



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.	<u>S 1-17</u>
Date Received	<u>5-4-17</u>
Fee	<u>φ</u>
Receipt No.	_____
Received by	<u>SP</u>

Tentative Subdivision Application

Applicant Information

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

Applicant Name HEISER ADDITION LLC Phone _____

Contact Name DENNY ELMER Phone 971 237 6752
(If different than above)

Address PO BOX 237

City, State, Zip MCMINNVILLE OR 97128

Contact Email dennyelmer@gmail.com

Property Owner Information SAME AS ABOVE

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address 2946 SW REDMOND HILL RD

Assessor Map No. R4 524 -1200- Total Site Area 5.37 ACRES

Subdivision Instrument # 2016-03065 Block _____ Lot _____

Comprehensive Plan Designation R1 Zoning Designation R1

Subdivision Information

1. What is this application for?

- Subdivision (10 (ten) or fewer lots)
- Subdivision (more than 10 (ten) lots)

2. Briefly describe the project:

SUBDIVIDE 5 ACRE PARCEL OF R1 ZONED LAND INTO
19 BUILDABLE SINGLE FAMILY LOTS

3. Name of proposed subdivision: HEISER ADDITION

4. Size of proposed subdivision in acres or square feet: 5.37 ACRES / 23864.6 SQ. FT.

5. Number of lots: 19 Minimum lot size: 9000 SQFT.

6. Number and type of Residential Units: 19 SINGLE FAMILY HOMES

7. Average lot size: 9000 SQFT Gross density per acre of entire subdivision: 3.72 LOTS

8. Total anticipated population: 70-80

9. Size of park(s)/open space in acres or square feet: Ø

10. General description of the subject site and current land use: GENTLY ROLLING FARM LAND WITH FARM HOUSE, 2 SMALL
OUT BUILDINGS, PASTURE

11. Describe existing uses and zoning of surrounding properties:

	<u>Zoning</u>	<u>Current Use</u>
North	<u>R2</u>	<u>RESIDENTIAL</u>
South	<u>R1</u>	<u>UNDEVELOPED FARM LAND</u>
East	<u>EF 80</u>	<u>FARM LAND</u>
West	<u>VLDR 2.5</u>	<u>SINGLE FAMILY RESIDENTIAL</u>

12. Describe the topography of the subject site: GENTLY ROLLING

13. Does the site contain any existing structures, wells, septic tanks? Explain FARMHOUSE, 2 SMALL OUTBUILDINGS, 2 WELLS, 1 SEPTIC

14. How will the proposed subdivision be served by utilities? Note the location and size of all service lines (water, sanitary sewer, storm sewer, natural gas, electricity). SERVICED BY CTTT - UTILITIES ALL READILY AVAILABLE FOR CONNECTION ON REDMOND HILL RD. ADJACENT TO PROPERTY

15. What is the anticipated date construction will begin? JUNE 2017

16. What is the anticipated date of completion? SEPTEMBER 2017

17. If applicable, explain how the subdivision will be phased? N/A

18. Does your tentative subdivision plan delineate the general location of all previously recorded easements and encumbrances presently binding upon the subdivision site? (A current title report or subdivision guarantee for the site would disclose such easements or encumbrances).

Yes No N/A

19. Does your tentative subdivision plan delineate necessary access and utility easements?

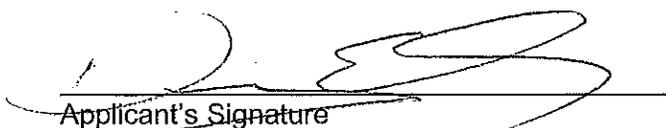
Yes No N/A

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), tentative subdivision plan, and supplementary data. Tentative plans should be accompanied by improvement plans so that the general programs and objectives are clear to the reviewer. The information to be included in the tentative subdivision plan as listed in the information sheet and in Section 17.53.070 (Submission of Tentative Subdivision Plan) of the Zoning Ordinance. If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.

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

4/20/17
Date


Property Owner's Signature

4/20/17
Date



Exhibit A: Tentative Subdivision Application Form

Land Use Application for a Minor Modification of the Heiser Addition Subdivision (S 1-16)

Date: May 2, 2017

Submitted to: City of McMinnville
231 NE Fifth Street
McMinnville, Oregon 97128

Applicant: Heiser Addition, LLC
P.O. Box 237
McMinnville, Oregon 97128



4300 Cherry Avenue NE
Keizer, OR 97303
(503) 400-6028

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Exhibits

- Exhibit A:** Tentative Subdivision Application Form
 - Exhibit B:** Tentative Subdivision Plans
 - Exhibit C:** Existing Conditions
 - Exhibit D:** Proposed Shadow Plat
 - Exhibit E:** Proposed Lots
 - Exhibit F:** Lots with existing topography
-

Land Use Application for a Minor Modification of the Heiser Addition Subdivision (S 1-16)

Submitted to: City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128

Applicant/Owner: Heiser Addition, LLC
P.O. Box 237
McMinnville, OR 97128

Applicant's Consultant: AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
Contact(s): J. Michael Poissant, P.E.
Email: michaelp@aks-eng.com
Phone: (503) 400-6028
Fax: (503) 400-7722

Site Location: 2946 SW Redmond Hill Road

Yamhill County Tax Map: 4S-5-24 Lot 1200

Site Size: ± 5.37 acres

Land Use Districts: R-1 (Single-Family Residential)



I. Executive Summary

AKS Engineering & Forestry, LLC (AKS) is pleased to submit this application on behalf of Denny Elmer for a minor modification of the previously approved Heiser Addition Subdivision (S 1-16). The subject property is zoned R-1 (Single-Family Residential).

This minor modification represents an improved layout to Heiser Addition. The minor modification shifts the planned alignment of Heath Street to the eastern edge of the property. On-site topography warrants the reconfiguration of streets and lots to better facilitate drainage. The planned reconfiguration helps ensure the feasibility of road grades and sanitary sewer stub connections if and when future development occurs on property south of Heiser Addition. Moving Heath Street to the eastern property line will also provide a buffer to agriculturally zoned (EF-80) property to the east.

The essential components of the Heiser Addition Subdivision continue to include:

- 19 lots that meet or exceed City standards for future detached, single-family homes.
- Integrated on-site stormwater management with a detention pond.
- Dedication of land and three-quarter-street improvements along Heath Street.
- Dedication of land and full-street improvements Grayson Lane.
- Frontage improvements along Redmond Hill Road.

The Heiser Addition Subdivision is a “Needed Housing” application. “Needed Housing” is defined in Oregon Revised Statute (ORS) 197.303(1)(a) as including owner and renter-occupied single-family housing. Oregon Revised Statute 197.307(4) provides that a local government may apply only clear and objective standards, conditions, and proceedings regulating the development of needed housing on buildable land. See also OAR 660-008-0005. The subject property is identified as buildable land.

This application includes the City application forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City’s approval of the application.

II. Site Description/Setting

The subject site comprises 5.4 acres and is rectangular in shape and abuts the south side of SW Redmond Hill Road. Situated within the central portion of the property is a single-family dwelling and outbuildings. The site slopes generally to the south and east and currently accesses SW Redmond Hill Road by way of a private drive located near the northeast corner of the property.

The subject site and land to the south and west is designated Residential on the Comprehensive Plan Map and zoned R-1 (Single-Family Residential). To the north, across SW Redmond Hill Road, is the Valley’s Edge Phase III single-family residential neighborhood. Land to the north is also designated Residential on the comprehensive plan map and zoned R-2 PD (Single-Family Residential Planned Development). Large lot single-family residential uses border the site to the west and south with vacant land located adjacent to the east. Land to the east is located outside of the City of McMinnville Urban Growth Boundary (UGB) and designated as EF-80 (Exclusive Farm Use – 80-acre minimum) on the Yamhill County Official Zoning Map.

III. Applicable Review Criteria

CITY OF MCMINNVILLE ZONING ORDINANCE – TITLE 17

Title 17 Zoning

Chapter 17.12 R-1 SINGLE-FAMILY RESIDENTIAL ZONE

17.12.030 Lot size. In an R-1 zone the lot area shall not be less than nine thousand square feet, except as provided in Sections 17.12.010(C) and 17.12.020(O) of this title.

Response: As shown on the Tentative Subdivision Plans, planned lot sizes will be 9,000 square feet or more. Therefore, this criterion is met.

17.12.060 Density requirements. In an R-1 zone, the lot area per family shall not be less than nine thousand square feet, except that the lot area for approved two-family corner lots and common wall, single-family corner lots shall not be less than nine thousand square feet for two families. This requirement does not apply to accessory dwelling units.

Response: The project involves a subdivision for the future construction of detached-single family homes. As shown on the Tentative Subdivision Plans, the lot area per family will be 9,000 square feet or more, except as allowed per the zoning ordinance. Therefore, this criterion is met.

Chapter 17.53 LAND DIVISION STANDARDS

17.53.101 Streets

A. General. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets. Where location is not shown in a comprehensive plan, the arrangement of streets in a subdivision shall:

1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or

Response: The planned layout provides for the continuation of Grayson Lane and Heath Street. Therefore, the criterion is met.

2. Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical; or

Response: The Heiser Addition Subdivision was originally approved on April 21, 2016. This minor modification adjusts the location of the proposed Heath Street to better suit topography, and does not conflict with any neighborhood plan. Therefore, this criterion is met.

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3. Maximize potential for unobstructed solar access to all lots or parcels. Streets providing direct access to abutting lots shall be laid out to run in a generally east-west direction to the maximum extent feasible, within the limitations of existing topography, the configuration of the site, predesigned future street locations, existing street patterns of adjacent development, and the preservation of significant natural features. The east-west orientation of streets shall be integrated into the design.

Response: As shown on the Tentative Subdivision Plans, Heath Street provides the necessary north-south access from SW Redmond Hill Road. Grayson Lane will have an east-west orientation. The minor modification will continue to allow solar access to all lots. Therefore, this criterion is met.

- B. Rights-of-way and street widths. The width of rights-of-way and streets shall be adequate to fulfill city specifications as provided in Section 17.53.151 of this chapter. Unless otherwise approved, the width of rights-of-way and streets shall be as shown in the following table [Complete Street Design Standards]:

Response: As shown on the Tentative Subdivision Plans, street will meet applicable improvement width and right-of-way standards. As described in the response to (S), below, a modification is necessary to allow sidewalks on only the west side of Heath Street. Therefore, this criterion is met.

- C. Reserve strips. Reserve strips or street plugs controlling access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of the land comprising such strips shall be placed within the jurisdiction of the Planning Commission under conditions approved by them.

Response: As shown on the Tentative Subdivision Plans, Grayson Lane and Heath Street stub into the property boundary to provide for future connectivity if and when development occurs on abutting property. Therefore, this criterion is met.

- D. Alignment. As far as practical, streets other than minor streets shall be in alignment with existing streets by continuations of the center lines thereof. Staggered street alignment resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than 125 feet.

Response: Grayson Lane and Heath Street are local streets. As shown on the Tentative Subdivision Plans, the applicable criteria are met.

- E. Future extension of streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision; and the resulting dead-end streets may be approved without a turnaround. Local streets shall provide connectivity as identified in Exhibit 2-1 of the McMinnville Transportation System Plan or connectivity that is functionally equivalent. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

Response: As shown on the Tentative Subdivision Plans, Grayson Lane and Heath Street stub into the property boundary to provide for future connectivity if and when development occurs on abutting property. Therefore, this criterion is met.

- F. Intersection angles. Streets shall be laid out to intersect at angles as near to right angles as practical except where topography requires a lesser angle, but in no case shall the acute angle be less than 60 (sixty) degrees unless there is a special intersection design. The intersection of an arterial or collector street with another street shall have at least 100 feet of tangent, measured from right-of-way adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least 50 (fifty) feet of tangent measured from property line adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than 80 (eighty) degrees or which include an arterial street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 (twenty) feet and maintain a uniform width between the roadway and the right-of-way line.

Response: As shown on the Tentative Subdivision Plans, streets intersect as near to right angles as practical. Therefore, this criterion is met.

- G. Existing streets. Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision. The City may consider a reduction in arterial or collector street lane widths (lanes no less than 10 feet wide) by restriping existing travel lanes.

Response: The project abuts SW Redmond Hill Road. No additional right-of-way is necessary. Therefore, this criterion is met.

- H. Half streets. Half streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision, when in conformity with other requirements of these regulations, and when the Planning Commission finds it will be practical to require the dedication of the other half when the adjoining property is subdivided. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.

Response: As shown on the Tentative Subdivision Plans, the subdivision and proposed lots will abut public streets developed to City standards. There are no half streets proposed, therefore, this criterion is met.

- I. Cul-de-sacs. A cul-de-sac shall be as short as possible and shall have a maximum length of 400 feet and serve not more than 18 (eighteen) dwelling units. A cul-de-sac shall terminate with a turnaround.

Response: As shown on the Tentative Subdivision Plans, no cul-de-sacs are planned. Therefore, this criterion is met.

- J. Eyebrows. Where conditions do not warrant the use of cul-de-sacs and the land available in the proposed plan does not allow for a discontinuous minor street extension and where there are no more than three (3) dwelling units proposed to take access, the City

Engineer or Planning Director may allow eyebrows. Eyebrows shall be limited to a maximum length of 125 feet, when measured from the main street right-of-way from which the eyebrow takes access. The City Engineer or Planning Director may allow less than that required in (d) above, after taking into consideration the effects upon traffic flows. The right-of-way width shall be 36 (thirty-six) feet, with a paved 10 (ten) foot curb-to-curb radius at the terminus. Sidewalks shall not be installed within eyebrows without additional right-of-way dedication.

Response: As shown on the Tentative Subdivision Plans, no eyebrows are planned. Therefore, this criterion is not applicable.

K. Street names. Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the names of existing streets. Street names and numbers shall conform to the established pattern in the City. Street names shall be subject to the approval of the Planning Director. The naming of new streets with names of local historic significance and/or where appropriate in alphabetical order is encouraged.

Response: No change to the approved street names of S-1-16 are planned. Therefore, this criterion is met.

L. Grades and curves. Grades shall not exceed six (6) percent on arterials, 10 (ten) percent on collector streets, or 12 (twelve) percent on any other street. Centerline radii or curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials, or 100 feet on other streets, and shall be to an even 10 (ten) feet. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable lots, the Planning Commission may accept steeper grades and sharper curves.

Response: Grayson Lane and Heath Street are local streets, and are not planned to exceed a grade of 12%. Therefore, this criterion is met.

(***)

S. Sidewalks. Along arterials and along major collectors with bikeways in commercial areas, sidewalks shall be eight (8) feet in width or, where less than eight (8) feet of right-of-way is available, shall extend to the property line and be located adjacent to the curb. Sidewalks in all other locations shall be five (5) feet in width and be placed one (1) foot from the right-of-way line. Sidewalks adjacent to a cul-de-sac bulb shall be located adjacent to the curb.

Response: As shown on the Tentative Subdivision Plans, the subdivision and planned lots will abut public streets developed to City standards. However, a modification is necessary to allow sidewalks on only the west side of Heath Street. A sidewalk along the east side of Heath Street would neither front any homes nor connect to other pedestrian facilities. When property to the east is subdivided and homes are built, those properties should be responsible for frontage improvements proportional to their impact on the transportation facilities. In the meantime, planned sidewalks along Grayson Lane, the south side of Redmond Hill Road, and the west side of Heath Street will provide adequate pedestrian access to the subject property and adjoining parcels. Sidewalk standards will

be met following approval of this minor modification to S-1-16, therefore, this criterion will be met.

- T. Park strips. Park strips shall be provided between the curb and sidewalk along both sides of all streets except (a) commercial arterial and collector streets, in which case street trees may be placed in tree wells as specified by the McMinnville Street Ordinance; or (b) cul-de-sac bulbs. Street trees shall be planted and maintained within the park strip as specified in Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance.

Response: As indicated on the Tentative Subdivision Plans, the subdivision and proposed lots will abut public streets developed to City standards. This application seeks a minor modification to sidewalk standards on the eastern side of the proposed Heath Street which does not front homes or connect to pedestrian facilities. Park strip standards to Grayson Lane, the south side of Redmond Hill Road, and the west side of Heath Street will be met. Therefore, the applicable criteria will be met.

17.53.103 Blocks

- A. General. The length, width, and shape of blocks shall take into account the need for adequate lot size and street width and shall recognize the limitations of the topography.
- B. Size. No block shall be more than 400 feet in length between street corner lines or have a block perimeter greater than 1,600 feet unless it is adjacent to an arterial street, or unless the topography or the location of adjoining streets justifies an exception. The recommended minimum length of blocks along an arterial street is 1,800 feet.

Response: As shown on the Tentative Subdivision Plans, the subdivision and proposed lots will abut public streets developed to City standards. The planned street alignment does not require blocks that exceed 400 feet in length or have a perimeter of greater than 1,600 feet. Therefore, these criteria are met.

- C. Easements.
 - 1. Utility lines. Easements for sewers, water mains, electric lines, or other public utilities shall be dedicated whenever necessary. The easements shall be at least 10 (ten) feet wide and centered on lot lines where possible, except for utility pole tieback easements which may be reduced to six (6) feet in width. Easements of 10 (ten) feet in width shall be required along all rights-of-way. Utility infrastructure may not be placed within one foot of a survey monument location noted on a subdivision or partition plat. The governing body of a city or county may not place additional restrictions or conditions on a utility easement granted under this chapter.

Response: As shown on the Tentative Subdivision Plans, public utility easements are provided as required. Therefore, the criteria are met.

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2. Water courses. If a subdivision is traversed by water courses such as a drainage way, channel, or stream, there shall be provided a storm unit easement or drainage right-of-way conforming substantially with the lines of the water course and of such width as will be adequate for the purpose, unless the water course is diverted, channeled, or piped in accordance with plans approved by the City Engineer's office. Streets or parkways parallel to major water courses may be required.

Response: As shown on the Tentative Subdivision Plans, the proposed subdivision is not impacted by drainageways, channels or streams. A stormwater pond will be located in a tract at the southeast corner of the subdivision. Stormwater improvements and drainage will conform with applicable City standards. Therefore, the applicable criteria are met.

3. Pedestrian ways. When desirable for public convenience, safety, or travel, pedestrian ways not less than 10 (ten) feet in width may be required to connect to cul-de-sacs, to pass through unusually long or oddly shaped blocks, to connect to recreation or public areas such as schools, or to connect to existing or proposed pedestrian ways.

Response: As shown on The Tentative Subdivision Plans, no pedestrian ways are necessary or planned. Therefore, this criterion is not applicable.

17.53.105 Lots.

- A. Size and shape. Lot size, width, shape, and orientation shall be appropriate for the location of the subdivision and for the type of use contemplated. All lots in a subdivision shall be buildable.

1. Lot size shall conform to the zoning requirement of the area. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use contemplated. The depth of lot shall not ordinarily exceed two times the average width.

Response: As shown on The Tentative Subdivision Plans, the planned modification to the Heiser Addition Subdivision will allow all lots to meet applicable size, width (including depth to width ratio), shape, and orientation standards. Lots are rectangular as far as practicable. Lots 5 and 16 are not perfect rectangles but do meet the depth to width ratio. The configuration of Lots 5 and 16 is appropriate for their location and use because it allows for consistency in lot area, better drainage, and improved driveway access.

This minor modification represents an improved layout to Heiser Addition. The minor modification shifts the planned alignment of Heath Street to the eastern edge of the property. On-site topography warrants the reconfiguration of streets and lots to better facilitate drainage. The planned reconfiguration helps ensure the feasibility of road grades and sanitary sewer stub connections if and when future development occurs on property south of Heiser Addition. Moving Heath Street to the eastern property line will also provide a buffer to agriculturally zoned (EF-80) property to the east.

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- B. Access. Each lot shall abut upon a street other than an alley for a width of at least 25 (twenty-five) feet or shall abut an access easement which in turn abuts a street for at least 15 (fifteen) feet if approved and created under the provisions of 17.53.100(C). Direct access onto a major collector or arterial street designated on the McMinnville Comprehensive Plan Map shall be avoided for all lots subdivided for single-family, common wall, or duplex residential use, unless no other access point is practical.

Response: Per the Tentative Subdivision Plans, each lot will abut a street or access easement as required. Grayson Lane and Heath Street are local streets. The City of McMinnville Transportation System Plan does not designate this segment of SW Redmond Hill Road as a major collector or arterial street. Access onto SW Redmond Hill Road is consistent with surrounding residential developments and was approved in the prior approval of S-1-16. The subdivision is planned to provide Lots 16, 17, 18, and 19 with access to Grayson Lane via access easements. Each access easement is at least 15 feet wide, and meets the applicable provisions of 17.53.100(C). Therefore, this criterion is met.

- C. Through lots. Through lots shall be avoided except where they are essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. A planting screen easement at least 10 (ten) feet wide, and across which there shall be no right of access, may be required along the line of lots abutting such a traffic artery or other incompatible use.

Response: Per the Tentative Subdivision Plans, no through lots are planned. Therefore this criterion is not applicable.

- D. Lot side lines. The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.

Response: As shown on The Tentative Subdivision Plans, lot side lines run at right angles as far as practicable to facing streets. Therefore, this criterion is met.

- E. Flag lots. The creation of flag lots shall be discouraged and allowed only when it is the only reasonable method of providing access to the rear of a lot which is large enough to warrant partitioning or subdividing.

Response: Per the Tentative Subdivision Plans, no flag lots are planned. Therefore, this criterion is met.

17.53.110 Lot Grading. Lot grading shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

- A. Cut slopes shall not exceed one and one-half (1½) feet horizontally to one (1) foot vertically.
- B. Fill slopes shall not exceed two (2) feet horizontally to one (1) foot vertically.
- C. The character of soil for fill and the characteristics of lots made usable by fill shall be suitable for the purpose intended.
- D. The minimum elevation at which a structure may be erected, taking into consideration the topography of the lot, the surrounding area,

drainage patterns, and other pertinent data shall be established by the City Building Official.

- E. The City Engineer shall determine whether a storm drainage system is necessary to control, manage, and dispose of water lying on or running over a subdivision. In addition, the subdivider shall be required to meet other standards and conditions imposed by state laws and city ordinances.

Response: As shown on the Tentative Subdivision Plans, lot grading can meet applicable City standards. Therefore, this criterion will be met.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the McMinnville Zoning Ordinance. The evidence in the record is substantial and supports approval of the application. Therefore, the applicant respectfully requests that the City approve this application.

Exhibit B: Tentative Subdivision Plans

Exhibit C: Preliminary Title Report



**Ticor Title Company
PRELIMINARY REPORT**

In response to the application for a policy of title insurance referenced herein Ticor Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Nebraska corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Peter Harris



Ticor Title Company
105 NE 4th Street, McMinnville, OR 97128
(503)472-6101 FAX (503)434-5311

PRELIMINARY REPORT

ESCROW OFFICER: LeAnne Cray
TITLE OFFICER: Deborah Clark

ORDER NO.: 471816048384-TTMIDWIL36

TO: Ticor Title Company
Attn: LeAnne Cray
105 NE 4th Street
McMinnville, OR 97128

OWNER/SELLER: CS Property Investments, LLC
BUYER/BORROWER: Chad E Davis Construction, LLC
PROPERTY ADDRESS: 2946 SW Redmond Hill Road
McMinnville, Oregon 97128

EFFECTIVE DATE: March 15, 2016, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
Owner's Standard (Short Term Rate)	1,940,000.00	\$ 2,633.00
Lender's Standard	1,920,000.00	\$ 100.00
Governmental Service Fee		\$ 20.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

CS Property Investments, LLC, an Oregon limited liability company

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF MCMINNVILLE IN THE COUNTY OF YAMHILL, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PRELIMINARY REPORT
(Continued)

Order No.: 471816048384-TTMIDWIL36

EXHIBIT "A"

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

Beginning at a point on the South line of County Road No. 436, where said road is intersected by the East line of that tract conveyed to R. A. Menefee et ux., by Deed recorded July 9, 1959 in Film Volume 6, Page 144, Deed and Mortgage Records; thence running South 01° 41' East along the East line of said Menefee tract and the West line of tract conveyed to Karl Engstrom et ux., by Deed recorded February 11, 1948 in Book 147, Page 225, Deed Records, a distance of 530 feet; thence West to a point on the East line of roadway described in an instrument recorded February 17, 1928 in Book 98, Page 338, Deed Records of Yamhill County, Oregon; thence North 01° 36' West along the East line of said roadway, a distance of 530 feet to a point on the South line of said County Road No. 436; thence East along the South line of said county road to the Point of Beginning.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL 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, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. City Liens, if any, in favor of the City of McMinnville. None found as of March 17, 2016.
7. Rights of the public to any portion of the Land lying within the area commonly known as SW Redmond Hill Road.
8. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$464,000.00
Dated: February 24, 2016
Trustor/Grantor: CS Property Investments, LLC
Trustee: Matthew M. Chakoian, Attorney at Law
Beneficiary: Veristone Mortgage, LLC, a Washington limited liability company
Loan No.: 2016.0301
Recording Date: March 1, 2016
Recording No: 201603067
Affects: Covers additional property also.
9. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
 - a) The rights of tenants holding under unrecorded leases or tenancies
 - b) Any facts which would be disclosed by an accurate survey of the Land
 - c) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.

END OF EXCEPTIONS.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2015-2016
Amount: \$4,790.02
Levy Code: 40.0 and 40.2
Account No.: 181074
Map No.: R4524 01200

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA policy unless removed prior to issuance.

- C. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

- D. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: James L. Heiser, Trustee of the James L. Heiser Trust dated January 26, 1968
Grantee: CS Property Investments, LLC, an Oregon limited liability company
Recording Date: March 1, 2016
Recording No: 201603065

- E. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Chad E. Davis Construction, LLC, an Oregon Limited Liability Company

- F. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Marion	\$46.00	\$5.00
Benton	\$68.00	\$5.00
Polk	\$51.00	\$5.00
Linn	\$65.00	\$5.00
Yamhill	\$41.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

- G. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

- H. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

- I. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

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:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions, or location of any improvement erected on the Land;
 - the subdivision of land; or
 - 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.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters:
 - created, suffered, assumed, or agreed to by the Insured Claimant;
 - 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;

- resulting in no loss or damage to the Insured Claimant;
 - 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
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 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.
 - 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.
 - 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 fraudulent conveyance or fraudulent transfer; or
 - a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
 - 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).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- 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.
- 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.
- 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.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

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:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions, or location of any improvement erected on the Land;
 - the subdivision of land; or
 - 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.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters:
 - 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;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- 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 fraudulent conveyance or fraudulent transfer; or
 - a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 - 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.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

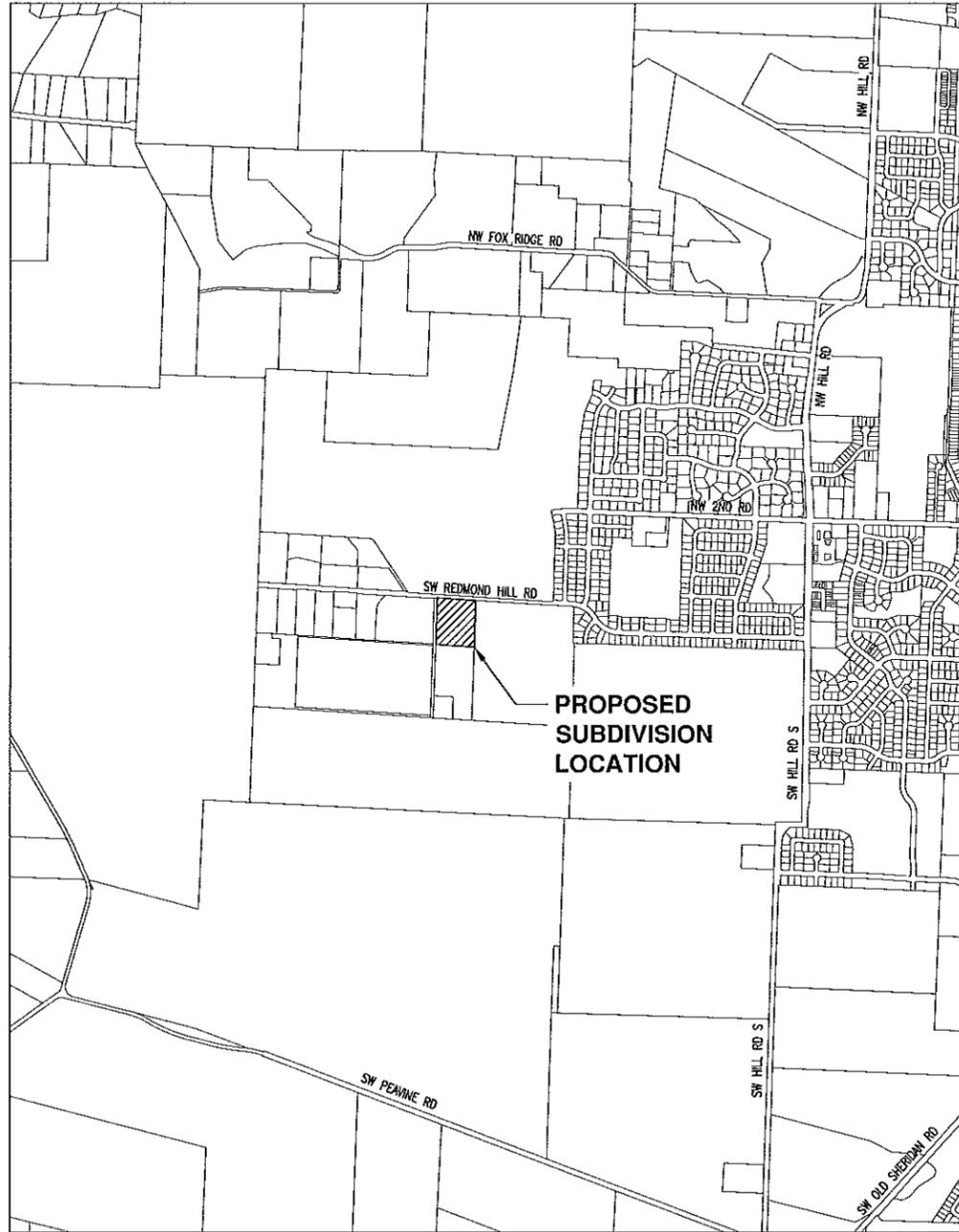
SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- 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.
- 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.
- 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.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

HEISER ADDITION (PROPOSED)

2946 SW REDMOND HILL ROAD, MCMINNVILLE, OR
 CONCEPTUAL PLANS (FOR CITY REVIEW)



VICINITY MAP
 NTS



DEVELOPER/OWNER

HEISER EDITION, LLC
 PO BOX 237
 McMinnville, OR 97128

ENGINEERING FIRM

AKS ENGINEERING & FORESTRY, LLC
 CONTACT: JANELLE SHANAHAN, PE
 4300 CHERRY AVENUE NE
 KEIZER, OR 97303
 PH: 503-400-6028
 FAX: 503-400-7722

SURVEYING FIRM

NEWBERG SURVEYING INC.
 1205 NE EVANS STREET
 MCMINNVILLE, OREGON 97128
 CONTACT: JOHN NEWBERG, PLS
 PH: 503-474-4742

SITE INFORMATION:

SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
 CITY OF MCMINNVILLE, YAMHILL COUNTY, OR;
 TAX LOT 4524 -- 1200

SURVEY INFORMATION:

HORIZONTAL CONTROL IS BASED ON A LOCAL
 COORDINATE SYSTEM.

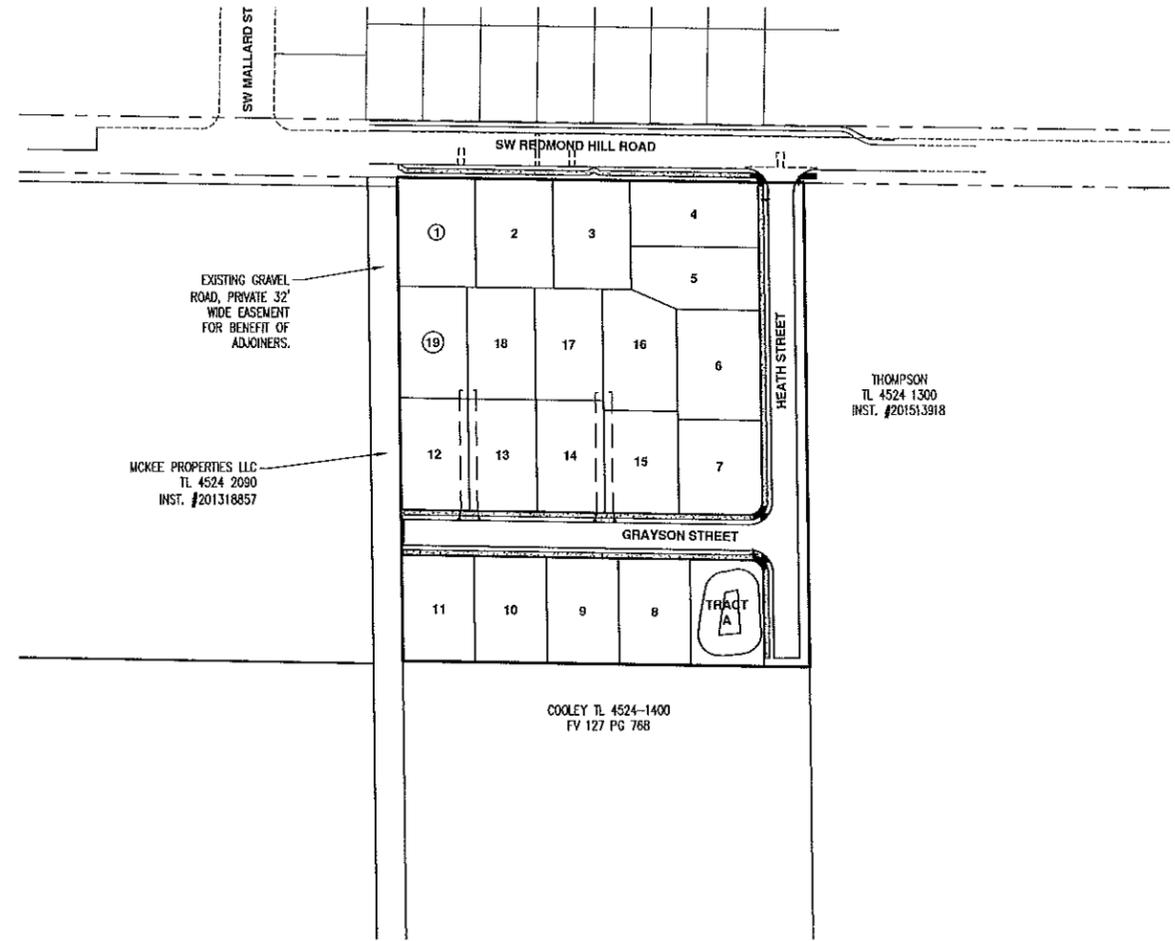
THE BASIS OF BEARING IS SOUTH 89° 10' 41"
 EAST ALONG THE CENTER OF REDMOND HILL
 ROAD.

THE COUNTOURS SHOWN WERE DERIVED BY THE
 SURVEYOR FROM A COMBINATION OF FIELD WORK
 AND LIDAR OBTAINED BY THE OREGON
 DEPARTMENT OF GEOLOGY AND MINERAL
 INDUSTRIES.

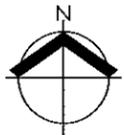
THE DATA WAS ADJUSTED TO NGVD 29 USING
 AN ELEVATION OF 164.22 ON THE TOP OF A
 NGS BRASS DISK REFERENCE MARK STAMPED
 "CENTER NO 3" AT THE SOUTHWEST CORNER OF
 THE INTERSECTION OF SW HILL ROAD AND NW
 2ND STREET.

SHEET INDEX

- 1 CONCEPTUAL PLAN COVER SHEET
- 2 CONCEPTUAL STREET PLAN
- 3 CONCEPTUAL UTILITY PLAN



PROJECT SITE MAP
 1" = 100'



DESIGNED BY: JJP
 DRAWN BY: GHB
 CHECKED BY: JJP
 SCALE: AS NOTED
 DATE: 5/2/2017



REVISIONS

JOB NUMBER
 5329
 SHEET

CONCEPTUAL STREET PLAN

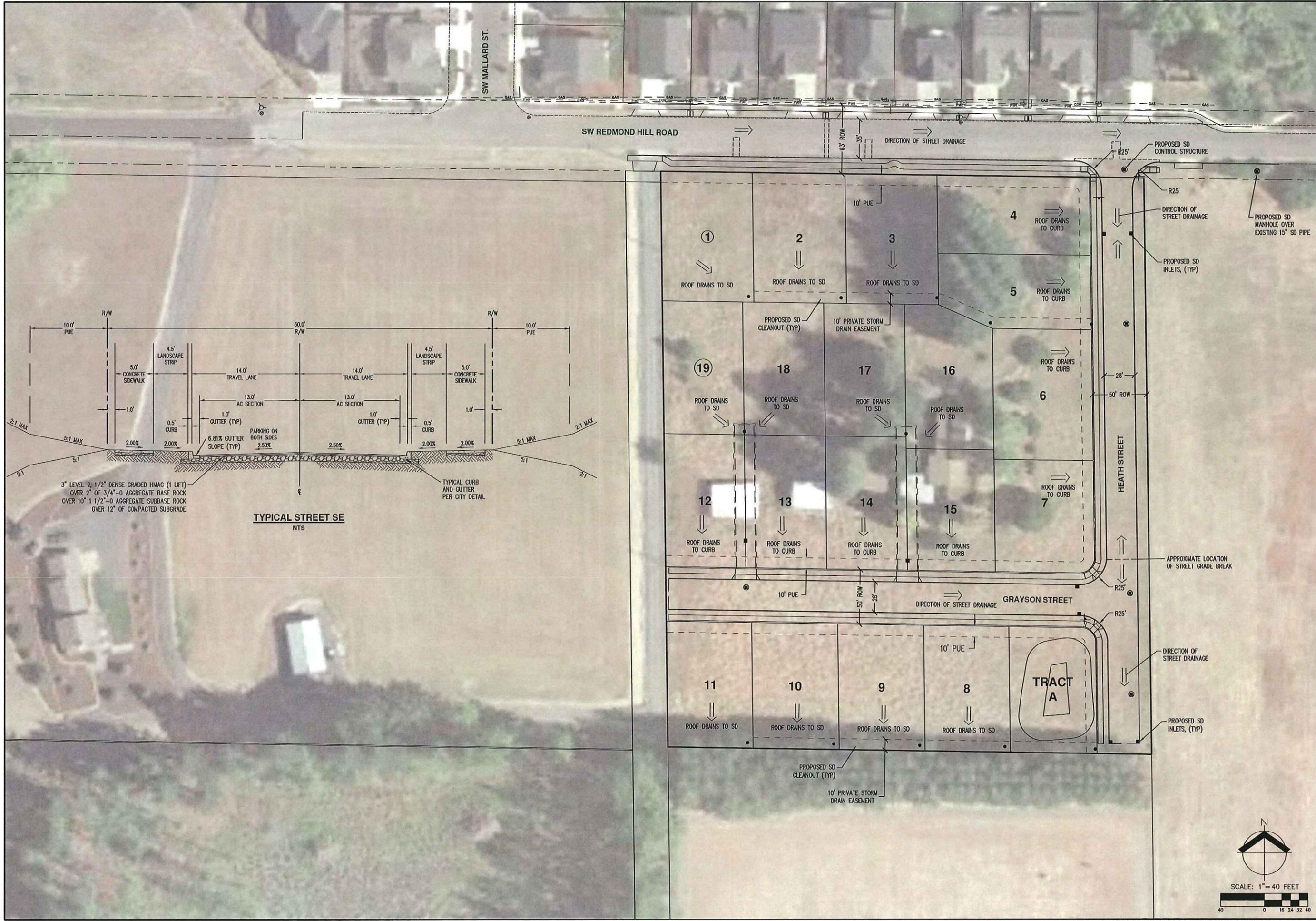
DESIGNED BY: JDP
 DRAWN BY: CHB
 CHECKED BY: JJP
 SCALE: AS NOTED
 DATE: 5/2/2017

REGISTERED PROFESSIONAL ENGINEER
BREMMAN
 NOT FOR CONSTRUCTION
 EXPIRES: JUNE 30, 2018

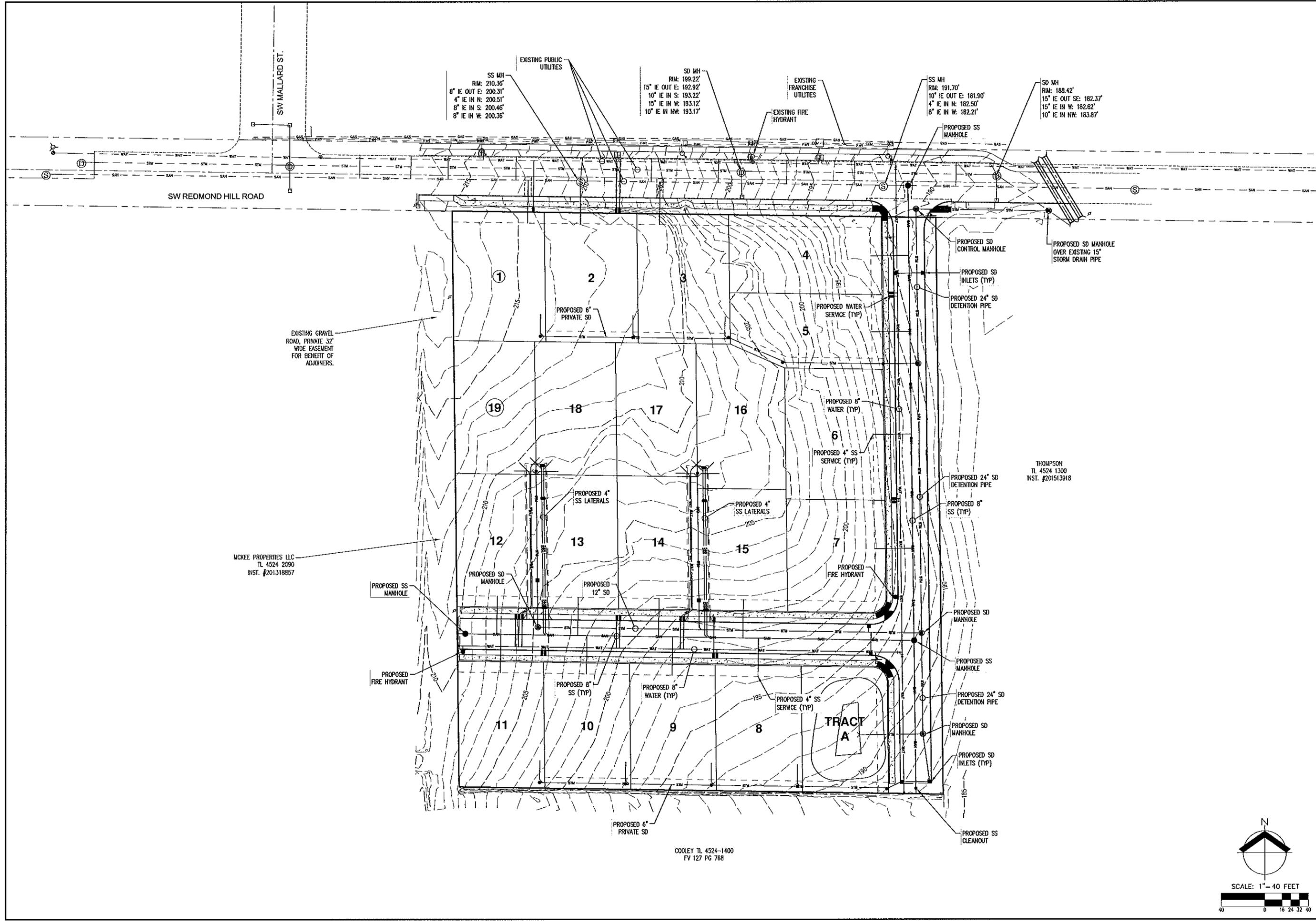
REVISIONS

JOB NUMBER
5329

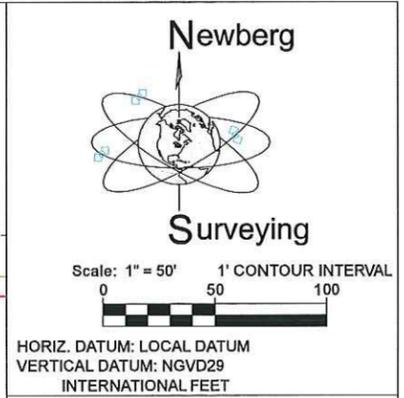
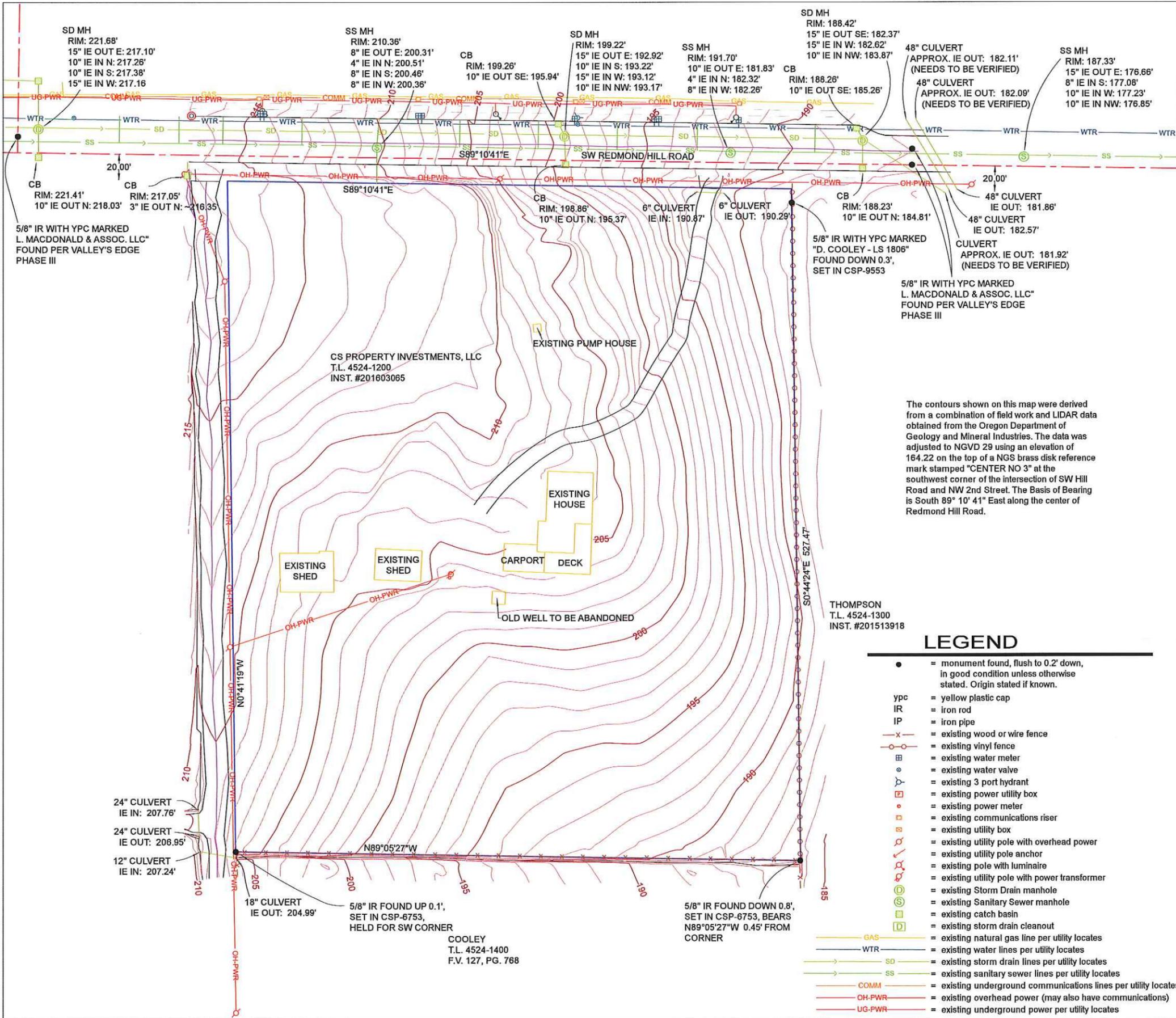
SHEET
2



AKS DRAWING FILE: 5329 20170329 TENTATIVE SUBDIVISION.DWG | LAYOUT: 2



AKS DRAWING FILE: 5329 20170229 TENTATIVE SUBMISSION.DWG | LAYOUT: 3



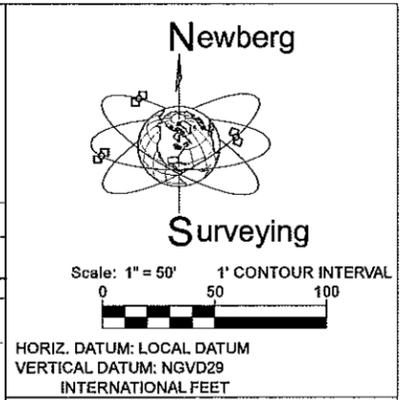
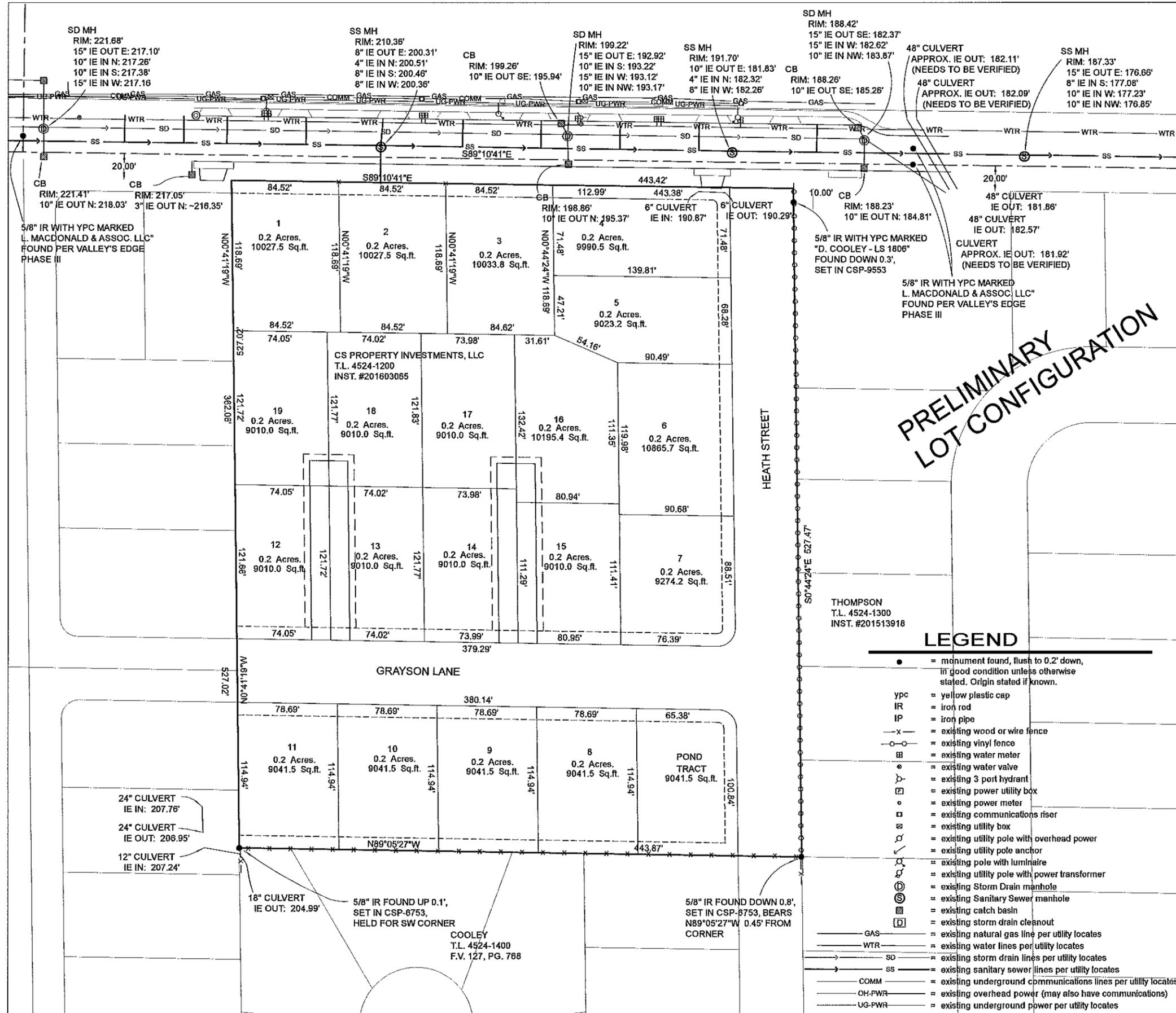
Newberg Surveying, Inc.
1205 NE Evans
McMinnville, OR 97128
(503)-474-4742 (971)-237-1956 Cell
(503)-474-3752 Fax newberg@viclink.com

REGISTERED PROFESSIONAL LAND SURVEYOR
John G. Newberg
OREGON
JUNE 30, 1997
JOHN G. NEWBERG
2838
RENEWS: 12-31-2018

Tentative Subdivision of
HEISER ADDITION for:
CS PROPERTY INVESTMENTS, LLC
EXISTING CONDITIONS
SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
YAMHILL COUNTY, OREGON
DATE: APRIL 13, 2017

SHEET 1 OF 3

JOB #1407



Newberg Surveying, Inc.
1205 NE Evans
McMinnville, OR 97128
(503)-474-4742 (971)-237-1956 Cell
(503)-474-3752 Fax newberg@vialink.com

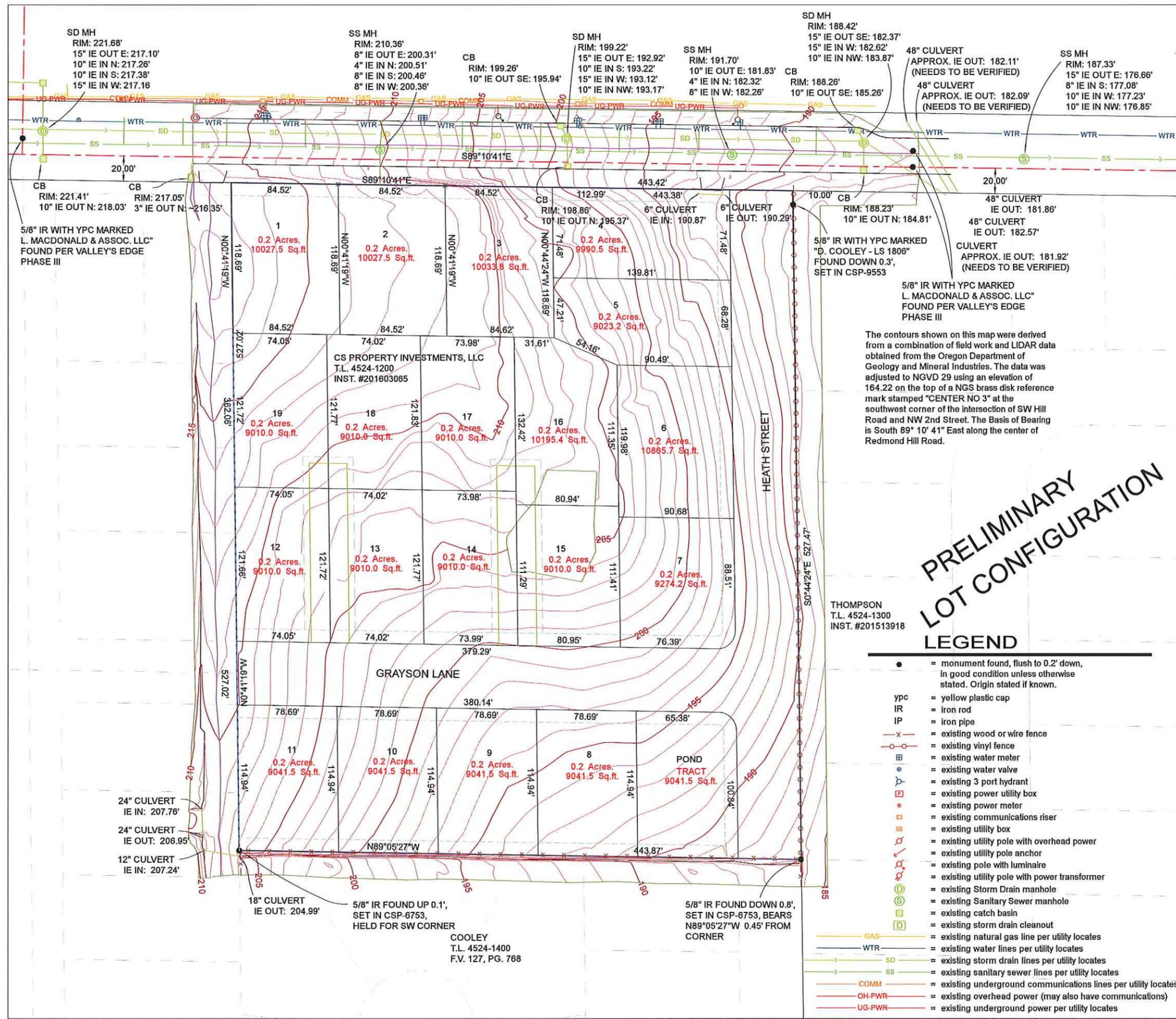
REGISTERED PROFESSIONAL LAND SURVEYOR
John G. Newberg
OREGON
JUNE 30, 1997
JOHN G. NEWBERG
2838
RENEWS: 12-31-2018

PRELIMINARY LOT CONFIGURATION

Tentative Subdivision of HEISER ADDITION for:
CS PROPERTY INVESTMENTS, LLC
PROPOSED LOTS
SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
YAMHILL COUNTY, OREGON
DATE: APRIL 13, 2017

SHEET 2 OF 3

JOB #1407



Newberg

Surveying

Scale: 1" = 50'
1' CONTOUR INTERVAL

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

Newberg Surveying, Inc.

1205 NE Evans
McMinnville, OR 97128
(503)-474-4742 (971)-237-1956 Cell
(503)-474-3752 Fax newberg@viclink.com

REGISTERED PROFESSIONAL LAND SURVEYOR

John G. Newberg

OREGON
JUNE 30, 1997
JOHN G. NEWBERG
2838

RENEWS: 12-31-2018

PRELIMINARY
LOT CONFIGURATION

THOMPSON
T.L. 4524-1300
INST. #201513918

- LEGEND**
- = monument found, flush to 0.2" down, in good condition unless otherwise stated. Origin stated if known.
 - ypc = yellow plastic cap
 - IR = iron rod
 - IP = iron pipe
 - x- = existing wood or wire fence
 - o-o- = existing vinyl fence
 - ⊕ = existing water meter
 - ⊕ = existing water valve
 - ⊕ = existing 3 port hydrant
 - ⊕ = existing power utility box
 - ⊕ = existing power meter
 - ⊕ = existing communications riser
 - ⊕ = existing utility box
 - ⊕ = existing utility pole with overhead power
 - ⊕ = existing utility pole anchor
 - ⊕ = existing pole with luminaire
 - ⊕ = existing utility pole with power transformer
 - ⊕ = existing Storm Drain manhole
 - ⊕ = existing Sanitary Sewer manhole
 - ⊕ = existing catch basin
 - ⊕ = existing storm drain cleanout
 - = existing natural gas line per utility locates
 - = existing water lines per utility locates
 - = existing storm drain lines per utility locates
 - = existing sanitary sewer lines per utility locates
 - = existing underground communications lines per utility locates
 - = existing overhead power (may also have communications)
 - = existing underground power per utility locates

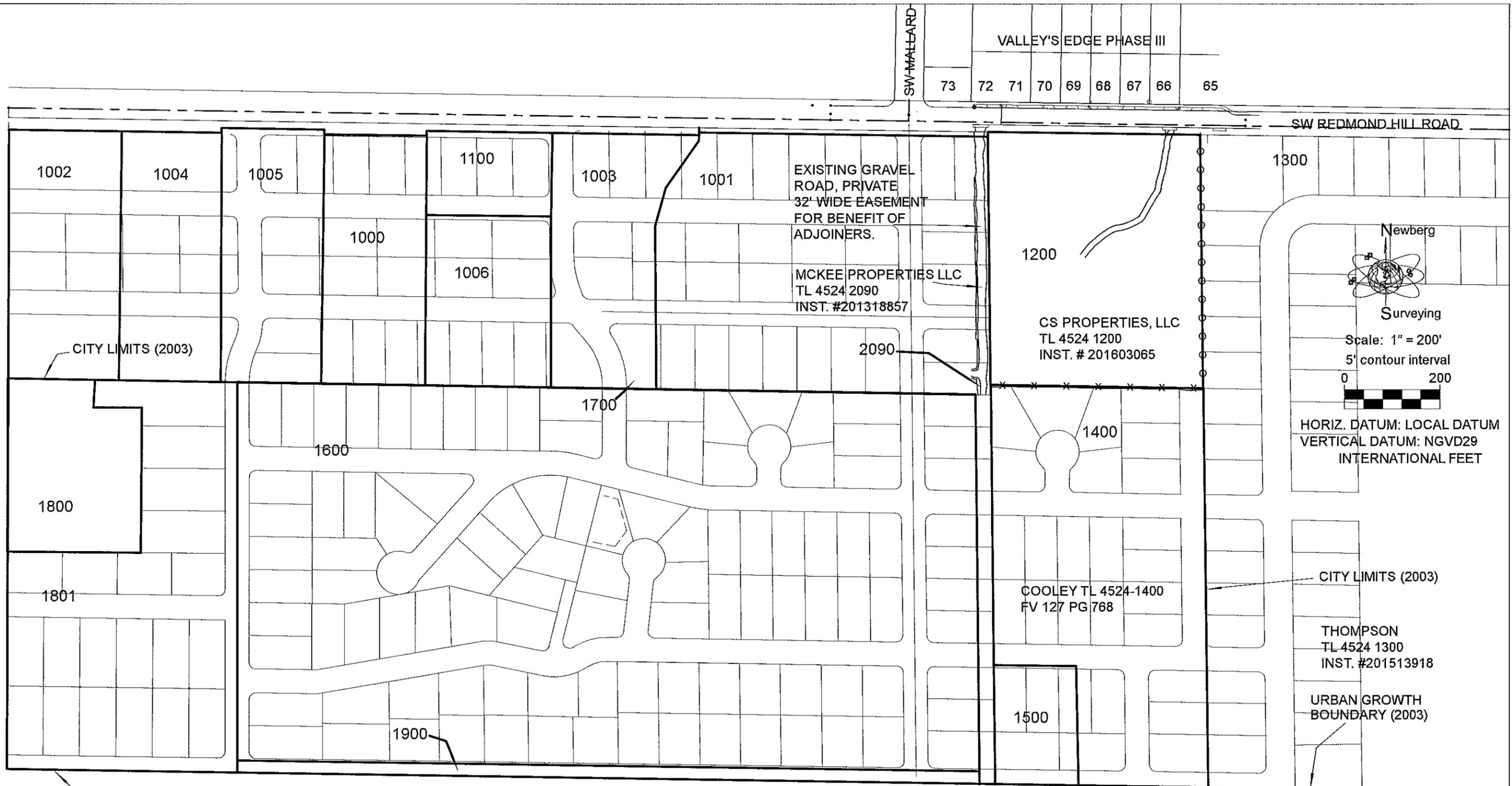
**Tentative Subdivision of
HEISER ADDITION for:
CS PROPERTY INVESTMENTS, LLC
LOTS with EXISTING TOPO**

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

DATE: APRIL 13, 2017

SHEET 3 OF 3

JOB #1407



**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



VALLEY'S EDGE PHASE III

72 71 70 69 68 67 66 65

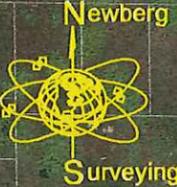
SW MALLARD

SW REDMOND HILL ROAD

EXISTING GRAVEL ROAD, PRIVATE 32'-WIDE EASEMENT FOR BENEFIT OF ADJOINERS.

MCKEE PROPERTIES LLC
TL 4524 2090
INST. #201318857

CS PROPERTIES, LLC
TL 4524 1200
INST. # 201603065



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

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
DATE: APRIL 11, 2017