



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

| | |
|-------------------------|-------|
| Office Use Only: | |
| File No. | _____ |
| Date Received | _____ |
| Fee | _____ |
| Receipt No. | _____ |
| Received by | _____ |

Partition Application

Applicant Information

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

Applicant Name National Urgent Care Development LLC Phone (734) 260-6820

Contact Name Samantha Coponen Phone (248) 817-1691

(If different than above)

Address 3221 W. Big Beaver Road, Suite 111

City, State, Zip Troy, MI 48084

Contact Email Samantha@814cre.com

Property Owner Information

Property Owner Name Michael A Wilson Trust Phone _____

(If different than above)

Contact Name Michael Wilson Phone _____

Address 2102 NW High Heaven Road

City, State, Zip McMinnville, OR 97123

Contact Email _____

Site Location and Description

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

Property Address 1755 SW Baker Street, McMinnville, OR 97128

Assessor Map No. R4 - 429 - BD Total Site Area 42,206 SF

Subdivision (R4429BD 00300) Block _____ Lot 300

Comprehensive Plan Designation Commercial Zoning Designation C-3 (Commercial)

General Description of Subject Property

1. Proposed Parcel Size: #1 0.396 Acres #2 0.573 Acres #3 _____
2. Current Land Use: C-3 (Commercial), currently vacant land. The southern portion is being proposed as an Urgent Care.
3. Purpose of the partition request: To split the lot for future development by a different owner.

4. Topography: Relatively flat and suitable for commercial development opportunities.

5. Method of Sewage Disposal: City sewer system
(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: City water main

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.

Samantha Coppen
Applicant's Signature

6/24/2020
Date

Michael A. Delan
Property Owner's Signature

6/25/2020
Date

June 24, 2020

RE: Property Owner Authorization of Designated Agent

On behalf of Michael A Wilson Trust, I, Michael Wilson, hereby attest to ownership of the property described below:

**Property located at 1755 SW Baker Street, McMinnville, OR 97126;
Otherwise identified as Property ID R4429BD 00300 situated in the SE 1/4, NE 1/4, of
S29-T4S-R4W WM, Yamhill County, Oregon.**

As the owner of the above designated property, I hereby designate the party named below to serve as the Owner's Designated Agent in so far as making applications to various entities for the purposes of development of the aforementioned property and representing the owner in matters of these applications:

Owner's Designated Agent: Samantha Coponen
Development Manager
EIG14T Development
3221 W. Big Beaver Road, Suite 111
Troy, MI 4084
C: (734) 260-6820
D: (248) 817-1691

Authorized this 25 day of June, 2020 by Michael Wilson, the Owner of Michael A Wilson Trust.



Michael Wilson
Owner
Michael A Wilson Trust
2120 NW High Heaven Road
McMinnville, OR 97123



First American

First American Title Insurance Company

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

Order No.: 1031-3388310
June 29, 2020

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

MICHELLE GREGOR, Escrow Officer/Closer
Phone: (503)472-4627 - Fax: (866)800-7294 - Email:MGregor@firstam.com
First American Title Insurance Company
775 NE Evans Street, McMinnville, OR 97128

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Clayton Carter, Title Officer
Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

Supplemental Preliminary Title Report

County Tax Roll Situs Address: 1755 SW Baker Street, McMinnville, OR 97128

| | | | | |
|-------------------------------------|--------------|------------|------------|----------|
| 2006 ALTA Owners Standard Coverage | Liability \$ | 620,000.00 | Premium \$ | 1,530.00 |
| 2006 ALTA Owners Extended Coverage | Liability \$ | | Premium \$ | |
| 2006 ALTA Lenders Standard Coverage | Liability \$ | | Premium \$ | |
| 2006 ALTA Lenders Extended Coverage | Liability \$ | | Premium \$ | |
| Endorsement 9.10, 22 | | | Premium \$ | |
| Govt Service Charge | | | Cost \$ | 20.00 |
| Other | | | Cost \$ | |

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of June 25, 2020 at 8:00 a.m., title to the fee simple estate is vested in:

unnamed trustee(s) of the Michael and Annette Wilson Revocable Living Trust

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and 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; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

11. Easement, including terms and provisions contained therein:
Recording Information: December 23, 1994, Film Volume 321, Page 640, Deed and Mortgage Records
In Favor of: State of Oregon, by and through its Department of Transportation
For: Slopes and water, gas, electric & communication service lines, fixtures and facilities
12. Easement, including terms and provisions contained therein:
Recording Information: April 11, 1995, Instrument No. 199504456, Deed and Mortgage Records
In Favor of: State of Oregon, by and through its Department of Transportation
For: Slopes and water, gas, electric & communication service lines, fixtures and facilities
13. Easement, including terms and provisions contained therein:
Recording Information: August 05, 1997, Instrument No. 199713031, Deed and Mortgage Records
In Favor of: Michael A. Wilson, DVM and Annette F. Wilson
For: Storm drain line
14. A Covenant Agreement reserved in a deed, including the terms and provisions thereof;
Recorded: November 26, 2014
Recording Information: Instrument No. 201414949, Deed and Mortgage Records
From: Flying Fishbone Investments, LLC
To: Flying Fishbone Investments, LLC
15. Reciprocal Access Agreement and the terms and conditions thereof:
Between: High Heaven Holdings, LLC
And: Flying Fishbone Investments, LLC
Recording Information: November 26, 2014, Instrument No. 201414950, Deed and Mortgage Records
16. Easement, including terms and provisions contained therein:
Recording Information: December 15, 2015, Instrument No. 201519325, Deed and Mortgage Records
In Favor of: City of McMinnville, a Municipal Corporation of the State of Oregon, acting by and through its Water & Light Commission
For: right-of-way
17. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: High Heaven Holdings, LLC, as to a portion; and Flying Fishbone, LLC, as to a portion
Grantee/Beneficiary: First Federal Savings & Loan Assn of McMinnville
Trustee: David C Haugeberg
Amount: \$440,000.00
Recorded: November 26, 2014
Recording Information: Instrument No. 201414951, Deed and Mortgage Records
(Affects said land and other property)

Re-Recorded January 13, 2015, Instrument No. 201500471, Deed and Mortgage Records

Modification and/or amendment by instrument:
Recording Information: March 26, 2018, Instrument No. 201804276, Deed and Mortgage Records

18. Assignment of leases and/or rents and the terms and conditions thereof:

Assignor: High Heaven Holdings, LLC, as to a portion; and Flying Fishbone, LLC, as to a portion
Assignee: First Federal Savings & Loan Assn of McMinnville
Recorded: November 26, 2014
Recording Information: Instrument No. 201414952, Deed and Mortgage Records
(Affects said land and other property)

Re-recorded January 13, 2015, Instrument No. 201500472, Deed and Mortgage Records

19. Unrecorded leases or periodic tenancies, if any.

20. The legal description contained in this preliminary title report covers more property than is intended for the transaction. We will require a surveyor's legal description covering the specific property. A sale or conveyance of said parcel may be in violation of the partition statutes as set out under O.R.S. 92.010.92.190.

- END OF EXCEPTIONS -

NOTE: Supplemental to bring current, reflect 2019-20 taxes PIF, add exception relating to partitioning

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

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

Tax Amount: \$4,214.35
Map No.: R4429BD 00300
Property ID: 174091
Tax Code No.: 40.0

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

Situs Address as disclosed on Yamhill County Tax Roll:

1755 SW Baker Street, McMinnville, OR 97128

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **Yamhill County**
777 Commercial Street SE, Suite 100
Salem, OR 97301

Recording Fees: \$ **81.00** for the first page
\$ **5.00** for each additional page



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

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; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



Privacy Notice

Effective: January 1, 2020

Notice Last Updated: January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

How Do We Collect Your Information? We collect your **personal** and **non-personal information**: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

How Do We Share Your Personal Information? We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

How Long Do We Keep Your Personal Information? We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out. We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Collection Notice. The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

| | |
|---|---|
| Categories of Personal Information Collected | The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer. |
| Categories of Sources | Categories of sources from which we've collected personal information include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties |
| Business Purpose for Collection | The business purposes for which we've collected personal information include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity |



| | |
|---|---|
| Categories of Third Parties Shared | The categories of third parties with whom we've shared personal information include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties |
|---|---|

Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.

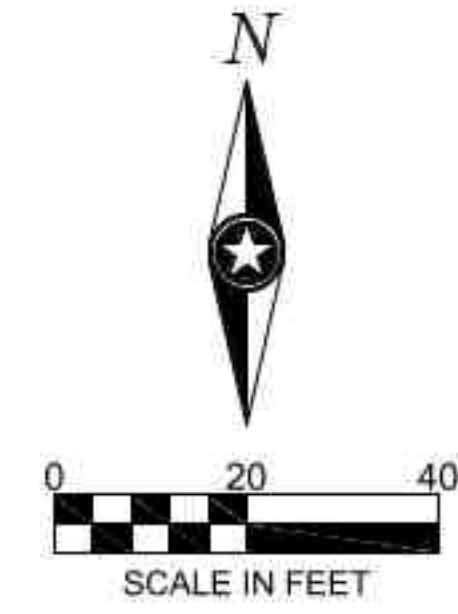
Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

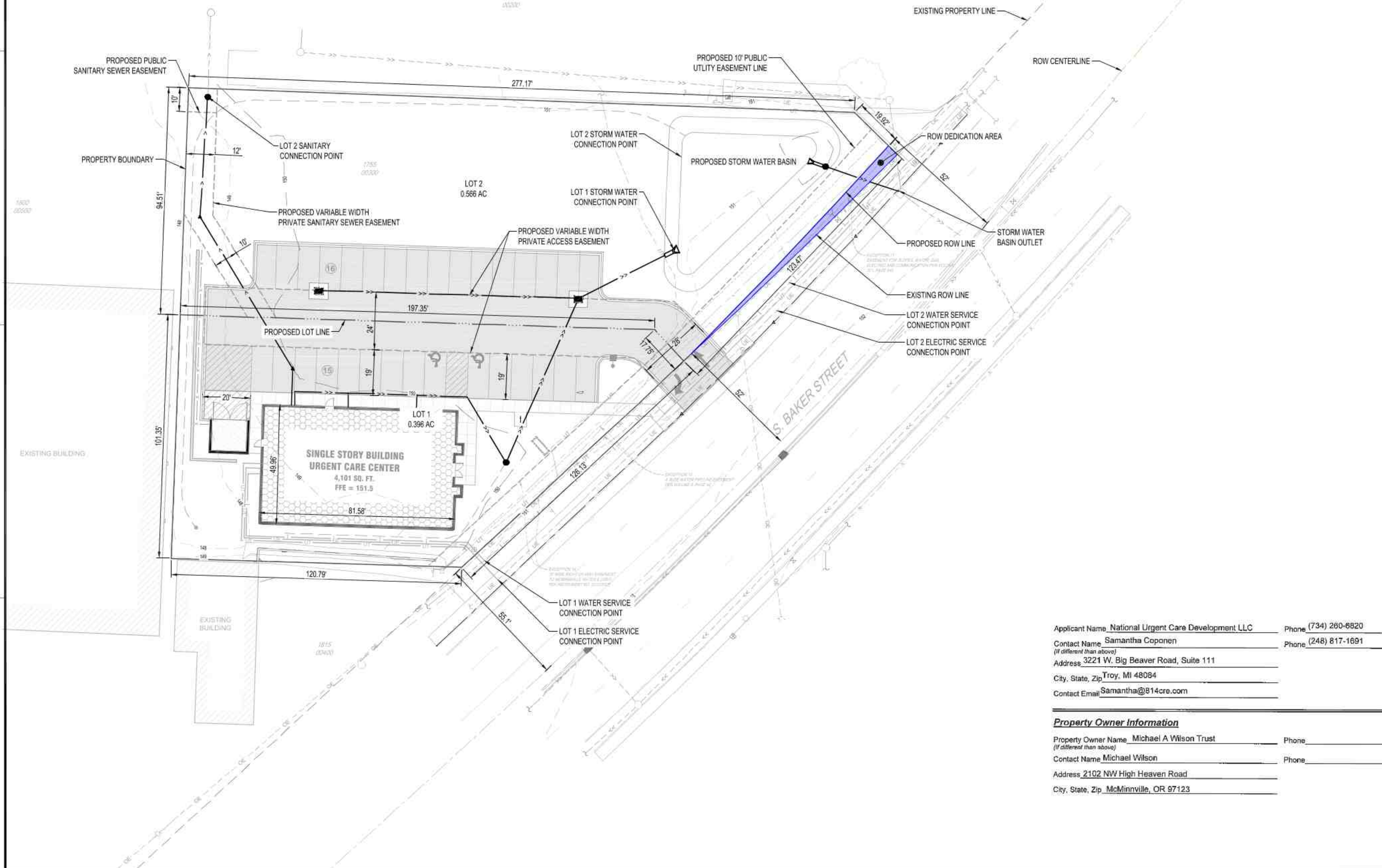
A part of the Samuel F. Stagg Donation Land Claim #55 and a part of the Samuel Cozine Donation Land Claim #56 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at the southeast corner of the S. F. Stagg Donation Land Claim #55; thence North $87^{\circ} 53' 38''$ West 264.00 feet; thence North $02^{\circ} 05' 03''$ East 245.28 feet to the TRUE POINT OF BEGINNING at the northwest corner of that tract of land conveyed by Hattie I. Brownhill to C. C. Wilson by deed recorded June 15, 1928 in Book 99, Page 167, Yamhill County Deed Records; thence South $88^{\circ} 11' 28''$ East 120.79 feet, more or less, along the north line of the Wilson tract to a point on the westerly margin of the Salmon River Highway (Oregon State Highway 18); thence North $47^{\circ} 09' 23''$ East 37.83 feet along said westerly margin to a point 30.00 feet left of centerline station "B" 601+45.77, said point being the point of spiral; thence following along said 200 foot spiral to a point that is 30.00 left of centerline station "B" 603+45.77 (chord bearing North $46^{\circ} 29' 27''$ East 199.08 feet), said point being the point of curvature; thence continuing along said westerly margin 12.66 feet along a 2834.65 foot radius curve, concave to the northwest, chord bearing North $45^{\circ} 01' 34''$ East 12.66 feet, to an iron rod at 30.00 feet left of "B" centerline; thence leaving said westerly margin North $45^{\circ} 06' 07''$ West 25.00 feet to an iron rod; thence North $87^{\circ} 54' 02''$ West 277.17 feet, more or less, to an iron rod on the west boundary of that tract of land conveyed to Michael A. and Annette P. Wilson by deed recorded in Instrument #201107878, Yamhill County Deed Records; thence South $02^{\circ} 05' 03''$ West 195.86 feet along said west boundary to the TRUE POINT OF BEGINNING.

NOTE:
 RECIPROCAL PRIVATE STORM SEWER EASEMENTS TO BE
 PROVIDED OVER LOTS 1 AND 2 AND SHALL BE BLANKET IN NATURE.



EIGHT



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

URGENT CARE CLINIC

MCMINNVILLE OREGON

| ISSUE SCHEDULE | | |
|----------------|-------------------|-----|
| DATE | DESCRIPTION | BY |
| 06/12/20 | CLIENT REVIEW | ARA |
| 08/17/20 | CITY PROGRESS SET | ARA |

| REVISION SCHEDULE | | |
|-------------------|-------------|----|
| DATE | DESCRIPTION | BY |
| | | |

| | |
|-------------|---------------|
| PROJECT NO. | 19-23672 |
| FILE NAME | 23672 C3-SITE |
| DRAWN BY | ARA |
| DESIGNED BY | ARA |
| REVIEWED BY | MWR/JA |

TITLE

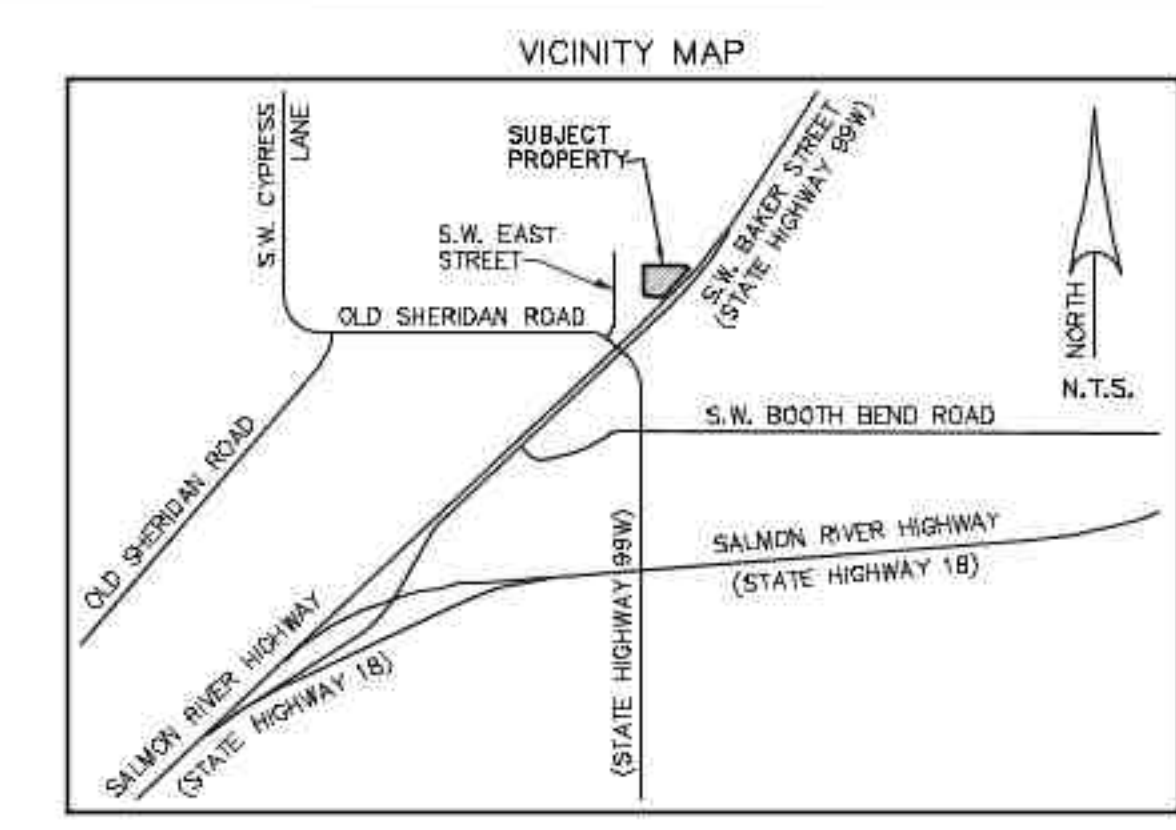
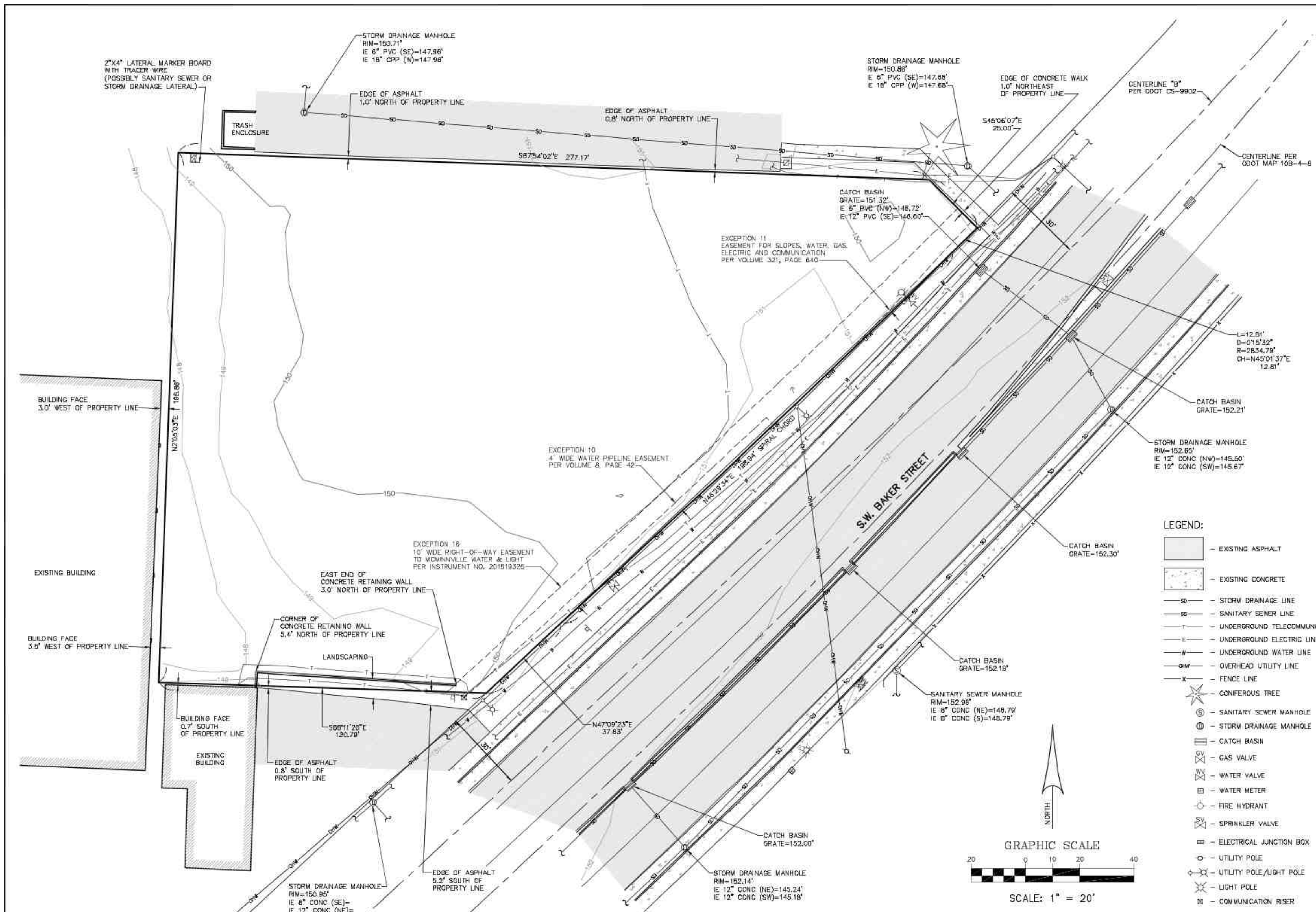
PARTITION PLAN

SHEET

Applicant Name National Urgent Care Development LLC Phone (734) 260-6820
 Contact Name Samantha Coponen Phone (248) 817-1691
 (If different than above)
 Address 3221 W. Big Beaver Road, Suite 111
 City, State, Zip Troy, MI 48084
 Contact Email Samantha@814cre.com

Property Owner Information

Property Owner Name Michael A Wilson Trust Phone _____
 (If different than above)
 Contact Name Michael Wilson Phone _____
 Address 2102 NW High Heaven Road
 City, State, Zip McMinnville, OR 97123



SPECIFIC EXCEPTIONS:

- WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE MATTER OF PUBLIC RECORD.
- TAXES FOR THE YEAR 2019-2020
TAX AMOUNT \$ 4,214.35
UNPAID BALANCE: \$ 2,809.56, PLUS INTEREST AND PENALTIES, IF ANY
CODE NO.: 40.0
MAP & TAX LOT NO.: R442980 00300
PROPERTY ID NO.: 174081
- [NOT A SURVEY LOCATION ITEM]
- CITY LIENS, IF ANY, OF THE CITY OF MCMINNVILLE.
NOTE: THERE ARE NO LIENS AS OF FEBRUARY 03, 2020. ALL OUTSTANDING UTILITY AND USER FEES ARE NOT LIENS AND THEREFORE ARE EXCLUDED FROM COVERAGE.
- [NOT A SURVEY LOCATION ITEM]
- THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
[OREGON DEPARTMENT OF TRANSPORTATION HOLD FEE TITLE TO THAT RIGHT-OF-WAY SHOWN HEREON FOR BAKER STREET]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN;
RECORDING INFORMATION: OCTOBER 12, 1958 IN FILM VOLUME 8, PAGE 042, DEED AND MORTGAGE RECORDS
IN FAVOR OF THE CITY OF MCMINNVILLE
FOR: WATER PIPELINE
[AS SHOWN HEREON]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN;
RECORDING INFORMATION: DECEMBER 23, 1994, FILM VOLUME 321, PAGE 640, DEED AND MORTGAGE RECORDS
IN FAVOR OF STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION FOR: SLOPES AND WATER, GAS, ELECTRIC & COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES
[AS SHOWN HEREON]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN;
RECORDING INFORMATION: APRIL 11, 1995, INSTRUMENT NO. 199504456, DEED AND MORTGAGE RECORDS
IN FAVOR OF STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION FOR: SLOPES AND WATER, GAS, ELECTRIC & COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES
[SAID EASEMENT DESCRIBED IN INSTRUMENT NO. 199504456 DOES NOT FALL WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN;
RECORDING INFORMATION: AUGUST 05, 1997, INSTRUMENT NO. 199713031, DEED AND MORTGAGE RECORDS
IN FAVOR OF MICHAEL A. WILSON, DVM AND ANNETTE F. WILSON
FOR: STORM DRAIN LINE
[SAID EASEMENT DESCRIBED IN INSTRUMENT NO. 199713031 DOES NOT FALL WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY]
- A COVENANT AGREEMENT RESERVED IN A DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF;
RECORDING INFORMATION: NOVEMBER 26, 2014
RECORDING INFORMATION: INSTRUMENT NO. 201414949, DEED AND MORTGAGE RECORDS FROM: FLYING FISHBONE INVESTMENTS, LLC TO: FLYING FISHBONE INVESTMENTS, LLC
[THE LEGAL DESCRIPTION CONTAINED IN INSTRUMENT NO. 201414949 DESCRIBES THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION CONTAINED IN THE TITLE REPORT AND AS SHOWN HEREON.]
- RECIPROCAL ACCESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF;
BETWEEN: HIGH HEAVEN HOLDINGS, LLC AND: FLYING FISHBONE INVESTMENTS, LLC
RECORDING INFORMATION: NOVEMBER 26, 2014, INSTRUMENT NO. 201414950, DEED AND MORTGAGE RECORDS
[THE LEGAL DESCRIPTION CONTAINED IN PARCEL 2 OF INSTRUMENT NO. 201414950 DESCRIBES THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION CONTAINED IN THE TITLE REPORT AND AS SHOWN HEREON.]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN;
RECORDING INFORMATION: DECEMBER 15, 2015, INSTRUMENT NO. 201519325, DEED AND MORTGAGE RECORDS
IN FAVOR OF CITY OF MCMINNVILLE, A MUNICIPAL CORPORATION OF THE STATE OF OREGON, ACTING BY AND THROUGH ITS WATER & LIGHT COMMISSION
FOR: RIGHT-OF-WAY
[AS SHOWN HEREON]
- DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: HIGH HEAVEN HOLDINGS, LLC, AS TO A PORTION; AND FLYING FISHBONE, LLC, AS TO A PORTION
GRANTEE/BENEFICIARY: FIRST FEDERAL SAVINGS & LOAN ASSN OF MCMINNVILLE TRUSTEE: DAVID C HAUGEBOG
AMOUNT: \$440,000.00
RECORDED: NOVEMBER 26, 2014
RECORDING INFORMATION: INSTRUMENT NO. 201414951, DEED AND MORTGAGE RECORDS (AFFECTS SAID LAND AND OTHER PROPERTY)
- RECORDED JANUARY 13, 2015, INSTRUMENT NO. 201500471, DEED AND MORTGAGE RECORDS
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT;
RECORDING INFORMATION: MARCH 26, 2018, INSTRUMENT NO. 201804276, DEED AND MORTGAGE RECORDS
[THE LEGAL DESCRIPTIONS CONTAINED IN PARCEL 2 OF INSTRUMENT NUMBERS 201414951, 201500471 AND 201804276 DESCRIBE THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION CONTAINED IN THE TITLE REPORT AND AS SHOWN HEREON.]
- ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF;
ASSIGNEE: HIGH HEAVEN HOLDINGS, LLC, AS TO A PORTION; AND FLYING FISHBONE, LLC, AS TO A PORTION
ASSIGNED: FIRST FEDERAL SAVINGS & LOAN ASSN OF MCMINNVILLE
RECORDED: NOVEMBER 26, 2014
RECORDING INFORMATION: INSTRUMENT NO. 201414952, DEED AND MORTGAGE RECORDS (AFFECTS SAID LAND AND OTHER PROPERTY)
RECORDED JANUARY 13, 2015, INSTRUMENT NO. 201500472, DEED AND MORTGAGE RECORDS
[THE LEGAL DESCRIPTIONS CONTAINED IN PARCEL 2 OF INSTRUMENT NUMBERS 201414952 AND 201500472 DESCRIBE THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION CONTAINED IN THE TITLE REPORT AND AS SHOWN HEREON.]
- UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
[NOT A SURVEY LOCATION ITEM]

VERTICAL DATUM:
PROJECT DATUM: NAVD 88
DESCRIPTION: PROJECT ELEVATIONS ARE BASED ON RAPID STATIC GPS OBSERVATIONS ON MULTIPLE SURVEY CONTROL POINTS USING GEOID12 AND LOCAL ORGN STATION DATA.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY.
AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE. IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.
THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.
UTILITY LOCATIONS SHOULD BE VERIFIED BY OREGON UTILITIES NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.

LEGAL DESCRIPTION (PER TITLE REPORT):
REAL PROPERTY IN THE COUNTY OF YAMHILL, STATE OF OREGON, DESCRIBED AS FOLLOWS: A PART OF THE SAMUEL F. STAGG DONATION LAND CLAIM #95 AND A PART OF THE SAMUEL COZINE DONATION LAND CLAIM #98 IN TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE S. F. STAGG DONATION LAND CLAIM #95 THENCE NORTH 87° 03' 36" WEST 264.00 FEET; THENCE NORTH 02° 05' 03" EAST 246.28 FEET TO THE TRUE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY HATTIE L. BROWNHILL TO C. G. WILSON BY DEED RECORDED JUNE 15, 1928 IN BOOK 89, PAGE 187, YAMHILL COUNTY DEED RECORDS; THENCE SOUTH 89° 11' 29" EAST 120.79 FEET, MORE OR LESS, ALONG THE NORTH LINE OF THE WILSON TRACT TO A POINT ON THE WESTERLY MARGIN OF THE SALMON RIVER HIGHWAY (OREGON STATE HIGHWAY 18); THENCE NORTH 47° 09' 23" EAST 37.83 FEET ALONG SAID WESTERLY MARGIN TO A POINT 30.00 FEET LEFT OF CENTERLINE STATION "B" 601+46.77, SAID POINT BEING THE POINT OF SPIRAL; THENCE FOLLOWING ALONG SAID 300 FOOT SPIRAL TO A POINT THAT IS 30.00 FEET OF CENTERLINE STATION "B" 603+45.77 (CHORD BEARING NORTH 48° 29' 21" EAST 199.08 FEET), SAID POINT BEING THE POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY MARGIN 12.66 FEET ALONG A 2834.65 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, CHORD BEARING NORTH 45° 01' 54" EAST 12.86 FEET, TO AN IRON ROD AT 30.00 FEET LEFT OF "A" CENTERLINE; THENCE LEAVING SAID WESTERLY MARGIN NORTH 45° 06' 07" WEST 25.00 FEET TO AN IRON ROD; THENCE NORTH 87° 54' 02" WEST 277.17 FEET, MORE OR LESS, TO AN IRON ROD ON THE WEST BOUNDARY OF THAT TRACT OF LAND CONVEYED TO MICHAEL A. AND ANNETTE F. WILSON BY DEED RECORDED IN INSTRUMENT #20107076, YAMHILL COUNTY DEED RECORDS; THENCE SOUTH 02° 05' 03" WEST 195.86 FEET ALONG SAID WEST BOUNDARY TO THE TRUE POINT OF BEGINNING.

NOTES:

- THE PROPERTY DEPICTED ON THIS SURVEY DRAWING IS THE SAME AS THAT WHICH IS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT ORDER NUMBER 1031-3388310, EFFECTIVE DATE OF JANUARY 30, 2020. THE EASEMENTS AND "SPECIFIC EXCEPTIONS" SHOWN HEREON ARE BASED ON SAID FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT ORDER NUMBER 1031-3388310, EFFECTIVE DATE OF JANUARY 30, 2020.
- AREA OF THE SUBJECT PROPERTY IS 42,208 SQUARE FEET (0.969 ACRES)
- SITE ADDRESS: 1755 S.W. BAKER STREET, MC MINNVILLE, OR 97128
- IN REGARDS TO TABLE A ITEM 16, ON APRIL 21, 2020 (BEING THE DATE THAT THE FIELD WORK FOR THIS SURVEY WAS COMPLETED), THERE WAS NO EVIDENCE OF OBSERVED EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY. THIS SURVEY REFLECTS THE CONDITION OF THE SUBJECT PROPERTY ON APRIL 21, 2020, AND DOES NOT REPRESENT THE CURRENT CONDITION OF THE SUBJECT PROPERTY THEREAFTER.
- THE SUBJECT PROPERTY APPEARS TO BE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FLOOD INSURANCE RATE MAP #1071C0404D DATED MARCH 2, 2010.
- A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR.
- THERE WAS NO OBSERVED EVIDENCE OF BUILDINGS LOCATED WITHIN THE SUBJECT PROPERTY AT THE TIME THE FIELD WORK WAS PERFORMED.
- THERE WAS NO OBSERVED EVIDENCE OF DESIGNATED PARKING SPACES LOCATED WITHIN THE SUBJECT PROPERTY AT THE TIME THE FIELD WORK WAS PERFORMED.
- THE PUBLIC RIGHT-OF-WAY OF S.W. BAKER STREET ADJOINS THE SOUTHEASTERLY LINE OF THE SUBJECT PROPERTY, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:
TO: MICHAEL AND ANNETTE WILSON REVOCABLE LIVING TRUST, FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 14 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 21, 2020.
MAY 4, 2020
DARREN S. HARR, OREGON PLS NO. 56181

TerraCalc
Land Surveying
1615 NE Miller St.
McMinnville, OR 97128
(503) 857-0935
www.Terra-calc.com

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2020
DARREN S. HARR
56181

EXPIRES: 6-30-21

**MC MINNVILLE URGENT CARE
ALTANSPS LAND TITLE SURVEY
LOCATED IN THE NW 1/4 OF SECTION 29, T. 4 S., R. 4 W., W.M.
MC MINNVILLE, OREGON**

FOR: ISS INC. 7900 INTERNATIONAL DRIVE, SUITE 550 MINNEAPOLIS, MN 55429

| REVISIONS | DESCRIPTION | DATE |
|-----------|-------------|------|
| REV: | | |

| | |
|--------------|----------|
| DATE | 5/4/2020 |
| DRAWN | DJH |
| SURVEYOR | DSH |
| CHECKED | DSH |
| JOB NO. | MUC001 |
| DRAWING NAME | ALTA |
| SHEET NO. | 1 OF 1 |

JULY 22, 2020

Chuck Darnell
Senior Planner
City of McMinnville Planning Department
231 NE Fifth Street
McMinnville, Oregon 97128
charles.darnell@mcminnvilleoregon.gov



RE: TENTATIVE PARTITION REVIEW RESPONSE –
CITY OF MCMINNVILLE PLANNING DEPARTMENT – 231 NE FIFTH STREET, MCMINNVILLE, OREGON 97128

Thank you for your plan review letter dated July 14, 2020. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

COMPLETENESS

1. Proposed Utility Plan

- a. MMC Section 17.53.060(A)(12) requires that a tentative partition application include the following: “Source, method and preliminary plans for domestic and other water supplies, sewage disposal, storm water disposal and other drainage facility plans, and all other utilities.” The plans provided include a sheet (Sheet 1) that identifies the location of proposed utilities. However, not all utilities are identified, such as water and power, for each lot and some of the notes that may be related to water and power for Lot 1 are difficult to read (notes that are greyed out and somewhat blurry on Sheet 1).
 - i. In order to deem the application complete, a plan must be provided that identifies proposed preliminary plans for how each new parcel will be served with water, electricity, sanitary sewer, and storm sewer

ISG Response: The tentative partition plan has been updated to show how Lot #1 and Lot #2 are served for water, electricity, sanitary sewer, and storm sewer.

- b. MMC Section 17.53.060(A)(12) requires that a tentative partition application include the following: “Parcel layout showing size and relationship to existing or proposed streets and utility easements.” The proposed tentative partition appears to include a number of improvements and utilities that will require shared use, access, and/or maintenance easements. These include easements for sanitary sewer for Lot 1, storm drainage for Lot 1, shared parking and drive aisles for both lots, and shared access to Highway 99W for both lots.
 - i. In order to deem the application complete, plan must be updated to identify all necessary easement locations.

ISG Response: The tentative partition plan has been updated to show the necessary easements for both Lot #1 and Lot #2.

- c. The City's Engineering Department reviewed the tentative partition plan and provided a marked-up version of the tentative partition plan that addresses most of the issues related to utilities and easements described above. That marked-up version is attached to this letter. Please note that the Engineering Department identified an issue with the proposed method of providing sanitary sewer service to Lot 2. Sewer services require a separate connection to the public sewer main for each parcel.
 - i. In order to deem the application complete, plan must be updated to identify that Lot 2 has a sanitary sewer connection to the end of the public sewer main at the northwest corner of the existing property. See attached marked-up version for more details.

ISG Response: The tentative partition plan has been updated to show the sanitary sewer connection to the end of the public sewer main at the northwest corner for Lot #2.

OTHER ITEMS-NOT NECESSARILY REQUIRED FOR COMPLETENESS

2. Right-of-Way and Easement Dedications

- a. The City's Engineering Department had provided comments during the pre-application process for the subject site related to right-of-way dedications that may be required at the time of land division. Those comments were included in the City's combined response to the applicant of the pre-application meeting, which was sent via email on April 8, 2020. Those comments are copied again below for reference:
 1. The applicant shall submit to the City Engineer, for review and approval, a utility plan for the subject site. At a minimum, this plan shall indicate the manner in which separate sanitary sewer, storm sewer, and water services will be provided to each of the proposed lots. Each lot will need to be served by a separate sanitary sewer lateral and connection to the public sewer main. Easements and maintenance agreements as may be required by the City Engineer for the provision, extension and maintenance of these utilities shall be submitted to the City Engineer for review and approval prior to filing of the final plat. All required utilities shall be installed to the satisfaction of the responsible agency prior to the City's approval of the final plat.

ISG Response: The tentative partition plan has been updated to show each lot being served by separate sanitary sewer lateral and connection to the public sewer main, in addition to a public sanitary sewer easement and private sanitary sewer easement.

2. That the final partition plat shall reflect that the access for Parcel 1 and Parcel 2 shall be limited to a joint driveway access onto 99W. Private access easements\cross easements will need to be shown on final plat.

ISG Response: The tentative partition plan has been updated to show a variable width private access easement to reflect access for Parcel 1 and Parcel 2.

3. SW Baker Street is classified as a major arterial in the TSP and requires 104' total ROW width. The dedication of additional right of way to provide 52' from ROW centerline along the parcels frontage would be required prior to approval of the final plat.

ISG Response: The tentative partition plan has been updated to show 52' from ROW centerline along the parcels frontage and ROW dedication area.

4. Prior to approval of the final plat, the applicant shall also dedicate a 10' wide public utility easement along the property's Baker Street frontage.

ISG Response: The tentative partition plan has been updated to show a 10' wide public utility easement along the property's Baker Street frontage.

- b. While not necessarily required for the tentative partition plat, the additional right-of-way and public utility easement dedications will likely be required on the final plat. It may be prudent to identify the locations of those dedications on the tentative plat to ensure development of the urgent care facility shown on Lot 1 is not impacted by these dedications.

ISG Response: This has been noted and there are no changes to the site with the ROW dedication updates.

Please contact me at 563.568.8227 or via email at Stephanie.Runkle@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Stephanie Runkle
Project Coordinator
Stephanie.Runkle@ISGInc.com