

RETURN TO:

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DOCUMENT TITLE:

NOTICE OF ASSESSMENT FOR CITY SIDEWALK IMPROVEMENTS

REFERENCE NUMBER OF RELATED DOCUMENT:

N/A

GRANTOR:

CITY OF LYNDEN, a Washington municipal corporation

GRANTEES:

BENEFITED PROPERTY OWNER
PUBLIC

ABBREVIATED LEGAL DESCRIPTION:

Lot 3, Timmermans SP, AF. No. 1530446

ASSESSOR'S TAX PARCEL NUMBERS:

400319 406430 0000

NOTICE OF ASSESSMENT FOR CITY SIDEWALK IMPROVEMENTS

NOTICE IS HEREBY GIVEN, pursuant to Section 13.28.180 Lynden Municipal Code (hereinafter "LMC") and Chapter 35.72 Revised Code of Washington (hereinafter "RCW"), by the CITY OF LYNDEN, a Washington municipal corporation (hereinafter "City") of the assessment of costs for city sidewalk improvements which benefit Whatcom County Parcel Number 4003194064300000 (hereinafter "Benefited Property") and which were completed with the construction of an extension to 17th Street as of the 26th day of January, 2021.

RECITALS

WHEREAS, City is a Washington municipal corporation under the laws of the State of Washington, and is empowered to furnish water, sewer, and stormwater utility services, and street system improvements, among other things, to property owners within and without the City in the manner provided by law; and

WHEREAS, City is authorized, pursuant to LMC 13.28.180 and RCW 35.72.040, to recover costs associated with street system improvements through the creation of an assessment reimbursement area of which City is the sole beneficiary; and

WHEREAS, City has completed city sidewalk improvements to 17th Street (hereinafter "Sidewalk Improvements") and has created a corresponding assessment reimbursement area (hereinafter "17th Street ARA") which is depicted on **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, the Benefited Property (labelled as "Lot A" on Exhibit A) is one of three (3) parcels which are benefited by the Sidewalk Improvements and which fall within the 17th Street ARA; and

WHEREAS, City is entitled to reimbursement from the owner(s) of the Benefited Property at the time of application for a building permit for their share of the cost to City incurred to construct the Sidewalk Improvements; and

WHEREAS, these recitals are a material part of this Notice,

NOW, THEREFORE, the terms of this Notice of Assessment for City Sidewalk Improvements (hereinafter "Notice") are as follows:

1. **Assessment.** The total Assessment amount is **\$31,818.20**. This amount reflects the actual costs to City for the Sidewalk Improvements constructed within the 17th Street ARA. The City Public Works Director reviewed and approved the costs upon which the Assessment is based as eligible for reimbursement.

2. **Assessment Share.** The Benefited Property shall be assessed the amount of **\$3,982.60** (hereinafter "Assessment Share") which is the Benefited Property's equitable share of the Assessment as based on the Benefited Property's 112.9 feet (including one driveway entrance) of street frontage along 17th Street.

3. **Collection of Assessment Share.** City shall collect the Assessment Share from the

Exhibit A: Depiction of 17th Street Assessment Reimbursement Area

