



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

RECEIVED

JUN 05 2018

COMMUNITY DEVELOPMENT
 CENTER

Office Use Only:	
File No.	2C 2-18
Date Received	6/5/18
Fee	\$0
Receipt No.	N/A
Received by	CD

Planned Development Amendment Application

Applicant Information

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

Applicant Name Stafford Development Company, LLC Phone 503-305-7647

Contact Name Morgan Will Phone _____
 (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 Baker Creek Development, LLC *& Stafford Development Company, LLC* Phone 503-305-7647
 (If different than above)

Contact Name _____ Phone _____

Address Same as Above

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address _____

Assessor Map No. R4 T4 - 18 - TL200 & TL203 Total Site Area 23,206 Acres

Subdivision Baker Creek West Block _____ Lot _____

Comprehensive Plan Designation C3-PD & R1-PD Zoning Designation C3-PD & R1-PD

1. Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property: The proposed minor amendments to the Baker Creek West adopted plan and existing planned development overlay do not increase the amount of land within the subject site. They do not increase the density or the number of dwelling units. They do not change the vehicular system. The proposed amendments are not major changes to the adopted site plans. The proposed minor amendment include: 1) The BCW Phase 2 plat will be Lots 76-125 on the approved preliminary plat, following a partition plat of tax lot 203 such that proposed Lot 126 will be parcel 1 of the partition plat, where the conditions of approval run with the land and the multi-family lot will have an approved fence along Hill Road shown on the site plan to be built and street trees will be planted per the city and maintenance of trees in adjacent Row will be required of the multi-family property owner and 2) Multi-Family building height will be allowed to be 39' 7" with 6:12 ($\frac{6}{12}$) as shown on 5/3/18 submitted elevations with site plans as required by Condition of Approval #2.
2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II): _____

See Ordinance No. 5021

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely:

The adjacent BCW Phase 1 plat to the south of phase 2 and the partition plat of phase 2 is about to record. The partition has all the easements needed to separate lot 126 from the second phase and still allow timely and orderly development of lots 76-125 of phase 2. The plat of lots 76-125 as a subdivision without lot 126 in the plat will allow development loans to be managed separately for the subdivision work and multi-family site development, which is orderly. The adjacent minor arterial street improvements to Hill Road and its intersection with Baker Creek Road as a city improvement is just about complete.

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request:

Development of the property to the north with C-3 uses of heights similar to the proposed minor amendment height of 39' 7" is being proposed by owner of that property. Some structures will likely even be more than 39' 7" making the minor amendment of this property which is also C-3 PD appropriate. The change is only an increase of 4' 7", an amount that will be marginal and insignificant from properties surrounding the multi-family site. This is also a more appropriate pitch for a roof slope in Oregon to deal with the rain and moisture.

5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use:

All utilities to the site are provided by the adjacent Phase I development nearing completion and access is secured through easements.

6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

There is no impact to traffic of the proposed minor amendments.

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

- A site plan (drawn to scale, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A copy of the current planned development overlay ordinance.
- A legal description of the subject site, preferably taken from the deed.
- 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

6/5/18
Date


Property Owner's Signature

6/5/18
Date

PROPOSED PARTITION

LOCATED IN THE N.E. 1/4 OF SECTION 18,
T. 4 S., R. 4 W., OF THE WILLAMETTE MERIDIAN,
CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON

2018

Owner/Applicant:

Baker Creek Development, L.L.C.
485 S. State St.
Lake Oswego, Oregon 97034

Surveyor:

Gregory L. Wilson
Barker Surveying
3657 Kashmir Way SE
Salem, OR 97317

Site Address:

Property "A"
Inst. No. 2017-16418

Map Tax Lots:

203

Tax Map:

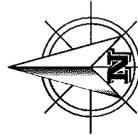
4 4 18

Total Area:

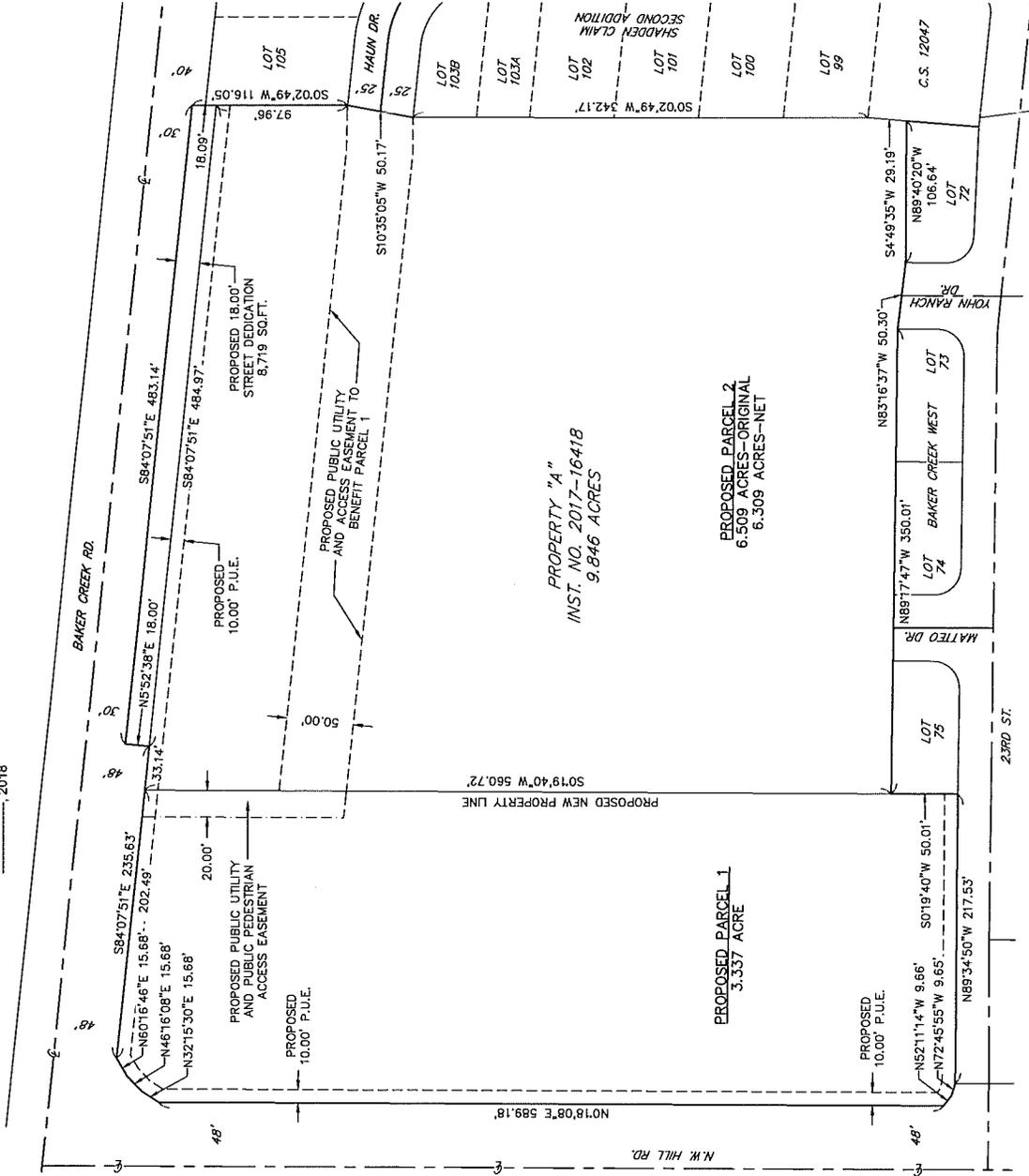
9.846 ACRES

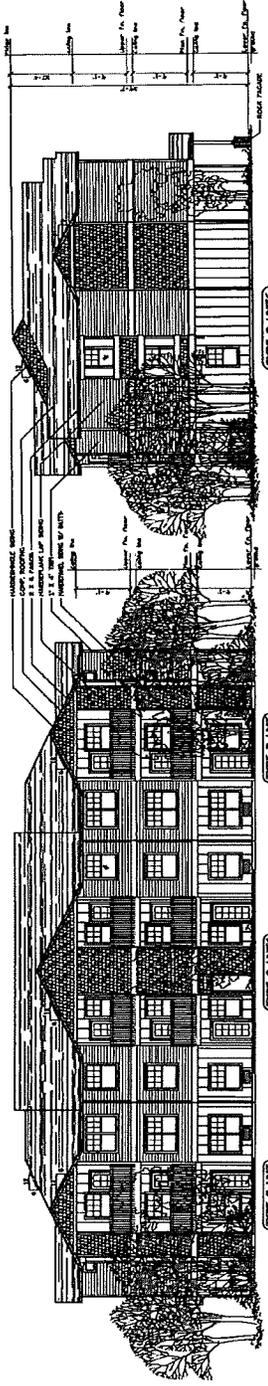
Zone:

R-1 PD / C-3 PD

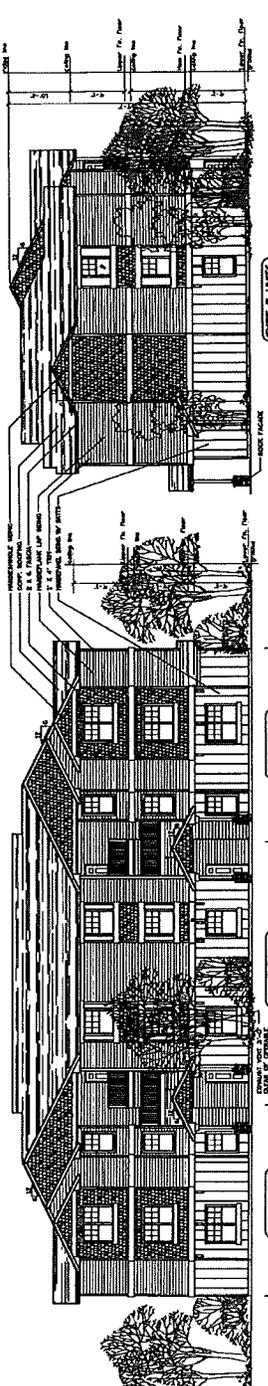


SCALE: 1" = 60'

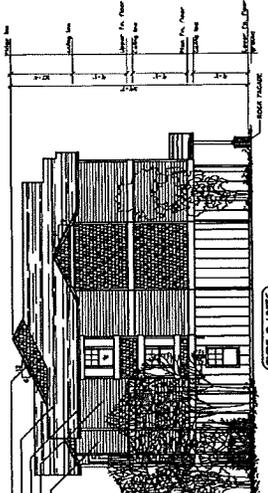




WEST ELEVATION (S.D. 1)



NORTH ELEVATION (S.D. 1)



SOUTH ELEVATION (S.D. 1)



EAST ELEVATION (S.D. 1)

ORDINANCE NO. 5021

AN ORDINANCE AMENDING THE ZONING MAP DESIGNATION FROM EF- 80 (EXCLUSIVE FARM USE – 80-ACRE MINIMUM) TO R-1 PD (SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT) ON APPROXIMATELY 13.6 ACRES OF LAND, AND FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-1 PD SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT) ON APPROXIMATELY 17.23 ACRES OF LAND, AND AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 4626 TO ENCOMPASS AN ADDITIONAL 30.83 ACRES OF LAND TO ALLOW VARIATION IN LOT SIZES AND SETBACK REQUIREMENTS TO INCLUDE: A REDUCTION IN THE FRONT YARD SETBACK FOR CERTAIN LOTS FROM 20 TO 15 FEET; A REDUCTION IN THE SIDE YARD SETBACK FOR CERTAIN LOTS FROM 10 FEET TO EITHER 7.5 FEET, 5 FEET OR 3 FEET; AND A REDUCTION IN THE EXTERIOR SIDE YARD SETBACK FOR CERTAIN LOTS FROM 20 FEET TO 15 FEET.

RECITALS:

The subject site is located south of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203 and 205, Section 18, T. 4 S., R. 4 W., W.M.; and

The Planning Department received applications (ZC 1-16/ZC 2-16/S 3-16) on August 29, 2016, and deemed them complete on September 29, 2016. The first public hearing before the McMinnville Planning Commission was held on November 17, 2016. As new substantive information had been submitted to the Planning Department by the applicant prior to the November 17th public meeting, the hearing was opened and immediately continued to the December 15, 2016 Planning Commission meeting to afford sufficient time for staff and the public to review the material prior to the issuance of a staff report and findings document and prior to the receipt of oral testimony. Due to inclement weather, the Commission's December 15th public meeting was cancelled and rescheduled for January 19, 2017. At the January 19th meeting, the Commission conducted a public hearing on this proposal and elected to closed the public hearing but keep the written record open until 5:00 p.m. February 2, 2017 for receipt of additional written testimony. The applicant provided their written rebuttal on Monday, February 6, 2017, and elected to dismiss the rest of their rebuttal period. At the February 16, 2017, Planning Commission public meeting to which this hearing had been continued, the Commission voted unanimously to deny the applicant's proposal. Specifically, the Planning Commission voted to deny ZC 1-16 and ZC 2-16 including the proposed amendment of Planned Development Ordinance No. 4626. This action by the Planning Commission was also a de-facto denial of the tentative phased subdivision plan S 3-16. Following this denial decision, an appeal period was provided until 5:00 p.m., March 13, 2017. The applicant filed an appeal of the Planning Commission's denial on March 13, 2017; and

A de-novo public hearing on the appeal was held on April 25, 2017 at 7:00 p.m. before the McMinnville City Council Planning Commission after due notice had been provided in the local newspaper on April 18, 2017, and written notice had been mailed to property owners within 500 feet of the affected property; and

At said public hearing, application materials and a staff report were presented and testimony was received; and

The City Council, being fully informed about said requests, found that the requested amendments conformed to the applicable Comprehensive Plan goals and policies, as well as the

zone change review criteria listed in Section 17.74.020 and Planned Development Amendment review criteria listed in Section 17.74.070 of the McMinnville Zoning Ordinance based on the material submitted by the applicant and the findings of fact and conclusionary findings for approval contained in Exhibit A; and

The City Council, has, on appeal, received the staff report and public testimony, and having deliberated; and

NOW, THEREFORE, THE COMMON COUNCIL FOR THE CITY OF MCMINNVILLE ORDAINS AS FOLLOWS:

1. That the Council adopts the Findings of Fact, Conclusionary Findings, Decision and Conditions of Approval documented in Exhibit A for AP 1-17, (an appeal of a Planning Commission denial for ZC 1-16, ZC 2-16, S 3-16); and
2. That this Ordinance shall take effect 30 days after its passage by the City Council.

Passed by the Council this 26th day of April 2017, by the following votes:

Ayes: Drabkin, Garvin, Jeffries, Menke, Stassens, Ruden

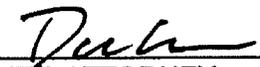
Nays: _____


MAYOR

Attest:

Approved as to form:


CITY RECORDER

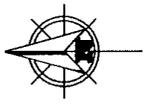

CITY ATTORNEY

RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT FOR: BAKER CREEK DEVELOPMENT, LLC
 IN THE NE 1/4 SECTION 18, T. 4 S. R. 4 W. W.M., YAMHILL COUNTY, OREGON
 OCTOBER 13, 2017



BARKER SURVEYING
 3557 KASHMIR WAY SE
 SALEM, OREGON 97317
 PHONE (503) 588-8600
 FAX (503) 588-8601
 EMAIL: INFO@BARKERSURVEYING.COM



SCALE: 1" = 100'

NARRATIVE:

The purpose of this survey is to show a property line adjustment between those tracts of land owned by Baker Creek Development, LLC described as Parcel 6, and Parcel 7 in Instrument Number 2016-557, Yamhill County Deed Records. The City of McMinnville planning decision for this property line adjustment is Docket BLA 10-17. The basis of bearings used was along the west line of SHADDEN CLAIMS SECOND ADDITION as shown.

To determine the east line of Property A, I held the monuments found, and record data from the plat of SHADDEN CLAIMS SECOND ADDITION and CS 12047. To determine the east and south lines of Property B, I held the monuments found and record data from CS 13068. To determine the east right of way of North Hill Road, I held the centerline monuments shown, and held record offsets from the centerline per the Dedication Deeds recorded in Instrument No.'s 201713024 and 201713025. To determine the south right of way of Baker Creek Road, I held the centerline monument D and a point 30' Northerly from the monument at the northwest corner of Property A, offsetting the determined centerline 30' Southerly, as well as holding record offsets from the centerline per said Dedication Deed recorded in Instrument No. 201713025.

LINE	LENGTH	DIRECTION
L1	15.68'	N32°15'30"E
L2	15.68'	N46°16'08"E
L3	15.68'	N60°16'46"E
L4	28.19'	S04°49'35"W
L5	54.39'	S04°49'35"W
L6	9.77'	N52°54'58"E
L7	9.75'	N73°44'37"E
L8	9.65'	N72°45'55"W
L9	9.66'	N52°11'13"W
[L10]	7.00'	S84°07'51"E

- MONUMENT LIST:**
- ① 5/8" iron rod with yellow plastic cap stamped "BARKER PLS 636", set in [2].
 - ② 5/8" iron rod with aluminum cap stamped "NEUBERG PLS 2836", down 0.3", set in [8].
 - ③ 5/8" iron rod with yellow plastic cap stamped "DUNKEL LS 1942", 0.4" down in monument box, set in [7].
 - ④ 5/8" iron rod, set in [1].
 - ⑤ 5/8" iron rod with yellow plastic cap stamped "DUNKEL LS 1942", set in [8].
 - ⑥ 5/8" iron rod with yellow plastic cap stamped "BARKER PLS 636", set in [1].
 - ⑦ 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2887", set in [4].
 - ⑧ 5/8" iron rod with yellow plastic cap stamped "MATT DUNCKEL & ASSOC.", set in [9].

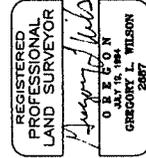
REFERENCE SURVEYS/DEEDS

- [1] SHADDEN CLAIM SECOND ADDITION (V. 12, P. 10, BOTP)
- [2] CS 10616
- [3] CS 11507
- [4] CS 13068
- [5] CS 13244
- [6] WEST WIND COUNTRY ESTATES (V. 14, P. 33, BOTP)
- [7] PARK MEADOWS (V. 10, P. 115, BOTP)
- [8] CS 12047
- [9] COTTONWOOD SECOND ADDITION (V. 13, P. 26, BOTP)
- [10] P.P. 2012-26

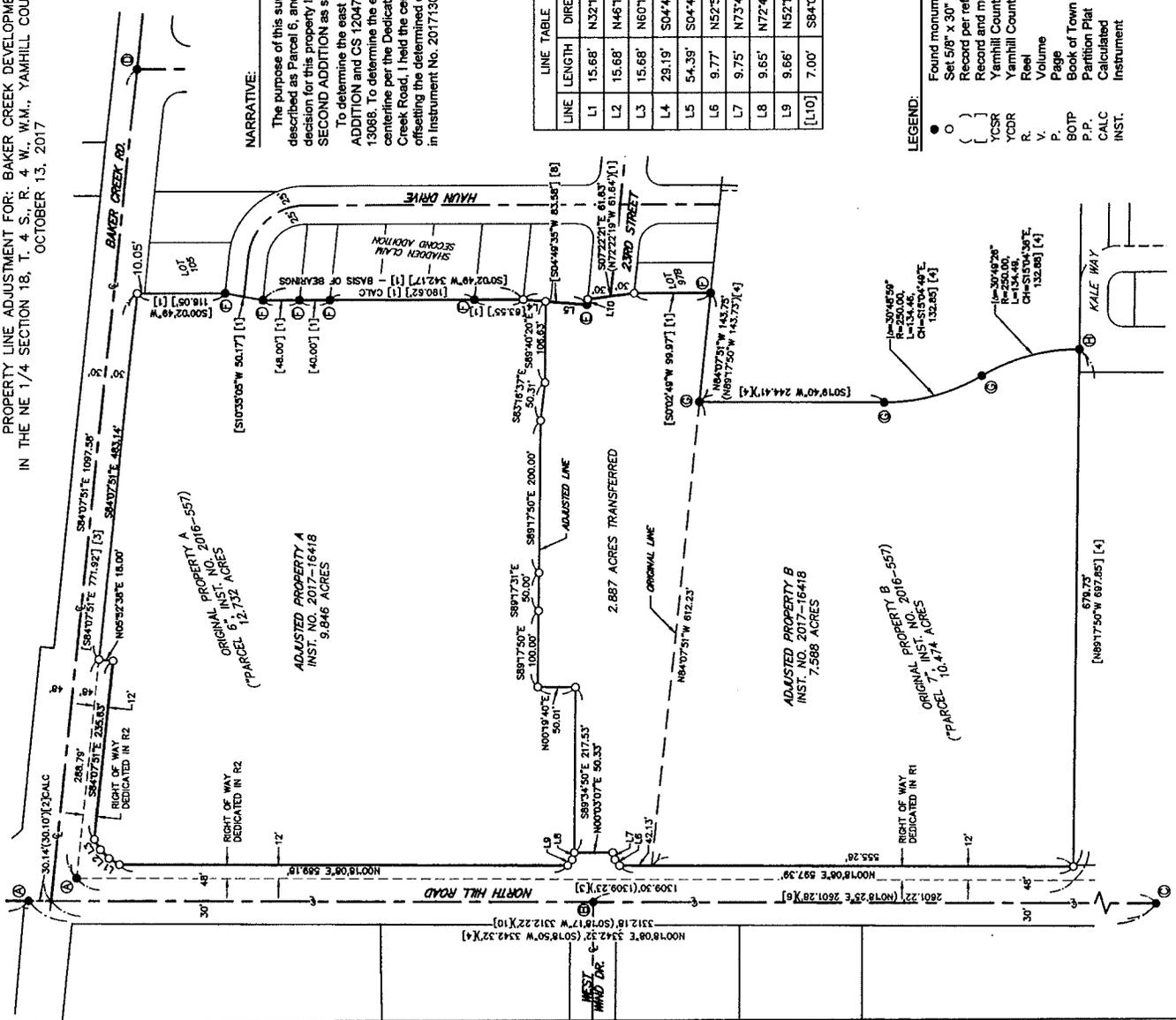
- R1 DEDICATION DEED, INST. NO. 2017-13024
- R2 DEDICATION DEED, INST. NO. 2017-13025

LEGEND:

- Found monument within 0.2' of ground surface unless otherwise noted. (see monument list)
- Set 5/8" x 30" iron rod with yellow plastic cap flush, stamped "WILSON PLS 2887"
- () Record per reference survey noted
- YCSR Record and measured per reference survey noted
- YCDR Yamhill County Survey Records
- R. Reel
- V. Volume
- P. Page
- BO1P Book of Town Plats
- P.P. Partition Plat
- CALC Calculated
- INST. Instrument



REGISTRATION DATE: 6/30/2018



After recording, return to:
Baker Creek Development LLC
485 S. State St.
Lake Oswego, OR 97034

Send tax statements to:
Baker Creek Development LLC
485 S. State St.
Lake Oswego, OR 97034

Yamhill County Official Records	201716418
DMR-DDMR	10/12/2017 11:41:00 AM
Stn=2 MILLSA	
8Pgs \$40.00 \$11.00 \$5.00 \$20.00	\$76.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

Property Line Adjustment Deed

Baker Creek Development LLC, an Oregon limited liability company, hereinafter called Grantor, 485 S. State Street, Lake Oswego, OR 97034, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Baker Creek Development LLC, an Oregon limited liability company, hereinafter called Grantee, 485 S. State Street, Lake Oswego, OR 97034, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 2.887 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 2.887 acres and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured lots as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Yamhill County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

FATCO NO. 2905386-70

First American Title Accommodation
Recording Assumes No Liability

After recording, return to:
Baker Creek Development LLC
485 S. State St.
Lake Oswego, OR 97034

Send tax statements to:
Baker Creek Development LLC
485 S. State St.
Lake Oswego, OR 97034

FATCO NO. 2905386-TO

Property Line Adjustment Deed

Baker Creek Development LLC, an Oregon limited liability company, hereinafter called Grantor, 485 S. State Street, Lake Oswego, OR 97034, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Baker Creek Development LLC, an Oregon limited liability company, hereinafter called Grantee, 485 S. State Street, Lake Oswego, OR 97034, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 2.887 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 2.887 acres and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured lots as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Yamhill County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

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

The true and actual consideration for this transfer, stated in terms of dollars is N/A; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

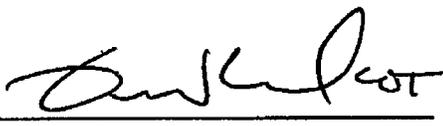
This property line adjustment deed is executed this 12TH day of OCTOBER, 2017.

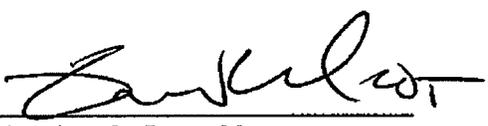
GRANTOR

GRANTEE

Baker Creek Development LLC

Baker Creek Development LLC

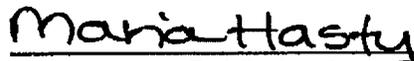
By: 
Gordon C. Root, Manager

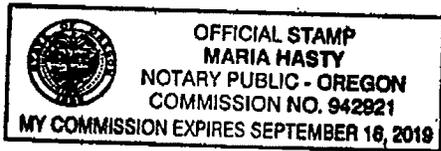
By: 
Gordon C. Root, Manager

State of OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on October 12, 2017,
by Gordon C. Root as Manager of Baker Creek Development LLC, an Oregon limited
liability company.

Before me:


Notary Public for Oregon



My Commission Expires: 9/16/19

EXHIBIT "A"

**Legal Description For:
Original Property "A"**

A tract of land in Section 18, Township 4 South, Range 4 West, Yamhill County, Oregon, being Parcel 1 of that tract of land described in deed from Frances J. Collier to VJ-2 Development, Inc. and recorded in Instrument No. 199806909, Yamhill County Deed Records, and a portion of that tract of land described in deed from Emmerson J. Collier and Frances J. Collier to VJ-2 Development, Inc. and recorded in Instrument No. 199620926, Yamhill County Deed Records, and being more particularly described as follows:

Beginning on the South line of said VJ-2 Development, Inc. tract at the Southwest corner of Lot 97B of SHADDEN CLAIM SECOND ADDITION; thence North 84°07'51" West 774.08 feet along the South line of said tract to the East margin of Hill Road (30' from centerline); thence North 00°18'08" East 752.42 feet along said East margin to the Southerly margin of Baker Creek Road; thence South 84°07'51" East 771.93 feet to the Northwest corner of SHADDEN CLAIM SECOND ADDITION; thence South 00°02'49" West 116.05 feet along the West line of SHADDEN CLAIM SECOND ADDITION; thence South 10°35'05" West 50.17 feet along said West line; thence South 00°02'49" West 342.17 feet along said West line to the Northwest corner of Lot 98B of SHADDEN CLAIM SECOND ADDITION; thence South 04°49'35" West 83.58 feet to an iron rod; thence South 84°07'51" East 7.00 feet to the Southwest corner of Lot 98A of SHADDEN CLAIM SECOND ADDITION; thence South 07°22'19" East 61.63 feet along the West line of SHADDEN CLAIM SECOND ADDITION; thence South 00°02'49" West 99.97 feet along said West line to the point of beginning.

SAVE AND EXCEPT that portion of the above described property conveyed to the City of McMinnville, a Municipal Corporation of the State of Oregon, in that Dedication Deed recorded in Instrument No. 201713025, Yamhill County Deed Records.

EXHIBIT "B"

**Legal Description For:
Original Property "B"**

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 northwest corner of Parcel 1, Partition Plat 2010-07, as platted and recorded in the Yamhill County Book of Partition Plats, said point also being the northeast corner of that property described in that instrument recorded in Instrument No. 199924729, Yamhill County Deed Records; thence North 84°07'51" West 66.93 feet along the north line of said property to the TRUE POINT OF BEGINNING of this description; and running thence: South 0°19'40" West 244.41 feet to a point of curvature; thence Southeasterly along the arc of a 250.00 foot radius curve to the left (the chord of which bears South 15°04'49" East 132.85 feet) 134.46 feet to a point of reverse curve; thence Southeasterly along the arc of a 250.00 foot radius curve to the right (the chord of which bears South 15°04'36" East 132.88 feet) 134.49 feet to the southeast corner of last mentioned property; thence North 89°17'50" West 697.85 feet along the south line of said property to a point on the east right of way line of North Hill Road at a perpendicular distance of 30.00 feet from the centerline of said road; thence North 0°18'50" East 556.89 feet along said east right of way line to the northwest corner of said property; thence South 84°07'51" East 630.33 feet along the north line of said property to the TRUE POINT OF BEGINNING.

SAVE AND EXCEPT that portion of the above described property conveyed to the City of McMinnville, a Municipal Corporation of the State of Oregon, in that Dedication Deed recorded in Instrument No. 201713024, Yamhill County Deed Records.

EXHIBIT "C"

Legal Description For:
Adjusted Property "A"

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

Beginning at the northeast corner of that property described as "Parcel 6" in that instrument recorded in Document No. 201600557, Deed Records for Yamhill County, Oregon, said point being North 00°02'49" East 10.05 feet from the northwest corner of Lot 105, SHADDEN CLAIM SECOND ADDITION, as platted and recorded in Volume 12, Page 10, Book of Town Plats for Yamhill County, Oregon; and running thence along the east line of said "Parcel 6" on the following four courses:

thence South 00°02'49" West 116.05 feet;
thence South 10°35'05" West 50.17 feet;
thence South 00°02'49" West 342.17 feet;
thence South 04°49'35" West 29.19 feet;
thence leaving said east line, North 89°40'20" West 106.63 feet;
thence North 83°16'37" West 50.31 feet;
thence North 89°17'50" West 200.00 feet;
thence North 89°17'31" West 50.00 feet;
thence North 89°17'50" West 100.00 feet;
thence South 00°19'40" West 50.01 feet;
thence North 89°34'50" West 217.53 feet to an angle point on the east line of that parcel of land conveyed to the City of McMinnville, a Municipal Corporation of the State of Oregon, in that Dedication Deed recorded in Instrument No. 201713025, Yamhill County Deed Records.;
thence along said east line and the south line of said parcel the following eight courses:
thence North 72°45'55" West 9.65 feet to an angle point;
thence North 52°11'13" West 9.66 feet to an angle point, said point being 48.00 feet at a perpendicular distance Easterly of the centerline of North Hill Road;
thence North 00°18'08" East 589.18 feet to an angle point;
thence North 32°15'30" East 15.68 feet to an angle point;
thence North 46°16'08" East 15.68 feet to an angle point;
thence North 60°16'46" East 15.68 feet to a point that is 48.00 feet at a perpendicular distance Southerly from the centerline of Baker Creek Road;
thence South 84°07'51" East 235.63 feet to an angle point;
thence North 05°52'38" East 18.00 feet to a point on the south right of way that is 30.00 feet at a perpendicular distance Southerly from the centerline of said Baker Creek Road;
thence South 84°07'51" East 483.14 feet along said south right of way to the Point of Beginning, containing 9.846 acres of land, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson

OREGON
JULY 19, 1994
GREGORY L. WILSON
2887

EXPIRES: 6-30-98

EXHIBIT "D"

Legal Description For:
Adjusted Property "B"

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

Beginning at the southwest corner of Lot 97B, SHADDEN CLAIM SECOND ADDITION, as platted and recorded in Volume 12, Page 10, Book of Town Plats for Yamhill County, Oregon, said point being the southeast corner of that property described as "Parcel 6" in that instrument recorded in Document No. 201600557, Deed Records for Yamhill County, Oregon; and running thence:

North 84°07'51" West 143.75 feet along the south line of said "Parcel 6" to the northeast corner of that property described as "Parcel 7" in said Document No. 201600557;

thence along the boundary of said property the following four courses:

thence South 0°19'40" West 244.41 feet to a point of curvature;

thence Southeasterly along the arc of a 250.00-foot radius curve to the left (the chord of which bears South 15°04'49" East 132.85 feet) 134.46 feet to a point of reverse curve;

thence Southeasterly along the arc of a 250.00-foot radius curve to the right (the chord of which bears South 15°04'36" East 132.88 feet) 134.49 feet;

thence North 89°17'50" West 679.73 feet to a point on the east line of that parcel of land conveyed to the City of McMinnville, a Municipal Corporation of the State of Oregon, in that Dedication Deed recorded in Instrument No. 201713024, Yamhill County Deed Records, said point being 48.00 feet Easterly at a perpendicular distance from the centerline of North Hill Road;

thence along the east line of said parcel of land and along the east line of that parcel of land conveyed to the City of McMinnville, a Municipal Corporation of the State of Oregon, in that Dedication Deed recorded in Instrument No. 201713025, Yamhill County Deed Records the following four courses:

thence North 00°18'08" East 597.39 feet to an angle point;

thence North 52°54'58" East 9.77 feet to an angle point;

thence North 73°44'37" East 9.75 feet to an angle point;

thence North 00°03'07" East 50.33 feet to an angle point;

thence leaving said east line, South 89°34'50" East 217.53 feet;

thence North 00°19'40" East 50.01 feet;

thence South 89°17'50" East 100.00 feet;

thence South 89°17'31" East 50.00 feet;

thence South 89°17'50" East 200.00 feet;

thence South 83°16'37" East 50.31 feet;

thence South 89°40'20" East 106.63 feet to a point on the east line of the aforementioned "Parcel 6";

thence along said east line the following four courses:

thence South 04°49'35" West 54.39 feet;

thence South 84°07'51" East 7.00 feet;

thence South 07°22'21" East 61.63 feet;

thence South 0°02'49" West 99.97 feet to the Point of Beginning, containing 10.474 acres of land, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRES: 6-30-18

EXHIBIT "E"

Legal Description For:
Transferred Property (Property "A" to Property "B")

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

Beginning at the southwest corner of Lot 97B, SHADDEN CLAIM SECOND ADDITION, as platted and recorded in Volume 12, Page 10, Book of Town Plats for Yamhill County, Oregon, said point being the southeast corner of that property described as "Parcel 6" in that instrument recorded in Document No. 201600557, Deed Records for Yamhill County, Oregon; and running thence:

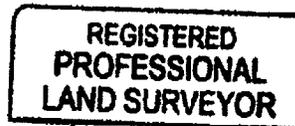
North 84°07'51" West 755.98 feet along the south line of said "Parcel 6" to a point on the east line of that parcel of land conveyed to the City of McMinnville, a Municipal Corporation of the State of Oregon, in that Dedication Deed recorded in Instrument No. 201713025, Yamhill County Deed Records, said point being 48.00 feet Easterly at a perpendicular distance from the centerline of North Hill Road;

thence along the east line of said parcel of land the following four courses:

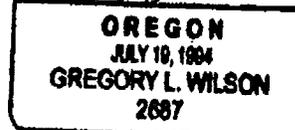
thence North 00°18'08" East 42.13 feet to an angle point;
thence North 52°54'58" East 9.77 feet to an angle point;
thence North 73°44'37" East 9.75 feet to an angle point;
thence North 00°03'07" East 50.33 feet to an angle point;
thence leaving said east line, South 89°34'50" East 217.53 feet;
thence North 00°19'40" East 50.01 feet;
thence South 89°17'50" East 100.00 feet;
thence South 89°17'31" East 50.00 feet;
thence South 89°17'50" East 200.00 feet;
thence South 83°16'37" East 50.31 feet;
thence South 89°40'20" East 106.63 feet to a point on the east line of the
aforementioned "Parcel 6";

thence along said east line the following four courses:

thence South 04°49'35" West 54.39 feet;
thence South 84°07'51" East 7.00 feet;
thence South 07°22'21" East 61.63 feet;
thence South 0°02'49" West 99.97 feet to the Point of Beginning, containing 2.887
acres of land, more or less.



Gregory L. Wilson



EXPIRES: 6-30-18



First American

First American Title Company of Oregon

121 SW Morrison Street, Suite 300
Portland, OR 97204

Phone: (503)222-3651 / Fax: (877)242-3513

PR: NWEST

Ofc: 7019 (1011)

Final Invoice

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

Invoice No.: 1011 - 7019142336

Date: 10/12/2017

Our File No.: 7019-2905386

Title Officer: Dona Cramer

Escrow Officer:

Customer ID: ORLAST8001

Attention: Gordon Root

Liability Amounts

Owners:

Lenders:

Your Ref.:

RE: Property:
1101 W Main Street, Molalla, OR 97038

Buyers:

Sellers: Stafford Development Co LLC, et al

Description of Charge	Invoice Amount
E-recording Fee - PLA Deed (Yamhill Co)	\$5.00
Record - PLA Deed (Yamhill Co)	\$76.00

INVOICE TOTAL

\$81.00

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

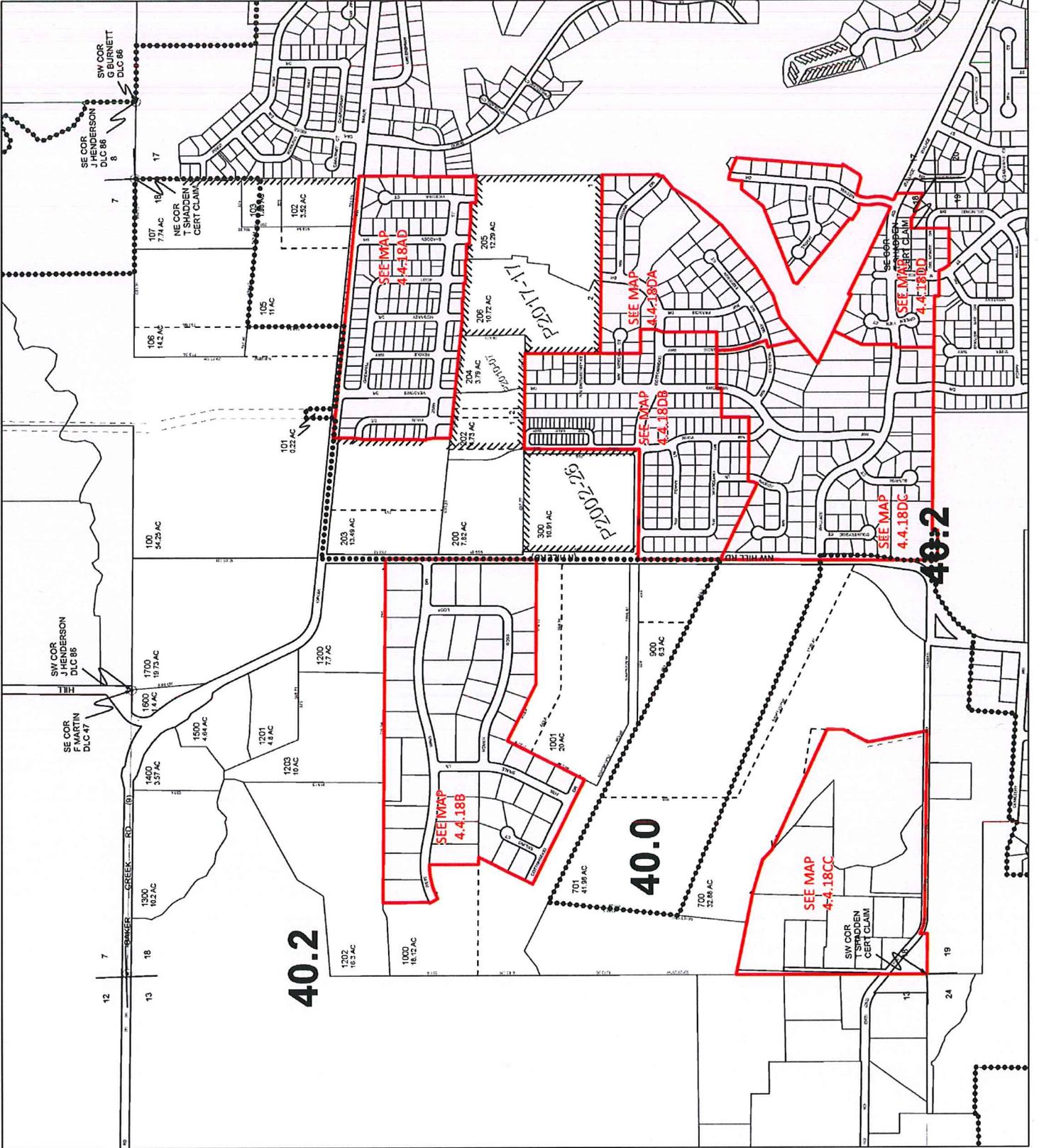
PO Box 31001-2266

Pasadena, CA 91110-2266



ASSESSMENT & TAX
CARTOGRAPHY

SECTION 18 T.4S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 400'



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