

ORDINANCE NO. 1712

AN ORDINANCE providing for the construction and installation of sanitary sewers in that area known as "Lacamas Heights", creating Local Improvement District No. 208, providing for the payment of the cost of such improvement to be made in part by special assessment upon the property in said Local Improvement District, and creating a Local Improvement District No. 208 Fund.

WHEREAS, the City Council of the City of Camas finds that in May of 1988, a petition was filed with the City Clerk requesting the creation of a Local Improvement District for the purpose of installing and constructing sanitary sewers in the area commonly known as "Lacamas Heights"; and

WHEREAS, the City Council of the City of Camas further finds that the City Engineer has submitted his report to the City Council showing that the petition was signed by the owners of 55.57% of the area of the property within the assessment district to be created; and

WHEREAS, the City Council of the City of Camas further finds that the City Engineer has submitted to the Council all of the information required by law, including preliminary plans and specifications for the proposed project, the amount of outstanding and unpaid assessments within the proposed district, the total assessed valuation of the district, a preliminary assessment roll showing the estimated amount to be assessed against the properties within the district, and a diagram of the lots, tracts and parcels of land and other property which will be benefited by the improvement; and

WHEREAS, the City Council of the City of Camas further finds that the City Engineer has submitted to the Council the estimated cost of the construction of the project at \$1,000,031.00, of which total cost an estimated \$705,535.00 will be in the form of an EPA grant and an estimated \$294,496.00 will be funded by special assessments on the properties benefited by such improvement; and

WHEREAS, the City Council of the City of Camas held a public hearing on said petition for the formation of an LID on May 23, 1988,

at which time the Council heard testimony from persons for and against the formation of the Local Improvement District; and

WHEREAS, the City Council of the City of Camas further finds that the City Engineer has recommended that the Council proceed with the improvement,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

It is hereby ordered that the following described real property commonly known as the "Lacamas Heights" area be improved by the installation of a pressure sanitary sewer system. Such work to be done is more specifically shown upon the preliminary plans and specifications therefor on file in the office of the City Engineer, and said plans and specifications are hereby adopted and incorporated by reference into this ordinance. The improvements provided for herein shall be constructed in strict conformity with the final plans and specifications when such plans are completed.

The boundaries of the Local Improvement District created herein, which shall be known as Local Improvement District No. 208, are as follows:

County of Clark, State of Washington:

Beginning at a point which is 20 feet East and North 0°50' East 1336.0 feet from quarter section corner between Sections 2 and 11, Township 1 North, Range 3 East, Willamette Meridian; thence from said point of beginning, also being the Southeast corner of Lot 186 Serial Number 124507, North 89°10' West 501.4 feet to a point on the West right-of-way line of State Route 500; thence along said West right-of-way line North 0°50' East 304 feet more or less to a point, also being the Southeast corner of Lots 215, 229 Serial Number 91021; thence along South line of said parcel West 340 feet; thence North parallel with West right-of-way line of State Route 500 a distance of 288 feet; thence North 6°50' West 637.6 feet; thence North 76°30' East 160.6 feet to a point being on the West right-of-way line of State Route 500; thence North 1°30' West along said right-of-way line 2000 feet more or less to a point also being the Southeast corner of Lot 28 Serial Number 124262; thence from said point North 19°38' West 442 feet; thence North 28°48' West 329.9 feet to a point intersecting the section line between Section 2, Township 1 North, Range 3 East and Section 35, Township 2 North, Range 3 East, Willamette Meridian; thence from said intersection North 54°45' West 158 feet; thence North 0°16' East 1,234.6 feet; thence North 54°20' West 279.65 feet; thence North 57° West 550 feet;

thence North 436.92 feet to a point being on the centerline of Southeast Leadbetter Road; thence along said centerline South  $57^{\circ}$  East 550.0 feet; thence North 728.4 feet to a point being on the North line of the Southwest quarter of Section 35, Township 2 North, Range 3 East Willamette Meridian, which is South  $89^{\circ}32'$  East 1088.4 feet from the Northwest corner of said quarter section; thence East along said North line 1265 feet more or less to a point intersecting the East right-of-way line of State Route 500; thence North  $50^{\circ}40'$  East along said East right-of-way line 210 feet more or less to a point intersecting the West line of the Northeast quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, said West line also being the centerline of Southeast 262nd Avenue; thence South along the West line of said Northwest quarter section 140 feet more or less to a point being the center of Section 35; thence East along the South line of said Northwest quarter section 649 feet; thence South 1320 feet more or less to a point of intersection with the centerline of Southeast 15th Street; thence South  $89^{\circ}31'$  West along said centerline 294.6 feet; thence North 322.8 feet; thence South  $89^{\circ}31'$  West 345.16 feet to a point of intersection with the West line of the Southeast quarter of said Section 35, said line also being the centerline of Southeast 262nd Avenue; thence South  $0^{\circ}23'$  West along the West line of said Southeast quarter section 1639.9 feet to a point being the quarter section corner between said Section 35 and Section 2, Township 1 North, Range 3 East, Willamette Meridian; thence South  $0^{\circ}58'30''$  East along the West line of the Northeast quarter of said Section 2 a distance of 819.92 feet; thence South  $78^{\circ}56'43''$  East 57.21 feet; thence South  $44^{\circ}48'50''$  East 61.65 feet; thence South  $51^{\circ}35'$  East 90.05 feet; thence South  $65^{\circ}54'16''$  East 55.65 feet; thence South  $72^{\circ}20'$  East 35.48 feet; thence South  $80^{\circ}29'$  East 101.25 feet; thence South  $84^{\circ}00'30''$  East 206.14 feet; thence North  $0^{\circ}58'30''$  West 282.77 feet to a point that bears North  $0^{\circ}58'30''$  West 570 feet from the South line of the North half of Northeast quarter of said Section 2; thence North  $89^{\circ}02'$  East parallel with the South line of the North half of said Northeast quarter a distance of 580 feet; thence South  $0^{\circ}58'$  East 570 feet to the South line of the North half of said Northeast quarter; thence South  $89^{\circ}02'$  West along said South line 1,135.93 feet to a point intersecting the West line of the Northeast quarter of Section 2; thence North  $0^{\circ}58'30''$  West along said West line 514.88 feet to a point intersecting the centerline of Southeast Leonard Road; thence North  $37^{\circ}29'09''$  West along said centerline 79.26 feet; thence North  $60^{\circ}29'09''$  West 90.20 feet; thence South  $87^{\circ}26'51''$  West 160.00 feet; thence South  $85^{\circ}12'37''$  West 318.60 feet; thence South  $77^{\circ}20'53''$  West 212.53 feet to a point intersecting the East right-of-way line of State Route 500; thence South  $1^{\circ}30'$  East along said East right-of-way line 1260 feet more or less to a point being the Northwest corner of Lot 150 Serial Number 124502; thence East from said corner 328.3 feet; thence South along the mill pond 102.3 feet; thence South  $20^{\circ}0'$  West 290.7 feet continuing along said mill pond; thence South  $24^{\circ}00'$  East 116.16 feet; thence South  $48^{\circ}00'$  East 79.2 feet; thence South  $18^{\circ}00'$  East 138.6 feet; thence South  $32^{\circ}50'$  East 250.8 feet; thence South  $0^{\circ}10'$  West 40.0 feet; thence North  $89^{\circ}50'$  West 300 feet to a point intersecting the East right-of-way line of State Route 500; thence South  $28^{\circ}59'$  East along said East right-of-way line 200.85 feet; thence South  $18^{\circ}12'30''$  East 223.3 feet; thence South  $89^{\circ}10'$  East 275.0 feet; thence South  $0^{\circ}50'$  West 217.0 feet; thence South  $89^{\circ}10'$  East 126.4 feet; thence South  $0^{\circ}50'$  West 434.0 feet to point of beginning. Containing approximately 145 acres.

## Section II

The cost of said improvement, including all necessary and incidental expenses of engineering, surveying, clerical and other items as provided by law, shall be borne and paid in part by an EPA grant in the estimated amount of \$705,535.00, and in part by special assessment in the estimated amount of \$294,496.00 levied and assessed against the properties included in the Local Improvement District herein created. The City of Camas shall not be liable in any manner for any of the costs and expenses of said improvement to be borne by the Local Improvement District created herein.

## Section III

There is hereby created and established Local Improvement District No. 208, which shall include all of the properties specifically benefited by the improvements herein provided for. Those properties shall consist of all property lying within the district as hereinabove described.

## Section IV

Bonds or promissory notes of said Local Improvement District bearing interest at a rate not to exceed twelve (12%) percent per annum and payable on or before twelve (12) years from the date of issuance shall be issued in payment of the costs and expense of the improvements provided for herein. Said bonds or promissory notes shall be redeemed by collection of special assessments to be levied and assessed upon the property within said district, payable in ten (10) equal annual installments with interest at a rate not to exceed twelve (12%) percent per annum. Assessments or installments of assessments not paid when due shall be delinquent and there shall be added to the same an annual penalty in an amount equal to five (5%) percent of the amount of overdue installments and interest, and such penalty shall become a part of the lien upon the property so assessed.

## Section V

There is hereby created in the office of the Treasurer of the

City of Camas a fund of the City to be known as "Local Improvement District No. 208 Fund". All monies received in payment of the assessments to be levied as herein provided shall be placed in said fund and shall be used solely for the retirement of the bonds or promissory notes of this Local Improvement District. Warrants shall be drawn on said fund based on the estimates of the Engineer of the City in payment of the cost of construction and installation of said improvement. Said bonds or promissory notes shall be delivered to the contractor in redemption of said warrants, or the City of Camas may, at its election, sell said bonds or promissory notes and make such redemption in cash.

Section VI

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 22 day of May, 1989.

SIGNED: Nan A. Henniker  
Mayor

ATTEST: Kate E. [unclear]  
Clerk

APPROVED as to form:  
[Signature]  
City Attorney



**AFFIDAVIT OF PUBLICATION  
STATE OF WASHINGTON**

COUNTY OF CLARK

Ed Ebeling being first duly sworn on oath, deposes and says that he/she is Publisher

of The Post-Record, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continuously as a weekly newspaper in Camas, Clark County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of ORDINANCE NO. 1712

as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of One consecutive weeks, commencing on the 30 day of May, 1989, and ending on the 30 day of May, 1989, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$185.96 which amount has been paid in full, at the rate of 27.5 cents per line for the first insertion and 27.5 cents per line for each subsequent insertion, minimum of \$5.

Ed Ebeling  
Subscribed and sworn to before me this 31<sup>st</sup> day of May, 1989  
Beverly J. Webster  
Notary Public in and for the State of Washington  
Residing at Camas, Washington.  
SEAL

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The boundaries of the Local Improvement District created herein, which shall be

**ALLS?**



for Both  
dial  
6-8242

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Southwest quarter of Section 3337-2 North, Range 3 East Meridian, which is South 89°32' feet from the Northwest corner quarter section; thence East North line 1265 feet more or less intersecting the East right-of-way State Route 500; thence North along said East right-of-way line more or less to a point intersecting line of the Northeast quarter of Township 2 North, Range 2-Willamette Meridian, said West being the centerline of South Avenue; thence South along the of said Northwest quarter section more or less to a point being the of said Northwest quarter section, thence South 1320 feet more or less point of intersection with the Southeast 15th Street; thence South West along said centerline 2, thence North 322.8 feet; thence 89°31' West 345.16 feet to a intersection with the West line Southeast quarter of said Section line also being the centerline of 262nd Avenue; thence South 0 along the West line of said quarter section 1639.9 feet to a p the quarter section corner bet Section 35 and Section 2. To North, Range 3 East, Willamette thence South 0°58'30" East along line of the Northeast quarter of s 2 a distance of 819.92 feet; the 78°56'43" East 57.21 feet; the 44°48'50" East 61.65 feet; the 51°35' East 90.05 feet; the 65°54'16" East 55.65 feet; the

**FIREWOOD, WOOD STOVES**

**FIREWOOD.** Dried or gr haul. **837-3797.**  
**FIREWOOD.** Season \$80Mcord. unseasoned \$95/cord 835-8142.

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JUN 1989  
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