

ASSESSMENT ROLL

(P-5 C-9332)

Construction of NW Front Avenue, NW Glisan Street to NW Park Avenue Sanitary Sewer System.

<u>BLOCK</u>	<u>LOT</u>	<u>OWNER</u>	<u>ASSESSMENT</u>
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COUCH'S ADDITION

110-111

Beginning North 28°48' W 416.03' from the southwest corner of Block 21, Couch's Addition; thence S 68°18' E 47.03'; thence on a curve to left with a radius of 344.495' angle 18°42' a distance of 112.43' to initial point; thence continuing on curve to left radius 344.495' angle 29°31' a distance of 177.47' to harbor line; thence N 31°22' W along harbor line 550'; thence S 50°11½' W 132.81'; thence S 27°15' E 472.31' to beginning. Including riparian rights out to harbor line (1932) Except part conveyed to Portland Terminal Investment Company described in (Bk 161, Pg 400).

Tax Lot 1 of Blocks 110 & 111	Norcrest China Company	2,986.87
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Commencing at the point of intersection of the centerline of NW Flanders St with the centerline of NW First Ave; thence N 1°27' W along said centerline of NW First Ave. and the prolongation thereof, 375 feet; thence N 88°03' E 267 feet to angle point in harbor line; thence N 31°22' W 12.71'; thence westerly on a curve to the right having a radius of 344.495' an arc distance of 177.47' to the actual point of beginning of parcel of land to be described; thence N 27°15' W 472.81'; thence S 50°11'30" W 193.29' to a point in the easterly line of NW Front Ave; thence southeasterly along said easterly line of NW Front Ave. 324.54' thence S 28°48' E 8.62'; thence S 68°18' E 47.03'; thence easterly on a curve to the left having a radius of 344.495' an arc distance of 112.43' to the point of beginning.

Tax Lot 2 of Blocks 110 & 111	Norcrest China Company	38,572.44
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318

Lot 2, Northwesterly of Broadway Bridge; including riparian rights to harbor line. Lots 3 & 4 including riparian right to harbor line; Lots 5 & 6 including riparian rights to harbor line, except the part which lies in the following: Beginning at a point of intersection on the E right-of-way of Front St. which point is also on the W/L of Lot 5, Block 318, Couch's Add. to the City of Portland; running thence N 50°27' W 47.06' to a point on the W/L of Lot 6 of said block; thence N 50°03' E 232' more or less along the N fire wall of a 3 story brick structure continuing to the W harbor line of the Willamette River which harbor line is also the E boundary of Lot 5 of said block; thence southeasterly along said harbor line 73' more or less to the intersection of Lot 5, Block 318, Couch's Addition with said harbor line; thence S 50°03' W 229' more or less to the SW corner of

<u>BLOCK</u>	<u>LOT</u>	<u>OWNER</u>	<u>ASSESSMENT</u>
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318

said Lot 5 which is on the E right-of-way of Front St; thence N 39°57' W 27.00' to the point of beginning. Also a strip of land 8' in width lying between Front St and the Willamette River in Lots 5 & 6, Block 318, Couch's Addition to the City of Portland comprising the southerly 8' of land conveyed by Carnation Company to Emery Zidell by deed dated 8-12-64 and recorded on 8-17-64 in Bk 108 Pgs 171 to 175 inclusive in the Book of Deed Records in the office of the Recorder of Conveyances for Multnomah Cnty, Ore. which strip of land is more particularly described as follows: Beginning at a point on the E right-of-way of Front St, which point is also the W boundary of Lot 6, Blk 318 Couch's Addition to the City of Portland; which point also bears N 50°27' W 47.06' from a point of intersection of the two tangents in the E right-of-way line of said Front St on the W/L of Lot 5 of said block; thence running N 50°03' E 232' more or less to the harbor line of the Willamette River, thence northwesterly along said harbor line 8.00' more or less; thence S 50°03' W 234' more or less to the E right-of-way line of Front St; thence S 50°27' E 8.14' more or less to the point of beginning.

Tax Lot 1 of
Block 318

Albers Milling Company

17,026.66

All of Lots 5 through 24 inclusive in Block 318 Couch's Addition to the City of Portland, except those portions of Lots 5 and 6 more particularly described as follows: Beginning at a point of intersection on the E right-of-way of Front St which point is also on the W/L of Lot 5, Block 318, Couch's Add; running thence N 50°27' W 47.06' to a point on the W/L of Lot 6 of said block; thence N 50°03' E 232' more or less along the North fire wall of a 3 story brick structure continuing to the West harbor line of the Willamette River which harbor line is also the East boundary of Lot 5 of said block; thence southeasterly along said harbor line 73' more or less to the intersection of Lot 5, Blk 318, Couch's Add. with said harbor line; thence S 50°03' W 229' more or less to the SW corner of said lot 5 which is on the East right-of-way of Front St; thence N 39°57' W 27.00' to the point of beginning, containing 0.38 acres more or less. Except the northwesterly 10' of Lot 24. Except the portion in the following: A strip of land 8' in width lying between Front St and the Willamette River in Lots 5 and 6, Block 318, Couch's Add. to the City of Portland comprising the southerly 8' of land conveyed by Carnation Company to Emery Zidell by deed dated 8-12-64 and recorded on 8-17-64 in Bk 108, Pages 171 to 175 inclusive in the Book of Deed Records in the Office of the Recorder of Conveyances for Multnomah Cnty, Ore, which strip of land is more particularly described as follows: Beginning at a point on the E right-of-way of Front St., which point is also on the West boundary of Lot 6, Blk 318, Couch's Add. to the City of Portland, which point also bears N 50°27' W 47.06' from a point of intersection of two tangents in the E right-of-way line of said Front St. on the W/L of Lot 5 of said block; thence running N 50°03' E 232' more or less to the harbor line of the Willamette River thence northwesterly along said harbor line 8.00' more or less; thence S 50°03' W 234' more or less to the E right-of-way line of Front St; thence S 50°27' E 8.14' more or less to the point of beginning. Except lots 18-24, Blk 318 Couch's Addition.

Tax Lot 2 of
Block 318

Emery Zidell

51,437.10

BLOCKLOTOWNERASSESSMENT

COUCH'S ADDITION

318

Beginning at the SEly corner of Block 318; thence N 39°57' W along the easterly line of N Front St. 32.81'; thence N 51°32' E 243.88' to point in the westerly harbor line of Willamette River; thence S 44°33'12" E along said harbor line 876.76' to an angle point in said harbor line; thence S 42°05'03" E along said harbor line 458.98' to an angle point in said harbor line; thence S 31°21'33" E along said harbor line 45.14'; thence S 46°42'05" W 135.91'; thence N 27°15' W 20.36'; thence S 50°11'30" W 193.29' to the point on the northeasterly line of N Front St; thence N 39°57' W along the easterly line of N Front St 48'; thence N 50°11'30" E 121.13'; thence N 7°13'23" W 14.25'; thence N 39°57' W 169'; thence N 50°3' E 15.5'; thence N 37°57' W 694.02'; thence northwesterly along arc of curve to left, a radius of 452.78' a distance of 136.21' more or less to a point, the SEly line produced of that certain warehouse formerly known as Albers Brothers Warehouse and Dock; thence N 49°39'20" E along said line of Warehouse a distance of 34'; thence NWly at right angles 25' more or less to a point distance 6' NEly, measured at right angles from the centerline of a certain spur tract known as Albers Dock Spur; thence NWly parallel to and 6' NEly from said spur tract to a point on the easterly line of N Front St; thence N 39°57' W along the easterly line of N Front St to beginning point, together with part of harbor area and shore lands of Willamette River, containing 5.4 acres more or less (Bk 161, Pg 400).

Tax Lot 3
of Block 318

Norcrest China Company

83,340.42

Beginning at a point in the easterly line of N Front St. 48' NWly measured along the easterly line of N Front St. from the NW corner of Block 111, Couch's Add; thence N 50°11'30" E 121.13'; thence N 7°13'23" W 14.25'; thence N 39°57' W 169'; thence N 50°3' E a distance of 15.5'; thence N 37°57' W 694.02'; thence NWly along arc or curve to left having a radius of 452.78' a distance of 136.21' more or less to point in the southeasterly line produced of Warehouse formerly known as Albers Brothers Warehouse and dock; thence N 49°39'20" E along said line of warehouse a distance of 34'; thence northwesterly at right angles 25' more or less to point distance 6' northeasterly measured at right angles from the centerline of spur tract known as Albers Dock Spur; thence NWly parallel to and 6' NEly from said spur tract to point on easterly line of N Front St; thence SEly along the easterly line of N Front St to beginning.

Tax Lot 4
of Block 318

Norcrest China Company

98,330.76

18	Emery Tidell	593.99
19	" "	593.99
20	" "	593.99
21	" "	593.99

<u>BLOCK</u>	<u>LOT</u>	<u>OWNER</u>	<u>ASSESSMENT</u>
COUCH'S ADDITION			
318	22	Emery Zidell	593.99
	23	" "	593.99
	24	" "	593.99
Tunneling under track for sewer lateral		Portland Terminal Railroad Company	7,200.00
TOTAL			<hr/> \$ 303,052.18

ORDINANCE NO. 152986

Letter F Page 5 File C -9332

An ordinance declaring the cost of constructing NW Front Avenue from NW Glisan Street to NW Park Avenue Sanitary Sewer System.

and assessing the property benefited thereby, declaring such assessment and directing the entry of the same in the Docket of City Liens.

THE CITY OF PORTLAND ORDAINS:

Section 1. That the Council has considered the proposed assessment for constructing NW Front Avenue from NW Glisan Street to NW Park Avenue Sanitary Sewer System,

and all objections made thereto, and hereby ascertains, determines and declares the whole cost of said improvement in the manner provided by Ordinance No. 150555 to be the sum of \$ 303,052.13 and that the special and peculiar benefits accruing to each lot, or part thereof or parcel of land within the assessment district, by reason of said improvement and in just proportion to such benefits, are in the respective amounts set opposite the number or description of each lot, or part thereof, or parcel of land in the annexed assessment roll, and said assessment roll is hereby adopted and approved as the assessment for said improvement, and the Auditor of the City of Portland is directed to enter a statement of the assessment hereby made in the Docket of City Liens, and cause notice thereof to be published as provided by the Charter and the Code of the City of Portland.

Passed by the Council

Attest:

AUDITOR OF THE CITY OF PORTLAND

*Revisions
overruled*

Letter F Calendar No. 685

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Ordinance No. 152986

Assessing the cost of constructing NW
Front Avenue from NW Glisan
Street to NW Park Avenue
Sanitary Sewer System.

Compared se
Council MAR 10 1982

Introduced by Mike Lindberg

Referred to Commissioner of Public
Works

MAR 10 1982

Read first time and up for second
reading MAR 17 1982

Filed FEB 26 1982

GEORGE YERKOVICH
AUDITOR OF THE CITY OF PORTLAND

By Jordan Crowl
Deputy.

THE COMMISSIONERS VOTED AS FOLLOWS

	YEAS	NAYS
JORDAN	1	
LINDBERG	1	
SCHWAB	1	
STRACHAN	1	
WANCIE	1	