	Name & Address of Owner	Total Tax Lot Area (Acres) [Area Within LID-ACRES]	SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Type I Area Assessment		Type II Area Assessment			
			Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
25 1 31A 1800	Willie A. & Donna Meinecke c/o Larry & Janice Bahns P. O. Box 61 Sherwood, OR 97140	1.23 [1.23]	(1) 0.75	2,883.26	(1) 0.48	262.72	3,145.98	
2000	Mary Eaton 2855 SW Boones Ferry Rd. Wilsonville, OR 97070	10.00 [10.00]	(1) 6.60	25,372.71	(1) 3.40	1,860.92	27,233.63	
2090	Mary Eaton 2855 SW Boones Ferry Rd. Wilsonville, OR 97070	2.50 [2.50]	-0-		(1) 2.50	1,368.33	1,368.33	
2100	Howard & Margaret Saucy 475 Lee Dr. Sherwood, OR 97140	12.50 [12.50]	(1) 6.00	23,066.10	(1) 6.50	3,557.65	26,623.75	
2200	Hazel Beeler P. O. Box 251 Sherwood, OR 97140	11.45 [11.45]	(1) 6.50 (2) 0.80 (3) 7.30	24,988.28	(1) 4.12 (2) 0.03 (3) 4.15	2,255.00	27,243.28	
2201	Barbara Wiedeman 955 W. Villa Rd. Sherwood, OR 97140	2.05 [2.05]	(1) 1.00	3,844.35	(1) 1.05	574.70	4,419.05	
25 1 31B 500	Ken & Marian Hosler Rt. 3 Box 310 Sherwood, OR 97140	38.97 [38.97]	(1) 3.86	14,839.19	(1) 35.11	19,216.76	34,055.95	
25 1 31C 100	Alfred Horne Rt. 3 Box 60A Sherwood, OR 97140	4.82 [4.82]	-0-		(1) 4.82	2,638.13	2,638.13	
101	Ted Swenson Rt. 3 Box 59B Sherwood, OR 97140	13.30 [13.30]	-0-		(1) 13.30	7,279.49	7,279.49	
102	Ray Harris Rt. 3 Box 60A Sherwood, OR 97140	11.20 [11.20]	-0-		(1) 11.20	6,130.10	6,130.10	
103	William Keys Rt. 3 Box 59A Sherwood, OR 97140	9.77 [9.77]	-0-		(1) 9.77	5,347.41	5,347.41	
200	Tualatin Develop. Co. Robert Luton 15300 SW 116th Tigard, OR 97223	39.79 [39.79]	-0-		(1) 39.79	21,778.26	21,778.26	
300	Charles Gribble Rt. 3 Box 247 Sherwood, OR 97140	0.56 [0.56]	-0-		(1) 0.56	306.50	306.50	
400	Boyd Timbrel Rt. 3 Sherwood, OR 97140	2.92 [2.92]	-0-		(1) 2.92	1,598.20	1,598.20	
401	Charles Gribble Rt. 3 Box 247 Sherwood, OR 97140	1.59 [1.59]	-0-		(1) 1.59	870.25	870.25	

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Rec. No. L885.603  
August 16, 1982

For Explanation of Type I & Type II Area Assessments, see Page 1

ESTIMATED ASSESSMENTS  
CEDAR CREEK SANITARY 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]	SANITARY SEWER ASSESSMENT					TOTAL ASSESSMENT (\$)
			Type I Area Assessment		Type II Area Assessment		Service Connection Charge (\$)	
			Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 31C (cont.)								
500	Craig Trapp 5238 SE 33rd Ave. Portland, OR 97202	0.48 [0.48]	-0-		(1) 0.48	262.72		262.72
600	Miles Eaton Rt. 5 Box 61 Sherwood, OR 97140	0.83 [0.83]	-0-		(1) 0.83	454.28		454.28
700	Fred Anderson P. O. Box 23006 Tigard, OR 97223	54.74 [51.70]	-0-		(1) 51.70	28,296.96		28,296.96
703	Richard Drill Rt. 3 Box 60 Sherwood, OR 97140	3.71 [3.71]	-0-		(1) 3.71	2,030.59		2,030.59
2S 1 31CC								
100	Fred Anderson P.O. Box 23006 Tigard, OR 97223	1.73 [1.73]	-0-		(1) 1.73	946.88		946.88
200	Jesse Rogers Rt. 3 Box 61A Sherwood, OR 97140	0.32 [0.32]	-0-		(1) 0.32	175.15		175.15
300	Hubert Webber c/o Jesse Rogers Rt. 3 Box 61A Sherwood, OR 97140	1.57 [1.57]	-0-		(1) 1.57	859.31		859.31
400	Paul Miller Rt. 3 Box 62 Sherwood, OR 97140	2.18 [1.74]	-0-		(1) 1.74	952.35		952.35
500	Nels Anderson Rt. 4 Box 237 Sherwood, OR 97140	4.36 [4.36]	-0-		(1) 4.36	2,386.36		2,386.36
501	Nels Anderson Rt. 4 Box 237 Sherwood, OR 97140	5.18 [5.18]	-0-		(1) 5.18	2,835.17		2,835.17
502	Nels Anderson Rt. 4 Box 237 Sherwood, OR 97140	4.30 [4.30]	-0-		(1) 4.30	2,353.52		2,353.52
600	Jack Peterson Rt. 3 Box 62A Sherwood, OR 97140	2.14 [2.14]	-0-		(1) 2.14	1,171.29		1,171.29
700	Robert Norton P. O. Box 476 Sherwood, OR 97140	2.00 [2.00]	-0-		(1) 2.00	1,094.66		1,094.66
800	Richard Minson Rt. 3 Box 244 Sherwood, OR 97140	2.09 [1.15]	-0-		(1) 1.15	629.43		629.43
900	Janet Whitmore Rt. 3 Box 64B Sherwood, OR 97140	2.23 [1.46]	-0-		(1) 1.46	799.10		799.10
2S 1 31D								
100	Robert Bousquet P.O. Box 109 Sherwood, OR 97140	9.74 [9.74]	(1) 0.23 (2) 0.21 (3) 0.44	884.20	(1) 9.28 (2) 0.02 (3) 9.30	5,079.22		5,963.42

- (1) Land Area Assessed @ 100% Assessment Rate
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- (3) Total of (1) & (2)

For Explanation of Type I & Type II Area Assessments, see Page 1

ESTIMATED ASSESSMENTS  
CEDAR CREEK SANITARY 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]	SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Type I Area Assessment		Type II Area Assessment			
			Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 31D (cont.)								
200	Edward Walden Rt. 3 Box 53 Sherwood, OR 97140	26.94 [26.94]	(1) 10.77 (2) 4.07 (3) 14.84	41,403.65	(1) 12.00 (2) 0.10 (3) 12.10	6,567.96	47,971.61	
300	Margaret Ritchen Rt. 3 Box 57 Sherwood, OR 97140	18.91 [18.91]	-0-		(1) 18.91	10,350.01	10,350.01	
400	Charles Kennerly Rt. 5 Box 58 Sherwood, OR 97140	9.77 [9.77]	-0-		(1) 9.77	5,347.41	5,347.41	
401	Clara Alton Rt. 3 Box 58 Sherwood, OR 97140	4.81 [4.81]	-0-		(1) 4.81	2,632.66	2,632.66	
402	Sharon Pajari Rt. 3 Box 58 Sherwood, OR 97140	4.97 [4.97]	-0-		(1) 4.97	2,720.23	2,720.23	
500	Charles Hays Rt. 3 Box 55 Sherwood, OR 97140	16.42 [16.42]	-0-		(1) 16.42	8,987.16	8,987.16	
501	Fred Anderson P.O. Box 23006 Tigard, OR 97223	15.00 [15.00]	-0-		(1) 15.00	8,209.95	8,209.95	
502	Walter Hitchcock Rt. 3 Box 55 Sherwood, OR 97140	9.81 [9.81]	-0-		(1) 7.34 (2) 2.47 (3) 9.81	4,017.40	4,017.40	
503	Charles Hays c/o Grico Investment 12610 No. Simmons Rd. Portland, OR 97203	16.48 [16.48]	(1) 0.62 (2) 0.25 (3) 0.87	2,383.50	(1) 15.60 (2) 0.01 (3) 15.61	8,538.35	10,921.85	
504	John Seely Rt. 5 Box 275 So. Brookman Rd. Sherwood, OR 97140	7.61 [7.61]	-0-		(1) 7.58 (2) 0.03 (3) 7.61	4,148.76	4,148.76	
505	David & Lenora Cohoon Rt. 3 Box 54 Sherwood, OR 97140	0.92 [0.92]	-0-		(1) 0.89 (2) 0.03 (3) 0.92	487.12	487.12	
506	Glenn Fisher 517 SW Fourth Suite 400 Portland, OR 97204	0.92 [0.92]	-0-		(1) 0.56 (2) 0.36 (3) 0.92	306.50	306.50	
507	Kristi Hitchcock Rt. 3 Box 55 Sherwood, OR 97140	2.10 [2.10]	-0-		(1) 2.10	1,149.39	1,149.39	
508	Kristi Hitchcock Rt. 3 Box 55 Sherwood, OR 97140	1.87 [1.87]	-0-		(1) 1.87	1,023.51	1,023.51	
600	Earl & Betty G. Knight Rt. 3 Box 52A Sherwood, OR 97140	1.26 [1.26]	-0-		(1) 1.26	689.64	689.64	
700	Marie Hoefs & Donna Clark c/o Philip Knight Rt. 3 Box 52 Sherwood, OR 97140	0.85 [0.85]	-0-		(1) 0.85	465.23	465.23	

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Rec. No. L885. 603  
August 16, 1982

For Explanation of Type I & Type II Area Assessments, see Page 1

ESTIMATED ASSESSMENTS  
CEDAR CREEK SANITARY 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]	SANITARY SEWER ASSESSMENT					TOTAL ASSESSMENT (\$)
			Type I Area Assessment		Type II Area Assessment		Service Connection Charge (\$)	
			Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
25 1 31D (cont.) 800	Fred Jaeger Rt. 3 Box 51A Sherwood, OR 97140	0.66 [0.66]	-0-		(1) 0.66	361.24	361.24	
900	Dollie Callahan c/o Bruce Larson 1537 SE Elliott Portland, OR 97214	0.72 [0.72]	-0-		(1) 0.72	394.08	394.08	
25 1 32BC 6500	Jack & Elaine Johnson P.O. Box 241 Sherwood, OR 97140	3.46 [3.46]	(1) 2.51 (2) 0.66 (3) 3.17	9,649.32	(1) 0.29	158.73	9,808.05	
6600	Paul & Marice Parris P.O. Box 324 Sherwood, OR 97140	0.84 [0.84]	(1) 0.62	2,383.50	(1) 0.22	120.41	2,503.91	
6700	K. Maher, T. Finlayson, J. E. Sullivan 5924 No. Willamette Ln. Portland, OR 97203	7.69 [7.69]	(1) 4.51 (2) 0.67 (3) 5.18	17,338.02	(1) 2.51	1,373.80	18,711.82	
6800	William Gazeley P.O. Box 23365 Tigard, OR 97213	2.37 [2.37]	-0-		(1) 2.37	1,297.17	1,297.17	
25 1 32C 1301	Bank of Oregon P. O. Box 606 Woodburn, OR 97071	2.06 [2.06]	(1) 1.10	4,228.79	(1) 0.96	525.44	4,754.23	
1600	C.G.O. Enterprises, Inc. 2701 Cottage Way Suite 12 Sacramento, CA 95825	10.46 [10.46]	(1) 2.87	11,033.28	(1) 7.59	4,154.23	15,187.51	
1601	C.G.O. Enterprises, Inc. 2701 Cottage Way Suite 12 Sacramento, CA 95825	11.22 [11.22]	(1) 4.42	16,992.03	(1) 6.80	3,721.84	20,713.87	
1700	Geo. & Adaline Gawley c/o Louis & Edna Falkner 1015 So. Sherwood Blvd. Sherwood, OR 97140	2.92 [2.21]	-0-		(1) 2.21	1,209.60	1,209.60	
1800	Catherine Settecase c/o Carol Peterson & Phillip Settecase 725 Commercial SE Salem, OR 97301	3.89 [2.51]	-0-		(1) 2.51	1,373.80	1,373.80	
1900	C.L. Wise & Harold Lofland III c/o Sherwood Assoc.-Ore. P.O. Box 695 Tualatin, OR 97062	4.53 [4.15]	-0-		(1) 4.15	2,271.42	2,271.42	

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ESTIMATED ASSESSMENTS  
CEDAR CREEK SANITARY 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]	SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Type I Area Assessment		Type II Area Assessment			
			Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 32C (cont.)								
2500	Lawrence & Jeraldine Minor Rt. 3 Box 50 Sherwood, OR 97140	14.07 [14.07]	(1) 2.98	11,456.16	(1) 11.09	6,069.89	17,526.05	
2501	Lawrence & Jeraldine Minor Rt. 3 Box 50 Sherwood, OR 97140	5.00 [5.00]	-0-		(1) 5.00	2,736.65	2,736.65	
2600	Norwood & Thelma Glendinning 4400 SW Condor Portland, OR 97201	0.10 [0.10]	-0-		(1) 0.10	54.73	54.73	
2601	Gary & Nancy Meacham Rt. 2 Box 275E Sherwood, OR 97140	0.72 [0.72]	-0-		(1) 0.72	394.08	394.08	
2602	Ray Soderberg & Vicki S. Rt. 2 Box 275D Sherwood, OR 97140	0.51 [0.51]	-0-		(1) 0.51	279.14	279.14	
2603	W. & Thelma Glendinning E/o Ron Harris Rt. 2 Box 276 Sherwood, OR 97140	5.07 [5.07]	(1) 2.46	9,457.10	(1) 2.61	1,428.53	10,885.63	
2604	Loyal & Thelma Smith Rt. 2 Box 275C Sherwood, OR 97140	0.61 [0.61]	-0-		(1) 0.61	333.87	333.87	
2800	Ed. J. & Deborah M. Crawford Rt. 2 Box 275B Sherwood, OR 97140	0.28 [0.28]	-0-		(1) 0.28	153.25	153.25	
2900	Ernest Glade Rt. 2 Box 275A Sherwood, OR 97140	0.73 [0.73]	-0-		(1) 0.73	399.55	399.55	
3000	Wister Jr. & Charlotte Adair 1315 So. Sherwood Blvd. Sherwood, OR 97140	42.30 [42.30]	(1) 1.13	4,344.12	(1) 41.17	22,533.58	26,877.70	
3001	Harold & Genevieve Nichols 1345 So. Pine St. Sherwood, OR 97140	1.31 [1.31]	-0-		(1) 1.31	717.00	717.00	
3002	Sherman & Margaret Merriam 9636 Carnegie Dr. Dallas, Tx. 75228	0.92 [0.92]	-0-		(1) 0.92	503.54	503.54	
3003	Wister Jr. & Charlotte Adair 1315 So. Sherwood Blvd. Sherwood, OR 97140	4.39 [4.39]	-0-		(1) 4.39	2,402.78	2,402.78	
2S 1 32CA								
800	Neville & Francis Vandolah P. O. Box 226 Sherwood, OR 97140	0.36 [0.36]	-0-		(1) 0.36	197.04	197.04	

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ESTIMATED ASSESSMENTS  
CEDAR CREEK SANITARY 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]	SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Type I Area Assessment		Type II Area Assessment			
			Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
25 1 32CA (cont.)								
900	Portland General Electric Attn: Miska Edward 121 SW Salmon Portland, OR 97204	0.02 [0.02]	-0-		(1) 0.02	10.95	10.95	
1000	Tom, Michael, Susan Galvin 3425 60th SW Seattle, WA 98116	11.00 [11.00]	-0-		(1) 11.00	6,020.63	6,020.63	
25 1 32D								
400	Gordon & Mildred Snyder 380 SE Sunset Blvd. Sherwood, OR. 97140	21.14 [4.80]	-0-		(1) 4.80	2,627.18	2,627.18	
900	Donald & Julia Pollock 10211 SW Barber Blvd. Portland, OR	1.05 [1.05]	-0-		(1) 1.05	574.70	574.70	
906	Harry & Melba Goedel 180 SE Pine St. Sherwood, OR 97140	0.34 [0.34]	-0-		(1) 0.34	186.09	186.09	
907	Harold & Janet Michelson 1190 SW Pien St. Sherwood, OR 97140	0.34 [0.34]	-0-		(1) 0.34	186.09	186.09	
908	Faye Cranford 1140 SW Pine Sherwood, OR 97140	0.16 [0.16]	-0-		(1) 0.16	87.57	87.57	
909	Robert & Ann Ashby 1160 SW Pine Sherwood, OR 97140	0.18 [0.18]	-0-		(1) 0.18	98.52	98.52	
2100	Wilton & Joan Turner c/o Larry & Kathleen Laws 245 SE Sunset Blvd. Sherwood	1.43 [1.43]	-0-		(1) 1.43	782.68	782.68	
2101	Sherwood Baptist Church 745 So. Pine Sherwood, OR 97140	3.31 [3.31]	-0-		(1) 3.31	1,811.66	1,811.66	
2102	Ray & Ernestine Soika 6534 No. Haight Portland, OR 97217	2.94 [2.94]	-0-		(1) 2.94	1,609.15	1,609.15	
2103	Wilton & Joan Turner 235 SE Sunset Blvd. Sherwood, OR 97140	1.78 [1.78]	-0-		(1) 1.78	974.25	974.25	
2200	Ray & Betty Kelly Hubert & Kathryn Scott 1139 E. Chestnut Ave. Orange, CA. 92667	10.24 [10.24]	-0-		(1) 10.24	5,604.66	5,604.66	
SUBTOTALS		580.01 [556.01]	(1) 58.93 (2) 6.66 (3) 65.59	226,548.00	(1) 487.37 (2) 3.05 (3) 490.42	266,752.00	493,300.00	
Total estimated service connection charge						20,000	20,000.00	
USA Share							20,000.00	
PROJECT COST							\$ 533,300.00	

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# 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. L885.603

## EXHIBIT B

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

RE: Estimated Assessments  
Sanitary Sewer Improvements  
CEDAR CREEK LOCAL IMPROVEMENT DISTRICT  
Sherwood, Washington County, Oregon

Dear Mr. Dugdale:

Pursuant to your letter and authorization of August 11, 1982, we have prepared Estimated Assessments for the Cedar Creek 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 land owners are in accordance with city records provided in your August 11, 1982 letter.

Assessment computation is based on the methodology set forth in our Engineer's Report of January 5, 1982, and approved by City Council on January 13, 1982. With final design of sewer improvements near completion, we have updated our estimate of construction and project cost in accordance with individual bid items set forth in the contract documents. As you will note on the last page of the Estimated Assessments, the total project cost has been revised from our January 5 estimate of \$559,000 to \$533,300. Additionally, we have included Unified Sewerage Agency's commitment of \$20,000 of financial assistance to the project.

I trust the enclosed assessment data will be sufficient for your immediate needs. Should you have any questions or comments, please advise.

Sincerely,

GARY M. BUFORD & ASSOCIATES, INC.



GARY R. ALM, P.E.  
Project Engineer

GRA/jlp

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