

IN THE MATTER OF THE LOCAL IMPROVEMENT DISTRICT
FOR THE SUBDIVISION IMPROVEMENTS FOR:

ASHBROOK ESTATES PHASE II

AND DECLARING AN EMERGENCY.

WHEREAS, it has been determined by the method provided in Ord. No. 505 that the subject Local Improvement District has been made and the proper assessments of the benefits therefore to the respective properties abutting upon and/or benefited thereby, as the case may be, have been determined; and

WHEREAS, the assessable cost of said improvement has been determined to be \$502,480.79, to be borne proportionately by the owners of the property abutting thereon, and/or benefited thereby as the case may be;

NOW, THEREFORE, THE CITY OF SWEET HOME DOES ORDAIN:

Section 1. That an assessment for said subdivision improvement is hereby levied upon each of the parcels of property in the amount set opposite the description of each parcel of property; and the names of the owners or reputed owners, or persons having an interest therein, of each parcel of property are also set opposite the description thereof; as shown by the attached Final Assessment Report, which by this reference is made a part hereof.

Section 2. The City Recorder is hereby directed to enter into the lien docket a statement of the respective amounts assessed upon each particular parcel of land.

Section 3. The assessments set out in said report are hereby declared to be just and proper assessments to the property abutting thereon and benefited thereby.

Section 4. The unpaid balances on said assessments shall bear interest at the rate of 12% per annum. If the unpaid balance of said assessments are bonded under the provisions of the Bancroft Bonding Act, they shall be paid in ten (10) years.

Section 5. WHEREAS, it is necessary and it is for the interest and benefit of the City that this ordinance become effective immediately, an emergency is hereby declared to exist and this ordinance shall be in full force and effect after its passage by the Council and approval by the Mayor.

PASSED by the Council and approved by the Mayor this 23rd day of February, 1982.

2-24-82
Date Signed

Robert A. Harbaugh
Mayor

ATTEST:

2-25-82
Date Signed

Max E. Thompson
City Manager - Ex Officio City Recorder

FINAL ASSESSMENTS
FOR THE CONSTRUCTION OF
SEWER, WATER, DRAINAGE AND
STREET IMPROVEMENTS
FOR

ASHBROOK PHASE II

CITY OF SWEET HOME
LINN COUNTY
OREGON

January, 1982

TABLE I
 ASHBROOK II
 FINAL COSTS

STREET AND DRAINAGE IMPROVEMENTS

<u>Item</u>	<u>Cost</u>
Clearing and Grubbing	12,373.00
Excavation	13,790.00
Overexcavation	12,056.00
1 1/2" Base Rock	52,720.20
3/4" Base Rock	-
Asphalt Concrete	60,452.93
Curb and Gutter	29,405.58
Connect to Storm Drain	100.00
Trenching, Class I	1,415.88
Trenching, Class III	1,237.53
12" Storm Drain	4,142.63
15" Storm Drain	3,185.87
18" Storm Drain	3,528.00
24" Storm Drain	9,522.52
Catch Basins	3,315.00
Ditchwork	4,636.00
Change Order No. 1	38,566.75
Change Order No. 2	30,144.00
Change Order No. 3	1,548.79
Re-staking	<u>1,152.00</u>
Sub-total	283,292.68
Warrant Interest	19,955.34
15% Eng/Adm/Legal	<u>45,487.20</u>
TOTAL	348,735.22

Total Area to be Assessed = 586,950 Sq. Ft.
 Cost per 100 square foot = \$59.414809

TABLE II
 ASHBROOK II
 FINAL COSTS
 SEWER AND WATER IMPROVEMENTS

<u>Item</u>	<u>Cost</u>
Connect to Sewer	\$ 388.50
Sewer Trenching	9,085.22
8" Sewer	26,309.88
4" Sewer Service	20,629.97
Sewer Manholes	7,497.00
Water Trenching	6,642.90
8" Water	19,530.80
6" water	6,169.20
4" Water	11,299.50
1" Water Service	8,750.00
3/4" Water Service	616.00
Fire Hydrants	3,929.20
Valves & Fittings	4,046.00
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Sub-total	\$124,894.17
Warrent Interest	8,797.63
15%Eng/Adm/Legal	20,053.77
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Total	\$153,745.57

Total No. of Lots = 67
 Cost per Lot = 2294.71

Total No. Of Lots = 67
 Cost per Lot =

TABLE III

ASHBROOK II

TOTAL ASSESSMENTS

<u>Map 13-1E-32DB Tax Lot No.</u>	<u>Owner</u>	<u>Lot Sq. Ft.</u>	<u>Drainage & Street Assmt.</u>	<u>Water & Sewer Assessmt</u>	<u>Total Assessment</u>
1300	Republic Alby Corp	8,000	\$4,753.19	\$2,294.71	\$7,047.90
1400	"	9,850	5,852.36	"	8,147.07
1500	"	8,100	4,812.60	"	7,107.31
1600	Jack Sherrard	8,100	4,812.60	"	7,107.31
1700	Republic Alby Corp	7,900	4,693.77	"	6,988.48
1800	"	9,550	5,674.12	"	7,968.83
1900	"	12,150	7,218.90	"	9,513.61
2000	"	11,150	6,624.75	"	8,919.46
2100	"	9,250	5,495.87	"	7,790.58
2200	"	8,050	4,782.89	"	7,077.60
2300	"	8,050	4,782.89	"	7,077.60
2400	"	9,750	5,792.94	"	8,087.65
2500	"	9,850	5,852.36	"	8,147.07
2600	"	8,100	4,812.60	"	7,107.31
2700	"	8,100	4,812.60	"	7,107.31
2800	"	7,900	4,693.77	"	6,988.48
2900	"	9,550	5,674.11	"	7,968.82
3000	"	12,150	7,218.90	"	9,513.61
3100	"	11,150	6,624.75	"	8,919.46
3200	"	9,250	5,495.87	"	7,790.58
3300	"	8,050	4,782.89	"	7,077.60
3400	"	8,050	4,782.89	"	7,077.60
3500	"	9,750	5,792.94	"	8,087.65
3600	"	9,850	5,852.36	"	8,147.07
3700	"	7,950	4,723.48	"	7,018.19
3800	"	7,950	4,723.48	"	7,018.19
3900	"	7,950	4,723.48	"	7,018.19
4000	"	7,950	4,723.48	"	7,018.19
4100	"	7,950	4,723.48	"	7,018.19
4200	"	7,700	4,574.94	"	6,869.65
4300	"	7,700	"	"	"
4400	"	7,700	"	"	"
4500	"	7,700	"	"	"
4600	"	7,700	"	"	"
4700	"	7,700	"	"	"
4800	"	9,300	5,525.58	"	7,820.29
4900	"	7,800	4,634.36	"	6,929.07
5000	"	10,500	6,238.55	"	8,533.26
5100	"	8,400	4,990.84	"	7,285.55
5200	"	8,500	5,050.26	"	7,344.97
5300	"	8,400	4,990.84	"	7,285.55
5400	"	8,350	4,961.14	"	7,255.85
5500	"	8,300	4,931.43	"	7,226.14
5600	"	10,200	6,060.31	"	8,355.02
5700	"	12,800	7,605.10	"	9,899.81
5800	"	14,600	8,674.56	"	10,969.27
5900	"	9,400	5,584.99	"	7,879.70
6000	"	8,100	4,812.60	"	7,107.31
6100	"	7,900	4,693.77	"	6,988.48
6200	"	7,900	4,693.77	"	6,988.48

TABLE III (Cont.)

ASHBROOK II

TOTAL ASSESSMENTS

Map 13-1E-32DB Tax Lot No.	Owner	Lot Sq.Ft.	Drainage & Street Assmt	Water & Sewer Assessmt	Total Assessment
6300	Republic Alby Corp	7,950	\$ 4,723.48	\$ 2,294.71	\$ 7,018.19
6400	"	7,950	4,723.48	"	7,018.19
6500	"	8,350	4,961.14	"	7,255.85
6600	"	8,250	4,901.72	"	7,196.43
6700	"	8,050	4,782.89	"	7,077.60
6800	"	10,100	6,000.90	"	8,295.61
6900	"	10,100	6,000.90	"	8,295.61
7000	"	10,650	6,327.68	"	8,622.39
7100	"	9,500	5,644.41	"	7,939.12
7200	"	7,250	4,307.57	"	6,602.28
7300	"	7,250	4,307.57	"	6,602.28
7400	"	7,250	4,307.57	"	6,602.28
7500	"	7,250	"	"	"
7600	"	7,250	"	"	"
7700	"	7,250	"	"	"
7800	"	7,250	"	"	"
7900	"	7,250	"	"	"
Totals			\$ 348,735.22	\$ 153,745.57	\$ 502,480.79