

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

Office Use Only:	
File No.	MP5-18
Date Received	7-18-18
Fee	440.00
Receipt No.	18M0144
Received by	SR

Partition Application

Applicant Information

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

Applicant Name MARILYN WORRIX Phone 503 472 4565

Contact Name _____ Phone _____
(If different than above)

Address 516 NE 3rd St.

City, State, Zip McMinnville, OR 97128

Contact Email marilyn@bookartsstudio.com

Property Owner Information

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 221 SW Bills St. McMinnville, OR 97128

Assessor Map No. 4420 R4420 - DA - 03500 Total Site Area 1.86 acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R-2

General Description of Subject Property

1. Proposed Parcel Size: #1 0.6 acres #2 1.23 acres #3 _____

2. Current Land Use: bare land

3. Purpose of the partition request: create two buildable lots

4. Topography: easterly slope

5. Method of Sewage Disposal: city
(Note: If septic field, this application must be accompanied by a letter of approval from the County Sanitarian indicating their approval. The Sanitarian can be contacted through the Yamhill County Planning Department.)

6. Water Supply: city

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.

Marilyn Wossix
Applicant's Signature

7/5/18
Date

Marilyn Wossix
Property Owner's Signature

7/5/18
Date

out of town 719-8-1
email contact marilyn@bookartsstudio.com
cell 971 706 0404



After recording return to:
Marilyn Dell Worrix Trust
516 NE 3rd St
McMinnville, OR 97128

Until a change is requested all tax
statements shall be sent to the
following address:
Marilyn Dell Worrix Trust
516 NE 3rd St
McMinnville, OR 97128

File No.: 1031-2835087 (MWG)
Date: March 22, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records	201705213
DMR-DDMR	03/30/2017 04:15:00 PM
Stn=0 MILLSA	
3Pgs \$15.00 \$11.00 \$5.00 \$20.00	\$51.00

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk's records.
Brian Van Bergen - County Clerk

FIRST AMERICAN TITLE 2835087

STATUTORY WARRANTY DEED

Marcia C. Blevins, Grantor, conveys and warrants to **Marilyn Dell Worrix, Trustee of the Marilyn Dell Worrix Trust dated September 13, 2000**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$100,000.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 30 day of March, 2017.

Marcia C. Blevins
Marcia C. Blevins

STATE OF Oregon)
County of Yamhill) ss.
)

This instrument was acknowledged before me on this 30th day of March, 2017 by **Marcia C. Blevins**.

Gianina R. Battaglia

Notary Public for Oregon
My commission expires: July 29, 2017

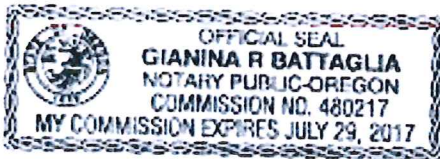


EXHIBIT A

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

A parcel of ground being 218.25 feet wide in a Northerly-Southerly direction, and extending to the center of Cozine Creek and lying East of the Blevins home in the City of McMinnville, being a portion of the property more particularly described as follows:

Beginning at the Southwest corner of Lot No. 11 in Cozine's Second Addition to the City of McMinnville, Yamhill County, Oregon; thence running East about 626 feet to the center of Cozine Creek; thence Northerly along the center of said Creek 225 feet to a point 15 feet North of the line of Lot No. 13 in said Cozine's Second Addition; thence West about 629 feet to the West line of Lot No. 4 in said Cozine's Second Addition; thence South 218.25 feet to the place of beginning.

SAVE AND EXCEPT the West 100 feet of said premises, which said West 100 feet will be bound on the West side thereof by a line drawn down the center of the street commonly known as Elm Street.

NOTE: This legal description was created prior to January 1, 2008.



199605561 3:14pm 04/12/96

001 027912 10 04 000202
1 0 D13 4 20.00 10.00 0.00 0.00 0.00 0.00

After recording, please return to:
City of McMinnville
230 NE Second Street
McMinnville, OR 97128

Consideration in terms of dollars is \$400

**DEED OF PERMANENT EASEMENT
AND
TEMPORARY CONSTRUCTION EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that Marcia Blavins, hereinafter called the Grantor, being lawfully seized in fee simple of the following described premises, does hereby grant to the City of McMinnville (a political subdivision of the State of Oregon), hereinafter called Grantee and unto Grantee's successors and assigns, for the use of the public a permanent easement for the construction, installation and continued maintenance of a sanitary sewer line and associated manholes, under and across forever, all that certain real property situated in the County of Yamhill and State of Oregon, shown on the attached Exhibit "A" and being more particularly described as follows, to-wit:

PARCEL I - PERMANENT EASEMENT
Described on Exhibit "A," attached hereto
and by this reference made a part hereof.

Grantor also grants to Grantee, its employees, agents, and employees of independent contractors performing work under contract for the City of McMinnville, a Temporary Construction Easement for a work area to be used by said Grantee in connection with the construction of the Cozine Trunkline Project, as designed, adjacent to the above-described tract being more fully described in Parcel I. Said Temporary Construction Easement is for the purpose of entering said property to do any work necessary to the construction and installation of said Cozine Trunkline Project which lies within the following described tract of land, more particularly described as follows, to-wit:

PARCEL II - TEMPORARY CONSTRUCTION EASEMENT
Described on Exhibit "A", attached hereto
and by this reference made a part hereof.

The term and duration of this temporary Construction Easement shall be for a period of two (2) years, from May 31, 1996, or upon completion of the above-mentioned construction project, whichever is sooner.

IT IS UNDERSTOOD that the temporary easement herein granted does not convey any permanent right or interest in the above-described Parcel II which includes the surface soil, except as expressly stated herein, nor prevent Grantor from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the sanitary sewer line or manholes.

TECOP Title Insurance Company

1064

Tax Lot 3500 4-4-20DA
Northeast 1/4 of the Southeast 1/4 of Section 20
Twp. 4 S., Rge 4 W., W.M.

A portion of that tract of land situated in the Northeast one-quarter of the Southeast one-quarter of Section 20, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, City of McMinnville, Oregon and being more particularly described in a Bargain and Sale Deed to Marcia Blevins, recorded on January 10, 1992 in Deed Film Volume 263 Page 2089 of Yamhill County Deed and Mortgage Records.

Permanent Easement Main Trunkline:

A portion of that tract of land being a 20.00 foot wide strip of land lying 10.00 feet on each side of the centerline described in Yamhill County Survey Number 10548. The sidelines of said strip shall be shortened or extended so as to intersect with the boundaries of said lands.

The permanent easement main trunkline effects said parcel between approximate centerline stations:

44+63 to 47+00

Contains an Total Permanent Easement Area of 4724 square feet, more or less

Temporary Construction Easement:

A strip of land 10 feet in width coincident with and running the full length of the right side of the above permanent easement main trunkline and a strip of land 30 feet in width coincident with and running the full length of the left side of the above permanent easement main trunkline. All sidelines of said strips shall be shortened or extended so as to intersect with the boundaries of said lands.

Contains a Total Construction Easement Area of 9438 square feet, more or less.

Grantor hereby covenants to and with Grantee, its successors and assigns, that said property is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

The True and Actual consideration received by Grantor for this conveyance, stated in terms of dollars is \$400.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

To Have and to Hold, the above described and granted premises unto the City of McMinnville for the public forever for the uses and purposes hereinabove mentioned.

IN WITNESS WHEREOF, the Grantor, above named, has caused this instrument to be duly signed this 12 day of April, 1998.

By: Maria C Blewina

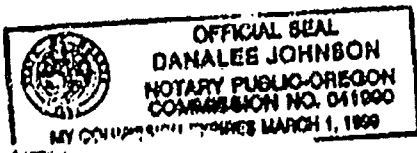
By: _____

STATE OF OREGON)
County of Yamhill)

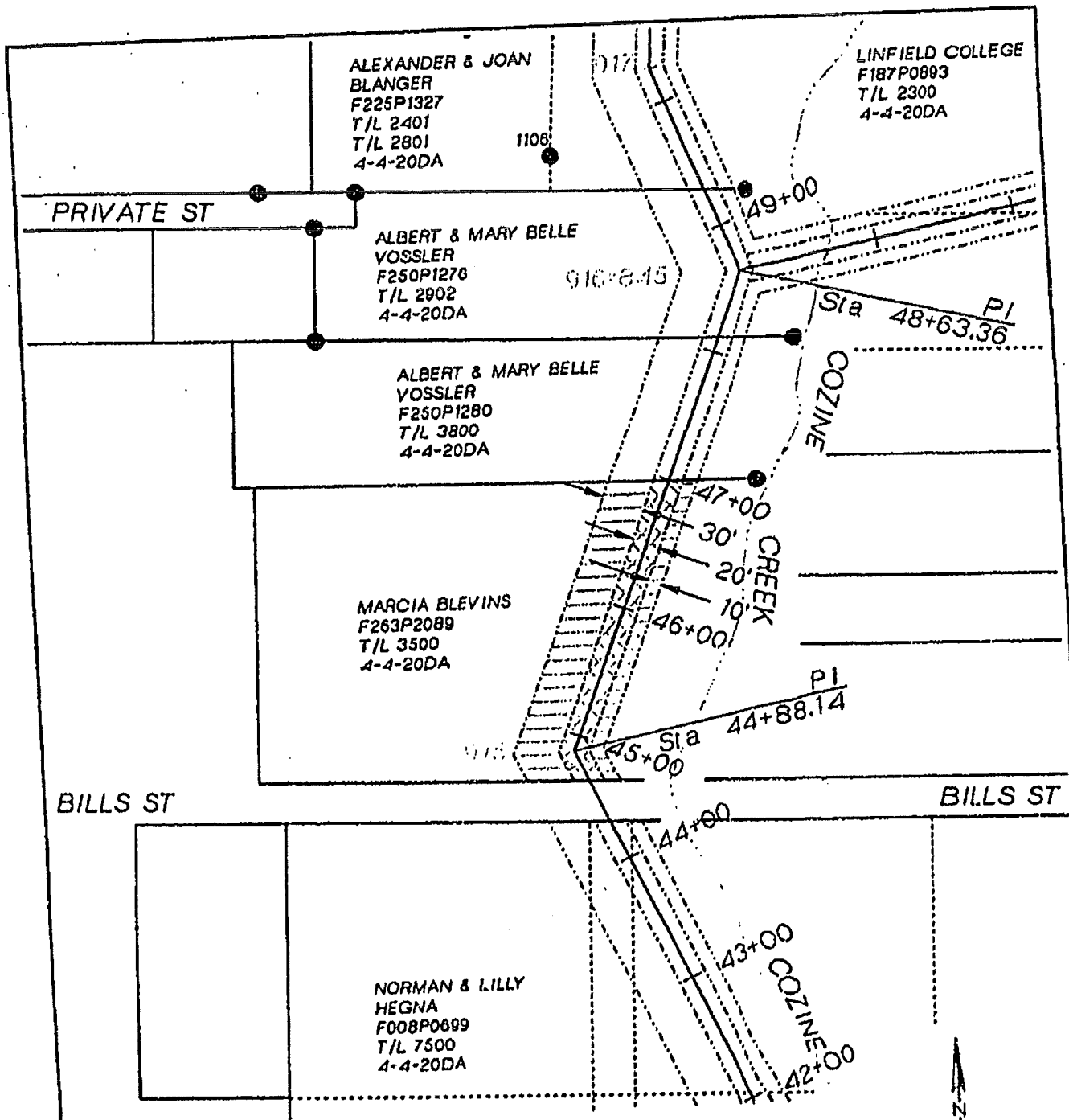
BE IT REMEMBERED that on this 12 day of April, 1998, personally appeared the above-named individual(s) and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Danalee Johnson
Notary Public for the State of Oregon
My Commission Expires: 03-01-99



2064



ALEXANDER & JOAN
BLANGER
F225P1327
T/L 2401
T/L 2801
4-4-20DA

LINFIELD COLLEGE
F187P0893
T/L 2300
4-4-20DA

PRIVATE ST

ALBERT & MARY BELLE
VOSSLER
F250P1276
T/L 2902
4-4-20DA

ALBERT & MARY BELLE
VOSSLER
F250P1280
T/L 3800
4-4-20DA

MARCIA BLEVINS
F263P2089
T/L 3500
4-4-20DA






BILLS ST

BILLS ST

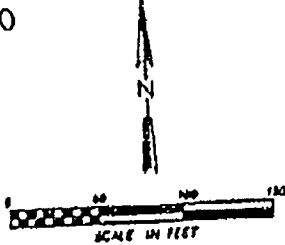
NORMAN & LILLY
HEGNA
F008P0699
T/L 7500
4-4-20DA

TOTAL EASEMENT AREAS
PERMANENT • 4724 SQ FT
TEMPORARY CONSTRUCTION • 9438 SQ FT

LEGEND

-  PERMANENT SEWER EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
-  PROPERTY LINE/ RIGHT-OF-WAY LINE
-  CENTERLINE & STATIONING ALONG SEWER PIPELINE
-  FOUND MONUMENT

MARCIA BLEVINS
DOCUMENT # F263P2089
CITY OF MCMINNVILLE, OREGON
COZINE CREEK SANITARY SEWER
MARCH 1996



11 17 41



TENTATIVE PARTITION PLAT for: MARILYN WORRIX



By : Leland MacDonald & Assoc., LLC
Formerly dba Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone : 503-472-7904
Fax: 503-472-0367
Email: lee@macdonaldsurveying.com

Legend

- = MONUMENT FOUND
- = WATER VALVE
- = WATER METER
- = SANITARY SEWER MANHOLE
- = POWER POLE
- = GUY ANCHOR
- = POWER RISER
- = LIGHT POLE
- = POWER TRANSFORMER
- = TREES
- = OVERHEAD POWER
- = UNDERGROUND POWER
- = SANITARY SEWER LINE
- = WATER LINE
- = EDGE OF PAVEMENT
- = EXISTING FENCE LINE
- = CENTERLINE OF PUBLIC ROAD
- = PROPOSED EASEMENTS
- = PROTRACTED LOT LINES OF COZINES 2ND ADD.
- = ASPHALT

Location: SE 1/4 SECTION 20, T. 4 S., R. 4 W., WM., LOT 12 OF COZINE'S SECOND ADDITION TO THE CITY OF MCMINNVILLE, YAMHILL COUNTY OREGON

Tax Lot: 4420AD - 03500

Date: JUNE 20, 2018

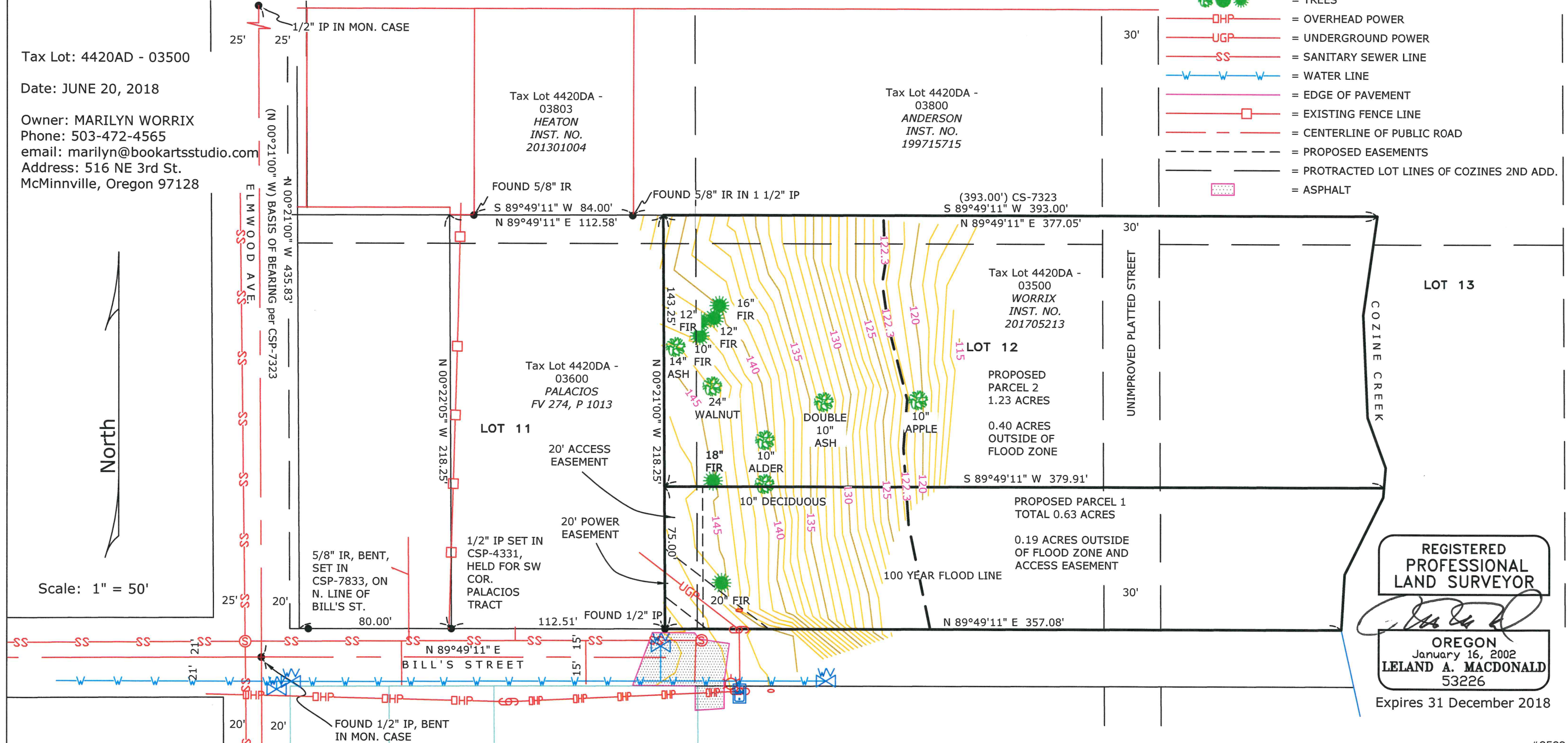
Owner: MARILYN WORRIX
Phone: 503-472-4565
email: marilyn@bookartsstudio.com
Address: 516 NE 3rd St.
McMinnville, Oregon 97128

LOT 4

LOT 3

LOT 2

LOT 13



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
January 16, 2002
LELAND A. MACDONALD
53226

Expires 31 December 2018

