

Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

509-20-000041-Plng

Office Use Only:	
File No.	MP 2-20
Date Received	1-29-20
Fee	1381. ⁰⁰
Receipt No.	501881
Received by	SJS

Partition Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Eric Amerson Phone 503-434-0331

Contact Name _____ Phone _____
 (If different than above)

Address 405 NE Johnson St

City, State, Zip McMinnville OR 97128

Contact Email info@carlyleconstructionllc.com

Property Owner Information

Property Owner Name Eric Amerson Phone 503-434-0331
 (If different than above)

Contact Name _____ Phone _____

Address 405 NE Johnson St.

City, State, Zip McMinnville OR 97128

Contact Email info@carlyleconstructionllc.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address _____

Assessor Map No. R45 - 24 - 01900 Total Site Area 4.8 Acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Res Zoning Designation R-1

General Description of Subject Property

1. Proposed Parcel Size: #1 1.2 Acres #2 3.6 Acres #3 _____

2. Current Land Use: R-1

3. Purpose of the partition request: Create a affordable smaller property

4. Topography: Side Hill, Above 275' elevation

5. Method of Sewage Disposal: Septic : see Attached
(Note: If septic field, this application must be accompanied by a letter of approval from the County Sanitarian indicating their approval. The Sanitarian can be contacted through the Yamhill County Planning Department.)

6. Water Supply: well : Above city service of 275' elevation
SEE ATTACHED well logs

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating all required information as listed in the information sheet and in Section 17.53.060 (Submission of Tentative Partition Plan) of the Zoning Ordinance, or, if applicable, Section 17.53.080 (Submission of Future Development Plan).
- A Title Report or Subdivision Guarantee prepared within 60 (sixty) days of the application date.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

1/28/2020

Date



Property Owner's Signature

1/28/2020

Date

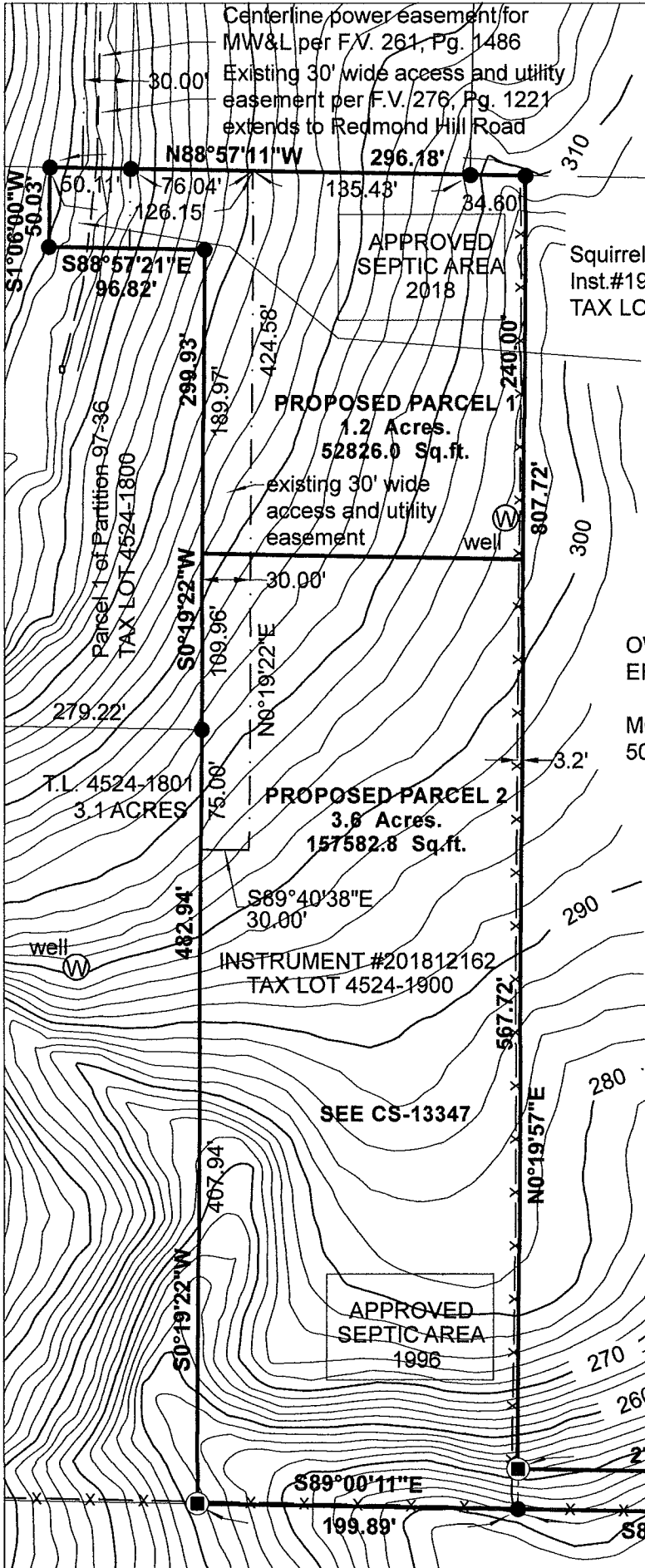
Map of Proposed Partition Eric & Kristi Amerson

Location: SW 1/4 Section 24 T. 4 S., R. 5 W., WM.,

Yamhill County, OR

Tax Lot: 4524 - 1900

Date: January 20, 2020

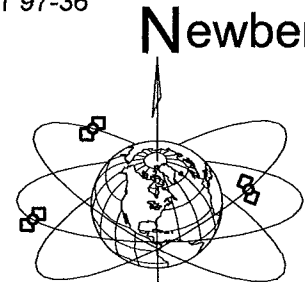


Squirrel Hill LLC
Inst.#1997 21223
TAX LOT 4524-1600

Existing 50' wide private access
and utilities easement for the
benefit of Parcel 1 of PT 97-36

OWNER:
ERIC & KRISTI AMERSON

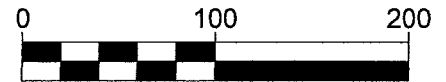
MCMINNVILLE, OR 97128
503-434-0331



Newberg

Surveying

Scale: 1" = 100'



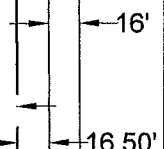
Newberg Surveying, Inc.

1205 NE Evans
McMinnville, OR 97128

(503)-474-4742 (971)-237-1956 Cell
(503)-474-3752 Fax newberg@viciink.com

centerline of 32' wide roadway
per Book 98 Page 338 extends
to Redmond Hill Road, however
CSP-6753 show this line as
east margin of a 32' road way per
(Vol 98- Pg338), and CSP-9263
shows this as the east margin
of a 33' road way

SEE CS-13347



N0°28'13"W
25.01'

Map of Proposed Partition Eric & Kristi Amerson

Location: SW 1/4 Section 24 T. 4 S., R. 5 W., WM.,

Yamhill County, OR

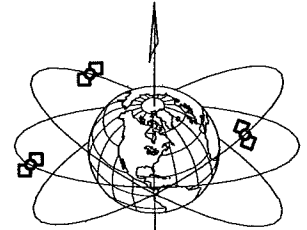
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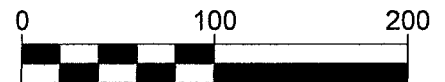


Surveying

OWNER:
ERIC & KRISTI AMERSON

MCMINNVILLE, OR 97128
503-434-0331

Scale: 1" = 100'



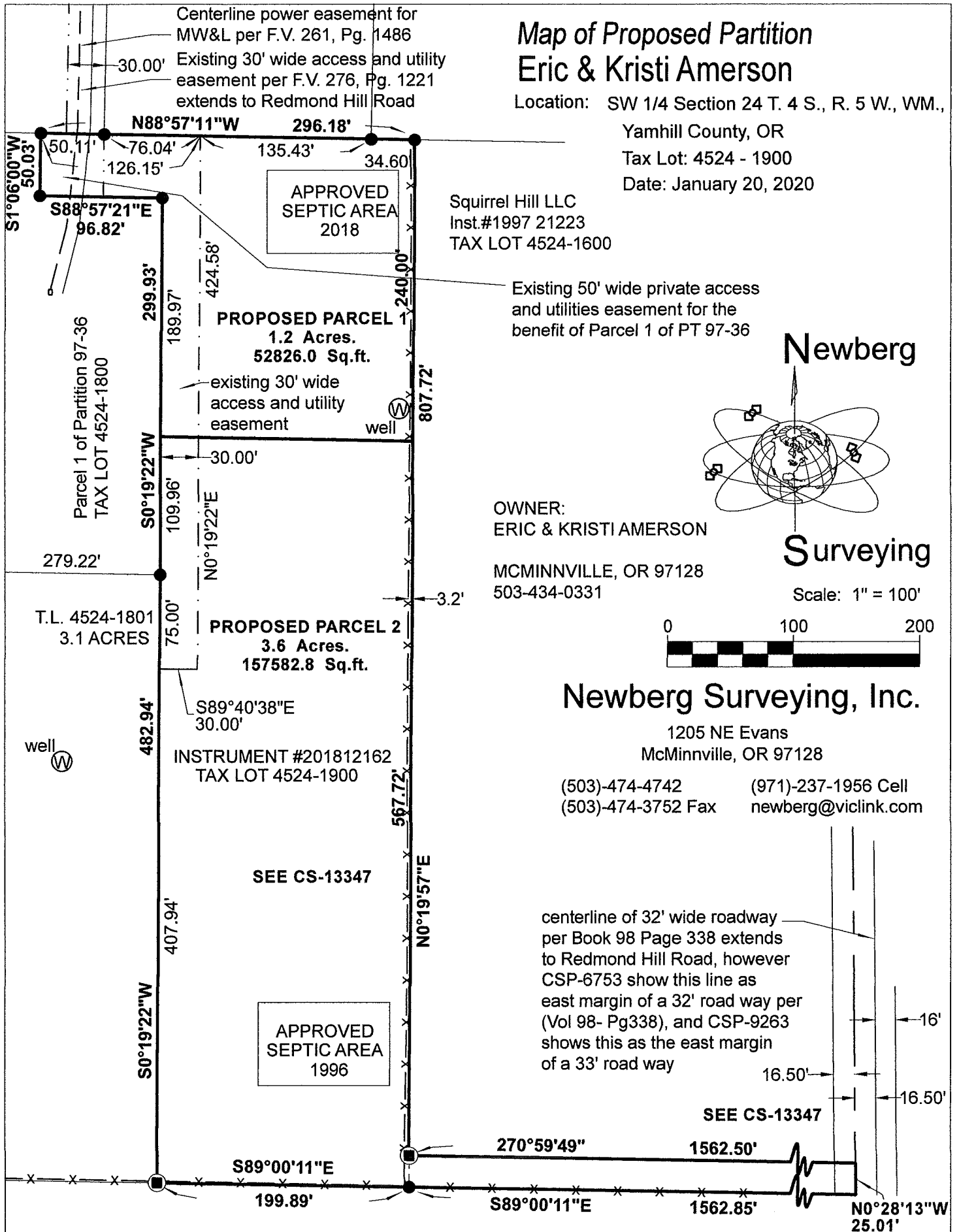
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SEE CS-13347



Yamhill County
DEPARTMENT OF PLANNING AND DEVELOPMENT
525 NE 4TH STREET · McMinnville, OREGON 97128
Phone: (503) 434-7516 · Fax (503) 434-7544 · TTY: (800) 735-2900 ·
Internet Address: <http://www.co.yamhill.or.us/plan/>

January 14, 2018

Eric Amerson
405 NE Johnson
McMinnville OR 97128

Re: Soils Evaluation for a new Single Family Dwelling
Tax Lot 4524-1801

Dear Eric,

This site has been approved for an ATT serial distribution onsite system with either a capping fill or a gravelless absorption drain field for the initial and repair area. This system has been sized for a 4 bedroom single family dwelling per DEQ guidelines and minimum requirements. This currently only an approval for 1 dwelling with 3 choices of drain field location. When additional applications have been turned in, fees paid and partitioning has been done may result in additional approvals.

Pit 1.

The approved drain field will require 150 linear ft. of drain line with a minimum trench depth of 24 and a max trench depth of 26 inches. This drain field will require an ATT treatment unit and an operation and maintenance agreement will be required for the life of the system. The minimum tank size requirement for this site is a 1000 gallon septic tank.

Pit 2, 3, 4

The approved drain field will require 150 linear ft. of drain line with a minimum and maximum trench depth of 12 inches into the native soil, will either require either a 12 inch soil cap or gravelless absorption drain field. This drain field will require an ATT treatment unit and an operation and maintenance agreement will be required for the life of the system. The minimum tank size requirement for this site is a 1000 gallon septic tank. This system may only be installed June through September.

Pit 5.

The approved drain field will require 150 linear ft. of drain line with a minimum and maximum trench depth of 12 inches into the native soil, will either require either a 12 inch soil cap or gravelless absorption drain field. This drain field will require an ATT treatment unit and an operation and maintenance agreement will be required for the life of the system. The minimum tank size requirement for this site is a 1000 gallon septic tank. This system may only be installed June through September.

Pit 6

This pit is denied as there is only 11 inches of acceptable soil and does not meet DEQ minimum requirements, for any type of septic system.

Only install during the dry months of the year.

A stake out is required before permit issuance.

Stay to the approved area.

Keep to all setbacks

Any alteration to the natural conditions in the area approved for the on-site system or replacement area may void this approval. This site evaluation approval stays with the land. Land use approval will be needed when applying for a construction installation permit. Any subdivision, partitioning or alteration of this parcel may void this report.

If you have any questions, please call me at (503)-434-7516 ext 3654

Sincerely,

Kimberlee Aldrich
WWS

Cc: Cary Laughlin Excavating

Soil Notes Form

Date: <u>12/13/18</u>	Tax Lot# <u>4524 -180 1</u>	Lot#	Parcel Size:
Applicant: <u>ERIC ANDERSON</u>		Evaluator: <u>Kim Oldrich</u>	

Pit 1	Depth	Texture	Color	Roots	Structure	Redox	Notations	
Horizon 1	0-8	Sil	7.5 YR ^{3/3}		SGR3	NO		45° 12.285 N 123° 15.169 W
Horizon 2	8-16	Sil	7.5 YR ^{2.5/10}		MSBCL2			
Horizon 3	16-25	Sil	7.5 YR ^{3/3}		WSBCL2			
Horizon 4	25-44	Sil	Broken, Brown	√	-	N	7.5 YR 2.5/3	Adjust
Add'l								

Pit 2	Depth	Texture	Color	Roots	Structure	Redox	Notations		
Horizon 1 <i>ATT</i>	0-8							45° 12.275 N 123° 15.169 W	
Horizon 2 <i>ATT</i>	8-9								
Horizon 3	19-28	Similar to pit 1							
Horizon 4	28-49								
Add'l									

Land Landscape Notes: Side slope position

Slope: 7-9% Aspect: _____ Groundwater: Temporary

SYSTEM SPECIFICATIONS

Type: <u>ATT</u>	Design Flow: <u>450</u> gpd
Initial: <u>ATT</u>	Replmnt: <u>ATT</u>
Field Size: <u>150</u> Lin/Ft	Field Size: <u>150</u> Lin/Ft
System Sizing: <u>50</u> /150 gpd	System Sizing <u>50</u> /150 gpd
Min Field Depth: <u>24</u> Max: <u>26</u>	Min Field Depth <u>24</u> Max: <u>26</u>
Other: _____	

Special Conditions: _____

Soil Notes Form

possible indicator

Date: <i>12/13/18</i>	Tax Lot#: <i>4524-1831 exist</i>	Lot#	Parcel Size:
Applicant: <i>Eric Amerson</i>		Evaluator: <i>Kim Adrich</i>	

Pit # 3

	Depth	Texture	Color	Roots	Structure	Redox	Notations
Horizon 1	<i>0-8</i>	<i>sil</i>	<i>7.5YR^{3/1}</i>	<i>yes</i>	<i>SGR3</i>	<i>NO</i>	<i>48° 12.264N 123° 15.168W</i>
Horizon 2	<i>8-17</i>	<i>sil</i>	<i>7.5YR^{2.5/1}</i>	<i>yes</i>	<i>MSB/G2</i>	<i>NO</i>	
Horizon 3	<i>17+</i>	<i>clay</i>	<i>7.5YR^{5/1}</i>	<i>NO</i>	<i>MSV</i>	<i>yes</i>	<i>depleted clay 120-200 17.5 120 100</i>
Horizon 4							
Add'l							

Pit # 4

	Depth	Texture	Color	Roots	Structure	Redox	Notations
Horizon 1	<i>0-6</i>						<i>45° 12.270N 123° 15.187W</i>
Horizon 2	<i>6-16</i>						
Horizon 3	<i>16+</i>	<i>Stunition</i>					
Horizon 4							
Add'l							

Land Landscape Notes:

Slope: _____ Aspect: _____ Groundwater: *Temporary / Perched*

SYSTEM SPECIFICATIONS

Type: <i>ATT W/ CAPSULES</i>	Design Flow: <i>450</i> gpd
Initial: <i>equal ORGANIC</i>	Replmnt: <i>equal</i>
Field Size: <i>150</i> Lin/Ft	Field Size: <i>150</i> Lin/Ft
System Sizing: <i>50</i> /150 gpd	System Sizing <i>50</i> /150 gpd
Min Field Depth: <i>12</i> Max: <i>12</i>	Min Field Depth <i>12</i> Max: <i>12</i>
Other: <i>into native soil into native soil</i>	

Special Conditions:

12" cap

Soil Notes Form

Possible 3rd lot

Date:	Tax Lot# <u>4524-1801 continuous</u>	Lot#	Parcel Size:
Applicant:		Evaluator:	

Pit # 5

	Depth	Texture	Color	Roots	Structure	Redox	Notations
Horizon 1	0-8	silt	7.5YR ^{3/3}	yes	SGRB	NO	45° 12.256 N 133° 15.181 W
Horizon 2	8-18	silt	7.5YR ^{2.5}	yes	MSBGS	NO	
Horizon 3	18-	clay	7.5YR ^{5/1}	NO	MSV	yes	degraded ^{subsoil} material
Horizon 4							
Add'l							

Pit # 6

	Depth	Texture	Color	Roots	Structure	Redox	Notations	
Horizon 1	0-11	silt	7.5YR ^{3/3}	yes	MSBGS	yes	45° 12.230 N 133° 15.184 W	
Horizon 2	11+	degraded clay						
Horizon 3								
Horizon 4		degraded does not meet minimum						
Add'l							standards	

Land Landscape Notes: _____

Slope: _____ Aspect: _____ Groundwater: _____

SYSTEM SPECIFICATIONS

Type: _____	Design Flow: <u>450</u> gpd
Initial: <u>12" 1/2" corrugated metal</u>	Replmnt: _____
Field Size: <u>150</u> Lin/Ft	Field Size: <u>150</u> Lin/Ft
System Sizing: <u>50</u> /150 gpd	System Sizing <u>50</u> /150 gpd
Min Field Depth: <u>12"</u> Max: <u>14"</u>	Min Field Depth <u>12"</u> Max: <u>14"</u>
Other: <u>in 10 native soil</u>	

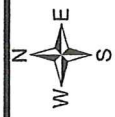
Special Conditions: 1 12" cap



Site Evaluation

for

Tax Lot #4524-1801



Jan 14, 2018



Prepared by
Yamhill County Planning, ka

State of Oregon
Department of Environmental Quality
Report of Evaluation for One Lot
On-Site Sewage Systems
(Technical Report - Not a Permit)

Date: 12/16/96
Appl. # 36760.96
Receipt# 28647

<u>4</u> TOWNSHIP	<u>5</u> RANGE	<u>24</u> SECTION	<u>1801</u> <u>1800</u> TAX LOT / ACCT. NO.	<u>36</u> COUNTY
SUBDIVISION NAME			BLOCK NO.	<u>± 7 AC</u> LOT SIZE

The Entire Property Has Been Evaluated
 Has Not

SEE ATTACHED PLOT PLAN FOR APPROVED LOCATION

Any alteration of the natural conditions in the area approved for the on-site system or replacement area may void this approval.

This approval is given on the basis that the lot or parcel described above will not be further partitioned or subdivided and that conditions on subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with O.R.S. 454.605 through 454.755 and Administrative rules of the Environmental Quality Commission. Any such subdivision, partitioning or alteration may void this report.

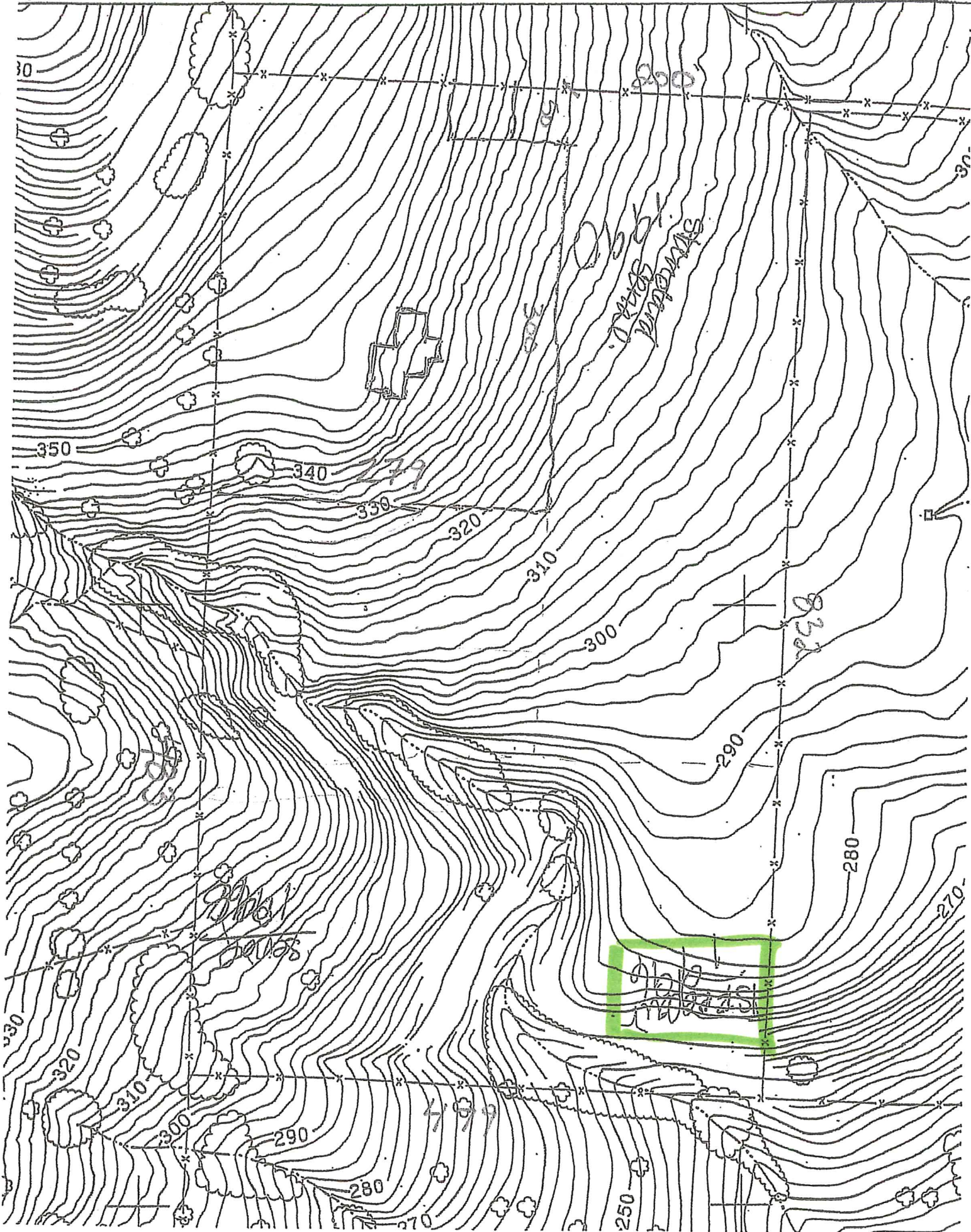
This site has been found suitable for installation of the following kinds of on-site sewage disposal systems, with the limitations and additional requirements indicated:

- Standard - Serial
- 375 Lin. Ft / 1-4 Bedrooms
- 24-30" Trench Depth
- 25 FT ESCAPEMENT SETBACK
- Sand Filter ALTERNATIVE AREA ON POINT - 150 L. FT / 1-4 Bedrooms

WARNING: This document is a technical report for on-site sewage disposal only. It may be converted to a permit only if, at the time of application, the parcel has been found to be compatible with applicable LCDC-acknowledged local comprehensive land use plans and implementing measures or the Statewide Planning Goals. The Statement of Compatibility may be made on the attached form or its equivalent. Authorized Agent approval is required before a construction permit can be issued.

This report is valid until an on-site sewage system is installed pursuant to a construction permit obtained from Yamhill County, or until earlier cancellation, pursuant to Commission rules, with written notice thereof by the Department of Environmental Quality to the owners according to Department records or the County tax records. Subject to the foregoing, this report runs with the land and will automatically benefit subsequent owners.

Sanitarian: [Signature] Date: 12/16/96



#3 5.3 gpm near lower fence
PARCEL #1

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765 & OAR 690-205-0210)

WELL I.D. LABEL# L 129673
START CARD # 1039810
ORIGINAL LOG #

(1) LAND OWNER
Owner Well I.D. 3159
First Name _____ Last Name _____
Company CARLYLE CONSTRUCTION LLC
Address 405 NE JOHNSON ST
City MCMINNVILLE State OR Zip 97128

(2) TYPE OF WORK
 New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
Dia + From To Gauge Stl Plstc Wld Thrd
Casing: _____
Material From To Amt sacks/lbs
Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE
 Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION
Depth of Completed Well 338.00 ft. Special Standard (Attach copy)
BORE HOLE SEAL
Dia From To Material From To Amt sacks/lbs
10 0 18.5 Bentonite Chips 0 18.5 12 S
6.25 18.5 338 Calculated 9

How was seal placed: Method A B C D E
 Other POUR/PROBE/HYDRATE
Backfill placed from _____ ft. to _____ ft. Material _____
Filter pack from _____ ft. to _____ ft. Material _____ Size _____
Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount _____ Actual Amount _____

(6) CASING/LINER
Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd
6 1.5 18.5 .25
4 2 142 sch40
4 162 202 sch40
4 222 242 sch40
4 262 322 sch40
Shoe Inside Outside Other Location of shoe(s) 18.5
Temp casing Yes Dia 10 From + 1 To 5

(7) PERFORATIONS/SCREENS
Perforations Method _____
Screens Type machine slotted Material PVC
Perf/ Casing/Screen Screen Liner Dia From To Scm/slot Slot # of Tele/ width length slots pipe size
Screen Liner 4 142 162 .032 4
Screen Liner 4 202 222 .032 4
Screen Liner 4 242 262 .032 4
Screen Liner 4 322 338 .032 4

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
Yield gal/min 5.3 Drawdown _____ Drill stem/Pump depth 337 Duration (hr) 4
Temperature 54 °F Lab analysis Yes By _____
Water quality concerns? Yes (describe below) TDS amount 172 ppm
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
County YAMHILL Twp 4.00 S N/S Range 5.00 W E/W WM
Sec 24 SE 1/4 of the SW 1/4 Tax Lot 1900
Tax Map Number _____ Lot _____
Lat _____ " or _____ DMS or DD
Long _____ " or _____ DMS or DD
 Street address of well Nearest address
NYA, BEHIND 3400 SW REDMOND HILL RD. MCMINNVILLE

(10) STATIC WATER LEVEL
Date SWL(psi) + SWL(ft)
Existing Well / Pre-Alteration _____
Completed Well 8/2/2018 _____ 63
Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 141.00
SWL Date From To Est Flow SWL(psi) + SWL(ft)
8/2/2018 141 329 5.3 63

(11) WELL LOG
Ground Elevation _____
Material From To
Top soil 0 3
Clay, Brown gritty 3 9
Basalt, coastal gray w/some green 9 136
Sandstone, gray/Basalt layers, w/grn 136 301
Sandstone, gray hard Lt/Dk strats 301 322
Claystone, Dark gray w/Lt gray clay 322 338

Date Started 8/1/2018 Completed 8/2/2018

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number _____ Date _____
Signed _____

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1438 Date 8/3/2018
Signed DAVID PAYSINGER (E-filed)
Contact Info (optional) bluewaterdrilling.com || 503 868 7878

RECEIVED

FOR PARCELS 2
YAMH
6200
45/5W-240

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

SEP 14 1987

(1) OWNER: MR. & MRS. GENE PARK
Name: Mrs. G. W. PARK
Address: 210 Carlton Dr., Newberg, OR 97132
City: Newberg, State: OR, Zip: 97132

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other

(5) BORE HOLE CONSTRUCTION:
Depth of Completed Well: 273 ft.
Special Standards date of approval:

HOLE Meter	From	To	Material	SEAL		Amount sacks or pounds
				From	To	
11	0	23	Cement	0	23	10 SACKS
6	23	273				

How was seal placed? Method A B C D E
 Other
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	71	23	160psi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 4	71	273	160psi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(7) PERFORATIONS/SCREENS:

Perforations Method: Cummins dr. 11
 Screens Type: _____ Material: _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
213	273		200	5/8" cummins		<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian
Yield gal/min: 180 Pumping level: _____ Drill stem at: 273 Time: 2 hr
1 hr

Temperature of water: 51 Depth Artesian Flow Found: 265
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County: Yamhill Latitude: _____ Longitude: _____
Township: 45 N or S, Range: 5W E or W, WM.
Section: 24 NE 1/4 SW 1/4
Tax Lot: _____ Lot: _____ Block: _____ Subdivision: _____
Street Address of Well (or nearest address): 3431 S.W. Redwood Hills
McMinnville, OR 97128

(10) STATIC WATER LEVEL:
Artesian _____ ft. below land surface. Date: Aug 25 87
Artesian pressure: 12 lb. per square inch. Date: Aug 25 87

(11) WELL LOG: Ground elevation _____

Material	From	To	WB?	SWL
Topsoil	0	2		
Black clay	2	8		
Firm Comp. Shale	8	16		
Fine Grained, Bit salt with few fractured zones	16	273	265	Artesian

Date started: August 19, Completed: August 25, 87

(unbonded) Water Well Constructor Certification:
I constructed this well in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed: _____ Date: _____

(bonded) Water Well Constructor Certification:
I accept responsibility for construction of this well and its compliance with all Oregon water well standards. This report is true to the best of my knowledge and belief.
Signed: James M. Wilcox Date: Aug 25, 87
Company: Wilcox Milling & Pump Co. Lic. No. 765

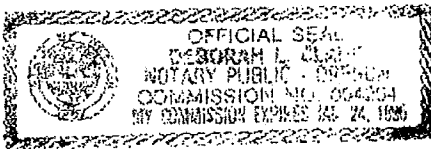
IN WITNESS WHEREOF, the Grantors have executed this instrument on the 11th day of August, 1992.

Bruce Pritchard Ayako Pritchard
Bruce Pritchard Ayako Pritchard

STATE OF OREGON, County of Yamhill) ss. August 11, 1992

Personally appeared the above named BRUCE PRITCHARD and AYAKO PRITCHARD, and acknowledged the within instrument as their true and voluntary act and deed.

Before me:



Deborah L. Clark
Notary Public for Oregon
My Commission Expires: Aug 24, 1996

Grantee accepts this deed as the establishment of a common boundary line between the adjacent premises of Grantor and Grantee.

Craig E. Hamer Katrina M. Hamer
"Grantee" "Grantee"

012690

STATE OF OREGON)
) ss.
COUNTY OF YAMHILL)

I hereby certify that this instrument was received and duly recorded by me in Yamhill County records.

Instrument #

Charles Stern
CHARLES STERN
COUNTY CLERK

SPECIAL WARRANTY DEED - STATUTORY FORM

CRAIG E. HAMER and KATRINA M. HAMER, as tenants by the entirety, Grantors, convey and specially warrant to BRUCE PRITCHARD and AYAKO PRITCHARD, as tenants by the entirety, Grantees, the following described real property, free of encumbrances created or suffered by the Grantors, except as specifically set forth herein, situated in Yamhill County, Oregon, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is the sum of \$55,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 14th day of October, 1992.

Craig E. Hamer
Craig E. Hamer

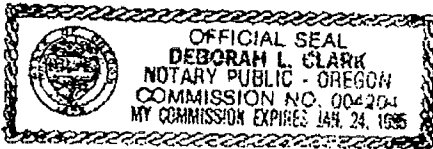
Katrina M. Hamer
Katrina M. Hamer

STATE OF OREGON)
County of Yamhill) ss.

October 14, 1992

Personally appeared the above named CRAIG E. HAMER and KATRINA M. HAMER, and signed the within instrument as their voluntary act and deed.

Before me:



Deborah L. Clark
Notary Public for Oregon
My Commission Expires: 01-24-95

012691

10-20
10-20
10-20
STATE OF OREGON)
COUNTY OF YAMHILL) ss.

I hereby certify that this instrument was received and duly recorded by me in Yamhill County records.

Instrument #

Charles Shern
CHARLES SHERN,
COUNTY CLERK

Amesbury
Security
Company

EXHIBIT "A"

A tract of land situated in Section 24, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Northeast corner of that tract of land conveyed to Robert Warner, et ux. by deed recorded March 15, 1988 in Film Volume 220, Page 1936, Deed and Mortgage Records, said point also being on the South line of Redmond Hill Road; thence South 00°04'30" West along the East line of the Warner tract 515.29 feet to an iron pipe set in CSP No. 9263 filed April 17, 1989; thence North 89° 57' West 233.02 feet, along the boundary line established by deed recorded at Film Volume 276, Page 1217, Deed and Mortgage Records, to an iron pipe set in CSP No. 9263; thence North 00°39'10" West 515.33 feet, more or less, to the South line of Redmond Hill Road; thence along the South line of Redmond Hill Road, South 89°57' East 239.56 feet to the True Point of Beginning.

SUBJECT TO:

- (1) Rights of the public in streets, roads and highways.
- (2) Electric Distribution Agreement, including the terms and provisions thereof, by and between Craig Hamer and Katrina Hamer and McMinnville Water & Light, recorded November 6, 1991, in Film Volume 261, Page 1486, Deed and Mortgage Records.
- (3) Grantees take the premises "AS IS" in its present condition, including latent defects and environmental conditions, without any representations or warranties, express or implied, as to the physical condition of the premises.
- (4) Grantees take the premises subject to the express conditions that neither Grantees, nor Grantees' heirs, successors or assigns, shall: (i) place a manufactured house or mobile home as such structures are defined by the zoning ordinances of the City of McMinnville, Oregon, on the premises as a primary dwelling unit except in conjunction with construction of a permanent dwelling for a period not to exceed twelve (12) months; (ii) that any primary residence built on the premises shall consist of not less than 2,000 square feet of floor area, excluding garage area; (iii) that all utilities serving the premises shall be installed and maintained underground; and (iv) that the restrictions established herein may be enforced by Grantors or Grantors' successors and assigns in an injunctive action, an action for damages, or other equitable action in a court having jurisdiction thereof.
- (5) Reserving unto Grantors all pumps, well improvements, transmission lines, water rights and appurtenances associated with the well existing on the premises on the date of this conveyance.

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that BRUCE PRITCHARD and AYAKO PRITCHARD, as tenants by the entirety, hereafter called "Grantors", grant unto CRAIG E. HAMER and KATRINA M. HAMER, husband and wife, and their successors and assigns, hereafter called "Grantees", a non-exclusive easement, including the right to enter upon said easement area hereinafter described, for the purpose of access (ingress and egress), and transmission of utilities to Grantees' adjoining premises. Provided, however, that said right-of-way is subject to the obligation of Grantees, for so long as Grantees retain a right-of-way for access and utility purposes, to share proportionally, based upon percentage of usage, in all costs to maintain said roadway in order to prevent and repair undue soil erosion and other run-off conditions resulting from Grantees' use of the premises.

Grantees shall also have the right to construct, use, maintain, repair, replace or reconstruct any well, well house, pump, transmission or other well related facilities located within the easement area hereinafter described. Grantors shall retain an easement to utilize on demand the first eight (8) gallons per minute of water capacity produced by such well for Grantors' domestic and other purposes; provided, however, that well capacity in excess of eight (8) gallons per minute shall remain the exclusive property of Grantees and Grantees' successors and assigns. Grantors shall have the right to utilize surplus well capacity not being utilized by Grantees or Grantees' successors or assigns. Either Grantors or Grantees may install, at their sole and separate expense, and subject to applicable laws, regulations and limitations, pumping equipment to increase the capacity and output of the well located on the easement premises. All costs of operation and maintenance of the well and transmission system shall be shared in proportion to the percentage of usage by Grantors and Grantees. The percentage of usage shall be assumed equal unless either Grantors or Grantees elect to accurately determine such percentage of usage by purchase and installation of municipal grade metering equipment at such parties' sole expense.

The land affected by the grant of this easement as granted to CRAIG E. HAMER and KATRINA M. HAMER is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD said access, well, and other utility easement unto Grantees, and to their successors and assigns, forever.

The Grantors hereby reserve the right to the joint use of the surface of the strip of land covered by this easement and right-of-way, excepting the right to erect structures thereon which would interfere with said well structures, utility lines and access easement.

In construing this easement, it is understood that the Grantors may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to individuals.

IN WITNESS WHEREOF, Grantors above named have executed this instrument this 10th day of March, 1992.

[Signature]
Bruce Pritchard

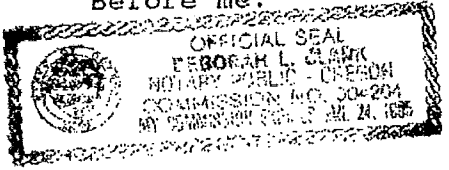
[Signature]
Ayako Pritchard

STATE OF OREGON)
) ss.
County of Yamhill)

10th day of March, 1992

Personally appeared BRUCE PRITCHARD and AYAKO PRITCHARD, the Grantors herein, and acknowledged the within Easement to be their voluntary act and deed.

Before me:



[Signature]
Notary Public for Oregon
My Commission Expires: Aug. 24, 1993

EXHIBIT "A"

The Northerly 50 feet and the Easterly 30 feet of the following described parcel, to-wit:

A tract of land situated in Section 24, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Northeast corner of that tract of land conveyed to Robert Warner, et ux. by deed recorded March 15, 1988 in Film Volume 220, Page 1936, Deed and Mortgage Records, said point also being on the South line of Redmond Hill Road; thence South 00°04'30" West along the East line of the Warner tract 515.29 feet to an iron pipe set in CSP No. 9263 filed April 17, 1989; thence North 89° 57' West 233.02 feet, along the boundary line established by deed recorded at Film Volume 276, Page 1217, Deed and Mortgage Records, to an iron pipe set in CSP No. 9263; thence North 00°39'10" West 515.33 feet, more or less, to the South line of Redmond Hill Road; thence along the South line of Redmond Hill Road, South 89°57' East 239.56 feet to the True Point of Beginning.

012692

STATE OF OREGON)
COUNTY OF YAMHILL)

SS.

I hereby certify that this instrument was received and duly recorded by me in Yamhill County records.

Instrument #

Charles Stern
CHARLES STERN,
COUNTY CLERK

EXHIBIT "A"

ACKNOWLEDGMENT

STATE OF OREGON,)
County of Yamhill) ss.

On this the 21st day of January A. D., 1928, personally came before me a Notary Public in and for said county and state the within named Nathaniel Grosiar and Florentina J. Grosiar, his wife, to me personally known to be the identical persons described in, and who executed the within instrument, and acknowledges that they executed the same freely for the uses and purposes therein named.

WITNESS my hand and Notarial Seal this 21st day of January A. D., 1928.

(Notary Seal)

Reatha Fisher
Notary Public for Oregon.
My Commission expires December 2nd, 1930.

Recorded Feb. 17, 1928 at 9:05 A. M.
Elijah Corbett-----County Clerk

By *E. J. Pratt*-----Deputy

(7347) J. H. NELSON ET. AL. TO ROY H. & DOVIE J. REDMOND Q. C. DEED

THIS INSTRUMENT WITNESSETH, That J. H. Nelson and Zilla R. Nelson, his wife; Wanda Nelson (unmarried); and E. J. Pratt and Nettie R. Pratt, his wife; for the consideration of the sum of One and 00/100 Dollars to them in hand paid, have bargained, sold and quitclaimed, and by these presents to bargain, sell and quitclaim unto Roy H. Redmond and Dovie J. Redmond, husband and wife, the following described premises, to-wit:

A 32 foot roadway, 16 feet wide on each side of the following described line, to-wit: Beginning at a point 15.65 chains North and 31.29 chains East of the Southwest corner of the John B. Davis D. L. C., Notification No. 2235, claim No. 44 in T. 4 S. of Range 5 W. of the Willamette Meridian in Yamhill County, Oregon; Thence North 1° 35' West along the center of the present 32 foot roadway 20.12 chains to center of present County Road.

Said premises to be used for roadway jointly by the grantors and the grantees and their assigns.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Roy H. Redmond and Dovie J. Redmond, husband and wife, and their heirs and assigns forever.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 3 day of January, A. D. 1928.

Witness

J. H. Nelson (Seal)

Zilla R. Nelson (Seal)

E. J. Pratt (Seal)

Nettie R. Pratt (Seal)

W. W. Healey)
M. E. Ewing) as to

Wanda C. Nelson (Seal)

ACKNOWLEDGMENT

STATE OF OREGON,)
County of Yamhill) ss.

On this the 7 day of January A. D., 1928, personally came before me, a Notary Public in and for said County, the within-named J. H. Nelson and Zilla R. Nelson, his wife; E. J. Pratt and Nettie R. Pratt, his wife, to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely for the uses and purposes therein named.

RECORDING REQUESTED BY:

GRANTOR:
Evergreen Agricultural Enterprises, Inc
3850 SE Three Mile Lane
McMinnville, OR 97128

GRANTEE:
McKee Properties, L.L.C.
Attn: Bruce McKee
23350 SW McKee Road
Amity, OR 97101

SEND TAX STATEMENTS TO:
McKee Properties, L.L.C.
Attn: Bruce McKee
23350 SW McKee Road
Amity, OR 97101

AFTER RECORDING RETURN TO:
McKee Properties, L.L.C.
Attn: Bruce McKee
23350 SW McKee Road
Amity, OR 97101
Escrow No: 471813029563-TTMIDWIL36

TICOR TITLE CO. 471813029563

Yamhill County Official Records	201318857
DMR-DDMR	12/19/2013 09:09:53 AM
Stn=4 MILLSA	
\$25.00 \$11.00 \$5.00 \$15.00	\$56.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk's records.	
Brian Van Bergen - County Clerk	

SPACE

STATUTORY WARRANTY DEED

Evergreen Agricultural Enterprises, Inc, an Oregon corporation, Grantor, conveys and warrants to McKee Properties, L.L.C., an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

See Attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$2,865,000.00.
(See ORS 93.030)

Subject to and excepting:
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 12/21/13

Evergreen Agricultural Enterprises, Inc, an Oregon corporation

BY: Brian Crowe
Brian Crowe, President

State of OREGON

COUNTY of Yamhill

This instrument was acknowledged before me on December 12, 2013

by Brian Crowe, President Evergreen Agricultural

[Signature], Notary Public - State of Oregon Enterprises, Inc.
My commission expires: June 14, 2017



EXHIBIT "A"

PROPERTY ONE:

Beginning at the Northwest corner of the Medorem Crawford Donation Land Claim No. 71, Notification No. 1034, in Township 4 South, Range 3 West of the Willamette Meridian, in Yamhill County, Oregon; running thence East, on the North line of claim, 20.13 chains to angle corner; thence South 75° East 70.50 chains to the left bank of the Willamette River; thence South 06° East 12.36 chains to a stake on bank of river from which a fir 50 inches in diameter bears North 34°20' West 138 links distant; thence North 75° West, parallel with the North line of claim, 93.00 chains to the West line of claim; thence North 6.36 chains to place of beginning.

EXCEPT that portion conveyed to Ben H. Asquith, et al, by deed Recorded July 22, 1949 in Book 153, Page 656, Deed Records of Yamhill County, Oregon.

R4302 00400

PROPERTY TWO:

PARCEL 1:

Part of Section 30, Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, described as follows:

Beginning at a point 593.66 feet North and 527.26 feet West of the Southwest corner of the S.F. Staggs Donation Land Claim No. 55, said Township and Range; thence West 132.74 feet; thence South 75 feet; thence East 132.74 feet; thence North 75 feet to the point of beginning.

PARCEL 2:

Part of Section 30, Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, described as follows:

Beginning at a point 518.66 feet North and 527.26 feet West of the Southwest corner of the S.F. Staggs Donation Land Claim No. 55 in said Township and Range; thence West 132.74 feet; thence South 255 feet; thence East 158.66 feet; thence Northwesterly to the point of beginning.

PARCEL 3:

Commencing at a point 28 links East of the Southwest corner of the Donation Land Claim of Samuel F. Staggs and Minerva Staggs, husband and wife, Claim No. 55 in Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon; running thence North 45° West 39 links to the West line of said Claim; thence running North 4.67-1/2 chains; thence West 10.00 chains; thence North 5.00 chains; thence West 7.20 chains; thence South 16.17-1/2 chains; thence East 17.20 chains to West line of County Road now there; thence North 40° East 9.38 chains to a stone on the South side of said Donation Land Claim of S.F. Staggs and wife, above named; thence West 5.75 chains to the point of beginning.

EXCEPTING THEREFROM any portion lying within the tract of land conveyed to Ralph O. Hunt, et ux, by Deed recorded August 4, 1967, in Film Volume 61, Page 974, Deed and Mortgage Records.

EXHIBIT "A"
(Continued)

FURTHER SAVING AND EXCEPTING that portion conveyed to Bruce T. Davis, et ux, by Deed recorded March 20, 1979, in Film Volume 138, Page 548. Deed and Mortgage Records.

ALSO EXCEPTING THEREFROM that tract conveyed to Michael P. McCoy, et ux, by Deed recorded November 8, 1989, in Film Volume 238, Page 258, Deed and Mortgage Records.

ALSO EXCEPTING THEREFROM that tract conveyed to Wade M. Green, Jr., by Warranty Deed recorded August 30, 1994, Film Volume 315, Page 169.

ALSO EXCEPTING THEREFROM that portion conveyed to Wade M. Green and Kathryn P. Green by Warranty Deed recorded August 30, 1994, Film Volume 315, Page 170.

FURTHER EXCEPTING THEREFROM that portion conveyed to Casey Manfrin and Karen Manfrin by Warranty Deed recorded December 11, 1995, Recorder's No. 199518678.

R4430 00300

PARCEL 4:

A part of the Certified Land Claim of George W. Roberts, Notification No. 4410 in Section 30, Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, said part thereof being more particularly described as commencing at the Northwest corner of the Donation Land Claim of J.W. Rogers and wife, Claim No. 74 in said Township and Range; and running thence South 89°30' East, along the North line of said Rogers Claim, 28.34 chains to a stone on the West line of lands formerly owned by W.W. Wright; thence North 17.61-1/4 chains to a stone; thence North 89°30' West 28.44 chains to a stone in the center of the County Road; thence South 17.61-1/4 chains to the point of beginning.

R4430 01500

PARCEL 5:

M. KEE

Beginning at the Southwest corner of the John B. Davis Donation Land Claim, Notification No. 2235, Claim No. 44 in Section 25, Township 4 South, Range 5 West of the Willamette Meridian, in Yamhill County, Oregon; thence, running East along the South boundary line of said Donation Land Claim and along the South boundary line of the Donation Land Claim of William G. Davis, Notification No. 1219, Claim No. 45 in Township 4 South, Range 5 West of the Willamette Meridian, in Yamhill County, Oregon, 56.40 chains, more or less, to the Southeast corner of "Nelson" lands; thence running North, along the West line of the J.B. High lands, 15.65 chains; thence, running West on line parallel with the South boundary line of the Donation Land Claim of John B. Davis above named, 56.08 chains, more or less, to the West boundary line of said Donation Land Claim of John B. Davis; thence, running South on the West line of said John B. Davis Donation Land Claim, 15.65 chains to the point of beginning.

ALSO a joint roadway over the following described premises:

A 32 foot roadway, 16 feet wide, on each side of the following described line:

Beginning at a point 15.65 chains North and 31.29 chains East of the Southwest corner of the John B. Davis Donation Land Claim, Notification No. 2235, Claim No. 44, in Township 4 South, Range 5 West of the Willamette Meridian, in Yamhill County, Oregon; thence North 1°35' West, along the center of the present 32 foot roadway, 20.12 chains to center of present County Road; subject to rights of adjoining property owners or their assigns to use said roadway jointly.

EXHIBIT "A"
(Continued)

R4524 02000 & R4524 02900

PARCEL 6:

Being a part of the Donation Land Claim of William G. Davis, Claim No. 69 in Sections 19 and 30, Township 4 South, Range 4 West, and Claim No. 45 in Sections 24 and 25, Township 4 South, Range 5 West of the Willamette Meridian, in Yamhill County, Oregon, said part more particularly bounded and described as follows: Beginning at the Southeast corner of said Donation Land Claim in Section 30, Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon; and running thence North, on the East line of said Claim 30 chains; thence West 40 chains; thence South 30 chains to the South line of said Claim; thence East 40 chains to the point of beginning.

SAVING AND EXCEPTING THEREFROM roadway conveyed by Annie B. High, et al, to William Galloway, et al, by Deed recorded in Book 56, at Page 551, Deed Records of Yamhill County, Oregon.

TOGETHER WITH that portion of vacated Redmond Hill Road which inured thereto by reason of Board Order 06-469 of the Board of Commissioners for Yamhill County, Oregon, recorded July 6, 2006, Recorder's No. 200615056.

R4419 02600

PARCEL 7:

A part of the Donation Land Claim of E.H. Adams and Sarah J. Adams in Section 30, Township 4 South, Range 4 West, and in Section 25 in Section 4 South, Range 5 West of the Willamette Meridian, in Yamhill County, Oregon, said part being more particularly described as follows:

Commencing at the Northeast corner of said Donation Land Claim; running thence West 147.05 rods; thence South 137.38 rods; thence East 147.05 rods to the center of the County Road; thence North, along the center of said County Road, 137.38 rods to the point of beginning.

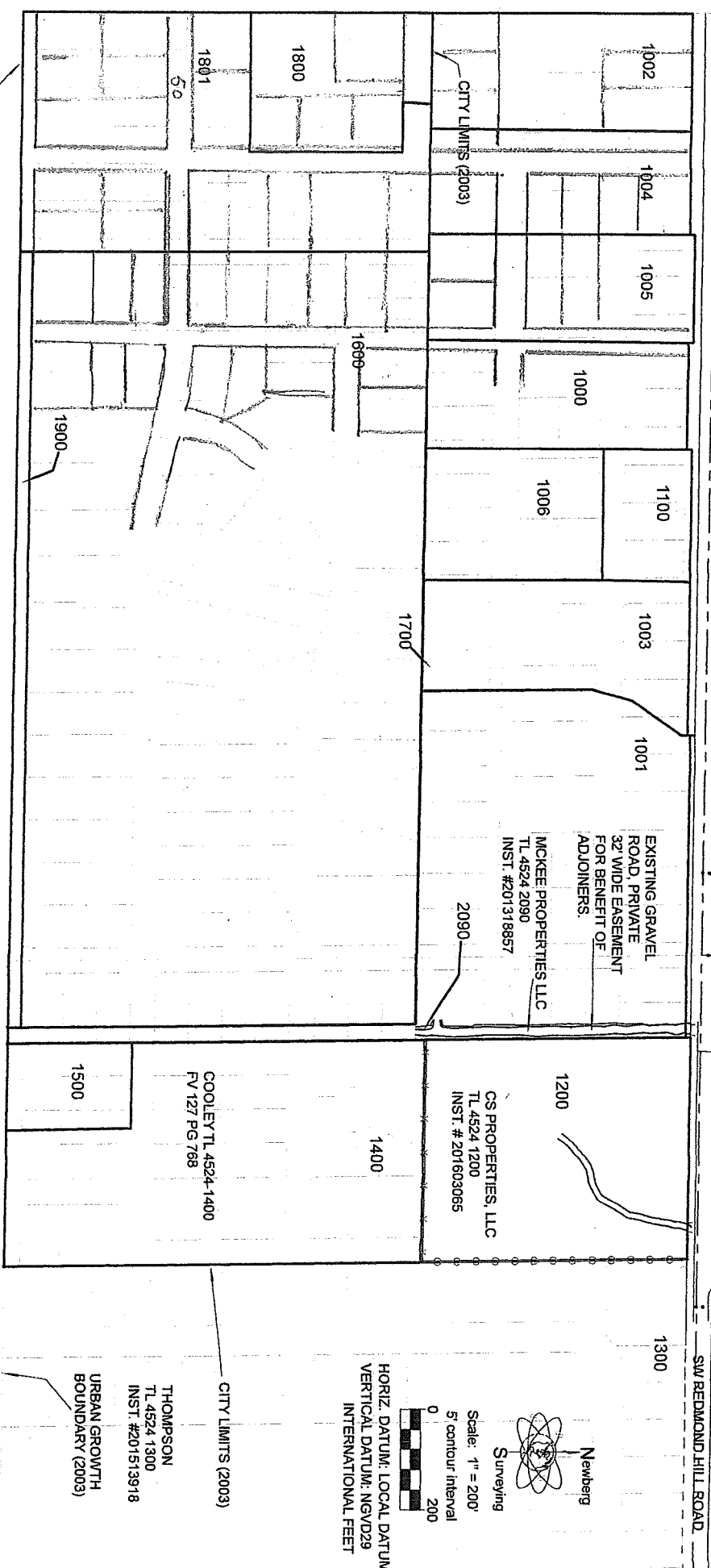
EXCEPTING THEREFROM that portion conveyed to Ida Marie Ruffin by Deed recorded September 29, 1965, in Film Volume 48, Page 266, Deed and Mortgage Records, Yamhill County, Oregon.

ALSO EXCEPTING the following described tract:

Beginning at a point in the center of the present County Road, said point being North 00°55' West 4328.00 feet from the Southeast corner of the E.M. Adams Donation Land Claim, Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon; thence South 00°55' East 68.74 feet to the true point of beginning; thence South 89°05' West 403.34 feet to a point; thence North 00°05' West 270 feet to a point; thence North 89°05' East to a point in the center of the County Road; thence South 00°05' East 270 feet, along the center of the County Road, to the true point of beginning.

R4430 01800

VALLEY'S EDGE PHASE III									
73	72	71	70	69	68	67	66	65	



Tentative Subdivision of
HEISER ADDITION for:
 CS Property Investments, LLC
PROPOSED SHADOW PLAT

SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
 YAMHILL COUNTY, OREGON

Newberg Surveying
 Scale: 1" = 200'
 5' contour interval
 0 200
 HORIZ. DATUM: LOCAL DATUM
 VERTICAL DATUM: NGVD29
 INTERNATIONAL FEET

CITY LIMITS (2003)
 THOMPSON
 TL 4524 1300
 INST. #201513918
 URBAN GROWTH
 BOUNDARY (2003)

COOLEY TL 4524-1400
 FV 127 PG 768

EXISTING GRAVEL
 ROAD, PRIVATE
 32' WIDE EASEMENT
 FOR BENEFIT OF
 ADJOINERS.
 MCKEE PROPERTIES LLC
 TL 4524 2090
 INST. #201319857

CS PROPERTIES, LLC
 TL 4524 1200
 INST. # 201603065

CITY LIMITS (2003)

2000

1900

1801

1800

1002

1004

1005

1000

1006

1100

1003

1001

1700

1600

1200

1400

1500

1300

SW MALLARD

SW REDMOND HILL ROAD

ROAD

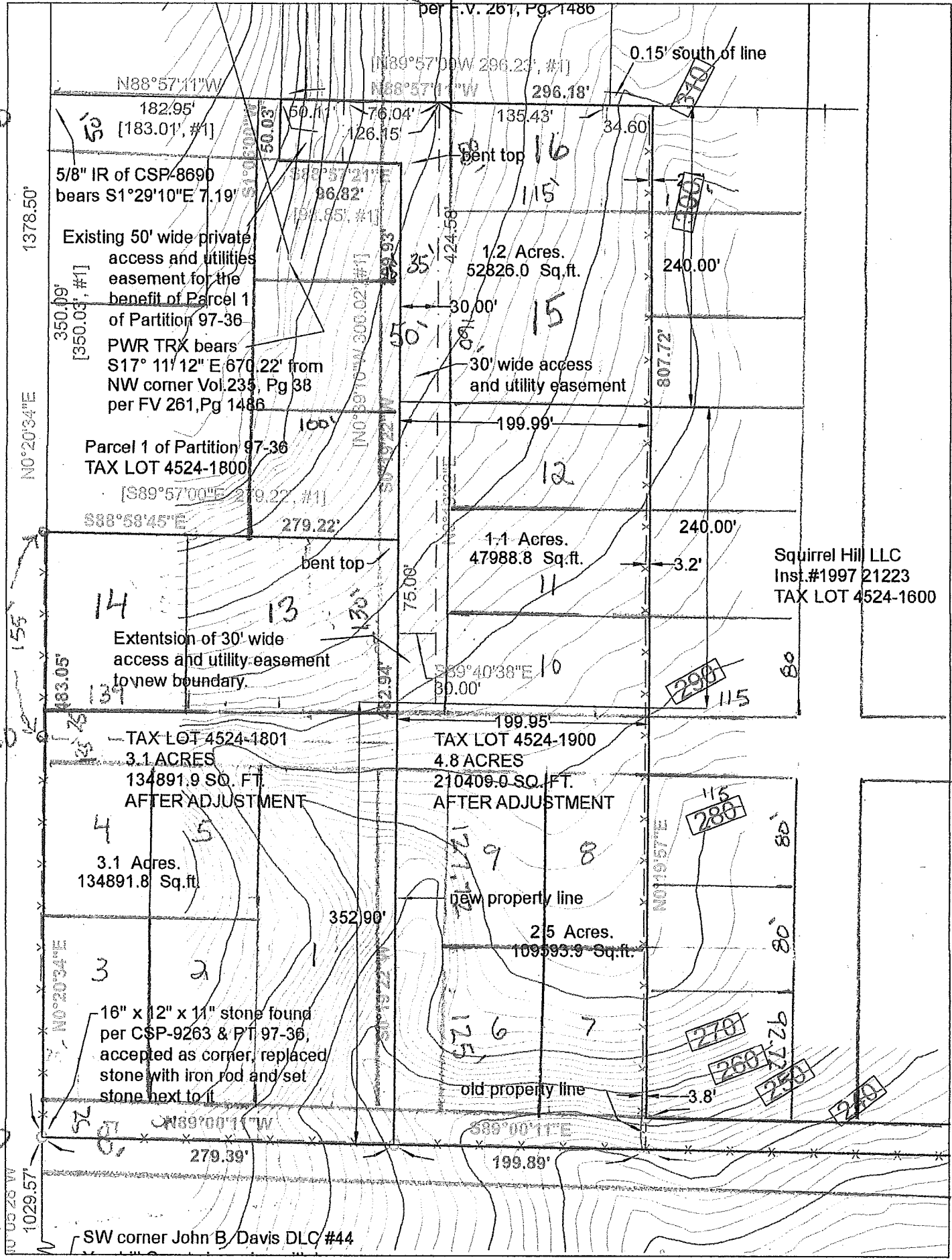
ROAD

per .V. 261, Pg. 1486

ROAD

ROAD

ROAD



N88°57'11"W
182.95'
[183.01', #1]

N89°57'00"W 296.23', #1
N88°57'11"W 296.18'

0.15' south of line

5/8" IR of CSP-8690
bears S1°29'10"E 7.19'

Existing 50' wide private
access and utilities
easement for the
benefit of Parcel 1
of Partition 97-36
PWR TRX bears
S17° 11' 12" E 670.22' from
NW corner Vol.235, Pg 38
per FV 261, Pg 1486

Parcel 1 of Partition 97-36
TAX LOT 4524-1800

[S89°57'00"E 279.22', #1]
S88°58'45"E 279.22'

bent top 16
115'
1.2 Acres.
52826.0 Sq.ft.

30' wide access
and utility easement
15

1.1 Acres.
47988.8 Sq.ft.
12

14
13
Extension of 30' wide
access and utility easement
to new boundary.

Squirrel Hill LLC
Inst.#1997 21223
TAX LOT 4524-1600

TAX LOT 4524-1801
3.1 ACRES
134891.9 SQ. FT.
AFTER ADJUSTMENT

TAX LOT 4524-1900
4.8 ACRES
210409.0 SQ. FT.
AFTER ADJUSTMENT

3.1 Acres.
134891.8' Sq.ft.

2.5 Acres.
109593.9' Sq.ft.

16" x 12" x 11" stone found
per CSP-9263 & PT 97-36,
accepted as corner, replaced
stone with iron rod and set
stone next to it

old property line

SW corner John B. Davis DLC #44

Tom Schauer

From: info carlyleconstructionllc.com <info@carlyleconstructionllc.com>
Sent: Tuesday, March 10, 2020 5:28 PM
To: Tom Schauer
Subject: Re: MP 2-20 Partition Application Completeness Review Letter

This message originated outside of the City of McMinnville.

Tom,

Thank you for you time today, I thought that I would send a quick clarification for the water, storm, and access for parcel 1 and 2 on partition app of lot 1900. I will send the Title report when I receive it and will work on a revised future development overlay and more clarification of the intent of the property we discussed.

- The plan does not indicate how proposed parcel 2 will be served by water (17.53.060(A)(12)); **Water for parcel 2 will be served domestically by well and water right from well log attached. The parcel is in zone 2 and cannot be accommodated by MWL.**
- The plan does not indicate the method of storm water disposal for the parcels (17.53.060(A)(12)); **Storm water would be engineered and dispersed on individual parcels as needed with swale detention systems and or water infiltrator level spreader system for parcel 1 and 2.**
- The plan does not indicate how proposed parcel 2 will be served by a driveway. The existing topography show would seem to preclude the construction of a 10' wide hard surface driveway for parcel 2 to the south and east. The driveway to the north already serves three parcels (17.53.100(C)). **Parcel 1 and Tax lot 1801 will access through access and utility easement north to Redmond hill road. Parcel 2 will access through the original access of the property as sold from Gill to Hamer from the 25' strip of land to the East. Required driveway is obtainable.**

It was good to meet you and I look forward to working with you in the future as well. Let me know if you have any more questions that come up.

Thanks,

Eric Amerson
Carlyle Construction, LLC
503-434-0331

From: Tom Schauer <Tom.Schauer@mcminnvilleoregon.gov>
Sent: Friday, March 6, 2020 4:40 PM
To: info [carlyleconstructionllc.com](mailto:info@carlyleconstructionllc.com) <info@carlyleconstructionllc.com>
Subject: FW: MP 2-20 Partition Application Completeness Review Letter

Hi Eric,

I sent this e-mail earlier this morning, again to the mis-typed e-mail address.

My apologies. Please contact me if you have any questions.

Sincerely,

Tom Schauer, AICP
Senior Planner
City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

503-474-5108

tom.schauer@mcminnvilleoregon.gov

From: Tom Schauer
Sent: Friday, March 6, 2020 11:11 AM
To: 'info@carlyleconsultingllc.com' <info@carlyleconsultingllc.com>
Cc: Sarah Sullivan <Sarah.Sullivan@mcminnvilleoregon.gov>
Subject: RE: MP 2-20 Partition Application Completeness Review Letter

Hi Eric,

Your application has been routed to agencies/departments for comments, and public notice to surrounding property owners will be mailed today or Monday.

As I receive agency/department comments, I will share them with you if there are any questions or issues you can clarify and/or address. I have received some agency/department comments back so far, and there are some issues that will need to be addressed.

Below are items that would be helpful for you to address and respond to, which relate to submittal items and development standards. The numbers reference the respective sections in the Zoning Ordinance.

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- The plan does not indicate the method of storm water disposal for the parcels (17.53.060(A)(12));
- The proposed "future development plan" does not include lot dimensions or proposed utilities (sewer, water, and storm drainage). Further the sketch for future street locations does not show proposed street grades in consideration of the area topography. Thus, it is not clear that this future development plan is buildable (17.53.060(C)(2) and 17.53.080);
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Please contact me if you have questions.

Sincerely,

Tom Schauer, AICP
Senior Planner
City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

503-474-5108

tom.schauer@mcminnvilleoregon.gov

From: Tom Schauer
Sent: Tuesday, March 3, 2020 11:11 AM
To: 'info@carlyleconsultingllc.com' <info@carlyleconsultingllc.com>
Cc: Sarah Sullivan <Sarah.Sullivan@mcminnvilleoregon.gov>
Subject: MP 2-20 Partition Application Completeness Review Letter

Hi Eric,

Attached is the completeness review letter for your partition application MP 2-20. Your application was deemed complete on Friday, February 28, and the attached letter summarizes the next steps in the review process.

Sincerely,

Tom Schauer, AICP
Senior Planner
City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

503-474-5108
tom.schauer@mcminnvilleoregon.gov

Tom Schauer

From: info carlyleconstructionllc.com <info@carlyleconstructionllc.com>
Sent: Thursday, March 12, 2020 10:43 AM
To: Tom Schauer
Subject: Re: MP 2-20 Partition Application Completeness Review Letter
Attachments: We sent you safe versions of your files; Redmond Hill Future Overlay 3-11-20.pdf;
Redmond Hill Future W-S-Storm-Road Grade 3-11-20.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Tom,

Attached is a Future development plan that is more realistic to the future development plan of the City of McMinnville. The Street grades calculate to 7-10% with a reasonable cut and fill and 12 in the North West corner of the property that would a road would head west. Sewer can gravity flow, Water when able to have supply capability for zone 2 above 275' in elevation can serve lots 1-10 and neighboring properties if they so choose. Storm can gravity flow to a reasonable detention area and can have regulated flow into the seasonal drainage way or possibly continue to the east down the road to another system that would be in place to the easterly 37 acres (Squirrel Hill LLC) if developed together .It is more reasonable to assume that there land would continue up from SW Mallard st or SW Heath St to the south and then to the west before we were able to develop vs coming from Redmond hill rd. The topography of the land for future prospective lots 1,2,8-10 are of terrain not conducive to small lot sizes unless dramatic earthwork took place like in the previous overlay. All lots are greater than 9000 sqft and to meet the R1 zoning that is current.

Current well water and septic systems can serve proposed parcel 1 and 2 in the short term to the future but the long term goal is to prepare for future development of parcel 1 and 2. The Sanitarian has looked at the entire property for septic test site and we are at the limit of acceptable approved area that are attached in the application. The Wells are 100' from all septic areas to be used for parcel 1 and 2 and tax lot 1801. We are looking to build on parcel 1 of 1.2 acres and maintain a 50' access and utility easement along the west of the property to ensure future development not be blocked.

Upon approval of this partition we would submit for a lot line adjustment of tax lot 1801 to adjust to the boundary of lot 8 in the proposed future development plan attached and retaining the land of lots1-5 and 9,10 for future development with dedicated city streets and future utilities served by the applicable service of a subdivision application when the availability of access and utilities comes in the future.

Please let me know if you have any questions or concerns with this. The Title report is being re generated and should be ready early next week.

Thanks,

Eric Amerson
Carlyle Construction, LLC
503-434-0331

From: Tom Schauer <Tom.Schauer@mcminnvilleoregon.gov>
Sent: Tuesday, March 10, 2020 6:35 PM

To: info [carlyleconstructionllc.com](mailto:info@carlyleconstructionllc.com) <info@carlyleconstructionllc.com>
Subject: RE: MP 2-20 Partition Application Completeness Review Letter

Thank you Eric

Tom Schauer, AICP
Senior Planner
City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

503-474-5108
tom.schauer@mcminnvilleoregon.gov

From: info [carlyleconstructionllc.com](mailto:info@carlyleconstructionllc.com) [mailto:info@carlyleconstructionllc.com]
Sent: Tuesday, March 10, 2020 5:28 PM
To: Tom Schauer <Tom.Schauer@mcminnvilleoregon.gov>
Subject: Re: MP 2-20 Partition Application Completeness Review Letter

This message originated outside of the City of McMinnville.

Tom,

Thank you for your time today, I thought that I would send a quick clarification for the water, storm, and access for parcel 1 and 2 on partition app of lot 1900. I will send the Title report when I receive it and will work on a revised future development overlay and more clarification of the intent of the property we discussed.

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It was good to meet you and I look forward to working with you in the future as well. Let me know if you have any more questions that come up.

Thanks,

Eric Amerson
Carlyle Construction, LLC
503-434-0331

From: Tom Schauer <Tom.Schauer@mcminnvilleoregon.gov>
Sent: Friday, March 6, 2020 4:40 PM
To: info [carlyleconstructionllc.com](mailto:info@carlyleconstructionllc.com) <info@carlyleconstructionllc.com>
Subject: FW: MP 2-20 Partition Application Completeness Review Letter

Hi Eric,

I sent this e-mail earlier this morning, again to the mis-typed e-mail address.

My apologies. Please contact me if you have any questions.

Sincerely,

Tom Schauer, AICP
Senior Planner
City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

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tom.schauer@mcminnvilleoregon.gov

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Sent: Tuesday, March 3, 2020 11:11 AM
To: 'info@carlyleconsultingllc.com' <info@carlyleconsultingllc.com>
Cc: Sarah Sullivan <Sarah.Sullivan@mcminnvilleoregon.gov>
Subject: MP 2-20 Partition Application Completeness Review Letter

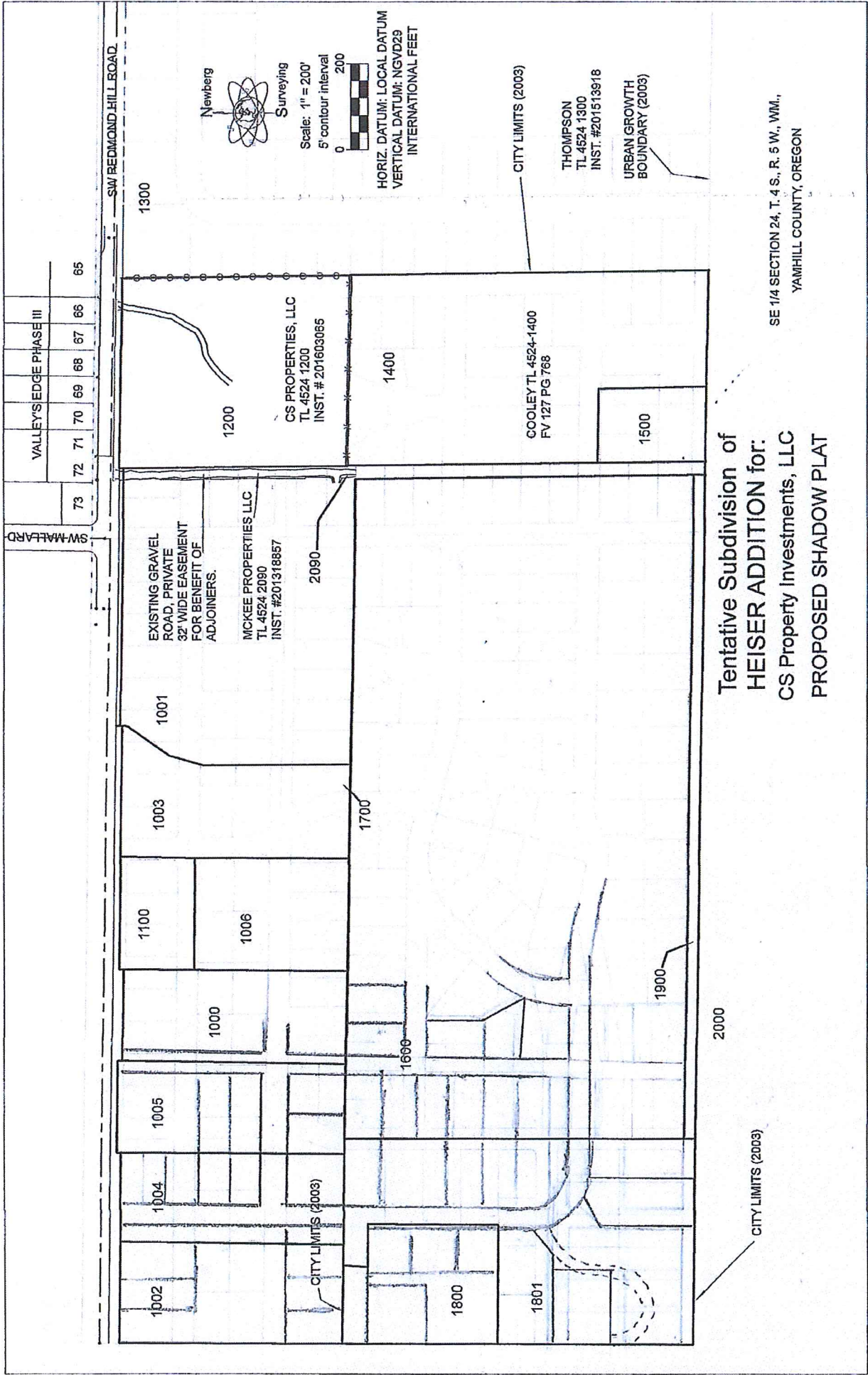
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Sincerely,

Tom Schauer, AICP
Senior Planner
City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

503-474-5108
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VALLEY'S EDGE PHASE III									
73	72	71	70	69	68	67	66	65	

Newberg
 Surveying
 Scale: 1" = 200'
 5' contour interval
 0 200

HORIZ. DATUM: LOCAL DATUM
 VERTICAL DATUM: NGVD29
 INTERNATIONAL FEET

1300
 1200
 CS PROPERTIES, LLC
 TL 4524 1200
 INST. # 201603065

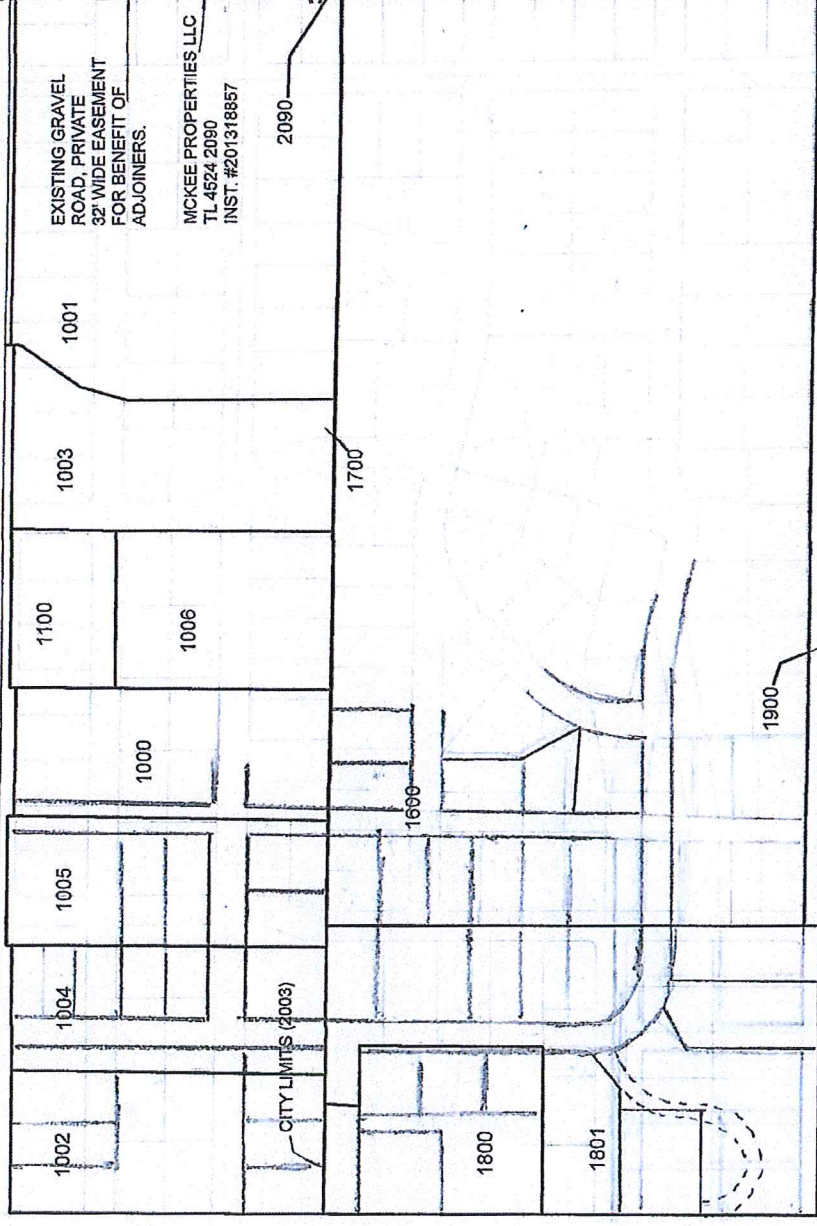
EXISTING GRAVEL
 ROAD, PRIVATE
 32' WIDE EASEMENT
 FOR BENEFIT OF
 ADJOINERS.
 MCKEE PROPERTIES, LLC
 TL 4524 2090
 INST. # 201318857

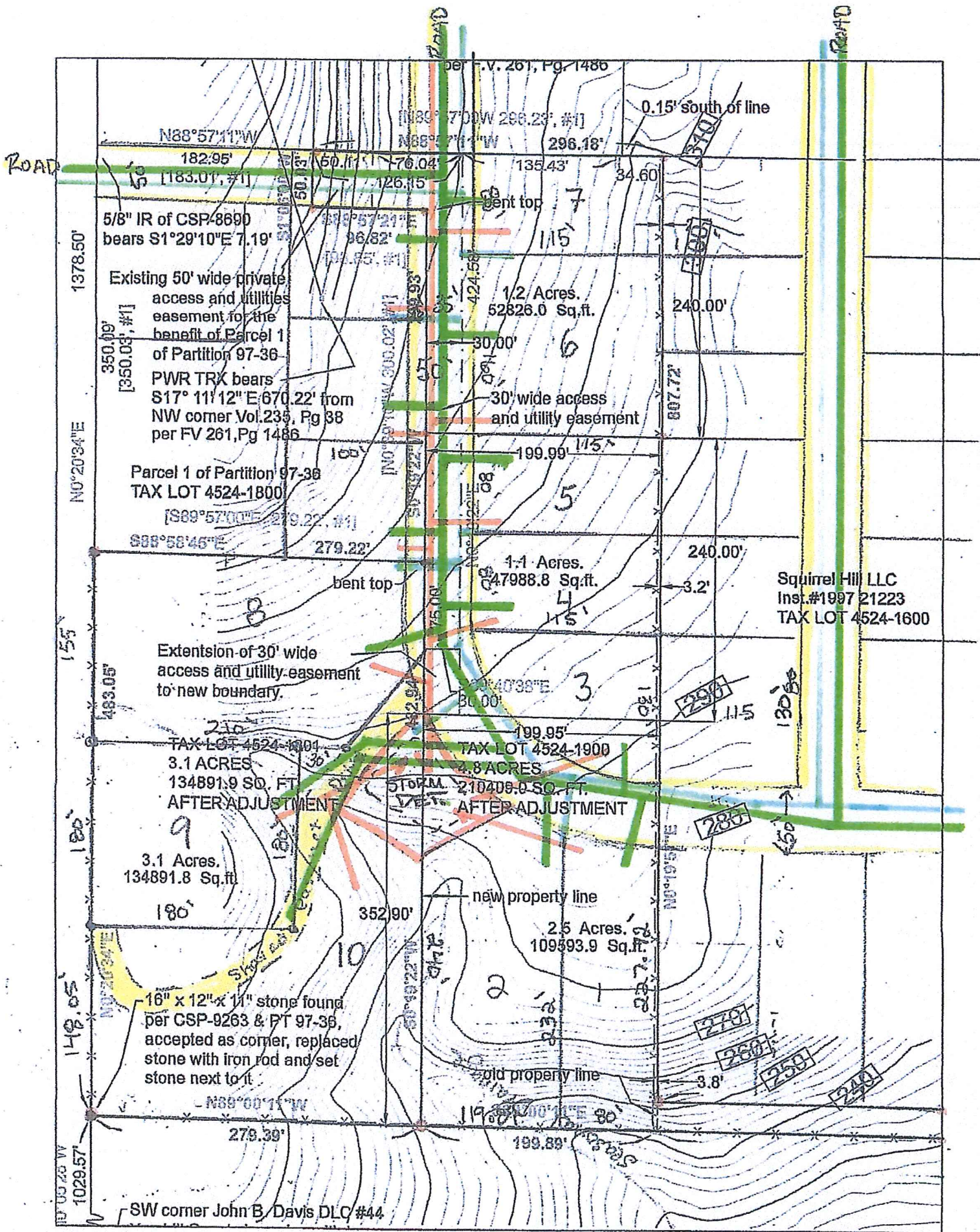
CITY LIMITS (2003)
 THOMPSON
 TL 4524 1300
 INST. # 201513918
 URBAN GROWTH
 BOUNDARY (2003)

1400
 COOLEY TL 4524-1400
 FV 127 PG 768

SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
 YAMHILL COUNTY, OREGON

Tentative Subdivision of
 HEISER ADDITION for:
 CS Property Investments, LLC
 PROPOSED SHADOW PLAT





Tom Schauer

From: info carlyleconstructionllc.com <info@carlyleconstructionllc.com>
Sent: Thursday, March 12, 2020 12:33 PM
To: Tom Schauer
Subject: Re: MP 2-20 Partition Application Completeness Review Letter
Attachments: We sent you safe versions of your files; Amerson LLA Map of Well to serve Parcel 2 3-12-20.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Tom,

Parcel 1 will be served by the well indicated on the application map in the south east corner, well log YAMH 57980 ID label 129673.

Parcel 2 will be served by the well indicated on the attached Amerson LLA Map to serve Parcel 2 3-12-20. The property has the water rights to this well and the existing easements circled on the map to serve the water with no new easements needed.

Thanks,

Eric Amerson
Carlyle Construction, LLC
503-434-0331

From: Tom Schauer <Tom.Schauer@mcminnvilleoregon.gov>
Sent: Thursday, March 12, 2020 11:58 AM
To: info [carlyleconstructionllc.com](mailto:info@carlyleconstructionllc.com) <info@carlyleconstructionllc.com>
Subject: RE: MP 2-20 Partition Application Completeness Review Letter

Thank you Eric,

Can you also verify:

- Parcel 1 is proposed to be served by the new well shown at the SE corner.
- Parcel 2 is proposed to be served by the easting well to the north of these properties which is located within an existing access and utility easement, and that easement is the one shown on the tentative plan, so there is no new easement to get water from that well to Parcel 2.

On one of the maps, can you please show the location of the existing off-site well? You could show it on the attached LLA map, which shows the property as well as the properties to the north.

Thank you,
Tom

Tom Schauer, AICP
Senior Planner

City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

503-474-5108

tom.schauer@mcminnvilleoregon.gov

From: info carlyleconstructionllc.com [mailto:info@carlyleconstructionllc.com]

Sent: Thursday, March 12, 2020 10:43 AM

To: Tom Schauer <Tom.Schauer@mcminnvilleoregon.gov>

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503-434-0331

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Sent: Tuesday, March 10, 2020 6:35 PM
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Subject: RE: MP 2-20 Partition Application Completeness Review Letter

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City of McMinnville
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McMinnville, OR 97128

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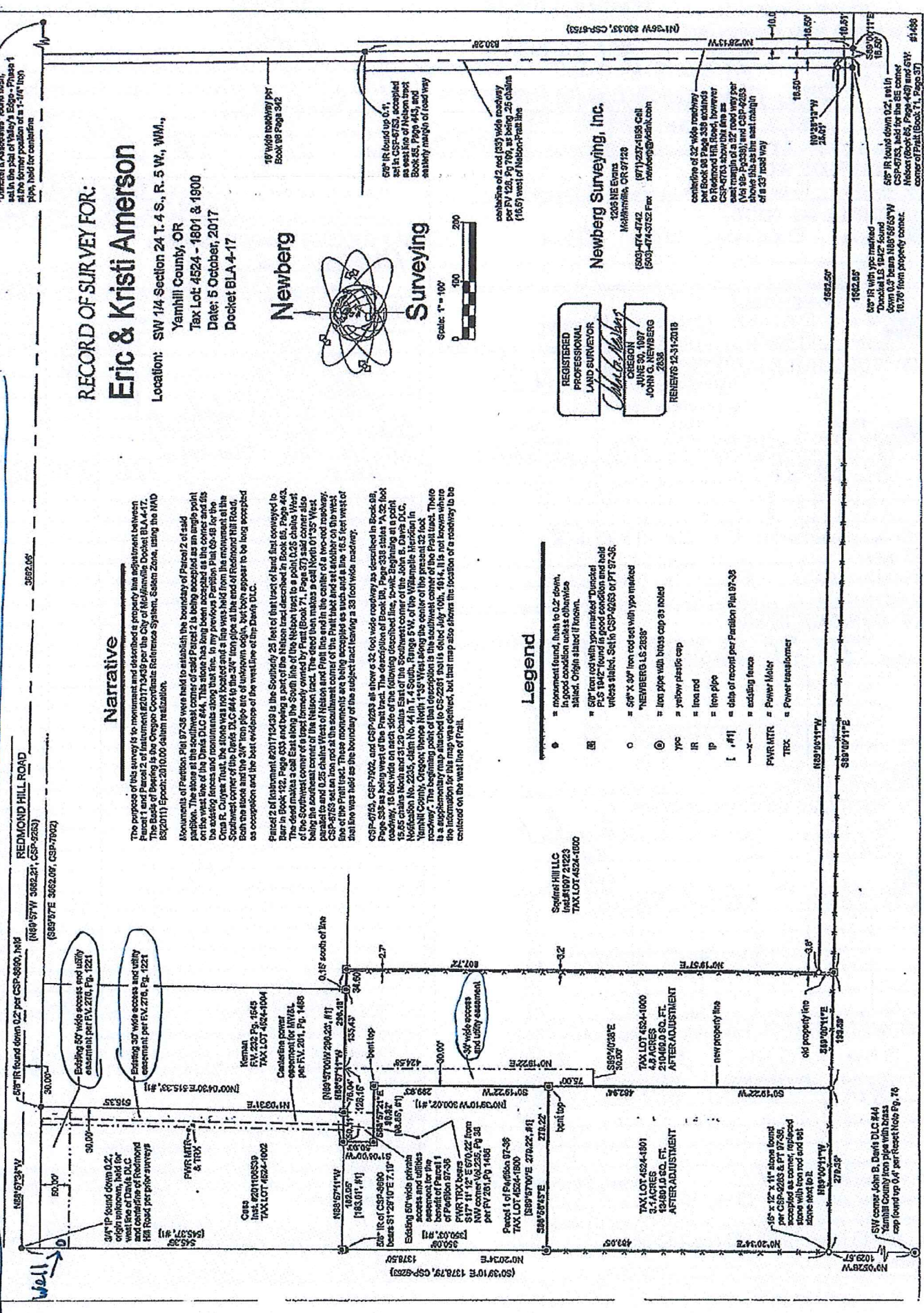
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McMinnville, OR 97128

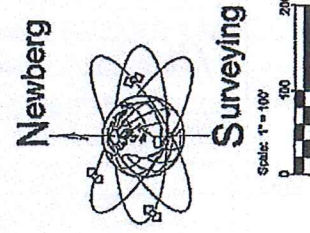
503-474-5108
tom.schauer@mcminnvilleoregon.gov

Well Log
 YAMMH 6200 45 5W - 24
 3431 SW Redmond Hill Rd McMinnville

Worksheet: 12/16/2017
 CS-13347
 \ Dairy Storage



RECORD OF SURVEY FOR:
Eric & Kristi Amerson
 Location: SW 1/4 Section 24 T. 4 S., R. 5 W., WM., Yamhill County, OR
 Tax Lot: 4524 - 1801 & 1800
 Date: 5 October, 2017
 Docket BLA 4-17



50' IR found up 0.1' per CSP-8990, N43' as being 25' column (1/4 of west of Nelson tract Book 85, Page 443, and an arbitrary margin of road way

consolidation of 2' red (35') wide roadway per F.V. 128, P. 199, as being 25' column (1/4 of west of Nelson tract line

Newberg Surveying, Inc.
 1208 NE Evans
 McMinnville, OR 97128
 (503) 474-4742
 (503) 474-4742 Fax
 newberg@newb.com

consolidation of 32' wide roadway per Book 89 Page 334 enclosed to Redmond Hill Road, however CSP-4703 above this line as east margin of a 32' road way per (V4 98- P-038) and CSP-4253 above this as the east margin of a 32' road way

50' IR found down 0.2', set in down 0.3' bears N43°50'37" W 10.70' from property corner. 50' IR found down 0.2', set in down 0.3' bears N43°50'37" W 10.70' from property corner. #1488

Narrative

The purpose of this survey is to monument and describe a property line adjustment between Parcel 1 and Parcel 2 of tractment #201712439 per the City of McMinnville Docket BLA 4-17, 1801 & 1800, Yamhill County, Oregon, Reference System, Salem Zone, using the NAD 83(2011) Epoch: 2010.00 datum realization.

Monuments of Parcel Plat 97-35 were held to establish the boundary of Parcel 2 of said parcel. The stone at the southwest corner of said Parcel 2 is being accepted as an angle point on the west line of the Davis DLC #44. This stone has long been accepted as the corner and its existing fences and monuments along that line. In my previous Partition Plat 05-49 for the Oma R. Chynar Trust, the stone was not located and a line was held from the monument at the Southern corner of the Davis DLC #44 to the 30' iron pipe at the end of Redmond Hill Road, both the stone and the 30' iron pipe are of unknown origin, but both appear to be long accepted as a corner and the east endpoints of the west line of the Davis DLC.

Parcel 2 of tractment #201712439 is the Southern 25 feet of that tract of land that conveyed to Bear in Book 132, Page 635 and being a part of the Nelson tract described in Book 85, Page 443. The deed makes a call East along the South line of the Nelson tract to a point 0.25 chains West of the Southwest corner of a tract formerly owned by Frank Book 71, Page 37, said corner also being the southeast corner of the Nelson tract. The deed then makes a call North 01°35' West parallel to and 0.25 chains West of Nelson and Plat line and in the center of a two-foot roadway. CSP-8783 set an iron rod at the southeast corner of the Plat tract and set another on the west line of the Plat tract. These monuments are being accepted as such and a line 16.5 feet west of the iron rod as the boundary of the subject tract having a 38 foot wide roadway.

CSP-8783, CSP-7002, and CSP-0283 all show a 32 foot wide roadway as described in Book 89, Page 334 as being west of the Plat tract. The description of Book 89, Page 338 states "A 32 foot roadway, 18 feet wide on each side of the following described line, to-wit: Beginning at a point 15.65 chains North and 31.20 chains East of the Southwest corner of the John B. Davis DLC, Notification No. 2235, claim No. 44 in T. 4 South, Range 5 W. of the Willamette Meridian in Yamhill County, Oregon, thence North 1°35' West along the center of the present 32 foot roadway? The beginning point of that description is the southwest center of the Plat tract. The monument at that point is set on July 10th, 1914, it is just upon where the information for this map was collected, but that map also shows the location of a roadway to be contained on the west line of Frank.

Legend

- = monument found, flush to 0.2' down, in good condition unless otherwise stated. Origin stated if known.
- ⊠ = 50' iron rod with yellow plastic "Ducted" PLS 1842 found in good condition and held unless stated. Set in CSP-4263 or PT 97-35.
- = 50' x 50' iron rod set with yellow plastic cap
- ⊙ = 50' x 50' iron rod set with yellow plastic cap
- YPC = yellow plastic cap
- IR = iron rod
- IP = iron pipe
- [, #] = date of receipt per Partition Plat 97-35
- x- = existing fence
- PWR MTR = Power Meter
- TRX = Power transformer

1801 & 1800
 45th Street
 1801 & 1800

SW corner John B. Davis DLC #44 Yamhill County iron pipe with brass cap found up 0.4' per Reset Note Pg. 76

RECEIVED

YAMH
6200

45/5W-24/CA

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

SEP 14 1987

(1) OWNER: MR. & MRS. GENE PARK
Name MR. & MRS. GENE PARK
Address 200 Carlton Way, Newberg, Oregon
City Newberg State Oregon Zip 97132

(9) LOCATION OF WELL by legal description:
County Yamhill Latitude _____ Longitude _____
Township 45 N or S, Range 5W E or W, WM.
Section 24 NE W SW W
Tax Lot _____ Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 3431 S.W. Redwood Hills
McMinnville, OR 97128

(2) TYPE OF WORK:
 New Well Deepen Recurdition Abandon

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Other

(10) STATIC WATER LEVEL:
Artesian ft. below land surface. Date Aug 25 87
Artesian pressure 12 lb. per square inch. Date Aug 25 87

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other

(11) WELL LOG: Ground elevation _____

(5) BORE HOLE CONSTRUCTION:
Depth of Completed Well 273 ft.
Special Standards date of approval _____

HOLE	Water From	To	SEAL		Amount
			Material	To	
	6	23	Comot	0 23	10 Sacks

Material	From	To	WB?	SWL
Topsoil	0	2		
Gravel clay	2	8		
Fine sand shale	8	16		
Fine gravelly sand with few pebbles	16	273	265	Artesian

How was seal placed? Method A B C D E
 Other _____
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	#1	23	160psi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 4	#1	22	160psi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

Perforations Method Cambria drill
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
213	273		200	3/8" cambria		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Date started August 19 Completed August 25, 87

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian
Yield gal/min 180 Pumping level _____ Drill stem at _____ Time 2 1/2 hr
1 hr

(unbonded) Water Well Constructor Certification:
I constructed this well in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.
Signed _____ Date _____

Temperature of water 51 Depth Artesian Flow Found 265
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Murky Odor Colored Other _____
Depth of strata: _____

(bonded) Water Well Constructor Certification:
I accept responsibility for construction of this well and its compliance with all Oregon water well standards. This report is true to the best of my knowledge and belief.
Signed James M. Wilson Date Aug 25, 87
Company W.D. Cox Milling & Pump Co. Lic. No. 765



First American

First American Title Insurance Company

825 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Carlyle Construction, LLC

Phone:

Fax:

Date Prepared : March 25, 2020
Effective Date : 8:00 A.M on March 23, 2020
Order No. : 1039-3421129
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of YAMHILL, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

PARCEL 1:

A tract of land located in the SW 1/4 of Section 24, Township 4 South, Range 5 West, Willamette Meridian, Yamhill County, Oregon, said tract being a portion of Parcel 2 of Partition Plat 97-36, recorded May 28, 1997 in Film 4, Page 423, Plat Records of Yamhill County, and all of Parcel II of Instrument #201713439, Yamhill County Deed Records, being more particularly described as follows:

Beginning at the northeast corner of said Parcel 2; thence North 88° 57' 11" West 296.18 feet to the most northerly northwest corner of said Parcel 2; thence; thence South 01° 06' 00" West 50.03 feet to an angle point in said Parcel 2; thence South 88° 57' 21" East 96.82 feet to an angle in said Parcel 2; thence South 00° 19' 22" West 299.93 feet to the southeast corner of Parcel 1 of said Partition Plat 1997-36; thence South 00° 19' 22" West 482.94 feet to an iron rod on the south boundary of said Parcel 2; thence South 89° 00' 11" East 199.89 feet to the southeast corner of said Parcel 2, said corner being on the South line of that certain tract of land described in deed from W. L. Hembree to Wanda C. Nelson, recorded in Book 85, Page 443, Yamhill County Deed Records; thence South 89° 00' 11" East along the south line of said Nelson tract 1562.85 feet, more or less, to a point that is 0.25 chains West of the Southwest corner of a tract formerly owned by E. J. Pratt recorded in Book 71, Page 37, Yamhill County Deed Records; thence North 00° 28' 13" West parallel to and 0.25 chains West of Nelson and Pratt line and in the center of a two-rod roadway 25.00 feet to a point; thence North 89° 00' 11" West, parallel to and 25.00 feet north of the south line of said Nelson tract 1562.50 feet to a point on the east line of said Parcel 2; thence North 00° 19' 57" East 807.72 feet to the place of beginning.

PARCEL 2:

Access and utility easement recorded October 16, 1992 in Film Volume 276, Page 1221, Deed and Mortgage Records.

Map No.: R4524 01900
Tax Account No.: 181323

EXHIBIT "B"
(Vesting)

Eric C. Amerson and Kristi M. Amerson as tenants by the entirety

EXHIBIT "C"
(Liens and Encumbrances)

1. City liens, if any, of the City of MCMINNVILLE.
2. Easement, including terms and provisions thereof.
Recorded: January 27, 1978 in Film Volume 126, Page 799, Deed and Mortgage Records
3. Easement, including terms and provisions contained therein:
Recording Information: November 13, 1991 in Film Volume 261, Page 1486, Deed and Mortgage Records
In Favor of: McMinnville Water & Light
For: Utility Easement
4. Easement, including terms and provisions thereof.
Recorded: October 16, 1992 in Film Volume 276, Page 1221, Deed and Mortgage Records
5. Easement as shown on the recorded plat/partition
For: 50' wide access & utility easement
Affects: Parcel 1
6. An easement reserved in a deed, including the terms and provisions thereof;
Recorded: August 23, 2018
Recording Information: Instrument No. 201812161, Deed and Mortgage Records
From: Eric C. Amerson and Kristi M. Amerson
To: Eric C. Amerson and Kristi M. Amerson
For: access and utility

Note: Due to various ongoing closures and inaccessibility of certain records in municipalities across the country due to the COVID-19 virus, this report may not include Matters appearing in the records on or after the date of any such closure or inaccessibility.

NOTE: Taxes for the year 2019-2020 PAID IN FULL

Tax Amount: \$1,272.18
Map No.: R4524 01900
Property ID: 181323
Tax Code No.: 40.0

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.

3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



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This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey

