

56-79-11
56-79-10

ORDINANCE NO. 1451
(Special)

AN ORDINANCE DECLARING THAT THE COST OF PROVIDING SANITARY SEWERAGE FACILITIES FOR DIVISION 6 OF GENERAL SANITARY SEWER DISTRICT NO. 4, ALL IN THE CITY OF HOOD RIVER, OREGON (INCLUDING THE PRORATED SHARE OF THE TRUNK LINE SERVICE) SHALL BE ASSESSED AGAINST THE PROPERTY SPECIALLY BENEFITED THEREBY; DETERMINING THE AREA TO BE BENEFITED THEREBY; LEVYING AN ASSESSMENT AGAINST THE PROPERTY LIABLE THEREFORE TO COVER THE COSTS OF PROVIDING SUCH SEWER SERVICE; DESCRIBING THE BOUNDARIES OF THE AREA TO BE BENEFITED THEREBY; DIRECTING THE CITY RECORDER TO ENTER A STATEMENT THEREOF IN THE DOCKET OF CITY LIENS; DIRECTING THE CITY RECORDER TO PUBLISH NOTICE OF THE COLLECTION OF THE ASSESSMENTS; AND DECLARING AN EMERGENCY.

WHEREAS there has been constructed a sewer system in and to serve the area designated as Division 6 of General Sanitary Sewer District No. 4 of the City of Hood River to bring trunk and lateral line service to said Division of said District and there have been provided sewer laterals to serve the area within said Division and District, which sewer construction is of 6 inch and 8 inch concrete sewer pipe with rubber-ringed joints to give an estimated life of 40 years so as to provide sanitary sewer service to all the properties within the boundaries of the area now designated as Division 6 of General Sanitary Sewer District No. 4 and said work has now been completed and an assessment should be made, therefore,

THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

Section 1: That the cost of construction of the sanitary sewer laterals serving Division 6 of General Sanitary Sewer District No. 4 and the prorated share of the sanitary sewer trunk line serving said District as recommended by the Street and Sewer Committee and directed by the City Council at its meeting on March 27, 1979, is hereby ascertained and declared by the Council of the City of Hood River to be the sum of

Sixty-One Thousand Five Hundred Twenty-Two and 30/100 (\$61,522.30) Dollars.

Section 2: That the whole cost of the sanitary sewer line laterals and prorated share of the sanitary sewer trunk line serving these premises shall be borne by the assessment to each lot, part of lot, or acreage of property within said Division 6 of General Sanitary Sewer District No. 4 of the City of Hood River and the service area thereof and upon which the assessment is made is:

All of Lot 20 and the East 152.29 feet of the West 347.20 feet of the South 171 feet of Lot 19 of ADAMS PARADISE ACREAGE, all in the City of Hood River

and shall be a lien thereon from and after the date of entry of such costs against such property and the several owners thereof in the Docket of City Liens as hereinafter provided.

Section 3: That the property set forth in the attached "EXHIBIT A" is hereby ascertained and declared to be the property within such Division and District as is liable therefore and each lot, part of lot or acreage of property therein described is hereby assessed its proportionate share of the cost of such sanitary trunk sewer line and lateral sewer lines appurtenant to the Division as therein set out and the distribution to each of said lots, part of lot, and acreage of property within such Division is liable for the cost of the lateral sewer line and of its share of the trunk sewer line and the assessments therefor, together with the names of the owner or owners of each lot, the lot number, the description of the addition or acreage is as set forth in the attached "EXHIBIT A" which is hereby by reference made a part hereof the same as if fully set out herein.

Section 4: Each and all said assessments shall, upon the passage and approval of this ordinance, be effective and shall be duly and regularly entered by the City Recorder in the Docket of City Liens of the City of Hood River as of said date and shall be and remain a lien on the property to which the same is assessed and charged herewith from and after the date of entry in said Docket of City Liens as aforesaid and shall be payable within twenty (20) days thereafter, all as provided by Ordinance

No. 1217 of the City of Hood River adopted July 21, 1967, and the amendments thereto as set forth in Ordinance No. 1271 adopted February 16, 1970, and the provisions of the Charter of the City of Hood River and the laws of the State of Oregon.

Section 5: The City Recorder is ordered to give notice of the aforesaid assessments by publication thereof as required by Section 10 of Ordinance No. 1217 of the City of Hood River in substantially the form set forth in "EXHIBIT B" to the attached FINAL REPORT of the City Engineer.

Section 6: Whereas the construction of the above described sanitary sewerage improvements is made in the interests of safeguarding the peace, health and safety of the citizens of the City of Hood River and is necessary to maintain the faith and credit of the City of Hood River that the assessment herein provided for be levied and collected at an as early a date as possible, now, therefore, an emergency is hereby declared to exist and this ordinance shall go into full force and effect upon and after its passage by the Council and approval by the Mayor.

Read for the first time: March 27, 1979.

Read for the second time: April 10, 1979.

PASSED by the Council of the City of Hood River this 10th day of April, 1979.

Dorothy M. Snyers
City Recorder

President of the Council

APPROVED by the ~~Mayor~~ of the City of Hood River this 10th day of April, 1979.

Michael G. Bilbray
Mayor President of the Council



CITY OF HOOD RIVER

P.O. Box 27
HOOD RIVER, ORE. 97031

March 13, 1979

SANITARY SEWER DISTRICT 4

DIVISION 6

FINAL REPORT

To: The Honorable Mayor and City Council

The following is a final report upon the amendment of General Sewer District No. 4 of the City of Hood River, Oregon for annexation and creation of Division 6 thereof, together with, the construction of sanitary sewers to serve said Division 6 of the district. The sewer construction consisted of 6" and 8" concrete sewer pipe with rubber ring joints to give an estimated life of 40 years.

General Sanitary Sewer District No. 4 of the City of Hood River created by Ordinance No. 922 amended by Ordinance 1191 and Ordinance 1222 was originally established to serve the northwest portion of the City of Hood River lying South of Interstate Highway 80N not within a sewer district.

Ordinance No. 1417 further amended these ordinances by annexation into General Sewer District 4 of the City of Hood River, that property within the city limits described as Lot 20 of Adams Paradise Acreage and establishing said Lot 20 as Division 6 of General Sewer District No. 4. Since the adoption of Ordinance No. 1417 the owners of additional lands within the city limits and adjacent to said Lot 20 have requested sanitary sewer service and waived all procedural requirements for inclusion into an activated sewer district and assessment for such benefits and assessment for such benefits and have further had such sewer service provided by the sewer mains constructed within Division 6 of General Sewer District 4 of the City of Hood River.

For this reason we hereby recommend that:

1. The lands so served described as the south 171 feet of the west 347.20 feet of Lot 19 Adams Paradise Acreage less and except the west 194.91 feet thereof be annexed into General Sewer District 4 of the City of Hood River as a part of Division 6 thereof and share equally in the final assessment of said Division 6 as the other benefitted properties.

Honorable Mayor and City Council
 Sanitary Sewer District 4, Division 6
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2. The service area of Division 6 of General Sewer District 4 of the City of Hood River shall consist of all of Lot 20 and the south 171 feet of the west 347.20 feet of Lot 19 of Adams Paradise Acreage less and except the west 194.91 feet of said Lot 19 which is 35 percent developed residential property and 65 percent undeveloped residential property.

The following is the actual cost of construction, recommendation for assessments for Division 6 of General Sewer District 4 of the City of Hood River:

Total costs of construction performed by force account offer no bids received on advertised sewer project as per Council action of September 27, 1977 and approval of benefitted property owners.

Total billings to combined sanitary sewer, and services, storm sewer and water main in Glenn Meadows Addition and adjacent property.

D. R. Montgomery		
As per C. O. No. I 1977 Street Project Sched. III		
paid through C. H. Stinson, Inc.		8,193.90
Glenn Adams Excavating, Inc.		
As per payment No. 7, December 12, 1978	72,314.55	
Less 1. Charges paid direct by developer	1,266.96	
2. Cost of special service connection (special benefit)	805.37	
3. 11th Street Project	<u>88.00</u>	
Net		70,154.22
Molalla backhoe		<u>300.00</u>
GROSS CONTRACT COSTS		\$78,648.12

Allocation of costs based upon total project trench footages as follows:

Item	Footage	Percentage
Sanitary Sewer and Services	3540	64.58
Storm Sewer	1528	27.88
Water Mains	<u>413</u>	<u>7.54</u>
	5481	100.00

A. Sanitary sewer and services cost
 64.58 percent X \$78,648.12 = 50,790.95

B. Individual lot services cost based upon prorate of trench footage for services vs. total sewer footage except Beard'sley which was separate billing.

Lateral service footage = $\frac{520}{3540}$ = 14.69 percent
 Total sewer footage =

14.69 percent X 50,790.95 = 7,460.81
 Plus 10 percent City cost 746.08

Total individual and lot service cost in subdivision 8,206.88

Beardsley service cost as per Adams invoice 805.37
 Plus 10 percent City cost 80.54
885.91

TOTAL SERVICES 8,206.88 + 885.91 = \$9,092.79

C. Main Line Sewer Cost Subdivision Lot

Total Cost Lateral Cost
 50,790.95 - 7,460.80 = 43,330.15
 Plus 10 percent City cost 4,333.01

TOTAL ESTIMATED MAIN COST \$47,663.16

D. Trunk Sewer Charge

Trunk sewer charge = 10 percent main
 10 percent X 47,663.16 = 4,766.32

Total Project Costs Assessed

1. Individual lot services (special benefit) 9,092.79
2. Mail line sewer 47,663.16
3. Trunk sewer charge 4,766.32

City Costs - None

TOTAL PROJECT (Including trunk charge) \$61,522.27

BASIS OF ASSESSMENT

It is recommended that the total main line sewer and 10 % trunk sewer charges be assessed to the benefitting properties on a square foot basis over the entire property and the individual lot services cost be divided equally among the individual platted lots so served with the special service billed in total to the benefitting property all as a special benefit assessment.

METHOD OF CALCULATION

Main Line Sewer
 Cost of main line sewer 47,663.16 = 0.11886303 per sq. ft.
 Area served 400,992.30 sq. ft.

Trunk Sewer Charge
 Trunk cost 4,766.32 = 0.01188630 per sq. ft.
 Area served 400,992.30

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Individual platted lot services		
Cost of services	<u>8,206.88</u>	
Lots served	29	= \$283.00 per lot
Special service Tax Lot 400		
As per billing +10%		= \$885.01

COMPARISON TO ESTIMATE

ITEM	ORG. EST.	FINAL	PERCENT
Main line sewer	\$ 0.094182646	\$ 0.11886303	126.2
Trunk charge	\$ 0.009418265	\$ 0.01188630	126.2
Individual lot	\$ 126.11 ea.	\$ 283.00 ea.	224.4

It is noted:

1. that addition area was added to the project during construction and the cost of service construction to such area is borne by the assessment to such served area.
2. Extremely adverse weather conditions occurred during the course of the project which did increase the cost of the work substantially.
3. The City share of the storm sewer and water line costs included in the total force account construction are also proportionally higher than the original estimates.
4. The project has not been preassessed so there has not been an interium interest charge to the property owners.

Respectfully submitted,



Donald J. Branton
 City Engineer

DJB/bb

COUNCIL MEETING MINUTES
September 25, 1979

The regular meeting of the City Council of the City of Hood River was held on the above date in the Council Chambers of the City Hall at 7:30 P.M.

ATTENDANCE

PRESENT:

Mayor - Beardsley

Councilmembers - Rosen, Kramer, Reed, Woolston and Smith

Staff - City Attorney Jaques, Chief of Police Kelly, Fire Chief Hay, City Engineer Branton, City Planner Lunceford, City Administrator Erickson, City Recorder Swyers

Absent: Councilmember Davis, and Public Works Director Senior

AGENDA ADDITIONS

- A. Hood River Merchants Request for Free Parking
- B. Redistribution of Sewer Assessment - Halvorson

ACTION ON MINUTES

COUNCIL MEETING OF SEPTEMBER 11, 1979 - Moved by Woolston, seconded by Rosen to approve minutes as received. Carried by unanimous vote (see #1-v.r.).

PLANNING COMMISSION MEETINGS OF AUGUST 20 and AUGUST 27, 1979 - moved by Reed, seconded by Smith to accept minutes as received. Carried by unanimous vote (see #2 - v.r.).

BUSINESS FROM THE AUDIENCE

Redistribution of Sewer Assessment - Ron Halvorson asked the Council to approve the redistribution of the assessments for sewer in District 4, Division 6 on three lots he had purchased from Glen and Arlene Taylor on West Eugene Street. These 3 lots have now been divided into 4 lots and Mr. Halvorson wants to arrange Bancroft bonding for these lots. Mrs. Swyers stated that it would create no problem for her department. The assessment which is calculated on a square foot basis could be reapportioned among the 4 lots so that the total assessment would be the same and would require only minor changes. The Bancroft bonds have not been sold. Moved by Kramer and seconded by Reed - the reapportionment be allowed. Mayor Beardsley stated that he owns property within the sewer district. Motion carried by majority vote - Beardsley abstained. (#3 - v.r.). I A 5

Planning Commission Vacancies - A number of people were in the audience to speak about the applicants for the vacancy on the Planning Commission. Hilda Silagi, Will Carey, Elmer Owen, Paul Federici, Russ Guppy, Wayne Annala, Charles Weder, Stanley Wells, John Sieverkropp, Roger Ross, Everett Monahan, Marge Wickman, Glen Taylor all spoke in support of Glenn Palmer and Mr. Taylor also spoke for Mike Maurer.

Arlene E. Taylor T 701 650^P 772.61
77.26

Glenn P Taylor T 700 1250^P 1522.40
152.24

Arlene E Taylor T 702 650^P 772.61
77.26

25,808^P ✓ 3374.38

\$934	705.33	70.53	=	775.86
6000	713.18	71.32	=	784.50
6000	713.18	71.32	No Service Lines Billed	784.50
<u>7874</u> ^P	935.93	93.59	=	<u>1029.52</u>
25,808 ^P				3,374.38 ✓

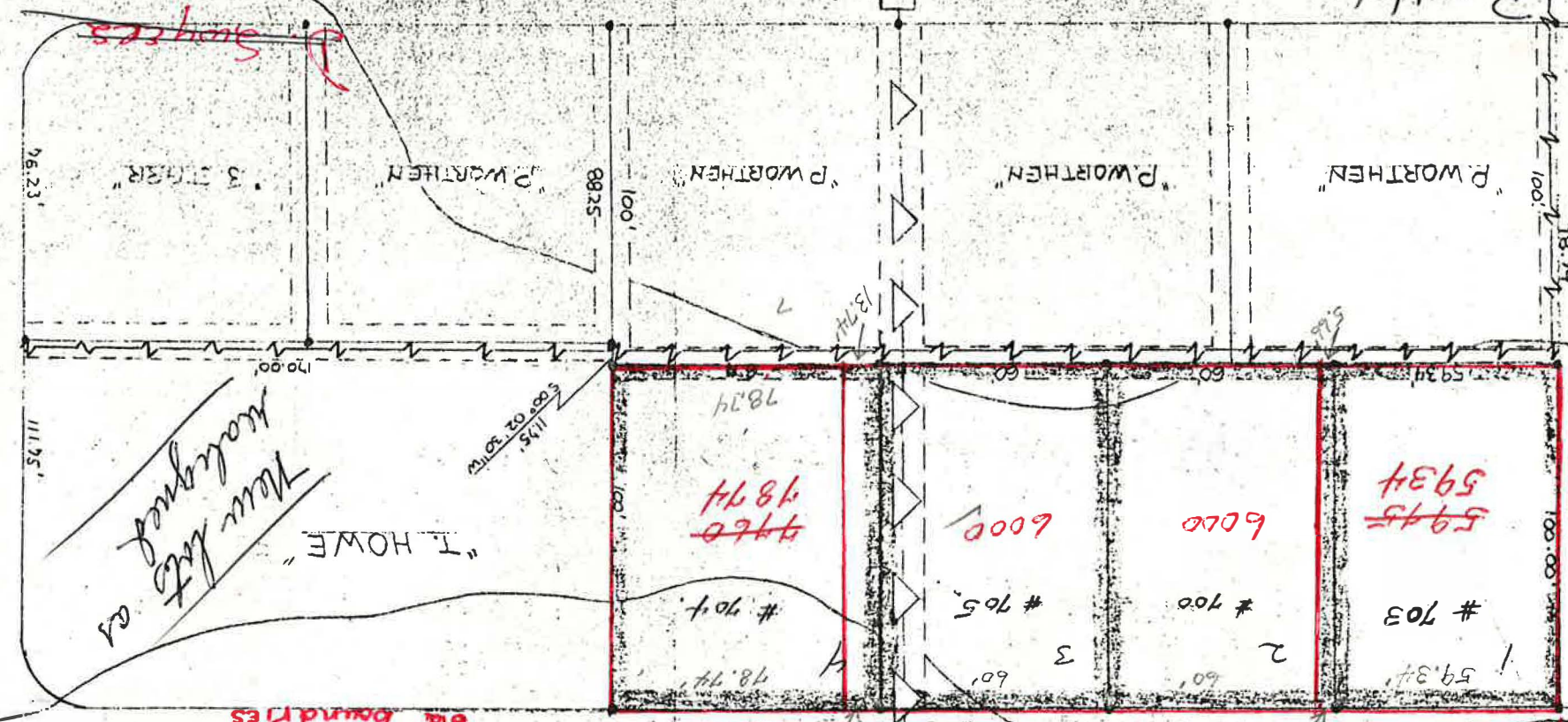
RAND ROAD

MONTELLA STREET

Ron Halvorsen

N 00° 27' 06" E

#4 is 7760 #
sq. ft. for lot



New lots as
indicated by

Red lines denote
old boundaries

WEST EASEMENT

(---) CITY WATER MAIN
 --- STORM SEWER
 - - - SANITARY SEWER
 SCALE 1" = 50'
 86.25
 79

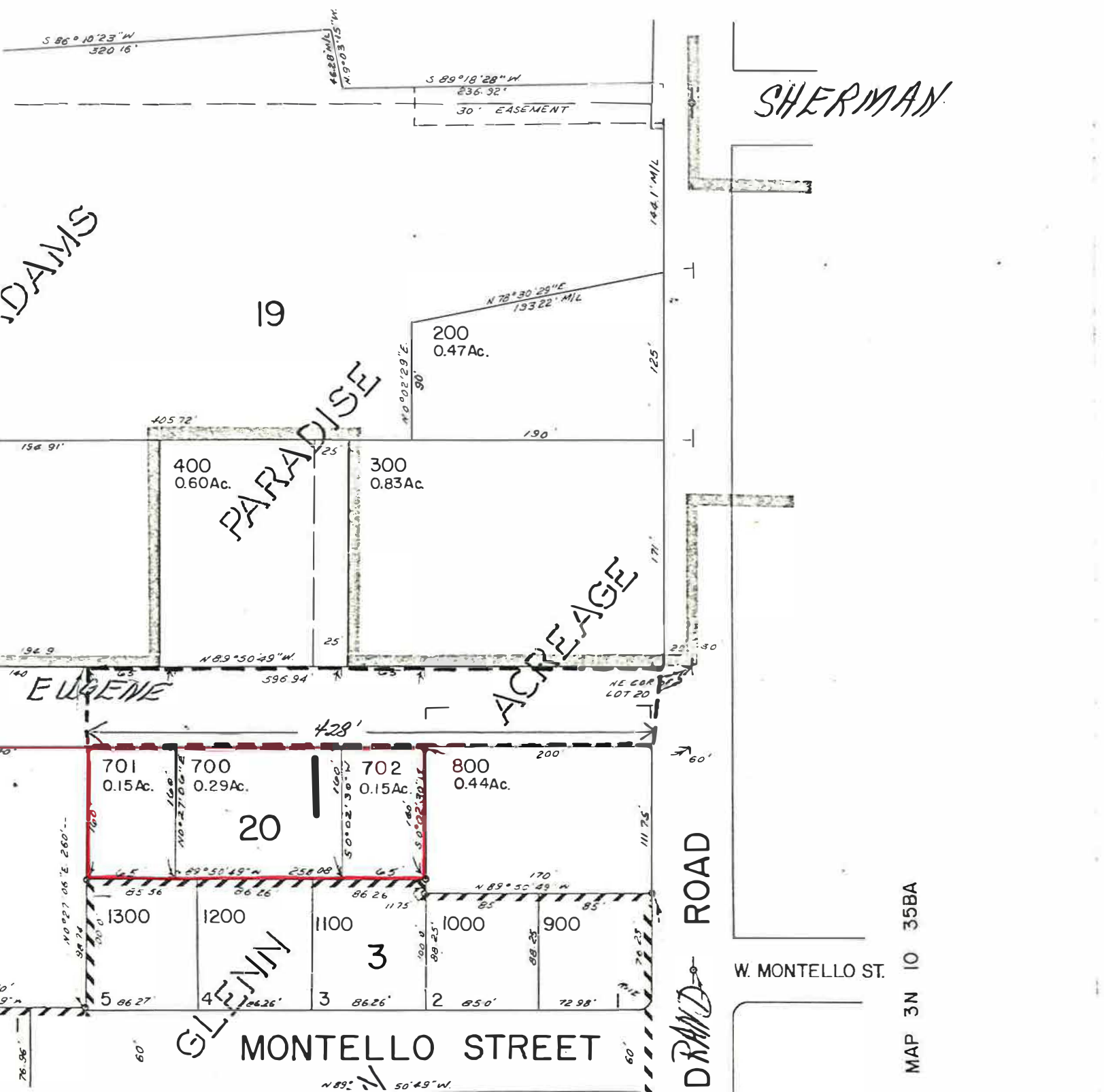
Map 3 N 10 35 B B
"C. BERDSELEY"

N. R. 10 E. W.M.
NTY

3N 10 35BB

*Lots at time of
Assessment*

26CC



MAP 3N 10 35BA

OWNER	DESCRIPTION	SQUARE FOOTAGE	TRUNK ASSESSMENT	LATERAL ASSESSMENT	SERVICE LINE ASSESSMENT	TOTAL ASSESSMENT
Starr, Byron J. <i>See to Paul Worthen</i> 2710 Montello Avenue Hood River, OR 97031	Lot 1, Block 3, Glenn Meadows Addition Tax Lot 900, Map 3N10 35BB	7470.25	88.79	887.93	283.00	1,259.72
Monahan, Everett 4319 Belmont Drive Hood River, OR 97031	Lot 2, Block 3, Glenn Meadows Addition Tax Lot 1000, Map 3N10 35BB	7501.25	89.16	891.62	283.00	1,263.78
Worthen, Paul 2116 Montello Avenue Hood River, OR 97031	Lot 3, Block 3, Glenn Meadows Addition Tax Lot 1100, Map 3N10 35BB	8626.00	102.53	1,025.31	283.00	1,410.84
Worthen, Paul "	Lot 4, Block 3, Glenn Meadows Addition Tax Lot 1200, Map 3N10 35BB	8626.00	102.53	1,025.31	283.00	1,410.84
Monahan, Everett 4319 Belmont Drive Hood River, OR 97031	Lot 5, Block 3, Glenn Meadows Addition Tax Lot 1300, Map 3N10 35BB	8591.50	102.12	1,021.21	283.00	1,406.33
Johnson, Frances L. 2719 Montello Avenue Hood River, OR 97031	Lot 1, Block 2, Glenn Meadows Addition Tax Lot 1800, Map 3N10 35BB	8188.70	97.33	973.33	283.00	1,353.66
Gamblen, Devona Lenora 2 Montello Avenue Hood River, OR 97031	Lot 2, Block 2, Glenn Meadows Addition Tax Lot 1900, Map 3N10 35BB	8630.30	102.58	1,025.82	283.00	1,411.40
Williams, James W. 1814 W. Eugene Street Hood River, OR 97031	Lot 3, Block 2, Glenn Meadows Addition Tax Lot 2000, Map 3N10 35BB	8624.70	102.52	1,025.16	283.00	1,410.68
G. & A. T. Corporation c/o Paul Worthen 2116 Montello, Hood River	Lot 4, Block 2, Glenn Meadows Addition Tax Lot 2100, Map 3N10 35BB	8619.10	102.45	1,024.49	283.00	1,409.94
G. & A. T. Corporation "	Lot 5, Block 2, Glenn Meadows Addition Tax Lot 2200, Map 3N10 35BB	8185.50	97.30	972.95	283.00	1,353.25
G. & A. T. Corporation "	Lot 6, Block 2, Glenn Meadows Addition Tax Lot 2300, Map 3N10 35BB	8210.00	97.58	975.87	283.00	1,356.45

OWNER	DESCRIPTION	SQUARE FOOTAGE	TRUNK ASSESSMENT	LATERAL ASSESSMENT	SERVICE LINE ASSESSMENT	TOTAL ASSESSMENT
Williams, James W. 1814 W. Eugene Hood River, OR 97031	Lot 7, Block 2, Glenn Meadows Addition Tax Lot 2400, Map 3N10 35BB	8179.15	97.22	972.20	283.00	1,352.42
E. D. Monahan Construction, Inc. 4319 Belmont Drive Hood River, OR 97031	Lot 8, Block 2, Glenn Meadows Addition Tax Lot 2500, Map 3N10 35BB	8633.10	102.62	1,026.16	283.00	1,411.78
E. D. Monahan Construction, Inc. "	Lot 9, Block 2, Glenn Meadows Addition Tax Lot 2600, Map 3N10 35BB	8633.10	102.62	1,026.16	283.00	1,411.78
E. D. Monahan Construction, Inc. "	Lot 10, Block 2, Glenn Meadows Addition Tax Lot 2700, Map 3N10 35BB	8633.10	102.62	1,026.16	283.00	1,411.78
Meyer, Robert E. & Sharon M. 664 Rand Road Hood River, OR 97031	Lot 11, Block 2, Glenn Meadows Addition Tax Lot 2800, Map 3N10 35BB	8226.00	97.78	977.77	283.00	1,358.55
G. & A. T. Corporation c/o Paul E. Worthen 2116 Montello, Hood River	Lot 12, Block 2, Glenn Meadows Addition Tax Lot 2900, Map 3N10 35BB	8194.84	97.41	974.06	283.00	1,354.47
Dirksen, Bruce and Jeanine 2715 Prospect Street Hood River, OR 97031	Lot 1, Block 1, Glenn Meadows Addition Tax Lot 3000, Map 3N10 35BB	7994.15	95.02	950.21	283.00	1,328.23
Worthen, Paul E. 2116 Montello Avenue Hood River, OR 97031	Lot 2, Block 1, Glenn Meadows Addition Tax Lot 3100, Map 31N0 35BB	7597.00	90.30	903.00	283.00	1,276.30
Worthen, Paul E. "	Lot 3, Block 1, Glenn Meadows Addition Tax Lot 3200, Map 3N10 35BB	7597.00	90.30	903.00	283.00	1,276.30
G. & A. T. Corporation c/o Paul E. Worthen "	Lot 4, Block 1, Glenn Meadows Addition Tax Lot 3300, Map 3N10 35BB	7597.00	90.30	903.00	283.00	1,276.30
G. & A. T. Corporation c/o Paul E. Worthen "	Lot 5, Block 1, Glenn Meadows Addition Tax Lot 3400, Map 3N10 35BB	7597.00	90.30	903.00	283.00	1,276.30

OWNER	DESCRIPTION	SQUARE FOOTAGE	TRUNK ASSESSMENT	LATERAL ASSESSMENT	SERVICE LINE ASSESSMENT	TOTAL ASSESSMENT
G. & A. T. Corporation c/o Paul E. Worthen "	Lot 6, Block 1, Glenn Meadows Addition Tax Lot 3500, Map 3N10 35BB	7597.00	90.30	903.00	283.00	1,276.30
G. & A. T. Corporation "	Lot 7, Block 1, Glenn Meadows Addition Tax Lot 3600, Map 3N10 35BB	7597.00	90.30	903.00	283.00	1,276.30
Williams, James W. 4 W. Eugene Street Hood River, OR 97031	Lot 8, Block 1, Glenn Meadows Addition Tax Lot 3700, Map 3N10 35BB	7575.60	90.05	900.46	283.00	1,273.51
Oliver, Leigh 2116 Montello Avenue Hood River, OR 97031	Lot 1, Block 4, Glenn Meadows Addition Tax Lot 1400, Map 3N10 35BB	7618.59	90.56	905.57	283.00	1,279.13
G. & A. T. Corporation c/o Paul E. Worthen "	Lot 2, Block 4, Glenn Meadows Addition Tax Lot 1500, Map 3N10 35BB	7655.41	91.00	909.95	283.00	1,283.95
G. & A. T. Corporation "	Lot 3, Block 4, Glenn Meadows Addition Tax Lot 1600, Map 3N10 35BB	7697.68	91.50	914.97	283.00	1,289.47
G. & A. T. Corporation "	Lot 4, Block 4, Glenn Meadows Addition Tax Lot 1700, Map 3N10 35BB	7708.79	91.63	916.29	283.00	1,290.92
Ston, Julia A. & Phelps, Jeanne 2720 May Drive Hood River, OR 97031	The south 150 feet of the east 160 feet of Lot 20, Adams Paradise Acreage except rights- of-way for May Street and Rand Road. Tax Lot 3800, Map 3N10 35BB	15,600.00	185.43	1,854.26	-0-	2,039.69
Dunn, Ernest A. & Frances 2880 May Drive Hood River, OR 97031	The west 249 feet + of the north 120 feet of the south 150 feet of Lot 20, Adams Paradise Acreage. Tax Lot 4000, Map 3N10 35BB	29,836.80	354.65	3,546.49	-0-	3,901.14
Dunn, Ernest A. & Frances "	The west 194 feet of the east 354 feet of the south 150 feet of Lot 20, Adams Paradise Acreage excepting right-of-way for May St. Tax Lot 3900, Map 3N10 35BB	23,280.00	276.71	2,767.13	-0-	3,043.84
Howe, Charles T. Jr. & Carol J. 2741 Eugene Street Hood River, OR 97031	The south 111.75 feet of the north 171.75 feet of east 200 feet of Lot 20, Adams Paradise Acreage except r/w on Rand. Tax Lot 800, Map 3N10 35BB	18,997.50	225.81	2,258.10	-0-	2,483.91

OWNER	DESCRIPTION	SQUARE FOOTAGE	TRUNK ASSESSMENT	LATERAL ASSESSMENT	SERVICE LINE ASSESSMENT	TOTAL ASSESSMENT
Bolton, Richard B. & Evonne B. 2881 Eugene Street Hood River, OR 97031	The north 200 feet of the west 140 feet of Lot 20, Adams Paradise Acreage excepting the north 60 feet thereof Tax Lot 600, Map 3N10 35BB	27,823.60	330.72	3,307.20	-0-	3,637.92
G. & A. T. Corporation P. O. Box 657 Hood River, OR 97031	The south 100 feet of the north 160 feet of Lot 20, Adams Paradise Acreage, except the west 205 feet and the east 265 feet Tax Lot 700, Map 3N10 35BB	12,808.00	152.24	1,522.40	-0-	1,674.64
Taylor, Arlene E. 3674 Holly Drive Hood River, OR 97031	The south 100 feet of the north 160 feet of Lot 20, Adams Paradise Acreage except the east 200 feet and the west 333.08 feet. Tax Lot 702, Map 3N10 35BB	6,500.00	77.26	772.61	-0-	849.87
Beardsley, Charles F. & Barbara 2800 Eugene Street Hood River, OR 97031	The east 152.29 feet of the west 347.20 feet of the south 171 feet of Lot 19 Adams Paradise Acreage. Tax Lot 400, Map 3N10 35BB	26,041.59	309.54	3,095.38	885.91	4,290.83
Taylor, Arlene E. 3674 Holly Drive Hood River, OR 97031	The south 100 feet of the north 160 feet of Lot 20, Adams Paradise Acreage, except the east 393.08 feet and the west 140 feet. Tax Lot 701, Map 3N10 35BB	6,500.00	77.26	772.61	-0-	849.87
TOTALS		400,992.30	4,766.34	47,663.14	9,092.91	\$61,522.39

2 lots
 ① W. 54.34' of TL 700
 plus E. 5.66' of TL 701
 ② E. 73.74' of TL 700
 minus E. 13.74'

TL 702 plus
 E. 13.74' of TL 700
 6500
 + 1394
7894

TL 701
 minus E. 5.66'
 6500
 - 566
5934

784.50
784.50

1029.52

775.86
3374.38

3,374.38