

Ordinance No.

(B/3)

An Ordinance adopting the report of the City Engineer in the matter of the proposed opening, laying out and establishing of Bancroft Terrace in the City of Portland by relocating Bancroft Terrace and South Terrace in "The Cove" and extending said relocation easterly to Sixth street near Bancroft avenue and southerly to a connection with Terwilliger boulevard about 125 feet west of Sixth street, making an assessment of the benefits and damages set forth in said report. x

The City of Portland does ordain as follows:

Section 1. Whereas, the Council of The City of Portland deeming it expedient to open, lay out and establish Bancroft Terrace in the City of Portland by relocating Bancroft Terrace and South Terrace in "The Cove" and extending said relocation easterly to Sixth street near Bancroft avenue, and southerly to a connection with Terwilliger boulevard about 125 feet west of Sixth street, did, on the eighteenth day of October, 1916, direct the City Engineer to survey the same, and to mark the boundaries thereof, and to make a plat of such survey, and a written report containing a full and perfect description of such proposed change and of the boundaries thereof, a description of the portion of each lot or tract of land to be appropriated for the same, a description of each lot or tract of land benefited by such change, the amount of damages sustained by, and benefits accruing to, the respective owners of such lots or tracts of land, and the names of the owners or parties interested in all property affected by such change; and the City Engineer having made such survey, plat and report and filed such plat and report in the office of the Auditor of The City of Portland on the twenty-first day of October, 1916, and the said plat and report being satisfactory to the Council, now, therefore, said plat and report of the City Engineer are hereby approved and adopted by the Council of The City of Portland, of which report of said City Engineer the following is a copy, to wit:

Portland, Oregon,
October 18, 1916.

To the Council,
Portland, Oregon.
Gentlemen:

In pursuance of resolution No. 9389 adopted by the Council on October 18, 1916, directing me to survey a proposed opening, laying out and establishing of Bancroft Terrace in the City of Portland by relocating Bancroft Terrace and South Terrace in "The Cove" and extending said relocation easterly to 6th Street near Bancroft Avenue and southerly to a connection with Terwilliger Boulevard about 185 feet west of 6th Street, and to make a plat of the same and a written report thereof, I have made such survey and plat, which plat is filed herewith and for identification is marked "Proposed Opening, Laying-out and Establishing of Bancroft Terrace" and I make this my written report as follows:-

A full and complete description of such proposed street is as follows:

Commencing at the southeast corner of lot 17 of "The Cove", according to the duly recorded plat thereof, and running thence west along the south line of said lot 17 a distance of 31.49 feet to a point; thence northwesterly on a curve to the left with a radius of 95 feet and a central angle of $26^{\circ} 42' 30''$ a distance of 43.81 feet along the arc of a circle whose center is south 84.23 feet and west 75 feet of the southeast corner of said lot 17; thence, tangent to the last course, west 22.84 feet to a point; thence, tangent to last course, on a curve to the right, with a radius of 94 feet and a central angle of $129^{\circ} 41' 50''$, a distance of 211.40 feet; thence

tangent to last course, northeasterly 36.92 feet; thence tangent to last course, on a curve to the right, with a radius of 115 feet and a central angle of 123° 00' 00", a distance of 245.32 feet; thence, tangent to last course, southeasterly 26.30 feet; thence, tangent to last course, on a curve to the left with a radius of 155.36 feet and a central angle of 27° 35' 20", a distance of 59.27 feet to point of reverse curve; thence, tangent to last course, on a curve to the right with a radius of 82.59 feet, southeasterly to the south line of block 19, Portland Homestead; thence east, along the south line of said block 19, 10.33 feet to the southeast corner of said block 19, Portland Homestead; thence north, along the east line of said block 19, 49.38 feet; thence, tangent to the east line of said block 19, southwesterly on a curve to the right, with a radius of 5 feet and a central angle of 139° 30' 20", a distance of 12.17 feet to a point of compound curve; thence northwesterly, 30 feet distant from and parallel to the line of the proposed Bancroft Terrace above described, to a point on the north line of "The Cove" 110 feet west of the northwest corner thereof; thence west along the north line of "The Cove" 31.90 feet; thence south 14.99 feet to a point; thence, continuing 30 feet distant from and parallel to the line of the proposed Bancroft Terrace as above described, southwesterly 32.45 feet to an easterly extension of the south line of lot 8 of "The Cove"; thence, along the same course, 1.66 feet to a point; thence southwesterly in a straight line, 30 feet distant from and parallel to the line of the proposed Bancroft Terrace as above described, 55.22 feet; thence, 30 feet distant from and parallel to the line of the proposed Bancroft Terrace as above described, on a curve to the left, with a radius of 154.00

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tangent to last course, northeasterly 36.92 feet; thence tangent to last course, on a curve to the right, with a radius of 115 feet and a central angle of $123^{\circ} 00' 00''$, a distance of 245.32 feet; thence, tangent to last course, southeasterly 26.30 feet; thence, tangent to last course, on a curve to the left with a radius of 185.36 feet and a central angle of $27^{\circ} 35' 20''$, a distance of 89.27 feet to point of reverse curve; thence, tangent to last course, on a curve to the right with a radius of 82.59 feet, southeasterly to the south line of block 19, Portland Homestead; thence east, along the south line of said block 19, 10.33 feet to the southeast corner of said block 19, Portland Homestead; thence north, along the east line of said block 19, 49.38 feet; thence, tangent to the east line of said block 19, southwesterly on a curve to the right, with a radius of 5 feet and a central angle of $139^{\circ} 30' 20''$, a distance of 12.17 feet to a point of compound curve; thence northwesterly, 30 feet distant from and parallel to the line of the proposed Bancroft Terrace above described, to a point on the north line of "The Cove" 110 feet west of the northeast corner thereof; thence west along the north line of "The Cove" 31.90 feet; thence south 14.99 feet to a point; thence, continuing 30 feet distant from and parallel to the line of the proposed Bancroft Terrace as above described, southwesterly 32.48 feet to an easterly extension of the south line of lot 9 of "The Cove"; thence, along the same course, 1.66 feet to a point; thence southwesterly in a straight line, 30 feet distant from and parallel to the line of the proposed Bancroft Terrace as above described, 36.92 feet; thence, 30 feet distant from and parallel to the line of the proposed Bancroft Terrace, as above described, on a curve to the left, with a radius of 124.00

feet and a central angle of $28^{\circ} 09' 50''$, a distance of 50.95 feet to point of reverse curve; thence, tangent to last course on a curve to the right with a radius of 20 feet and a central angle of $77^{\circ} 49' 50''$, a distance of 27.17 feet to a point on the south line of lot 11 of "The Cove" that is 19.72 feet east of the southwest corner of said lot 11; thence south, parallel to the west line of "The Cove", to a point in the north line of lot 23, "The Cove", 25.49 feet east of the northwest corner of said lot 23; thence east, along the north line of said lot 23, 6.52 feet; thence on a curve to the right, with a radius of 20 feet and a central angle of $69^{\circ} 20'$, a distance of 15.96 feet to a point of reverse curve; thence, 30 feet distant from and parallel to the line of the proposed Bancroft Terrace, as above described, southeasterly on a curve to the left with a radius of 124 feet and a central angle of $47^{\circ} 31' 10''$, a distance of 102.84 feet to a point in a southerly extension of the west line of lot 20 of "The Cove"; thence south along a southerly extension of the west line of said lot 20, 8.78 feet to the south line of "The Cove"; thence east along the south line of "The Cove", 68.67 feet; thence tangent to the last course, on a curve to the right with a radius of 65 feet and a central angle of $89^{\circ} 26' 50''$, a distance of 101.47 feet to a point 10 feet west of the west line of Portland Homestead; thence south, 10 feet west of and parallel to the west line of Portland Homestead, 150.66 feet; thence, tangent to last course, on a curve to the right, with a radius of 15 feet and a central angle of $111^{\circ} 48' 30''$, 29.27 feet to the north line of the improved roadway in Terwilliger Boulevard; thence easterly, along the north line of said improved roadway, 80.97 feet; thence on a curve to the right with a radius of 40 feet and a central angle of $66^{\circ} 46' 00''$, northwesterly 46.61 feet

to a point 20 feet east of the west line of Portland Homestead; thence north 20 feet east of and parallel to the west line of Portland Homestead, 138.87 feet; thence tangent to last course on a curve to the left with a radius of 95 feet, to the west line of Portland Homestead; thence north along the west line of Portland Homestead to the place of beginning.

A full and complete description of the portions of each lot or tract of land benefited by such opening, laying-out and establishing or change, and the amount of the damages sustained and the amount of the benefits accruing to each lot or tract of land are as hereinafter specified.

The general proceeds of land which was in part or all appreciated by said operation, having etc, establishing or retaining, and the amount, benefits, amount of damages over benefits, amount of benefits over damages, others than owners having interest, and repairs thereon are as follows:-

Identification of	Section	Portion	Damage	Portion	Amount of	Amount of	Others
owned by	taken	therein-	paid	of	over such	land over	than owners having interest
street	ing	ing	land	special	benefits	benefits	damages
NONE							
12	1608 Sq.ft. 39.76. (see map)	1208	126.50	47.00	79.50	none	none
13	230 Sq.ft. 39.76. (see map)	3008	18.50	17.50	2.00	none	none
14	88 Sq.ft. 39.76. (see map)	8775	4.00	18.00	none	11.50	none
19	404 Sq.ft. 39.76. (see map)	3356	29.50	10.00	18.50	none	none

The column headed "Damages Sustained" embraces the value of the land taken and the damages, if any, to the remainder.

Merchants National Bank a mortgage to secure payment of a demand note for \$1000.00 at 6%, dated Mar. 3, 1916 (Book 537 - Page 241)

City of Portland Improvement Issues (Series) \$1.25 at 6% from 4-20-1915 State, County, etc.; 1914 terms 4 1/2%

State, County, etc.; 1915 terms \$1.75 Merchants National Bank, same as lot 11.

City of Portland Improvement Issues (Series) \$4.17 at 6% from 4-25-1915 State, County, etc.; 1914 terms 4 1/2%

State, County, etc.; 1915 terms \$1.00 Merchants National Bank, same as lot 12.

City of Portland Improvement Issues (Series) \$4.25 at 6% from 4-25-1915 State, County, etc.; 1914 terms 4 1/2%

State, County, etc.; 1915 terms \$1.00 Merchants National Bank, same as lot 12.

City of Portland Improvement Issues (Series) \$1.95 at 6% from 4-25-1915 State, County, etc.; 1914 terms 4 1/2%

State, County, etc.; 1915 terms \$1.00 Merchants National Bank, same as lot 12.

Merchants National Bank
Portland, Oregon

Number of acres	Section taken for road	Section remains for tax	Damage paid to owner	Proportion of share of benefit	Amount of benefit over share paid	Amount of benefit over share paid	Amount of benefit over share paid	Other than owner having benefit	Beneficial owner
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16	490	2733	\$ 53.50	\$ 10.00	\$ 25.50	none	none	none	Merchants National Bank, same as lot 12. City of Portland; Improvement Loans (owner) \$21.24 at 6% from 4-22-1915. State, County, etc.; 1914 taxes 42% State, County, etc.; 1915 taxes 89% Merchants National Bank, same as lot 12.	Joseph Johnson, Trustee
17	1	2062	1.00	7.50	none	4.50	none	none	City of Portland; Improvement Loans (owner) \$4.10 at 6% from 4-22-1915. State, County, etc.; 1914 taxes 42% State, County, etc.; 1915 taxes 89%	Dwight Smith
18	166	2733	10.50	7.50	3.00	none	none	none	Merchants National Bank, same as lot 12. City of Portland; Improvement Loans (owner) \$4.10 at 6% from 4-22-1915. State, County, etc.; 1914 taxes 42% State, County, etc.; 1915 taxes 89%	Dwight Smith

WATERED MARKET

200	2732	6966	165.00	135.00	50.00	none	none	none	Joseph Suggs
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200	5376	9424	350.00	90.00	210.00	none	none	none	Joe. H. Lambert
200	1082	1648	73.50	50.00	13.50	none	none	none	H. G. and Joseph Jr.

The column headed "Damages Sustained" embraces the value of the land taken and the damage, if any, to the residue.

Identification of estate trust	Business Section No.	Section 7513-1(a) method	Percentage of share of special benefits	Amount of amount of over such benefits	Amount of amount of such benefits	Other than estate having interest	Required cover
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This receipt is for the amount of the proceeds of the trust of the estate of the decedent, as reported on Form 706, dated 1/15/62.

General No. 1	600	20%	120.00	none	\$15.00	State, County, etc. and one-half of 1954 taxes, \$4.62	James Brown
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General No. 1	600	20%	120.00	none	24.00		George J. Jones
General No. 2	1000	20%	200.00	none	none	Stephenson Co. account of option to purchase and the option dated Feb 7, 1958 and expires Dec. 31, 1966.	James Peter Stephenson (and others) 5111th Street, Detroit, Mich. 48202

General No. 3	500	20%	100.00	1.00	none		City of Detroit
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The estate hereby certifies that the value of the land is as stated and the damages, if any, to the residue.

The particular descriptions of the above parcels numbered 1, 2 and 3 are respectively as follows:-

Parcel No. 1. A parcel or tract of land described as follows: Commencing at the northwest corner of lot 1, block 19, Portland Homestead, and running thence south, tracing said west line of Portland Homestead, to the north line of "The Cove"; thence west 110 feet, tracing the north line of "The Cove"; thence north, parallel to the west line of Portland Homestead to a westerly extension of the north line of said lot 1, block 19, Portland Homestead; thence east 110 feet to the place of beginning.

Parcel No. 2. A parcel or tract of land described as follows: Beginning at the point where the south line of "The Cove" intersects the west line of Portland Homestead and running thence south tracing said west line of Portland Homestead to the north line of Terwilliger Boulevard; thence, westerly along the north line of Terwilliger Boulevard, to a point where a southerly extension in its present course of the west line of lot 22, "The Cove", will intersect the same; thence north, tracing said southerly extension, to the southwest corner of said lot 22; thence east along the south line of "The Cove" to the place of beginning.

Parcel No. 3. A parcel or tract of land described as follows: Beginning at a point in the west line of Portland Homestead which point is 31.24 feet north of the southwest corner of lot 1, block 20, said Portland Homestead, measured along said west line, and running thence south east along the north line of Terwilliger Boulevard to an intersection with a line 20 feet east of and parallel to the west line of Portland Homestead; thence south tracing a line 20 feet east of and parallel to the west line of Portland Homestead to a point which is 54.40 feet north of the south line of said lot 1;

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thence, tangent to the last mentioned course tracing a curve to the left having a radius of 40 feet and a central angle of 66° 46' to the north line of the improved roadway in Terwilliger Boulevard; thence north west, tracing the north line of said improved roadway, 80.97 feet, to a point; thence northeasterly, tangent to the last mentioned course, tracing a curve to the left with a radius of 15 feet, to an intersection with the north line of Terwilliger Boulevard; thence southeasterly, tracing said north line of Terwilliger Boulevard, to an intersection with the west line of Portland Homestead; thence north, tracing said west line of Portland Homestead, to the place of beginning.

The following lots or tracts of land are not in any respect taken or damaged by reason of such opening, laying-out, establishing or change, but are specially benefited thereby and the respective and proportionate shares of such benefits and the names of the reputed owners of such lots or tracts are as follows:

Block	Lot	Reputed Owner	Proportionate share of special benefits
<u>PORTLAND HOMESTEAD</u>			
17	N.100 ft. of lot 1	S. L. N. Gilman	\$ 12.50
	N.100 ft. of lot 4	Simon Steiner	17.50
18	1	H. E. Noble	22.00
	E. $\frac{1}{2}$ of 3.40 ft. of lot 2	Minnie Wiser	3.50
	W. $\frac{1}{2}$ of 3.40 ft. of lot 2	J. G. Gay	3.50
	E. 190 ft. of lot 2	Charles E. Ladd	28.00
	3	German Aid Society	42.00
	4	German Aid Society	55.00

1917

Block	Lot	Reputed Owner	Proportionate share of special benefits
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PORTLAND HOMESTEAD

19	1	Wm. M. Ladd	\$ 25.00
	W.65 ft. of S. 40 ft. of lot 2	J. G. Gay	20.00
20	S.60 ft. of E. 100 ft. of E. 110 ft. of 1	August G. Robanz	1.00

THE COVE

	Lot 8 (except W.100 ft.)	Jesse Hobson, Trustee	25.00
	Lot 9	Martha E. Richardson	5.00
	Lot 10	"	5.00
	Lot 11 (except W.33-1/3 ft.)	Jesse Hobson, Trustee	35.00
	Lot 15	"	38.00
	Lot 16	"	33.00
	Lot 21	"	50.00
	Lot 24	Henrietta S. Bickett	5.00
	Lot 25	Jesse Hobson, Trustee	5.00

Parcel of land:

Beginning at a point in the north line of The Cove, which point is 110 feet west of the west line of Portland Homestead, and running thence west, tracing said north line of The Cove 110 feet; thence north parallel to said west line of Portland Homestead to a westerly extension of the north line of block 19, Portland Homestead; thence east, parallel to the north line of The Cove, 110 feet to a point; thence south to the place of beginning.

Alfred Davis (3/4)	10.00
Walter Davis (1/4)	

S U M M A R Y

	<u>Damages</u>	<u>Benefits</u>	<u>Excess Damages</u>	<u>Excess Benefits</u>
Mattie E. Richardson	\$ 1.00	\$ 6.00	-----	\$ 5.00
Jesse Hobson, Trustee	284.00	130.50	153.50	-----
Demay Smith	11.50	15.00	-----	3.50
Jos. Supple	165.00	123.00	40.00	-----
Joe. H. Lambert	300.00	90.00	210.00	-----
H. C. & Jessie Jannsen	73.50	60.00	13.50	-----
Jesse Hobson	60.00	75.00	-----	15.00
Geo. F. Felts	36.00	60.00	-----	24.00
James Peter Moffett (und $\frac{1}{2}$)	145.00	145.00	-----	-----
Henry Moffett (und $\frac{1}{2}$)				
City of Portland	1.00	none	1.00	-----
Engineering, advertising, etc.	50.50	-----	50.50	-----
Sundry property-owners	-----	421.00	-----	421.00
TOTALS	\$1127.50	\$1127.50	\$450.50	\$450.50

Respectfully submitted,
Philip H. Butler
 City Engineer.

CITY R

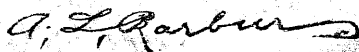
Approved
Oct 23 1916
Prof. R. G. Harsh
Com. Paul W. ...

Passed by the Council, DEC 27 1916

M. R. ALBEE

Mayer of The City of Portland.

ATTEST:



Auditor of The City of Portland.