

RESOLUTION NO. 2492

A RESOLUTION OF THE CITY OF WILSONVILLE DECLARING CITY-OWNED REAL PROPERTY DESCRIBED AS 3S-1W-15BD TAX LOT #01503 as SURPLUS PROPERTY AND AUTHORIZING STAFF TO DISPOSE OF THE PROPERTY THROUGH SALE.

WHEREAS, under and by virtue of the laws of the State of Oregon the City of Wilsonville is duly authorized and empowered to efficiently and economically dispose of real property that is determined by the City to be surplus; and

WHEREAS, the City acquired a piece of real property described as 3S-1W-15BD tax lot #01503 (the "Property") which was needed as right-of-way to reconstruct and widen Grahams Ferry Road, between Barber Street and Tooze Road; and

WHEREAS, after construction of Grahams Ferry Road and establishment of the required public utility easement, the City has no public use for the Property; and

WHEREAS, the Property is described in the legal description attached hereto and fully incorporated herein as Exhibit A; and

WHEREAS, it is in the City's best interest to declare this property surplus in order to avoid ongoing maintenance costs and responsibility; and

WHEREAS, the property is located between Grahams Ferry Road on the west and developer-constructed and owned park to the east in Villebois; and

WHEREAS, the developer of the park to the east has expressed interest in taking over ownership and maintenance responsibility for the Property and incorporating it into their development as open space; and

WHEREAS, to use the Property for open space would conform to the Villebois Master Plan; and

WHEREAS, after construction of Grahams Ferry Road to the west and the park to the east, the Property will be isolated and its best use would be as part of the Villebois Master Plan park and open space; and

WHEREAS, it is in the public interest to convey the Property to the developer after Grahams Ferry Road construction is complete in order to avoid ongoing maintenance costs and responsibility; and

WHEREAS, declaring the Property surplus at this time will allow legal staff to include the disposition and ongoing maintenance of this area in a development agreement and allow for its inclusion in an operation and maintenance agreement for the adjacent development.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. As set forth in the facts, findings, and conclusions stated in the above recitals and incorporated as reference herein, the property described as 3S-1W-15BD tax lot #01503 is hereby declared surplus property and no longer needed by the City of Wilsonville for public use.
2. Given the limited use of the small parcel and likelihood of little or no demand for the property, and the public interest in advancing the Villebois Master Plan, City staff is authorized to negotiate the terms of disposition and conveyance of this property with the adjacent developer as well as the provision of ongoing maintenance of the Property.
3. The City Council authorizes the City Manager to execute all necessary agreements and deeds relating to this transaction.
4. This resolution is effective upon adoption.

ADOPTED by the City of Wilsonville at a regular meeting thereof this 3rd day of November, 2014 and filed with the Wilsonville City Recorder this date.

TIM KNAPP, Mayor

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Goddard	Yes
Councilor Starr	Yes
Councilor Fitzgerald	Yes
Councilor Stevens	Yes



EXHIBIT "A"

October 14, 2014

LEGAL DESCRIPTION
Resultant Parcel

Job No. 103-005

A parcel of land owned by the City of Wilsonville per Document No. 2014-037149, Clackamas County Deed Records, being in the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Tract "L", plat of "Calais at Villebois";

thence along the northerly line of Tract "III", plat of "Tonquin Woods at Villebois No. 7" and its extension, North 88° 34'09" West, a distance of 69.34 feet to an angle point on the easterly Right-of-Way line of SW Grahams Ferry Road (County Road No. 13);

thence along said easterly Right-of-Way line, North 17° 14'42" East, a distance of 152.97 feet to the most westerly corner of Tract "M", plat of "Calais at Villebois";

thence along the westerly plat line of "Calais at Villebois", South 09° 12'39" East, a distance of 149.76 feet to the POINT OF BEGINNING.

Containing 5,103 square feet, more or less.

Basis of bearings being plat of "Calais at Villebois", Clackamas County Plat Records.

*10/14/14
FOR REVIEW ONLY*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAFT

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

Property Vested In:
City of Wilsonville
Section: 351W15
Tax Lot: 1503

N:\proj\103-005\09 Drawings\06 Survey\Legals\103005.Resultant Parcel.dwg - SHEET: TAX LOT 1503 Oct. 14, 14 - 8:51 AM blake

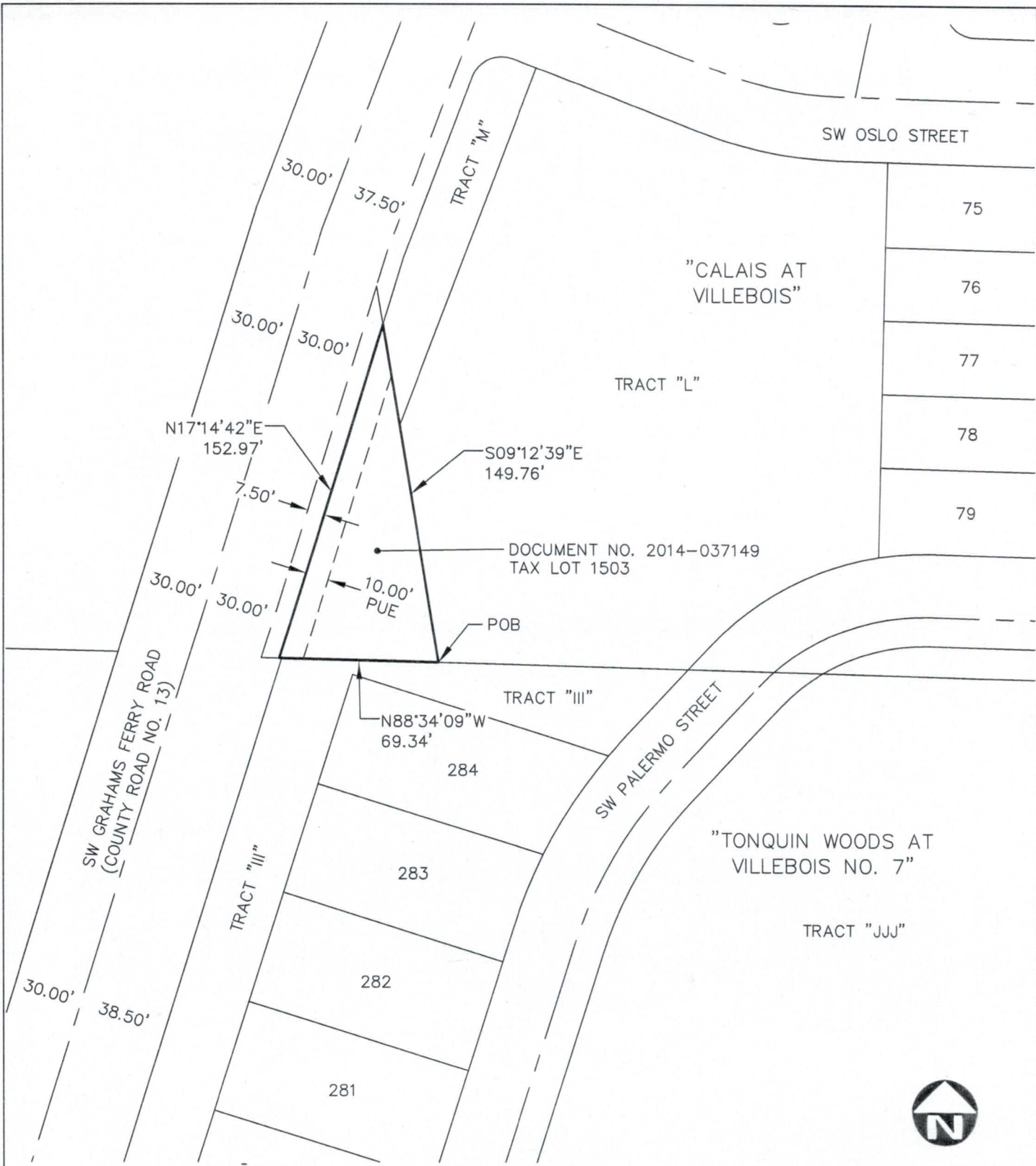


EXHIBIT "B"
RESULTANT PARCEL

DRAWN BY: BAA DATE: 10/14/2014
 REVIEWED BY: TCJ DATE: 10/14/2014
 PROJECT NO.: 103-005
 SCALE: 1"=60'
 PAGE 1 OF 1



12564 SW Main St
 Tigard, OR 97223
 [T] 503-941-9484
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Attachment 1 - Location Map

Tax Lot 3S-1W-14BD #01503

