



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.	MP5-17
Date Received	8-24-17
Fee	46.00
Receipt No.	17M0176
Received by	A

Partition Application

Applicant Information

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

Applicant Name Baker Creek Development, LLC Phone 503-305-7647

Contact Name Morgan Will Phone 971-206-8615
(If different than above)

Address 485 S State St

City, State, Zip Lake Oswego, OR 97034

Contact Email morgan@staffordlandcompany.com

Property Owner Information

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

Contact Name Gordon Root Phone 503-305-7647

Address Same

City, State, Zip Same

Contact Email gordon@staffordlandcompany.com

Site Location and Description

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

Property Address Tax Lot 205 - No Site Address

Assessor Map No. R4 W - T4S - Section 18 Total Site Area 23 ac

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R1-PD

General Description of Subject Property

1. Proposed Parcel Size: #1 12.285 Acres #2 10.721 Acres #3 _____

2. Current Land Use: vacant

3. Purpose of the partition request: The request is to partition the lot into two lots such that the new lot line between the two parcels conforms to the phase line between Phase 1 & Phase 2 of Baker Creek East as approved in Ordinance No 5021. See attachments

4. Topography: flat

5. Method of Sewage Disposal: Public Sanitary Sewer from City of McMinnville
(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: Public Water from local utility

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.

Contact: Morgan Wilson 8/11/17
(Morgan Wilson)


Applicant's Signature Gordon Roof

8/11/17
Date


Property Owner's Signature Gordon Roof

8/11/17
Date



First American

First American Title Company of Oregon
825 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

Stafford Land Company
485 S State Street
Lake Oswego, OR 97035

August 11, 2017
File Number: 1039-2921196

Attn: Morgan Will

Re:

PARTITION PLAT REPORT

Fee: \$0.00

We hereby certify that we have searched our Tract Indices as to the following described property:

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

as of August 9, 2017 at 8:00 a.m., we find that the last deed of record runs to:

Baker Creek Development LLC, an Oregon limited liability company

and we find the following matters:

1. Taxes for the fiscal year 2017-2018 a lien due, but not yet payable.
2. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Easement, including terms and provisions contained therein:
Recording Information: July 23, 1981 in Film Volume 162, Page 1837
In Favor of: City of McMinnville
For: Public Utility

- 5. Line of Credit Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of up to \$5,000,000.00

Grantor: Baker Creek Development, LLC, an Oregon limited liability company
 Beneficiary: Blum Commercial Properties, LLC An Oregon Limited Liability Company
 Trustee: David R. Ambrose
 Dated: January 15, 2016
 Recorded: January 15, 2016
 Recording Information: 201600558


This report is issued as a special service only and is not to be construed as a Commitment to issue any Policy of Title Insurance.

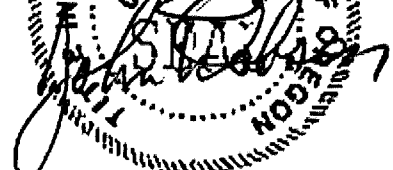
Our search for apparent encumbrances was limited to our tract indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. Judgments and State or Federal Tax Liens, are some of the additional matters *not* disclosed by this report since the general indices were *not* searched.

We assume no liability in connection with this Partition Plat Report, and will not be responsible for errors or omissions therein. In any case liability is specifically limited to the fee paid for this report.

NOTE: The charge for this service will not include supplemental reports, rechecks, or other services.

Title Insurance Company of Oregon
dba First American Title Insurance Company of Oregon

By:  President

Attest:  Secretary




Exhibit "A"

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

A tract of land situated in Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the Southerly-most southwest corner of Parcel 3, Partition Plat 2010-07, as platted and recorded in the Yamhill County Book of Partition Plats; and running thence: North 0°08'00" West 500.05 feet along the west line of said Parcel 3 to an angle corner in said west line; thence South 89°17'50" East 122.06 feet; thence North 0°08'00" West 426.00 feet to a point on the north line of said Parcel 3, said point being the southeast corner of Lot 94B, SHADDEN CLAIM SECOND ADDITION, as platted and recorded in Volume 12, Page 10, Book of Town Plats for Yamhill County, Oregon; thence along the boundary of said Parcel 3 as follows: South 84°07'51" East 100.00 feet; thence South 0°08'00" East 2.78 feet; thence North 89°52'00" East 150.00 feet; thence South 0°08'00" East 8.00 feet; thence North 89°52'00" East 100.00 feet; thence South 0°08'00" East 13.81 feet; thence North 89°52'00" East 155.00 feet; thence South 0°08'00" East 8.00 feet; thence North 89°52'00" East 105.00 Feet; thence South 0°08'00" East 18.60 feet; thence North 89°52'00" East 60.00 feet; thence South 84°47'39" East 107.47 feet; thence North 89°52'00" East 107.00 feet; thence South 0°08'00" East 33.29 feet; thence North 89°52'00" East 180.00 feet; thence South 0°08'00" East 836.55 feet; thence North 89°17'50" West 1185.55 feet to the Point of Beginning.



First American

myFirstAm® Property Profile

, , OR

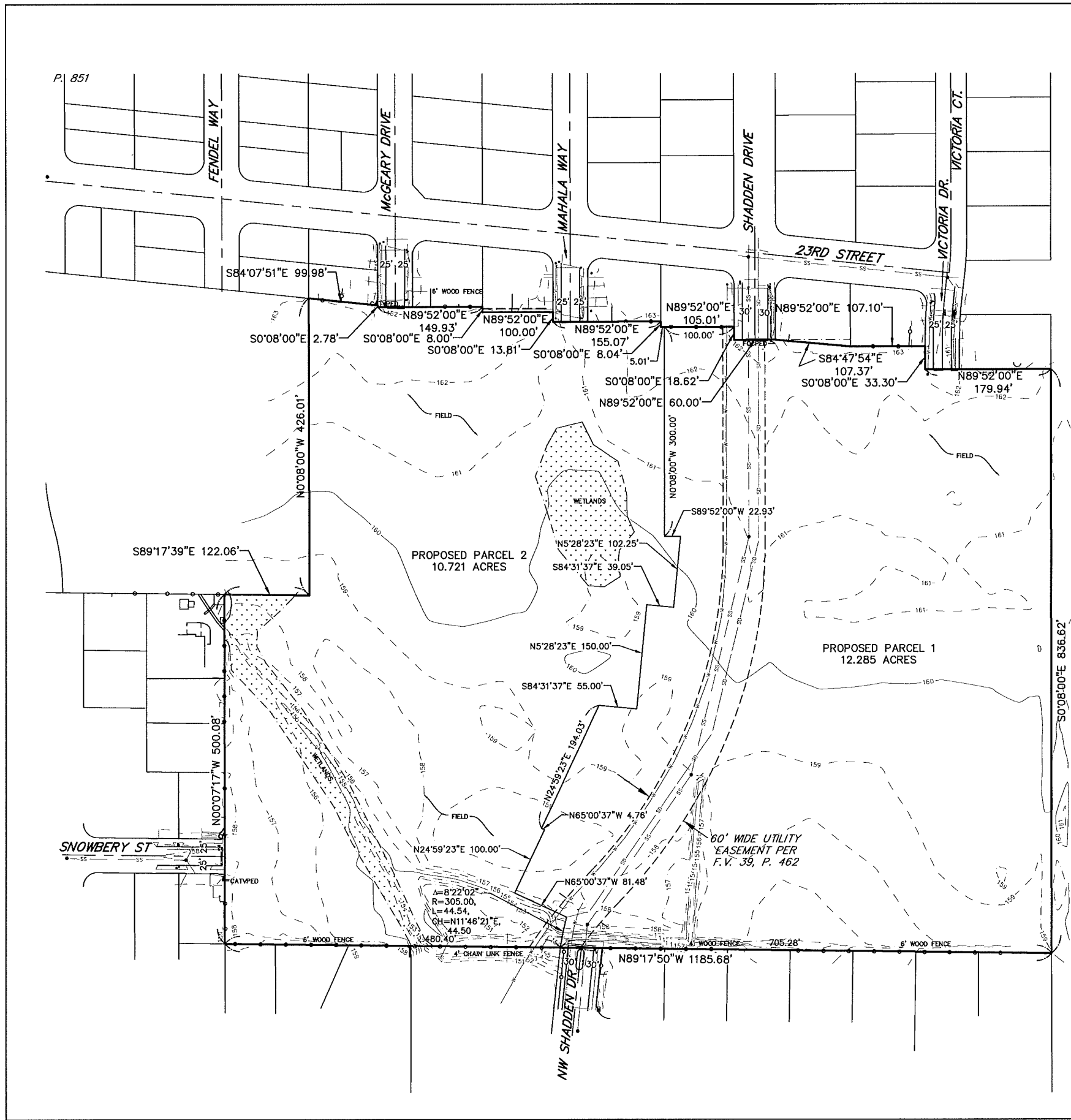
Property Information	
Owner(s): Baker Creek Development Llc	Mailing Address: 485 S State St, Lake Oswego, OR 97034
Owner Phone: Unknown	Property Address: , , OR
Vesting Type: N/A	Alt. APN: R4418 00205
County: Yamhill	APN: 545578
Map Coord: 4S-4W-18	Census Tract:
Lot#:	Block:
Subdivision:	Tract:
Legal: Potential Additional Tax Liability 23.00 Acres In Sec 18 T4s R4w	

Property Characteristics		
Use: Agricultural Land	Year Built / Eff. : /	Sq. Ft. :
Zoning:	Lot Size Ac / Sq Ft: 23 / 1001880	# of Units:

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$2,277,000	Tax Year / Area: 2016 / 40.0
Total Value: \$2,277,000	Tax Value: \$20,861
Total Tax Amt: \$353.11	Improved:



PROPOSED PARTITION

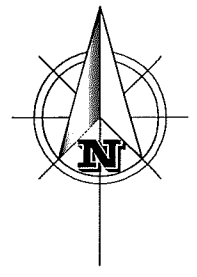
OWNER:
 BAKER CREEK DEVELOPMENT LLC
 485 S. STATE STREET
 LAKE OSWEGO, OR 97034
 PHONE: (503)305-7647

TAX LOT 205, 4 4 18
 SITE ADDRESS: 0

TOTAL AREA:
 23.006 ACRES

ZONE:
 R1 ZONE

SURVEYOR:
 GREGORY L. WILSON
 BARKER SURVEYING
 3657 KASHMIR WAY S.E.
 SALEM, OR 97317
 (503) 588-8800
 GREG@BARKERWILSON.COM



SCALE: 1" = 100'
 DATE: 8/11/2017

BARKER SURVEYING
 3657 KASHMIR WAY SE
 SALEM, OREGON 97317
 PHONE (503) 588-8800
 FAX (503) 363-2469
 EMAIL: INFO@BARKERWILSON.COM