

ORDINANCE NO. 152848

An Ordinance assessing upon certain property the cost of a system development charge for the four-month period ended December 31, 1981.

The City of Portland ordains:

Section 1. The Council finds:

1. ORS 223.207 and 223.208 provide that the rights and duties accorded the City and property owners by the laws relating to assessment and financing local improvement districts shall also apply to charges imposed by the City that constitutes a system development charge as defined by ORS 223.208.
2. Chapter 17.14 of the Code of the City of Portland, provides procedures for complying with these statutory provisions in order to provide Bancroft Bond financing for these charges.
3. That Bancroft Bonding applications are on file in the office of the City Auditor setting forth the legal description of the property proposed to be assessed for such system development charge, and signed by the person or persons stating he is the owner of said property to be assessed, pursuant to the above-mentioned statute and Chapter 17.14 of the Code of the City of Portland.
4. The property owner has been duly notified, setting forth such cost and stating the Council proposes to assess the same against the respective lots.

NOW, THEREFORE, The Council directs:

- a. The charge, for system development, pursuant to the Code of the City of Portland, is hereby assessed upon the benefiting properties.
- b. The Auditor is hereby directed to enter said assessment into the City Lien Docket, which is as follows:

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- b. The Auditor is hereby directed to enter said assessment into the City Lien Docket, which is as follows:

| <u>BLOCK</u>   | <u>LOT</u> | <u>OWNER</u>  | <u>ASSESSMENT</u> |
|--|------------|---|-------------------|
| ALDERCREST 2<br>Exc. S. 100' of<br>(2454 SW Palatine St)   | 30         | James E. & Kathleen T. Holton<br>2454 SW Palatine St<br>97219         | 565.00            |
| CROWN COURT ADD.<br>A<br>(2139 W Burnside)   | 1          | Jordan Schnitzer<br>c/o Harsh Investments<br>811 NW 19th Ave<br>97208 | 9,200.00          |
| DAYSRING ADD.<br>2<br>(14410 SE Evergreen Ct)  | 3          | Leonard D. & Norma J. Lewis<br>14410 SE Evergreen Ct<br>97236         | 910.00            |
| DUNNS ADD.<br>10 S ½ of<br>(104 SE 22nd Ave)   | 5          | Mary V. Clark<br>104 NE 22nd Ave<br>97232                             | 460.00            |
| EDGECLIFF  |            |   |                   |
| That part of Lot 55 lying east of a line that is 204.43 ft east of and parallel with the west line of Lot 55, being: |            |   |                   |
| Tax Lot 2 of 55<br>(10131 SW Lancaster Rd)   |            | John G. & Gwyneth Feuz<br>10131 SW Lancaster Rd<br>97219              | 575.00            |
| (10303 SW Lancaster Rd)  | 77         | Marvin B. & Joan Rittenberg<br>10303 SW Lancaster Rd<br>97219         | 565.00            |
| GRACEMONT ADD.<br>(1101 SW Coronado St)  | 39         | George A. & Charlene D. Mansfield<br>1101 SW Coronado St<br>97219     | 565.00            |
| HILLS ADD.<br>2<br>(9236 N Leonard St)   | 20         | Matthew & Chung Suk Chu<br>7419 N Ivarhoe St<br>97203                 | 425.00            |
| HOFFMAN'S ADD.<br>7<br>(5334 SW Florida St)  | 1 & 2      | Julene L. & Luella M. Peterson<br>5310 SW Florida<br>97219            | 705.00            |
| JENNELYND ACRES<br>(5335 SE Circle Ave)  | 13         | Velma Failmetzger<br>5335 SE Circle Ave<br>97236                      | 2,875.00          |
| LANTANA ADD.<br>1 Exc. S 30.26' of<br>(3434 SW Hume St)  | 2          | Myron M. & Sandra L. Johnson<br>7802 SW 45th Ave<br>97219             | 610.00            |

| <u>BLOCK</u> | <u>LOT</u> | <u>OWNER</u> | <u>ASSESSMENT</u> |
|--------------|------------|--------------|-------------------|
|--------------|------------|--------------|-------------------|

## MADRONA VIEW ADD.

4

Beginning at a point S 36°31'00" E 13.26' from the NW corner of Lot 12 of the Replat of Block 4, MADRONA VIEW, in the City of Portland, County of Multnomah and State of Oregon; thence continuing S 36°31'00" E along the westerly line of said Lot 12, a distance of 75.00' to the intersection of the westerly line of said Lot 12 with the northerly line of that certain tract conveyed to Reuben R. Adams by deed recorded 5-5-26 in Bk 1056 Pg 344, Film Records; thence N 63°41'40" E along the northerly line of said Adams tract a distance of 178.20' to a point; thence N 41°25'16" W 25.06' to a point on a 36' radius curve to the right; thence westerly along the arc of said curve (the chord of which bears N 59°19'05" W 63.38') through an angle of 123°21'22" a distance of 77.51'; thence S 61°11'05" W 153.97' to the point of beginning, being:

|   |                                  |       |        |
|---|----------------------------------|-------|--------|
| Tax Lot 11 of 12 & 13<br>(5201 N Emerson Drive) | Bob L. Hemstreet<br>PO Box 19027 | 97219 | 675.00 |
|---|----------------------------------|-------|--------|

Lot 9, Replat of Block 4, MADRONA VIEW, together with that portion of vacated N Emerson Drive that inured by Ordinance No. 118785, Bk 280 Pg 203, recorded 4-26-65 Film Records, in the City of Portland, County of Multnomah, State of Oregon, EXCEPTING THEREFROM that portion described as follows: Beginning at a point on the N/L of Lot 9 that is N 61°54' E 100.37' from the NW corner of said lot; thence continuing N 61°54' E 62.00'; thence S 87°20' E 19.92' to a point in N Emerson Dr. as now laid out; thence S 66°45' W 79.37'; thence N 28°06' W 4.05' to the point of beginning, being:

|   |                                  |       |        |
|---|----------------------------------|-------|--------|
| Tax Lot 18 of Lot 9<br>(5225 N Emerson Drive) | Bob L. Hemstreet<br>PO Box 19027 | 97219 | 675.00 |
|---|----------------------------------|-------|--------|

Lot 8 and portions of Lots 7 and 9, Replat of Block 4, MADRONA VIEW in the NW one-quarter of Sect. 21, T1N, R1E of the W.M. in the Cnty of Multnomah, State of Oregon described as follows: Beginning at the SW corner of Lot 8; thence N 61°54' E along the S/L of said lot a distance of 100.37'; thence S 28°06' E 4.05'; thence N 66°45' E 79.37' to a point in N Emerson Drive as now laid out; thence on the arc of a 57.0' radius curve to the right a distance of 37.96'; thence N 49°10'31" W 32.93'; thence S 66°00' W along the N/L of Lot 8 a distance of 203.52' to the NW corner of said Lot 8; thence S 34°43'40" E 59.51' to the SW corner of Lot 8, being the point of beginning, being:

|   |                                  |       |        |
|---|----------------------------------|-------|--------|
| Tax Lot 17 of 8 & 9<br>(5233 N Emerson Drive) | Bob L. Hemstreet<br>PO Box 19027 | 97219 | 675.00 |
|---|----------------------------------|-------|--------|

## MAYOR GATES ADD.

7 W 45' of 4 & 5  
(1924 E Burnside St)

|  |       |          |
|--|-------|----------|
| Richard W. & Michael Sterrenberg<br>c/o Dan Indgjerd<br>3346 NE 72nd | 97213 | 4,198.00 |
|--|-------|----------|

| <u>BLOCK</u>   | <u>LOT</u> | <u>OWNER</u>   | <u>ASSESSMENT</u>                |
|--|------------|--|----------------------------------|
| MI SCOTT PARK ADD.<br>3<br>(5915-17-19 SE 90th)  | 6          | Paul Schunk<br>7730 Cason Lane<br>Gladstone, Or<br><br>Eleanor E. Helms<br>c/o Paul Schunk<br>7730 Cason Lane<br>Gladstone, Or | 830.00<br><br>97027<br><br>97027 |
| NORTHROP ACRES<br>D<br>(1978) A portion of the N one half of Lot 3, Tract "D", NORTHROP ACRES in the NE one-quarter Section 28, T1S, R1E, W.M. Multnomah County, Oregon described as follows: Beginning at the NE corner of said Lot 3, Tract "D" NORTHROP ACRES; thence S 0°16'30" W along the E/L of said lot a distance of 270.45'; thence N 89°44'30" W along the S/L of the N one half of said Lot 3 a distance of 50.00'; thence N 5°38'40" W 134.65'; thence N 21°17' W 89.00' to a point in the N line of said Lot 3; thence N 61°22'30" E along the N line of said lot, 110.34', more or less to the point of beginning, being: |            |  |                                  |
| Tax Lot 5 of 3<br>(912 SW Plum Drive)  |            | Hugh A. Frederick<br>912 SW Plum Drive   | 495.00<br>97219                  |
| D<br>Beginning at a point on the N line of Lot 3 said point being S 61°22'30" W 110.34' from the NE corner of said lot; thence S 21°17' E 89.00'; thence S 5°38'40" E 134.65' to a point in the S line of the N one half of said Lot 3; thence N 89°44'30" W along said S line a distance of 100.0' to a point in the W line of said Lot 3; thence N 0°16'30" E along the W line of said lot a distance of 186.39' to the NW corner of said lot; thence N 61°22'30" E along the N line of said lot a distance of 61.00' to the point of beginning, being:  |            |  |                                  |
| Tax Lot 6 of 3<br>(920 SW Plum Drive)  |            | Hugh A. Frederick<br>912 SW Plum Drive   | 610.00<br>97219                  |
| PENINSULAR ADD 2<br>30<br>(9106 N Seward Ave)  | 1 & 2      | Jimmy A. & Donna M. Barnes<br>9106 N Seward Ave  | 395.00<br>97219                  |
| PORTLAND<br>4<br>(811 SW Front Ave)  | 1 & 2      | Smith Ritchie Corp<br>General Partner<br>c/o Smith-Ritchie Corp<br>133 SW 2nd  | 10,573.00<br>97204               |
| 28<br>(112 SW 2nd Ave)   | 7          | John Stryker<br>7530 SE 35th Ave   | 3,392.50<br>97202                |

| <u>BLOCK</u>   | <u>LOT</u> | <u>OWNER</u>   | <u>ASSESSMENT</u> |
|--|------------|--|-------------------|
| ROSE ARBOR   |            |  |                   |
| 1  |            |  |                   |
| PARCEL I: The E 10' of Lot 4, EXCEPT the S 100', Block 1, Rose Arbor in the City of Portland, County of Multnomah and State of Oregon. |            |  |                   |
| PARCEL II: Lots 5 and 6, Except the S 100', & except the E 78.18' of 6, being:   |            |  |                   |
| Tax Lot 6 of 4-6<br>(513 <sup>1</sup> / <sub>4</sub> SW Beaverton Hillsdl<br>Highway)  |            | Marion A. Magness<br>5150 SW Beaverton Hillsdale Hwy 97221   | 518.00            |
| SIMONS ADD.  |            |  |                   |
| 5 Exc. pt in st.<br>(252 <sup>1</sup> / <sub>4</sub> SE Clinton St)<br>E 1/2 of 2 & 3  | 1          | Richard G. Helzer & A.J. Wolff &<br>Arthur E. Larrance<br>1100 SW 6th Ave 97204                          | 1323.00           |
| SOUTHERN PORTLAND  |            |  |                   |
| 22<br>(03 <sup>1</sup> / <sub>4</sub> SW Nebraska St)  | 19         | David Orange<br>0205 SW Nebraska St 97201  | 255.00            |
| SUNDANCE   |            |  |                   |
| 2<br>(12 <sup>1</sup> / <sub>4</sub> SW 27th Pl)   | 8          | B.J. Arestad<br>13102 Arndt Rd<br>Aurora, Or 97002   | 910.00            |
| SUNNYSIDE & PLAT 2 & 3   |            |  |                   |
| 27 E 2/3 of 14 & 15<br>S 5-1/3 of E 2/3'<br>of 16<br>(3153 SE Taylor)  |            | Alan R. Boyer & Gregory P. Stone<br>2833 NE Davis 97214<br>Guy C. & Lavinia Marx<br>3153 SE Taylor 97214 | 345.00            |
| UPTON PARK   |            |  |                   |
| 1<br>(6617 SE Steele St)   | 10         | Richard A. Draper<br>5315 SE 67th Ave 97206  | 610.00            |
| WEST PORTLAND PARK   |            |  |                   |
| 41<br>W 25' of<br>Exc. pt in st<br>(9740 SW 51st Ave)  | 13<br>12   | Ben & Dee Silknitter<br>6026 SW Corbett Ave 97201  | 610.00            |

## WILLAMETTE HEIGHTS

31

A portion of Lots 25 and 26, described as follows: Commencing at the NE corner of that certain tract of land conveyed to Alma Fields and Martin H. Clark, recorded Bk 323 Pg 180 on 5-25-65, deed records; thence S along the E line thereof, a distance of 80.81' to a point 14.71' south of the NE corner of said Lot 26 and the point of beginning of the tract herein to be described: thence S continuing along said E line and its southerly extension, a distance of 70.44' to a point that is 141.98' N of (when measured along the east line of) Lots 21, 22 and 25, in said Block 31; thence W at right angles to said east line and parallel with the north line of said lot 25, a distance of 87.70' to a point; thence N parallel with the E/L of said Lot 25, a distance of 2.00' to a point in a line parallel with and 33.15' S of

| <u>BLOCK</u> | <u>LOT</u> | <u>OWNER</u> | <u>ASSESSMENT</u> |
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|--------------|------------|--------------|-------------------|

## WILLAMETTE HEIGHTS (Cont'd)

31

(when measured at right angles to) the north line of said Lot 25; thence W along said parallel line, a distance of 26.63' to a point of non-tangent curvature in the E/L of NW Thurman St; thence northwesterly along the arc of a 483.50' radius curve to the left, through a central angle of  $9^{\circ}05'22''$ , (the chord bears  $N 18^{\circ}31'48'' W 76.62'$ ) an arc distance of 76.70' to a point in a line parallel with and 10.50' S of (when measured at right angles to) the N line of said Lot 26; thence E along said parallel line, a distance of 31.18' to a point; thence  $S 77^{\circ}30'25'' E$  a distance of 19.46' to a point in a line parallel with and 14.71' S of (when measured at right angles to) said N line of Lot 26; thence E along said parallel line a distance of 88.50' to the point of beginning, being:

|                                |                                       |       |        |
|--------------------------------|---------------------------------------|-------|--------|
| Tax Lot 4<br>(3461 NW Thurman) | Martin H. Clark<br>3461 NW Thurman St | 97210 | 575.00 |
|--------------------------------|---------------------------------------|-------|--------|

## SECTION 21, T1S, R1E, W.M.

The N 75' of the following portion of Thomas E. Northrup DLC in the SE one quarter of Sect. 21: Beginning at the S quarter corner of said Sect 21; thence  $S 89^{\circ}32'50'' E 587.81'$  to the E/L of SW 11th Ave and an iron pipe at the true point of beginning; thence  $N 0^{\circ}49'40'' E 346.49'$ , more or less, to an iron pipe which is 142.18' southerly from the southerly line of SW Taylors Ferry Rd; thence  $S 89^{\circ}32'50'' E 100'$  to an iron pipe; thence  $S 0^{\circ}49'40'' W 346.49'$ , more or less, to an iron pipe on the S/L of said Sect 21; thence  $N 89^{\circ} 32'50'' W 100'$  to the true point of beginning, being:

|  |                                   |       |         |
|--|-----------------------------------|-------|---------|
| N 75' of Tax Lot 25 & 125<br>(8630-34 SW 11th Ave) | Paul D. Niemi<br>2929 NE 33rd Ave | 97212 | 1490.00 |
|--|-----------------------------------|-------|---------|

## SECTION 32, T1S, R1E, W.M.

The N half of the W half of a 5 acre tract described as Tax Lot 10 in Section 32, T1S, R1E, W.M. more particularly described as follows: Beginning at a point on the E and W center line of Sect. 32,  $N 89^{\circ}15'36'' W 495'$  from the E quarter corner of said section, and running thence  $S 0^{\circ}30' W 330'$ ; thence  $N 89^{\circ}15'36'' W 165'$ ; thence  $N 0^{\circ}30' E 330'$  to the E and W center line of Sect. 32; thence  $S 89^{\circ}15'36'' E 165'$  to the place of beginning; except that portion included in the County Rd, being 1-1/4 acres, more or less, being:

|  |  |       |        |
|--|--|-------|--------|
| Tax Lot 116<br>(2720 SW Stephenson St) | Eva Mary Oslund<br>2720 SW Stephenson St | 97219 | 565.00 |
|--|--|-------|--------|

A tract of land situated in the W half of the NE quarter of Sect 32, T1S, R1E W.M. more particularly described as follows: Beginning at a point in the W line of the NE quarter of Sect 32, which point is  $S 0^{\circ}5'30'' W$  a distance of 851.3' from the one quarter corner of the N line of said Sect. 32; thence  $S 0^{\circ}5'30'' W 130'$  to a point; thence  $S 89^{\circ}21' E 251.52'$  to a point, which point is 140' W of the SE corner of the property conveyed to Arthur J. Walrath and Margaret K. Walrath, his wife, by deed recorded 5-9-50 Bk 1410 Pg 259; thence N and parallel with the W line of said NE one quarter of said Sect. 32, 130' to a point; thence  $W 251.52'$  to the point of beginning, EXCEPT the westerly 20' taken for SW 35th Ave and the southerly 30' taken for SW Arnold St, being:

|                                    |   |       |        |
|------------------------------------|---|-------|--------|
| Tax Lot 156<br>(11110 SW 35th Ave) | Seth C. George & Frances B. George<br>11120 SW 35th Ave | 97219 | 565.00 |
|------------------------------------|---|-------|--------|

| <u>BLOCK</u> | <u>LOT</u> | <u>OWNER</u> | <u>ASSESSMENT</u> |
|--------------|------------|--------------|-------------------|
|--------------|------------|--------------|-------------------|

## SECTION 32, T1S, R1E, W.M.

Commencing at the N one quarter corner of Sect. 32 1S,1E, W.M.,; thence S 0°05'30" W along the N and S centerline of said Sect. 32, a distance of 454.15' to the true point of beginning of the tract to be described; thence S 0°05'30" W along said centerline a distance of 100' to a point; thence S 89°21' E a distance of 120' to a point; thence N 0°05'30" E a distance of 100' to a point; thence N 89°21' W parallel with the N Line of said Sect. 32, a distance of 120' to the true point of beginning, Except therefrom the part lying in SW 35th Ave, being:

|                                    |   |        |
|------------------------------------|---|--------|
| Tax Lot 177<br>(10952 SW 35th Ave) | Harold A. & Doris M. Shepperd<br>10952 SW 35th Avenue 97219 | 565.00 |
|------------------------------------|---|--------|

## SECTION 33, T1S, R1E, W.M.

Beginning at the intersection of the center line of SW Stephenson Road and SW Lancaster Road in Section 33, 1S, 1E; thence north along the center line of SW Lancaster Road 358.51'; thence N 34°47' W 36.66' to the true point of beginning; thence N 34°47' W 134.29'; thence N 49°41' E 122.2'; thence S 59°10'15" E 84.63'; thence S 22°37' E 47'; thence S 0°02' W 90.0'; thence S 83°18' W 108.0' to the true point of beginning, EXCEPT therefrom that part lying in SW Lancaster Road, being:

|  |   |        |
|--|---|--------|
| Tax Lot 110<br>(11660 SW Lancaster Rd) | Anne J. Anderson<br>11660 SW Lancaster Road 97219 | 565.00 |
|--|---|--------|

## SECTION 19, T1S, R2E, W.M.

Beginning 888.33' N 89°48' W of the one quarter section corner of the North Line of Section 19 at a point in the C/L of the southerly extension of E 48th Street; thence S 0°09' W 60.91'; thence E 130'; thence N 09° E 60.45'; thence N 89°48' W 130' to beginning, Except the W 25' in road being:

|                                  |   |        |
|----------------------------------|---|--------|
| Tax Lot 50<br>(6508 SE 48th Ave) | Orville C. & Leta M. Waldo<br>6508 SE 48th Avenue 97206 | 770.00 |
|----------------------------------|---|--------|



# ORDINANCE No.

152848

BLOCK

LOT

OWNER

ASSESSMENT

SECTION 19, T1S, R2E, W.M.

Beginning at a point 888.33' N 89°48' W of the one quarter section corner between Sections 18 and 19 in the C/L of the proposed southerly extension of E 48th Avenue in the City; running thence S 0°09' W on said C/L of said proposed street 60.901' to a point; thence W 130' to a point; thence N 61.40' to a point in the S/L of vacated Victor Street; thence easterly along said N/L 130' to point of beginning, EXCEPT E 25' in street, being:

Tax Lot 128  
(6505 SE 48th Ave)

Craig A. & Diana L. Strowbridge  
6505 SE 48th Avenue 97206

770.00

TOTAL . . . . .

\$ 50,409.50

Passed by the Council, **FEB 17 1982**

Order of Council  
February 5, 1982

Attest:

Auditor of the City of Portland

Calendar No. <sup>410</sup>~~352~~

**ORDINANCE No. 152848**

**Title**

An Ordinance assessing upon certain property the cost of a system development charge for the four-month period ended December 31, 1981.

**FEB 10 1982**

PASSED TO SECOND READING

**FEB 5 1982**

Filed \_\_\_\_\_

**GEORGE YERKOVICH**  
Auditor of the CITY OF PORTLAND

By Frank Duffy Deputy

| THE COMMISSIONERS VOTED AS FOLLOWS: |      |      |
|-------------------------------------|------|------|
|                                     | Yeas | Nays |
| JORDAN                              | 1    |      |
| LINDBERG                            | 1    |      |
| SCHWAB                              | 1    |      |
| STRACHAN                            |      | 1    |
| IVANCIE                             |      | 1    |

| FOUR-FIFTHS CALENDAR |  |
|----------------------|--|
| JORDAN               |  |
| LINDBERG             |  |
| SCHWAB               |  |
| STRACHAN             |  |
| IVANCIE              |  |

|  |                      |
|--|----------------------|
| INTRODUCED BY  |                      |
| ORDER OF COUNCIL   |                      |
| NOTED BY THE COMMISSIONER  |                      |
| Affairs  |                      |
| Finance and Administration   | <i>JS</i> <i>WBA</i> |
| Safety   |                      |
| Utilities  |                      |
| Works  |                      |
| BUREAU APPROVAL  |                      |
| Bureau: Auditor's Office   |                      |
| Prepared By: <i>ALB</i>  | Date: 2-5-82         |
| A. Leon Beshear  |                      |
| Budget Impact Review:  |                      |
| <input type="checkbox"/> Completed <input type="checkbox"/> Not required |                      |
| Bureau Head: GEORGE YERKOVICH  |                      |
| CALENDAR   |                      |
| Consent  | Regular <i>X</i>     |
| NOTED BY   |                      |
| City Attorney  |                      |
| City Auditor   |                      |
| City Engineer  |                      |