

Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.ci.mcminnville.or.us

Office Use Only:	
File No.	<u>MP 1-17</u>
Date Received	<u>3-7-17</u>
Fee	<u>430.⁰⁰</u>
Receipt No.	<u>17m0040</u>
Received by	<u>CD</u>

Partition Application

Applicant Information

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

Applicant Name Ishmael Duckett "Ish" Phone 503-472-2173
Call 503-472-1687

Contact Name same Phone _____
 (If different than above)

Address 2950 NE Stenbake McMinnville, OR 97128

City, State, Zip McMinnville, OR 97128

Contact Email Ish Duckett@yahoo.com

Property Owner Information

Property Owner Name Ishmael Duckett Phone 503-472-2173
 (If different than above) *see above*

Contact Name Ish Duckett Phone _____

Address same above

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address 2950 NE Stenbake McMinnville, OR 97128

Assessor Map No. R4 H09C-D00800 Total Site Area 1 ac .937 acre

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation _____ Zoning Designation R1

General Description of Subject Property

47.15 + 1022 ^{sq'} triangular area
88.81 x 12' 150'

1. Proposed Parcel Size: #1 91.82 x 103.69 #2 103.69 x 103.69 #3 103.69 x 92 x

2. Current Land Use: Home & yard

3. Purpose of the partition request: Build house Divide Lot 800' into 3 parcels.

4. Topography: level level

5. Method of Sewage Disposal: city 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: me w/d

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.

Lsh Ruckert
Applicant's Signature

2-23-17
Date

Property Owner's Signature

Date

EXHIBIT " ____ "

Date: 10 November 2016

Ish Duckett - Legal Description of Parcel 1 for Application (9,014 sq.ft.)

A tract of land in Section 9, Township 4 South, Range 4 West, City of McMinnville, Yamhill County, Oregon, being more particularly described as follows:

Beginning on the north line of tract of land described in deed from ROBERT C. ANDERSON and JOAN M. ANDERSON to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Film Volume 74 Page 014, , Yamhill County Deed Records, that is 297.13 feet West of the northeast corner of said DUCKETT tract; thence South 103.69 feet to the south line of said tract; thence West 91.82 feet along said south line to the east margin of N. Hembree Street (30.00 feet from centerline); thence North 00°44' East 58.59 feet along said east margin to the north line of said DUCKETT tract; thence North 23°50' East 49.62 feet along said north line to the northwest corner of said tract; thence East 71.19 feet along said north line to the point of beginning.

EXHIBIT "___"

Date: 27 February 2017

Ish Duckett - Legal Description of Parcel 2 for Application (16,276 sq.ft.)

A tract of land in Section 9, Township 4 South, Range 4 West, City of McMinnville, Yamhill County, Oregon, being more particularly described as follows:

Beginning on the north line of tract of land described in deed from ROBERT C. ANDERSON and JOAN M. ANDERSON to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Film Volume 74 Page 014, , Yamhill County Deed Records, that is 150.00 feet West of the northeast corner of said DUCKETT tract; thence South 103.65 feet; thence West 147.15 feet along said south line; thence North 103.69 feet to the north line of said tract; thence East 147.13 feet along said north line to the point of beginning.

EXHIBIT " ____ "

Date: 27 February 2017

Ish Duckett - Legal Description of Parcel 3 for Application (13,321 sq.ft.)

A tract of land in Section 9, Township 4 South, Range 4 West, City of McMinnville, Yamhill County, Oregon, being more particularly described as follows:

Beginning at the northeast corner of that tract of land described in deed from ROBERT C. ANDERSON and JOAN M. ANDERSON to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Film Volume 74 Page 014, , Yamhill County Deed Records; thence South 88.81 feet along the east line of said DUCKETT tract; thence West 150.00 feet; thence North 88.82 feet to the north line of said tract; thence East 150.00 feet to the point of beginning.

J & L Restoration CCB#200751

PO Box 1710
McMinnville, Oregon 97128
Phone: 503-474-7581
Fax: 503-472-8901
E-Mail: Leo@JNLRestoration.com

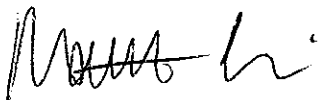
02/28/17

City of McMinnville
Planning Department
231 NE 5th St
McMinnville, OR 97128

To Whom It May Concern:

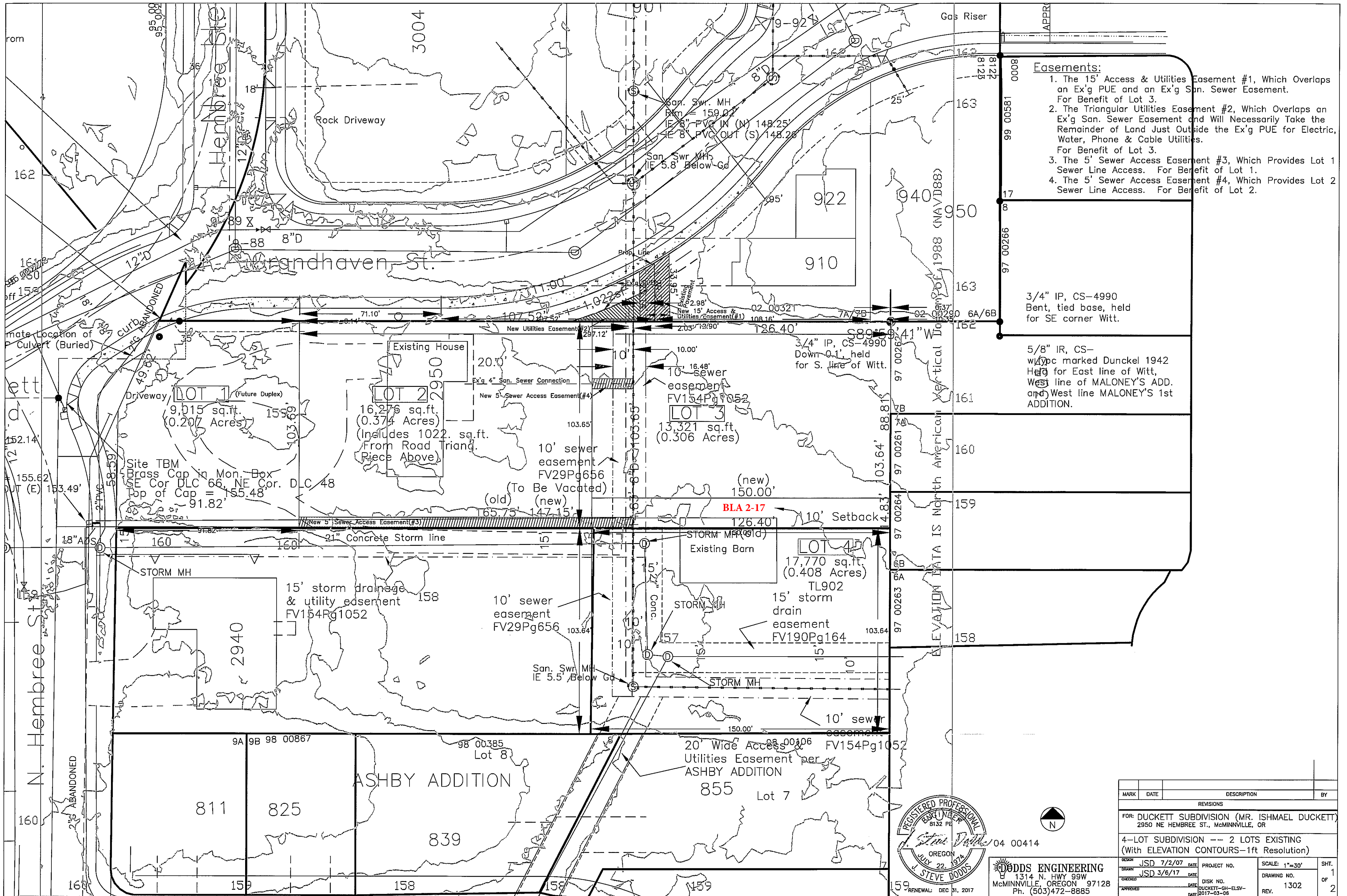
In regards to existing building on proposed lot 3 and 4 of Duckett Subdivision (Mr Ishmael Duckett) we are going to begin demolition of the existing barn within 60 days of acquiring the lots. We have to allow for 30 days to remove contents of the barn. This is to allow the current partition request to go through in regards to the building being split on two separate lots.

Sincerely,



J&L Restoration

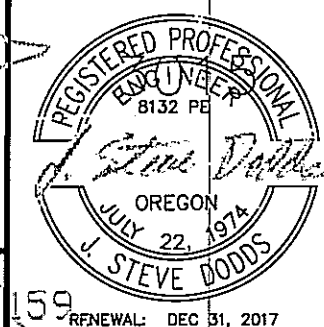




- Easements:**
1. The 15' Access & Utilities Easement #1, Which Overlaps an Ex'g PUE and an Ex'g San. Sewer Easement. For Benefit of Lot 3.
 2. The Triangular Utilities Easement #2, Which Overlaps an Ex'g San. Sewer Easement and Will Necessarily Take the Remainder of Land Just Outside the Ex'g PUE for Electric, Water, Phone & Cable Utilities. For Benefit of Lot 3.
 3. The 5' Sewer Access Easement #3, Which Provides Lot 1 Sewer Line Access. For Benefit of Lot 1.
 4. The 5' Sewer Access Easement #4, Which Provides Lot 2 Sewer Line Access. For Benefit of Lot 2.

3/4" IP, CS-4990 Bent, tied base, held for SE corner Witt.

5/8" IR, CS-w/typ marked Dunckel 1942 Held for East line of Witt, West line of MALONEY'S ADD. and West line MALONEY'S 1st ADDITION.



ODDS ENGINEERING
 1314 N. HWY 99W
 McMinnville, Oregon 97128
 Ph. (503)472-8885

MARK	DATE	DESCRIPTION	BY
REVISIONS			
FOR: DUCKETT SUBDIVISION (MR. ISHMAEL DUCKETT) 2950 NE HEMBREE ST., McMinnville, OR			
4-Lot Subdivision -- 2 Lots Existing (With Elevation Contours--1ft Resolution)			
DESIGN	JSD 7/2/07	DATE	PROJECT NO.
DRAWN	JSD 3/6/17	DATE	SCALE: 1"=30'
CHECKED		DATE	DISK NO.
APPROVED		DATE	DUCKETT-GH-ELSV-2017-03-06
			DRAWING NO. 1302
			REV. 1302
			SHT. 1 OF 2

CITY COPY 1