

ORDINANCE NO. 5518

AN ORDINANCE TO LEVY ASSESSMENTS AGAINST PROPERTY SPECIFICALLY BENEFITED BY SEWER AND WATER CONNECTIONS AND THE ASSESSMENT OF SEWER, WATER, TRANSPORTATION, AND PARKS SYSTEM DEVELOPMENT CHARGES FOR PROPERTY DESCRIBED AS TAX LOT 4700, OF PARCEL 10S-04W-36BC, AND SITE ADDRESS, 2375 GIBSON HILL ROAD NW; AND DECLARING AN EMERGENCY.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The Sewer and Water System Development Charges as referred to in this ordinance are to provide sewer and water connections to serve the structure on this property. The Transportation System Development Charge is intended to assess charges for future expansion or capacity increases to the system. This expansion is aimed at providing additional levels of services to the existing road network. The Parks System Development Charge is intended to impose a portion of the public cost for capital improvements for parks upon properties where residential developments create the need, or increase the demand for park improvements. These charges will be assessed on the property described as follows:

(See attached assessment sheets)

Section 2: The Sewer, Water, and Transportation System Development Charges and the assessments for the same will be levied according to the provisions of Albany Municipal Code, Chapter 15.16. The Parks System Development Charge and the assessment for the same will be levied according to the provisions of Albany Municipal Code, Chapter 15.20.

Section 3: The total cost of the Sewer, Water, Transportation, and Parks System Development Charges are as follows:

(See attached assessment sheets)

Section 4: The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the city liens and give notice thereof as provided by law.

Section 5: Inasmuch as this ordinance is necessary for the immediate preservation of the peace, health and safety of the City of Albany, Oregon, an emergency is hereby declared to exist; and this ordinance will be in full force and effect immediately upon passage by the Council and approval by the Mayor.

Passed by Council: January 23, 2002

Approved by Mayor: January 23, 2002

Effective Date: January 23, 2002



Mayor

ATTEST:



City Recorder

WATER SYSTEM DEVELOPMENT CHARGES
01/16/02 11:27 07

Name/Address	Description	
BROCK, RUSSELL	PART PLAT 01-32	10-04W-36BC-04700
BROCK, RAWNDA	Lot-003 Blk-000	PL3, 36A, 2375 GIBSON HIL
2375 GIBSON HILL ROAD NW	01/23/02 0000000	10144
ALBANY, OR 97321	WSDC012301*	1,254 00
Report total .	1,254.00	

SEWER SYSTEM DEVELOPMENT CHARGES

01/16/02 11 27 20

Name/Address	Description	
BROCK, RUSSELL	PART PLAT 01-32	10-04W-36BC-04700
BROCK, RAWNDA	Lot-003 Blk-000	PL3, 36A, 2375 GIBSON HIL
2375 GIBSON HILL ROAD NW	01/23/02 0000000	10141
ALBANY, OR 97321	SSDC012301*	2,075 00
Report total		2,075.00

PARKS SYSTEM DEVELOPMENT CHARGES

01/16/02 11 27 35

Name/Address	Description	
BROCK, RUSSELL	PART PLAT 01-32	10-04W-36BC-04700
BROCK, RAWNDA	Lot-003 Blk-000	PL3, .36A, 2375 GIBSON HIL
2375 GIBSON HILL ROAD NW	01/23/02 0000000	10143
ALBANY, OR 97321	PSDC012301*	2,148.18

Report total 2,148.18

TRANSPORTATION SYSTEM DEVELOPMENT CHARGES
01/16/02 11 27.51

Name/Address	Description	
BROCK, RUSSELL	PART PLAT 01-32	10-04W-36BC-04700
BROCK, RAWNDA	Lot-003 Blk-000	PL3, .36A, 2375 GIBSON HIL
2375 GIBSON HILL ROAD NW	01/23/02 0000000	10142
ALBANY, OR 97321	STSDC01231*	1,459.00

Report total . 1,459.00

Map 10S-4W-36B-C

Aug 28 01 08:45a

Benton County Assessor

15411766-6848

P. 2

PARTITION PLAT 2001-32
for
RAWNDA & RUSSELL BROCK
in
NW 1/4 SECTION 36, T10S, R4W, W.M.
CITY OF ALBANY
BENTON COUNTY, OREGON

FEBRUARY 15, 2001

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050



THIS DRAWING IS AN EXACT
COPY OF THE ORIGINAL PLAT.

APPROVALS

Lois Shiffen for Helen Brundage 7/1/01
Albany Community Development Director date
Michael Conrad for Floyd Collins 7/1/01
Albany Public Works Director date
Ray Wilson 7/31/01
Benton County Surveyor date
David Russell 08-01-01
Chair, Benton County Board of Commissioners date

I hereby certify that pursuant to O.R.S. 92.085 of ad valorem taxes, fees and other charges required by law to be placed on the parcel shown on this plat which become a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 10th day of July 2001.
by *Corina J. Smith*
Director, Benton County Dept. of Assessment

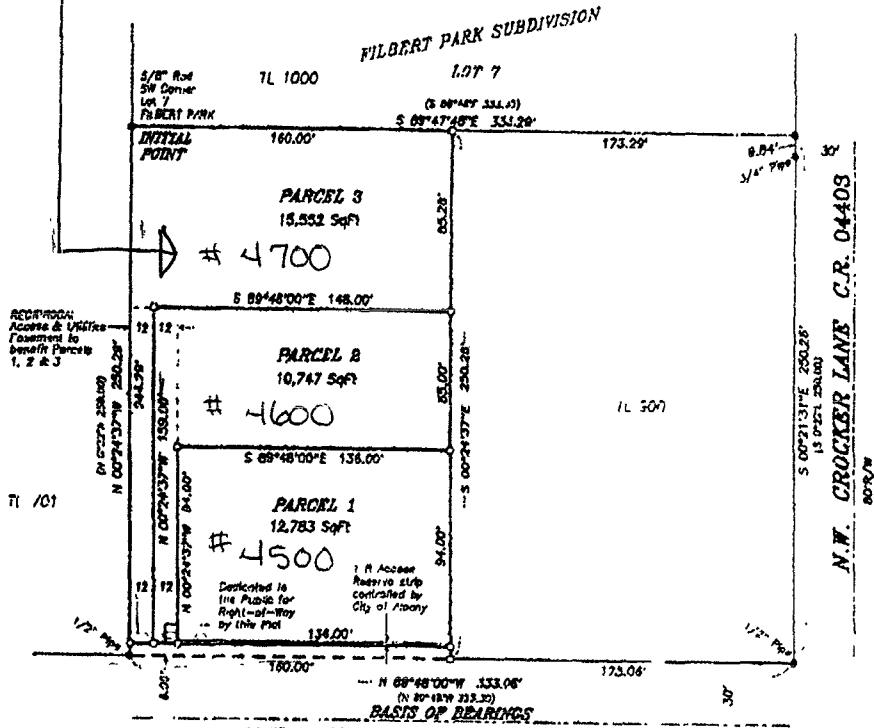
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 10th day of July 2001.
by *Helen Brundage*
Director, Benton County Dept. of Finance, Auditing & Tax

STATE OF OREGON)
COUNTY OF BENTON) S.S.

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2001-32 in Benton County Deed Records M-233431-87 on this 15th day of February 2001 at 1:00 o'clock P.M.
by *[Signature]*
Benton County Clerk

NARRATIVE

This plat is the result of City of Albany Community Development Department File No. PA-07-04. It divides the tract surveyed and described per M-233431, Benton County Deed Records, into 3 Parcels.
I held monuments from OS 874 and the plat of FILBERT PARK SUBDIVISION to control the property boundary. The southern 30 feet of the dead tract lies within the right-of-way of Gibson Hill Road. I computed the SE property corner on the R/W 180.00 feet from the pipe at the SW corner per the deed. I computed NE corner on the south line of Lot 7 of FILBERT PARK 180.00 feet from the rod at the NW corner.



LEGEND

-Found monument: 5/8" iron rod by plat of FILBERT PARK SUBDIVISION unless otherwise noted.
-Set monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ().....Record data from the plat of FILBERT PARK SUBDIVISION.

NOTE: pipe dimension is inside diameter.

PARTITION PLAT CONSENT

A Partition Plat Consent Affidavit from Oregon Telco Credit Union, the recorded beneficiary of these Trust Deeds recorded as M-281805-99 M-281806-98, has been recorded in M-233431-87, Benton County Deed Records.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and found or set proper monuments marking the boundary of the land represented on this Partition Plat. The land is described as follows:

Beginning at a 5/8" iron rod at the southwest corner of Lot 7, FILBERT PARK SUBDIVISION, being the northwest corner of that tract conveyed to Russell and Rawnda Brock per M-233431-87, Benton County Deed Records, in the Northwest Quarter of Section 36, T10 S, R4 W, W.M., City of Albany, Benton County, Oregon; thence along the line common to said Lot 7 and the Brock tract, S 89°47'46"E 180.00 feet to a 5/8" iron rod at the northeast corner of said Brock tract; thence along the east line thereof S 0°24'37"E 250.28 feet to a 5/8" iron rod on the northern right-of-way line of Gibson Hill Road; thence along said right-of-way line N 89°48'00"W 180.00 feet to a 1/2" iron pipe on the west line of said Brock tract; thence N 0°24'37"W 250.28 feet to the point of beginning.

DECLARATION

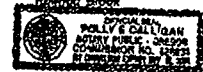
Know all men by these presents that Rawnda Brock and Russell Brock are the recorded owners of the land represented on the accompanying map and described in the accompanying surveyor's certificate and have caused same to be surveyed and partitioned into parcels as shown hereon.

We hereby create the Rediprocal Access and Easement for the benefit of Parcels 1, 2 and 3.

We hereby dedicate the 6.00-foot strip as shown hereon to public use forever for road right-of-way.

We hereby agree to the reserve strip for access control as shown hereon.

[Signature] Rawnda Brock
[Signature] Russell Brock

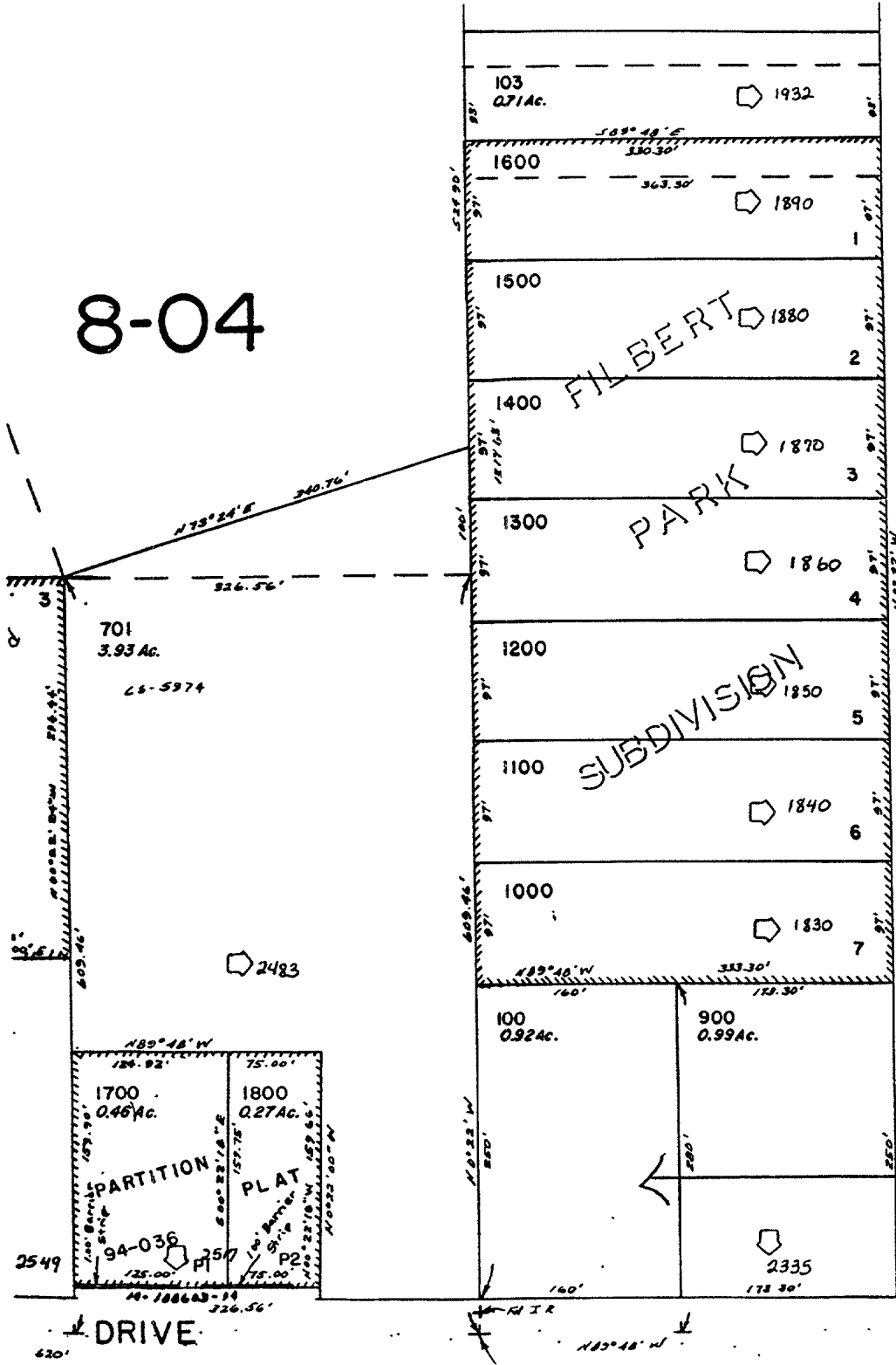


STATE OF OREGON)
COUNTY OF BENTON) S.S.

Signed or attested before me on this 18th day of April 2001
by Russell Brock and Rawnda Brock.

[Signature]
Notary Public

8-04



SEE MAP 10 4 36BD

1/4 COR

ESE Cor.
J. Carter DLC
No. 1. No. 1742

(Parent Parcel)

Desc:

10S-4W-36BC-100

CROCKER LANE