

City of Dayton

Planning Department



Sub-Divisions & PUDs Application

416 Ferry St - PO Box 339
Dayton OR 97114
Ph # (503) 864-2221
Fax # (503) 864-2956
www.daytonoregon.gov
cityofdayton@daytonoregon.gov

For City of Dayton use:

Date Notice Received: 9/5/24	Received By:	File Number:
Public Hearing Date:	Fee Amount:	Deposit Amount:
Public Hearing Notice Mail Date:	Appeal Decision Date:	• Approved • Denied

Applicant Information:Applicant Name: NW Summit Development LLCMailing Address: 111 N College St City: Newberg ST: OR Zip: 97132Phone Number: 971-998-7507 Email: jessica@nwsummitdevelopment.comSite Address or Location: 0 4th Street Street Dayton, OR 97114 (R4317DD 02600)**Property Owner Information:**Property Owner(s): Dayton Point LLCAddress: 197 NW Outlook Vista City: Bend ST: OR Zip: 97703

Phone: _____ Email Address: _____

- Sub-Division Request
- Planned Unit Development (PUD) Request

Number of Lots or Units Proposed: 8 lots

Please describe your request (be specific): Applicant proposes to subdivide the parcel of land into 8 lots with
access from Mill Street via a private street.

Applicant Signature:  Date: 9/5/24

DocuSigned by
Brian Stevens Brian Stevens

Property Owner Signature: _____ Date: 8/22/2024

I/We the above signed, consent to the proposed Sub-Division or Planned Unit Development for development of our property as indicated on this application.

For Office Use

Fee: <u>4160.00</u>	Amount Paid: <u>4160.00</u>	Date Paid: <u>9/6/24</u>	Receipt # <u>16195</u>
Applicant Notification Date:	Comments:		
Professional Services Amount:	Date Paid:	• Planner • Engineer • Staff Time	

City of Dayton

Planning Department

Consultants (please list all that apply)

☒ Planning ☐ Engineering ☐ Surveyor ☐ Other

Name: Jessica Cain Physical Address: same as above
 Firm: NW Summit Development LLC City: _____ ST: _____ Zip: _____
 Mailing Address: _____ Telephone #: _____
 City: _____ ST: _____ Zip: _____ Cell Phone #: _____
 Email Address: _____

☐ Planning ☒ Engineering ☐ Surveyor ☐ Other

Name: Dan Danicic Physical Address: same as above
 Firm: NW Summit Development LLC City: _____ ST: _____ Zip: _____
 Mailing Address: _____ Telephone #: 503-476-7702
 City: _____ ST: _____ Zip: _____ Cell Phone #: _____
 Email Address: dan@nwsummitdevelopment.com

☐ Planning ☐ Engineering ☒ Surveyor ☐ Other

Name: Lee MacDonald Physical Address: 3885 NE Riverside DR
 Firm: MacDonald Surveying City: McMinnville, OR 97128 ST: _____ Zip: _____
 Mailing Address: _____ Telephone #: 503-472-7904
 City: _____ ST: _____ Zip: _____ Cell Phone #: _____
 Email Address: lee@macdonaldsurveying.com

☐ Planning ☐ Engineering ☐ Surveyor ☐ Other

Name: _____ Physical Address: _____
 Firm: _____ City: _____ ST: _____ Zip: _____
 Mailing Address: _____ Telephone #: _____
 City: _____ ST: _____ Zip: _____ Cell Phone #: _____
 Email Address: _____

☐ Planning ☐ Engineering ☐ Surveyor ☐ Other

Name: _____ Physical Address: _____
 Firm: _____ City: _____ ST: _____ Zip: _____
 Mailing Address: _____ Telephone #: _____
 City: _____ ST: _____ Zip: _____ Cell Phone #: _____
 Email Address: _____

☐ Planning ☐ Engineering ☐ Surveyor ☐ Other

Name: _____ Physical Address: _____
 Firm: _____ City: _____ ST: _____ Zip: _____
 Mailing Address: _____ Telephone #: _____
 City: _____ ST: _____ Zip: _____ Cell Phone #: _____
 Email Address: _____

Deed



After recording return to:
Dayton Point, LLC
10902 Old Sheridan Road
McMinnville, OR 97128

Until a change is requested all tax
statements shall be sent to the
following address:
Dayton Point, LLC
10902 Old Sheridan Road
McMinnville, OR 97128

File No.: 1031-2837351 (MWG)
Date: March 27, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **201710380**
DMR-DDMR
Stn=0 SUTTONS **06/30/2017 09:30:00 AM**
2Pgs \$10.00 \$11.00 \$5.00 \$20.00 **\$46.00**

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

STATUTORY WARRANTY DEED

Harold Y. Tanaka and Sharon A. Tanaka, as tenants by the entirety, Grantor, conveys and
warrants to **Dayton Point, LLC, an Oregon limited liability company**, Grantee, the following
described real property free of liens and encumbrances, except as specifically set forth herein:

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

**Parcel 3 of Partition Plat 92-40, recorded May 28, 1992 in Volume 3, Page 230, Plat Records
of Yamhill County, State of Oregon.**

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 **\$185,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN TITLE 2837351

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 22 day of June, 2017.

Harold Y. Tanaka
Harold Y. Tanaka

Sharon A. Tanaka
Sharon A. Tanaka

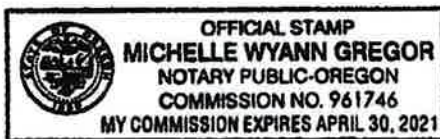
STATE OF Oregon)
)ss.
County of Yamhill)

This instrument was acknowledged before me on this 22 day of June, 2017
by **Harold Y. Tanaka and Sharon A. Tanaka.**

Michelle W. Gregor

Notary Public for Oregon

My commission expires: 4/30/21



Preliminary Title Report



First American Title™

First American Title Insurance Company

775 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

Order No.: 1032-4094805
August 22, 2024

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

KEELEY ROBINSON, Escrow Officer/Closer
Phone: (503)538-7361 - Fax: (866)800-7290 - Email: KeeRobinson@firstam.com
First American Title Insurance Company
515 E Hancock, Newberg, OR 97132

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Clayton Carter, Title Officer
Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

Supplemental Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

County Tax Roll Situs Address: 0 4th Street, Dayton, OR 97114

2021 ALTA Owners Standard Coverage	Liability \$	299,950.00	Premium \$	950.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement 9.10, 22 & 8.1			Premium \$	
Govt Service Charge			Cost \$	25.00
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

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

and as of August 02, 2024 at 8:00 a.m., title to the fee simple estate is vested in:

Dayton Point, LLC, an Oregon Limited Liability Company

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

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 (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. Taxes for the fiscal year 2024-2025 a lien due, but not yet payable
8. Taxes for the year 2023-2024

Tax Amount	\$	446.06
Unpaid Balance:	\$	446.06, plus interest and penalties, if any.
Code No.:		29
Map & Tax Lot No.:		R4317DD 02600
Property ID No.:		119794

Taxes for the year 2022-2023		
Unpaid Balance:	\$	438.63, plus interest
9. City liens, if any, of the City of Dayton.
Note: An inquiry has been directed to the City Clerk and subsequent advice will follow concerning the actual status of such liens.

10. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Palmer Creek.
11. Governmental rights in connection with flood control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of the Palmer Creek.
12. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Palmer Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
13. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
14. Any conveyance or encumbrance by Dayton Point, LLC, an Oregon Limited Liability Company should be executed pursuant to their Operating Agreement, a copy of which should be submitted to this office for inspection.

- END OF EXCEPTIONS -

NOTE: Supplemental to bring current; update taxes

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: We find no matters of public record against NW Summit Development LLC that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

Situs Address as disclosed on Yamhill County Tax Roll:

0 4th Street, Dayton, OR 97114

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

RECORDING INFORMATION

Filing Address: **Yamhill County**
777 Commercial Street SE, Suite 100
Salem, OR 97301

Recording Fees: \$ **81.00** for the first page
\$ **5.00** for each additional page

cc: NW Summit Development LLC
cc: Dayton Point LLC
cc: Philip Higgins, Pacific Crest Real Estate Advisors
11820 SW King James Place Suite 10C, Portland, OR 97224
cc: Matthew Willcuts, Willcuts Company Realtors
600 E. 2nd Street, Newberg, OR 97132

Exhibit "A"

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

PARCEL 3 OF PARTITION PLAT 92-40, RECORDED MAY 28, 1992 IN VOLUME 3, PAGE 230, PLAT
RECORDS OF YAMHILL COUNTY, STATE OF OREGON.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are 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:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the 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;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
 5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
 7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
 8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
 9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are 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:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the 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;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD 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 (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

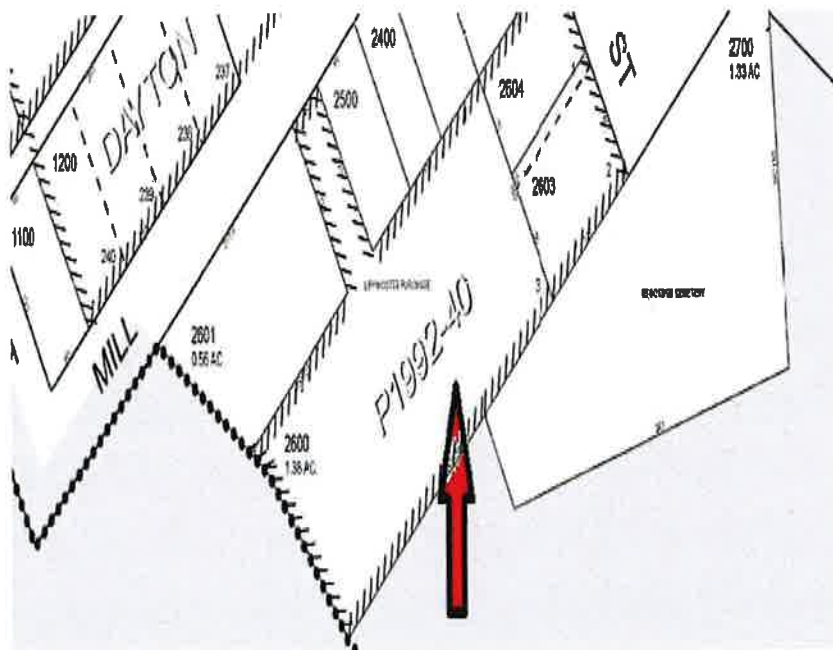
Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.





CCB#233725

111 N. COLLEGE STREET
NEWBERG OR 97132
971-998-7507

Dayton View Subdivision

Type-III 8-Lot Subdivision

0 4th Street Street Dayton, OR 97114 (R4317DD 02600)
SUBDIVISION OF PARCEL 3 OF PARTITION PLAT 92-40

Expedited Review Requested
Dayton 7.3.109.07

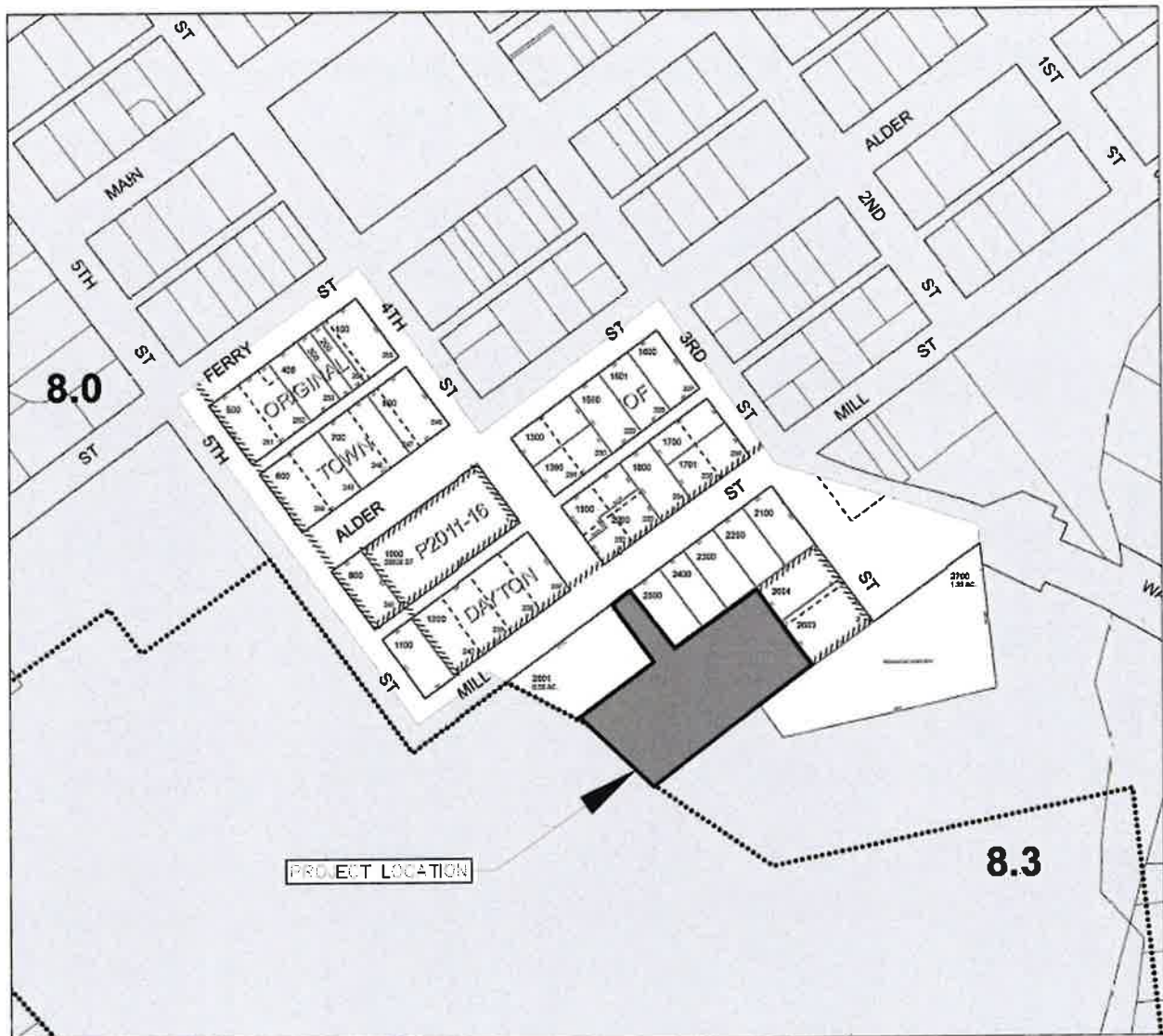
September 5 , 2024

DATA SHEET

Property Owner	Dayton Point LLC 197 NW Outlook Vista Bend OR 97703
Applicant	NW Summit Development LLC 111 N. College Street Newberg, OR 97132 Phone: 971-998-7507
Property Description	SUBDIVISION OF PARCEL 3 OF PARTITION PLAT 92-40
Zoning:	R-2
Lot Size:	1.38 ac
Proposal:	8 Lot Subdivision
Minimum Lot Size per Code:	6,000sf
Proposed Lots sizes:	3884.99-13046.96 sf lots
Average Lot Size:	5422 sf

PROJECT OVERVIEW

NW Summit Development LLC is proposing an 8-lot subdivision for a detached single-family residential development. This subdivision will be known as Dayton View. This subdivision will occur on tax lot R4317DD 02600 in Dayton, Oregon. The property currently is primarily vacant land. Access to the new lots will be by public roads from Mill Street that meets Public Works standards. Pursuant to the Development Code section 7.3.109.07, Applicant requests an expedited review of the application.



PUBLIC SERVICES

Sanitary Sewer

All of the proposed lots will be served by gravity to the public sanitary sewer system. Sanitary sewer extends along the frontage of Lots 1 through 6. A TV inspection was done and the existing sewer line is in good condition.

Water Supply

All of the proposed lots will be serviced by municipal water. The water mainline is in Mill Street and will be extended to service the lots.

Storm Drainage

Because of the topography, the storm water will be directed to a catch basin in the private street and will discharge through a 12" pipe at the back of Lot 8 into a rip rap channel that will serve to control erosion.

Transportation

The private street serving the 8 lots will extend from Mill Street.

TITLE 7: LAND USE AND DEVELOPMENT CODE

SECTION 7.3.1 - APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

7.3.109.01 Area Of Application

A subdivision is required for any land division which creates more than three parcels in a calendar year.

Response: The Applicant is applying for a subdivision consisting of 8 lots.

7.3.109.02 Submittal Requirements

Submittal Material. The following submittal requirements shall apply to all Preliminary Plan applications for subdivisions and planned unit developments.

- A. All applications shall be submitted on forms provided by the City to the City along with the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. Notice shall be subject to the provisions in Section 7.3.204.

Response: The Applicant submits with this narrative the appropriate form and fees.

- B. Applicants for subdivisions shall submit the following:
 - 1. Appropriate identification stating the drawing is a preliminary plat.
 - 2. North point, scale and date.
 - 3. Name and addresses of land owner, applicant, engineer, surveyor, planner, architect or other individuals responsible for the plan.
 - 4. Map number and tax lot or tax account number of subject property.
 - 5. The boundary lines and approximate area of the subject property.

6. Dimensions and size in square feet or acres of all proposed parcels.
7. The approximate location of existing streets, bikeways, pedestrian facilities, public or private, easements or right-of-ways adjacent to, or within, the subject property, and, existing improvements on the property. (*Amended by Ordinance 589 – Effective 4/2/09*)
8. The location of any flood boundary.
9. The name, address and phone number of the applicant engineer, land surveyor, or person preparing the application.
10. Name of the subdivision.
11. Date the drawing was made.
12. Vicinity sketch showing location of the proposed land division.
13. Identification of each lot by number.
14. Gross acreage of property being subdivided or partitioned.
15. Direction of drainage and approximate grade of abutting streets.
16. Streets proposed and their names, approximate grade, and radius of curves.
17. Any other legal access to the subdivision, partition other than a public street.
18. Contour lines at two foot intervals if 10% slope or less, five foot intervals if exceeding 10% slope, and a statement of the source of contour information.
19. All areas to be offered for public dedication.

Response: Tentative plan is attached as Exhibit A with these items identified thereon.

- C. Applicants for a phased subdivision shall submit the items required in subsection “B.” above as well as the following additional items:
1. The tentative boundaries of each phase;
 2. The sequencing of the phases;
 3. The tentative configuration of lots in each phase; and
 4. A plan for the construction of all required city infrastructure in each phase.

Response: A phased subdivision is not proposed, criteria does not apply..

- D. Applicants for a planned unit development shall submit the material required in item “B.” above as well as the following additional material:
1. Proposed uses of the property, including sites, if any, for attached dwelling units, recreational facilities, parks and playgrounds or other public or semi-public uses, with the purpose, condition and limitations of such reservations clearly indicated.
 2. The approximate location and dimensions of all commercial or multi-family structures proposed to be located on the site.
 3. Statement of improvements to be made or installed including streets, sidewalks, bikeways, trails, lighting, tree planting, landscaping, and time such improvements are to be made or completed.
 4. Written statement outlining proposals for ownership and maintenance of all open space areas, private streets and any commonly owned facilities.

Response: Not applicable.

7.3.109.03 Review Procedures

- A. Planning Commission. All Preliminary Plans for subdivisions and PUDs shall be heard by the Planning Commission pursuant to the requirements for a Type II procedure as set forth in Section 7.3.202.

Response: Applicant will attend said hearing.

- B. Time Limit. Approvals of any preliminary plans for a subdivision or PUD shall be valid for two years after the date of the written decision. A Final Plat for a Final Plan for a subdivision shall be recorded within this time period.

Response: The Applicant is aware of this time frame and shall comply with the submittal of a Final Plat within this time period.

- C. For a phased subdivision, the Final Plat for the first phase of the subdivision shall be recorded not more than two years after the date of the written decision. Final Plats for all subsequent phases shall be recorded not more than four years after the date of the written decision.

Response: Not applicable.

- D. Re-application Required. Failure to record a plat within the required time period shall void the approval and require a new application before the Planning Commission. The applicant will be subject to all applicable standards currently in effect.

Response: Applicant will submit a re-application should they fail to record a plat within the required time period.

7.3.109.04 Review Criteria

Approval of a subdivision or PUD shall require compliance with the following:

- A. Each lot shall satisfy the dimensional standards and density standard of the applicable zoning district, unless a variance from these standards is approved or the development standards permit a modification of these requirements.

Response: These provisions will be met with the submission of subdivision plans.

- B. Adequate public facilities shall be available to serve the existing and newly created parcels.

Response: These provisions will be met with the submission of subdivision plans.

The proposal shall comply with the applicable development standards in Section 7.2.307 (Land Divisions), or, Section 7.2.311 (Planned Unit Developments).

Response: These provisions will be met with the submission of subdivision plans.

C. Phased Subdivision. The Planning Commission may approve plans for phasing a subdivision, and changes to approved phasing plans, provided the applicant's proposal meets all of the following criteria:

1. Public facilities shall be constructed in conjunction with or prior to each phase;
2. Each phase is substantially and functionally self-contained and self-sustaining with regard to required public
3. The phased development shall not result in requiring the City or a third party (e.g., owners of lots) to construct public facilities that are required as part of the approved development proposal;
4. The proposed phasing schedule shall be reviewed with the preliminary subdivision plat application; and
5. Planning Commission approval is required for modifications to phasing plans.improvements

Response: Not applicable.

7.3.109.07 Expedited Land Division

A. Eligibility. Land designated for residential use, including recreational and open space uses accessory to residential use, is eligible to apply for an expedited land division process when creating more four or more lots. The expedited land division process may be used in lieu of a Type II process.

B. Exclusion.

1. Property and process exclusions include properties specifically mapped and designated in the Comprehensive Plan or Development Code for full or partial protection of natural features under the statewide planning goals that protect open space, scenic and historic areas and natural features and not eligible for the construction of dwelling units or accessory buildings.
2. The expedited land division process is not a land use or limited land use decision and is not subject to the permit requirements of City enabling legislation. Decisions are not subject to the Comprehensive Plan and not eligible for appeal to the Land Use Board of Appeals (LUBA).

C. Complete Application. The City shall review an application and makes a decision on its completeness within 21 days of submittal. Upon determination of an incomplete application, the applicant has 180 days to submit the missing information.

D. Public Notice. Upon submittal of a complete application, the City shall send written notice to affected governmental agencies and property owners within 100 feet of the site proposed for the land division. The notice shall include the following:

1. The deadline for submission of written comments.
2. The time and place where all copies of evidence submitted by the applicant will be available for review.
3. The name, address, and telephone number of the City's staff person available to comment on the application.
4. Summary of the local decision making process for such a decision.

5. Applicable decision criteria.
 6. Notification that participants must raise all issues during the written comment period.
- E. Initial Decision. The local government must allow at least 14 days for written comments and shall render a decision within 63 days of a complete application. No public hearing may be held during the initial decision making phase.
- F. Notice of Final Decision. A notice of decision must be given to the applicant and other participants of the decision. The notice of decision shall state the appeal process.
- G. Time Extension.
1. Applicant: If a decision is not made within 63 days, the applicant may seek review by writ of mandamus.
 2. City: The City may extend the 63 day period up to 120 days based on the determination that an unexpected or extraordinary increase in applications makes the 63 day period impracticable. Following a 7 day notice to the applicant, consideration of an extension is considered at a regularly scheduled City Council meeting. That determination is specifically declared not to be a land use decision or limited land use decision.
- H. Decision Criteria. Criteria for approving the subdivision shall be as follows:
1. The criteria established in Section 3.109.04.
 2. Density. The application must be able to establish at least 80 percent of the allowable density of the applicable residential zone.
 3. Street Standards. The application must comply with the most recent City of Dayton Transportation Plan or provide evidence of meeting the City's minimum street connectivity standards contained within this Code.
- I. Appeal of Initial Decision. A decision may be appealed to a local hearings officer within 14 days of filing the notice of decision by the applicant or any person or organization that filed comments on the initial decision.
- J. Appeal Fee. Filing an appeal requires a deposit according to the City's Fee Schedule to cover costs. An appellant faces the possibility of a higher assessment for the total costs of local proceedings if the appellant does not prevail. If an appellant materially improves its position, the deposit and appeal fee shall be refunded. (*Revised Ordinance 614, 10/7/13-Effective 11/06/13*)
- K. Basis of an Appeal of the Initial Decision. The local appeal is shall based on the following:
1. The failure to meet local substantive and procedural requirements,
 2. Unconstitutionality,
 3. The decision was not within the expedited land division category, or
 4. A party's substantive rights have been substantially prejudiced by an error in procedure of the local government.
- L. Hearings Officer. The appeal of the initial expedited land use decision shall be heard by a City designated hearings officer. The hearings officer may not be a City officer or City employee.
- M. Hearings Officer Notification. Within 7 days of the hearings officer's appointment, the City shall notify the appellant, the applicant (if not the appellant), and the persons or organizations entitled to notice and which provided written comments, of the hearing date

before the hearings officer. If a person submitting comments did not appeal, the issues presented by that person are limited to those in their submitted comments.

- N. Appeal Hearing. The hearings officer conducts a hearing that:
 - 1. Follows the Commission proceeding requirements,
 - 2. Allows the local government's explanation of its decision, and
 - 3. May consider evidence not previously considered.
- O. Hearings Officer Decision. In all cases, not involving a procedural issue, the hearings officer shall seek to identify means by which the application can satisfy the applicable requirements. The hearings officer may not reduce the density of the application or remand the application to the City, but shall make a written decision on the appeal within 42 days of the filing of the appeal. Unless the local government determines that exigent circumstances exist, a hearings officer who fails to decide a case within the 42 day period shall receive no compensation for services as the hearings officer. If the decision was not an expedited land division, the hearings officer must remand the decision for proper procedural determination.
- P. Appeal of Hearings Officer Decision. Appeals of the Hearings Officer decision are to the Oregon Court of Appeals.
- Q. Basis of an Appeal of the Hearings Officer Decision. The grounds for review of a hearings officer's decision are limited to:
 - 1. Whether the decision followed the process for an expedited land division and the appellant raised that issue,
 - 2. Unconstitutionality, and
 - 3. Certain bias or interest on the part of the hearings officer or local government.
- R. Process for Final Plat Approval. Final plats for expedited land divisions shall be reviewed consistent with the requirements in Section 3.109.06.

Response: Applicant is submitting an expedited land division application and shall comply with the requirements of this section.

TITLE 7: LAND USE AND DEVELOPMENT CODE SECTION 7.2.3 - GENERAL DEVELOPMENT STANDARDS

7.2.311.01 Purpose

- A. To produce a residential development equal to or better than one resulting from traditional lot-by-lot development.
- B. To allow flexibility which will encourage a more creative approach in the development of land, and will result in a more efficient, aesthetic and desirable use of open area, while substantially maintaining the same population density and area coverage permitted in the district in which the project is located.
- C. To allow flexibility in design, placement of buildings, use of open spaces, circulation facilities, off-street parking areas, and to best utilize the site potential characterized by special features of geography, topography, size and shape.

Response: Purpose does not apply because it contains purpose statements which the Oregon Land Use Board of Appeals (LUBA) has stated in several decisions are not approval criteria. Because statements of purpose are not approval criteria they cannot be used as approval criteria.

TITLE 7: LAND USE AND DEVELOPMENT CODE
SECTION 7.2.3
GENERAL DEVELOPMENT STANDARDS

7.2.307.01 Purpose

To provide for the orderly, safe, efficient and livable development of land within the City of Dayton.

Response: The Applicant will be compliant with these expectations.

7.2.307.02 Scope

Application. The provisions of this Section shall apply to all subdivisions and partitions within the City of Dayton.

7.2.307.03 Standards For Lots Or Parcels

- A. Minimum lot area. Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located.

Response: The Applicant is in compliance with the R2 zone lot sizes, per 7.2.103.05 Dimensional Standards footnote (1) allows for attached single family dwellings to have a minimum lot area of 3,500 sf. Lots 1 through 6 will be developed as attached single family dwellings, each having an area greater than 3,500 SF. Refer to Plan Sheet P-2 for proposed house layouts. The target density for this property is 7 lots. Lots 7 and 8 are larger than the standard size due to topography constraints.

LOT SIZE (SF)

LOT 1	3,884.99
LOT 2	3,884.99
LOT 3	3,884.99
LOT 4	3,884.99
LOT 5	3,884.99
LOT 6	4,064.50
LOT 7	13,046.96
LOT 8	10,906.41
TRACT A	12,508.54

- B. Access. All lots and parcels created after the effective date of this Code shall provide a minimum frontage, on an existing or proposed public street, equal to the minimum lot width required by the underlying zone. The following exceptions shall apply:
1. Residential lots or parcels may be accessed via a private street or partition access easement developed in accordance with the provisions of Section 7.2.302 when the

City finds that public street is not necessary to provide for the future development of adjoining property.

2. Commercial or Industrial uses located in a campus or park-like development may be accessed via private streets when developed in accordance with Subsection 2.302.08.
3. Cul-de-sac lots shall have a minimum frontage of 25 feet.
4. Flag lots, as permitted in Subsection 2.307.03.C.
5. Access standards for streets are: *(Added by Ordinance 589 – Effective 4/2/09)*

Street Classification	Access Spacing
Arterial	150 feet (+/-20%)
Collector	75 feet
Local	25 feet

Response: Applicant proposes a private street 20' in width that connects to Mill Street.

- C. Flag Lots. Flag lots shall only be permitted if it is the only reasonable method by which the rear portion of a lot being unusually deep or having an unusual configuration may be accessed. If a flag-lot is permitted, the following standards shall be met:
1. The access strip shall not be less than 20 feet wide. The access strip shall be improved with a minimum 12 foot wide paved driveway.
 2. The access strip shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Code.
 3. Flag lots located side-by-side shall share a common driveway. This requirement shall be placed in the deed record of each parcel and noted on the final plat.

Response: The Applicant does not propose flag lots.

- D. Through Lots. Through lots are discouraged unless essential to provide separation of residential development from major traffic arteries, adjacent non-residential activities, or to overcome specific site disadvantages. If approved, access may be limited to one street.

Response: Applicant does not propose any through lots.

- E. Lot Lines. The side lines of lots, as far as practicable, shall run at right angles to the right-of-way line of the street upon which the lots face. The rear lot line shall be no less than ½ the dimension of the front lot line.

Response: The Applicant is in compliance to these standards as is demonstrated in Exhibit A

- F. Utility Easements. Utility easements shall be provided on lot areas where necessary to accommodate public utilities.

Response: Applicant provides a 10 foot Public Utility Easement along all lot frontages.

7.2.307.04 Additional Design Standards For Subdivisions

- A. Standards for Blocks. The length, width, and shape of blocks shall be designed with regard to providing adequate building sites for the use contemplated; consideration of needs for convenient access, circulation, control, and safety of street traffic including pedestrian and bicyclist; and recognition of limitations and opportunities of topography. Blocks should not exceed 600 feet in length between street lines, except blocks adjacent to arterial streets may be greater in length but not more than 1,300 feet without an accessway. Block perimeters should not exceed 1,800 feet in length. Exceptions to block length and perimeter may be granted if one or more of the following conditions exist: *(Amended by Ordinance 589 – Effective 4/2/09)*
1. Physical or topographic conditions make a street or accessway connection impracticable; *(Added Ord 589 – Effective 4/2/09)*
 2. Building or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; *(Added Ord 589 – Effective 4/2/09)*
 3. Where streets or accessways would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of May 1, 1995 which preclude a required street or accessway connection; *(Added ORD 589 – Effective 4/2/09)*
 4. Where one side of the block is an arterial street; or *(Added ORD 589 – Effective 4/2/09)*
 5. Where an accessway exists in the block. *(Added ORD 589 – Effective 4/2/09)*

Response: Not applicable.

- B. Traffic Circulation. The proposed subdivision shall be laid out to provide safe, convenient, and direct vehicle, bicycle and pedestrian access to nearby residential areas, neighborhood activity centers such as schools and parks, commercial areas, and industrial areas; and to provide traffic circulation with safe convenient and reasonably direct access. *(Amended ORD 589 – Effective 4/2/09)*

Response: Applicant's design complies with this requirement.

- C. Connectivity. To achieve the objective in B., above, the City may require the following:
1. Stub Streets: Where the potential exists for additional residential development on adjacent property.
 2. Pedestrian/Bicycle Accessways: Public accessways to provide a direct connection to cul-de-sac streets and to pass through oddly shaped or unusually long blocks.

Response: Not applicable.

D. Design Standards for Accessways. Accessways shall meet the following design standards:
(Amended by ORD 589 – Effective 4/2/09)

1. Connections with adjoining arterial and collector streets shall be provided if any portion of the site's arterial or collector street frontage is over 600 feet from either a subdivision access street or other accessway. Exceptions may be granted if one or more of the following conditions exists:
 - a. Physical or topographical conditions make a street or accessway connection impracticable.
 - b. Building or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or
 - c. Where streets or accessways would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of May 1, 1995 which preclude a required street or accessway connection.
2. Minimum dedicated width: 15 feet
3. Minimum improved width: 10 feet
4. Maximum length: 250 feet with a clear line of vision for the entire length of the accessway.
5. When an accessway is in excess of 100 feet in length, then pedestrian scale lighting fixtures shall be provided along the accessways and lighted to a level where the accessways can be used at night.
6. The accessway shall be designed to prohibit motor vehicle traffic.
7. The accessway shall be maintained by a homeowners association or other mechanism acceptable to the City.

Response: There are no proposed accessways, criteria does not apply.

E. Park Requirements for Residential Subdivisions. Subdivisions shall provide for public parks by one of the following methods:

1. Dedication - The dedication of park land shall be subject to the following:
 - a. Area: Land shall be dedicated at an area equal to one acre per 100 potential residents. For the purposes of this section, the potential residential population shall be computed at the rate of 3.25 persons for each potential unit for single family homes and duplexes; and, 2.75 persons for each potential unit for multiple family homes.
 - b. Location: The location of any dedicated park land shall be determined by the Planning Commission, consistent with the guidelines in the Comprehensive Plan or in a Master Parks Plan adopted by the City Council.
2. Financial Contribution - If the Planning Commission determines there is no need for park land in this location, or, there is no suitable location on the subject property for a public park, the developer shall contribute toward a City park fund an amount equivalent to the amount of land that would have been required in item 1. above. The financial contribution shall be subject to the following:
 - a. Appraisal Requirements: Market value shall be established by a professional land appraiser who is a member of the American Institute of Real Estate Appraisers or is certified by the State of Oregon as a certified

- appraiser. A date which is within 60 days of the final approval of the tentative plan shall be used for the purpose of fixing value.
- b. Responsibility: The City shall be responsible for securing the services of a professional appraiser. The selected individual shall be acceptable to both the City and the developer.
 - c. Annexation: If the property is subject to an annexation, the appraisal shall always be determined on a date subsequent to the parcel's annexation to the City.
 - d. Payment Schedule: The sum of money established by this procedure shall be paid to the City prior to the approval and recording of the final plat.

Response: Applicant shall make a financial contribution in lieu of a park land dedication.

F. Small-Scale Subdivisions (*Added by Ordinance #541, 6/03/02 - Effective 07/03/02*)

In addition to the standards contained in Section 3.2.207.04.A to E, the following standard shall apply to those subdivisions containing no more than ten (10) lots and that do not exceed 2 acres in size.

1. Lots. Lots shall comply with the dimension requirements of the underlying zone and the design provisions contained elsewhere in Section 7.2.307.
2. Facilities. All sewer, water and storm water facilities shall be designed and constructed to comply with adopted Public Works Standards.
3. Streets. All streets shall be dedicated to the public and constructed to adopted Public Works Standards. Streets shall contain the following minimum improvements:
 - a. Right-of-Way: 35 feet.
 - b. Surfacing Width: 27-feet, curb-to-curb. This width shall provide for two travel lanes at 10-feet each and a 7-foot parking lane on one side.
 - c. Curbs/Sidewalks. Curbs shall be located on both sides of the surfaced width and a sidewalk shall be required on at least one side of the street.
 - d. Cul-de-sacs. Streets designed as cul-de-sacs shall comply with standards contained in Section 7.2.302.04.
4. Design Limitations. Provisions in this section shall not apply if the proposed development has the potential to exceed ten lots or contain more than two acres.

Response: These provisions will be met with the submission of subdivision plans.

7.2.307.05 Improvement Requirements - Partitions

During the review of partition proposals, the City shall require, as a condition of approval, the following improvements:

- A. Private Access. Where included, private driveways serving flag lots, or private streets, shall be surfaced per the requirements of this Code.

Response: Applicant proposes a private street extending from 4th and Mill Streets to provide access to Lots.

B. Street Frontage Improvements. The following improvements shall be required:

1. If the street frontage of the subject property is less than or equal to 250 feet, the applicant shall sign a non-remonstrance agreement with the City of Dayton. This agreement shall stipulate that the applicant or future property owner will agree to participate in right-of-way improvements. The agreement may include provisions for the following: street paving, curbing, sidewalks, water lines, storm sewer facilities and sanitary sewer facilities. The agreement shall be recorded at the County Clerk's Office at the time of the recording of the final plat.
2. If the street frontage of the subject property exceeds 250 feet, or extends and existing dedicated right-of-way, the applicant shall improve the following:
 - a. Public streets upon which the property fronts to public standards, including: surfacing from center line to curb, installation of curbing, storm sewers, sanitary sewers, water lines and other necessary public utilities per approved master plans. Where a master plan has not been adopted, the developer shall enter into a non-remonstrance agreement consistent with item B.1., above.
 - b. Sidewalks, meeting City standards, along public street frontage.
 - c. The installation of storm sewers, sanitary sewers, water lines and other utilities necessary to serve lots accessing off of the new street.

Response: The street frontage along Mill Street is 40 feet and the adjacent frontages are unimproved. Applicant proposes to sign a non-remonstrance for future right of way improvements that will encumber Lots 1 through 8.

C. Public Facilities. Prior to recording the final partition plat, the developer shall submit engineering plans to the City for review. The plans shall address the required improvements contained in Section 7.2.301, and any conditions of approval, and shall conform with City Public Works Design Standards. The plans shall be approved prior to the recording of the final partition plat.

Response: Applicant shall submit construction plans for approval.

D. Completion Requirements. All required improvements shall be completed prior to the issuance of any building permits for the subject property. Alternatively, improvements required under this Section may be assured through a performance bond or other instrument acceptable to the City prior to the approval of the final plat of the partition.

Response: Applicant understands the completion requirements.

7.2.307.06 Improvement Requirements - Subdivisions

The following improvements shall be required for all subdivisions:

A. Frontage Improvements. Street improvements to full City Standards shall be required for all public streets on which a proposed subdivision fronts in accordance with Section 2.302 of this Code. Such improvements shall be designed to match with existing improved surfaces for a reasonable distance beyond the frontage of the property. Additional frontage

improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, water lines, other public utilities as necessary, and such other improvements as the City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.

Response: These provisions will be met with the submission of subdivision plans.

- B. Project Streets. All public or private streets within the subdivision shall be constructed as required by the provisions of Section 2.302.

Response: The Applicant will construct a private drive to the standards stated in section 2.302.

- C. Monuments. Upon completion of street improvements, centerline monuments shall be established and protected in monument boxes pursuant to ORS Chapter 92.

Response: Applicant shall comply with this provision during construction.

- D. Bench Marks. Elevation bench marks shall be set at intervals established by the City Engineer. The bench marks shall consist of a cap set in a curb or other immovable structure.

Response: Applicant shall comply with this provision during construction.

- E. Surface Drainage and Storm Sewer System. Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage-ways or to storm sewers outside the subdivision. Design of drainage within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas.

Response: Applicant provides for the collection of storm water into a catch basin that connects to a 12" PVC storm pipe and discharges at the back of Lot 8 into a rip rap channel for erosion control.

- F. Sanitary Sewers. Sanitary sewer shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided.

If the required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the Commission may recommend to the City Council construction as an assessment project with such arrangement with the sub-divider as is equitable to assure financing the sub-divider's share of the construction.

The City may require that the sub-divider construct sewage lines of a size in excess of that necessary to adequately service the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately developed. The City may also require that the construction take place as an assessment project with such arrangement with the sub-divider as is desirable to assure his share of the construction.

Response: Applicant shall connect to the existing sanitary sewer line that extends along the frontage of the lots with a typical 4' PVC sanitary sewer lateral and cleanout.

- G. Water System. Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to the City mains shall be installed. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed. However, the City will not expect the developer to pay for the extra pipe material cost of mains exceeding ten inches in size.

Response: Applicant shall connect to the existing City water line in Mill Street and extend a new 6' DI water line to service the eight lots.

- H. Sidewalks. Sidewalks shall be installed along both sides of each public street and in any pedestrian ways within the subdivision. The City may defer sidewalk construction until the dwellings or structures fronting the sidewalk are constructed. Any required off-site sidewalks (e.g. pedestrian walkways) or sidewalks fronting public property shall not be deferred.

Response: Applicant proposes a 5' sidewalk along the north side of the private drive extension of 4th Street.

- I. Street Lights. The installation of street lights is required at locations and of a type required by City standards.

Response: No streetlights will be necessary for this project.

- J. Street Signs. The installation of street name signs and traffic control signs is required at locations determined to be appropriate by the City and shall be of a type required by City standards. Street signs shall be installed prior to obtaining building permits.

Response: The Applicant will install the street signs prior to obtaining the building permit.

- K. Public Works Requirements. Facility improvements shall conform to the requirements and specifications of the Dayton Public Works Department.

Response: These provisions will be met with the submission of subdivision plans.

- L. Curb Cuts. Curb cuts and driveway installations, excluding common drives, are not required of the sub-divider, but if installed, shall be according to the City standards.

Response: The Applicant will not be installing driveways.

Financial Requirements. All improvements required under this Section shall be completed to City standards or assured through a performance bond or other instrument acceptable to the City Attorney, prior to the approval of the Final Plat of the subdivision.

Response: These provisions will be met with the submission of subdivision plans.

7.2.307.07 Improvement Procedures

In addition to other requirements, improvements installed by a developer for any land division, either as a requirement of these regulations or at his own option, shall conform to the requirements of this Code and improvement standards and specifications adopted by the City, and shall be installed in accordance with the following procedure:

- A. Plan Review. Improvement work shall not commence until plans have been checked for adequacy and approved by the City. Plans shall be prepared in accordance with requirements of the City.

Response: These provisions will be met with the submission of subdivision plans for Public Works Permit.

- B. Notification. Improvement work shall not commence until the City has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until the City has been notified.

Response: Applicant shall notify the City when work commences.

- C. Inspection. Improvements shall be constructed under the inspection and to the satisfaction of the City Engineer and the Director of Public Works. The City may require changes in typical sections and details in the public interest, if unusual conditions arise during construction to warrant the change.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

- D. Underground Facilities. All underground utilities, sanitary sewers, and storm drains installed in streets by the developer shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

- E. Final Engineering Plans. Upon completion of the public improvements and prior to final acceptance of the improvements by the City, the developer shall provide certified as-built drawings of all public utility improvements to the City. As-built conditions and information shall be reflected on one set of mylar based as-built drawings. The as-built drawings shall be submitted to the City Engineer by the Developer's engineer.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

7.2.307.08 Land Division Design Requirements

Development and improvements associated with land divisions shall comply with the applicable provisions of this Code. The following includes referenced items and applicable requirements:

- A. Street Improvements. Streets, including public streets, private streets, and private access driveways shall be improved per requirements contained in Section 7.2.302. Requirements in Section 7.2.307.04.F., shall apply to small-scale subdivisions.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

- B. Street Frontage Improvements. Frontage improvements for partitions shall be subject to provisions in Section 7.2.307.05; for subdivisions, applicable street improvement provisions in Section 7.2.302 shall apply.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

- C. Storm Drainage. Storm drainage improvements shall be subject to provisions in Section 7.2.304.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

- D. Sanitary Sewer Facilities. Sanitary sewer facilities shall be subject to provisions in Section 7.2.305.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

- E. Water Facilities. Water facility improvements shall be subject to provisions in Section 7.2.305.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

- F. Utilities General. All utility improvements shall comply with adopted Department of Public Works Standards of the City of Dayton. In addition to the street, storm water, sanitary sewer and water facility provisions noted above, partitions are required to comply with the remaining improvement provisions in Section 7.2.307.05 and subdivisions with Section 7.2.307.06.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

- G. Parking. The following parking provisions apply:

1. Public Streets - On-street parking on public streets shall conform to applicable right-of-way improvements contained in Section 7.2.302.
2. Private Streets - Land divisions involving private streets shall comply with parking provisions in Section 7.2.307.07.
3. Lots or Parcels - Off-street parking requirements for individual lots shall comply with provisions in Section 7.2.303.

Response: A detailed development plan adhering to these requirements will be submitted with the Public Works Permit application.

TITLE 7: LAND USE AND DEVELOPMENT CODE

SECTION 7.3.2

ADMINISTRATIVE PROCEDURES

7.3.202.01 Procedures For Type I Review

- A. Upon receipt of an application for a Type I land use action, the City staff shall review the application for completeness.
 1. Incomplete applications shall not be reviewed until all required information has been submitted by the applicant.
 2. If incomplete, the applicant shall be notified and provided additional time of up to 30 days to submit supplemental information as necessary.
- B. The application shall be deemed complete for the purposes of issuing a staff report and related timing provisions either:
 1. Upon receipt of the additional information to complete the application; or
 2. If the applicant refuses to submit the information the application shall be deemed complete for review purposes on the 31st day after the original submittal.
- C. Referrals may be sent to affected agencies such as City departments, police and fire departments, school district, utility companies, and applicable state agencies at the Manager's option. When a land use development has either direct access or creates an additional 20% average daily traffic on a county road or state highway, then a referral shall be sent to the Yamhill County Public Works Department or ODOT, as appropriate.
- D. Within thirty (30) days of receipt of a complete application, staff shall review the application and shall make a decision based on an evaluation of the proposal and on applicable criteria as set forth in this Code.
- E. Approvals of a Type I action may be granted subject to conditions and performance agreement requirements.
- F. Notice of the decision shall comply with the provisions in Section 7.3.204.
- G. A Type I land use decision may be appealed to the Planning Commission, by either the applicant or persons receiving notice of the decision. The appeal shall be filed within 15 days from the date of the final decision, pursuant to the provisions of Section 7.3.207.

7.3.202.02 Procedures For Type II And Type III Actions

- A. Upon receipt of an application for Type II or Type III land use action, the City staff shall review the application for completeness.
 1. Incomplete applications shall not be scheduled for Type II or Type III review until all required information has been submitted by the applicant.
 2. If incomplete, the applicant shall be notified and provided additional time of up to 30 days to submit supplemental information as necessary.
- B. The application shall be deemed complete for the purposes of scheduling the hearing and all related timing provisions either:
 1. Upon receipt of the additional information to complete the application; or,
 2. If the applicant refuses to submit the information, the application shall be deemed complete for scheduling purposes only on the 31st day after the original submittal.
- C. Referrals will be sent to affected agencies such as City departments, police and fire departments, school district, utility companies, and applicable state agencies. When a land use development has either direct access or creates an additional 20% average daily traffic on a county road or state highway, then a referral shall be sent to the Yamhill County Public Works Department or ODOT, as appropriate.
- D. The Public Hearing shall be scheduled and notice shall be mailed to the applicant and adjacent property owners. Notice requirements shall comply with Section 7.3.204.
- E. Staff shall prepare and have available within 7 days of the scheduled hearing a written recommendation concerning the proposed action. This report shall be mailed to the applicant and available at City Hall for all interested parties.
- F. The public hearing before the Planning Commission shall comply with the provisions in Section 7.3.205.
- G. Approvals of any Type II or Type III action may be granted subject to conditions and performance agreement requirements.
- H. The applicant shall be notified, in writing, of the Planning Commission's decision or recommendation. In addition, notice of the Commission's decision or recommendation shall be mailed to individuals who request such notice at the public hearing, or, by those individuals who submitted a written request for notice prior to the public hearing.
- I. A Type II land use decision may be appealed to the City Council by either the applicant, persons receiving notice of the decision or the Manager. The appeal shall be filed within 15 days from the date of the decision, pursuant to the provisions of Section 7.3.207. Type III land use applications are automatically reviewed by the City Council.

Response: Applicant shall adhere to the applicable procedures for this subdivision application.

TITLE 7: LAND USE AND DEVELOPMENT CODE

SECTION 7.3.2

ADMINISTRATIVE PROCEDURES

7.3.204.01 Type I Action

Consistent with State statutes, written notice of a Type I decision shall be mailed to the applicant and all property owners, including county and state agencies responsible for road and highways, within 100 feet of the subject property. Written notice for a Type I Action shall include the following: *(Amended by Ordinance 589 – Effective 4/2/09)*

- A. Summary of the request.
- B. Relevant decision criteria.
- C. Findings of fact indicating how the request does or does not comply with the decision criteria.
- D. Conclusionary statement indicating approval or denial of the request including (where appropriate) conditions of approval.
- E. Information regarding the appeal process including who may appeal, where appeal must be submitted, fees and the appeal deadline.

Response: Not applicable

7.3.204.02 Type II And Type III Actions

Written notice of any public hearing shall be mailed at least 20 days prior to the hearing date to the applicant and owners of property, including county and state agencies responsible for roads and highways, within 200 feet of the boundaries of the subject property.

Response: The Applicant will comply with this requirement.

7.3.204.03 Type IV Actions

Written notice of a hearing before the Planning Commission or City Council hearings shall be given by publication of a notice in a newspaper of general circulation in the City not less than 10 days prior to the date of the hearing before the Planning Commission and City Council.

Response: Not applicable

7.3.204.04 Notice For Appeals

An appeal to either Planning Commission or City Council shall include written notice at least 10 days prior to hearing to the appellant, the applicant and any other individuals who received notice of the original decision.

7.3.204.05 Public Hearing Notice Requirements

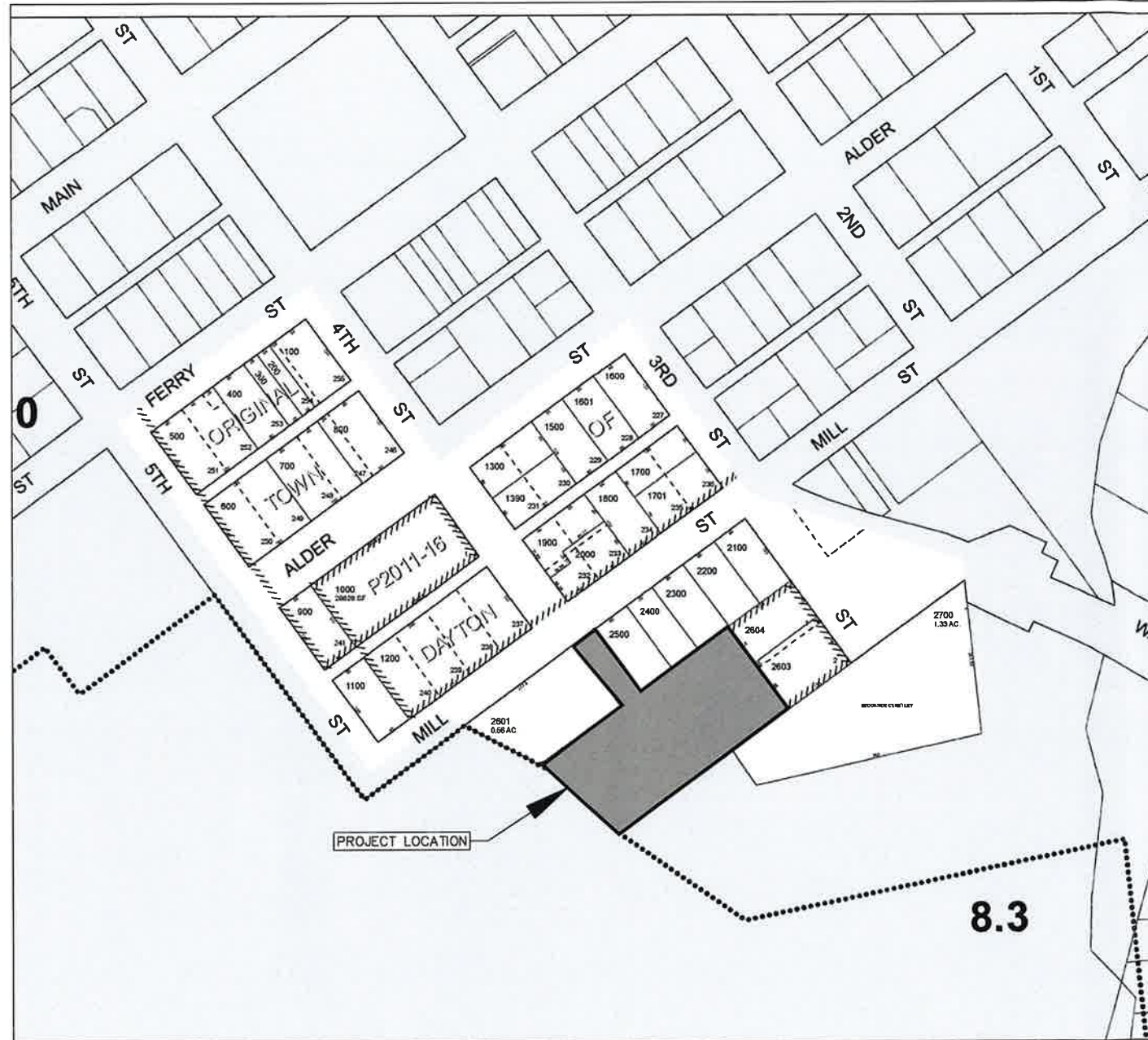
Notice for any public hearing, including appeals, shall include the following:

- A. Explain the nature of the application and the proposed use or uses which could be authorized.
- B. Cite the applicable criteria from the Code and the plan which apply to the application at issue.
- C. Set forth the street address or other easily understood geographical reference to the subject property.
- D. State the date, time and location of the hearing.
- E. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient detail to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Appeals Board of Appeals.
- F. Include the name and phone number of the City representative where additional information may be obtained.
- G. State that a copy of the application, all documents and evidence relied upon by the applicant and application criteria are available for inspection at no cost and a copy will be available at reasonable cost.

- H. State that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and a copy will be provided at reasonable cost.
- I. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearing.

Response: Applicant shall include these items on the Public Hearing Notice

Exhibit A
Preliminary Plan Set



ASSESSMENT & TAX
CARTOGRAPHY

S.E.1/4 S.E.1/4 SEC.17 T.4S. R.3W. W.M.
YAMHILL COUNTY OREGON
1" = 100'

CANCELLED TAXLOTS:
2800
2802
2801
1400

SHEET INDEX:

- G-1 COVER SHEET
- P-1 CURRENT PARTITION PLAT
- P-2 PRELIMINARY SUBDIVISION PLAT
- P-3 PRELIMINARY HOUSE LAYOUT
- C-1 STREET AND STORM IMPROVEMENTS
- C-2 SANITARY AND WATER IMPROVEMENTS

PREPARED BY:

**NW SUMMIT
DEVELOPMENT LLC**

PREPARED FOR:

PROJECT:

**DAYTON
VIEW**

**SUBDIVISION
OF PARCEL 3
OF PARTITION
PLAT 92-40**

SEAL:



REVISIONS _____ DATE _____

SUBMITTAL _____

01_12_24 DAYTON 6 LOT

8/21/24

TITLE: _____

COVER SHEET

SHEET: _____

G-1.0

ENGINEER'S NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

PROJECT CONTACTS

APPLICANT:
JESSICA CAIN
NW SUMMIT DEVELOPMENT
111 N COLLEGE ST
NEWBERG, OR 97132

ENGINEER:
DANIEL DANICIC, PE
NW SUMMIT DEVELOPMENT
111 N COLLEGE ST
NEWBERG, OR 97132

NOTICE TO EXCAVATORS

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

PARTITION 92-40
for : A.H. & Martha Krake

Docket No. City of Dayton P-92-2

Location: SE1/4 Section 17, T. 4 S., R. 3 W., WM
City of Dayton, Yamhill Co., OR

Tax Lot: 431700 - 2600

Date : 15 May 1992 Scale : 1" = 50'

LEGEND:

- = monument found, flush to 0.2" down, in good condition unless otherwise stated. Origin is stated if known.
- = set 5/8" iron rod with yellow plastic cap marked "Dundek PLS 1942"
- X - = existing fence line
- () = data of record

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we, Andrie H. Krake and Martha L. Krake are the owners of the lands represented on the attached map and more particularly described in the Surveyors Certificate and have caused said lands to be partitioned into the 3 parcels as shown.

In addition, there are no water rights appurtenant to the lands represented by this partition.

Andrie H. Krake Martha L. Krake
Andrie H. Krake Martha L. Krake

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF YAMHILL

On this day, did personally appear Andrie H. Krake and Martha L. Krake in the capacity shown in the above Declaration, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

Notary Public for Oregon
Commission Expires: 4-24-94

APPROVALS :

Matthew E. Dundek 5-26-92
Yamhill Co. Surveyor

Melissa Postman Secretary
City of Dayton Planning Delegate

M/A
Yamhill County Engineer

Recorded, date 5-28-92

Time of day 8:40 A.M.

Film 3 Page 230

STATE OF OREGON
COUNTY OF YAMHILL
I hereby certify that the instrument was properly and duly recorded by me in Yamhill County Records.
T. Suller
CLERK OF COUNTY CLERK

Narrative: The purpose of this survey is to partition the KRAKE tract as shown. Controlling monuments are from CS-2885, CSP-6329, CSP-6329, CSP-9028. The bearing base is along the southerly line of KRAKE per CS-2885. I have measured to the straight portions of the monuments that are bent. The monuments of CSP-6329 & CSP-9028 are set where they were intended to be. The legal descriptions that have been created since these surveys were done changed the dimensions from said surveys.

By : Matt Dundek & Assoc.
19010 Baker Creek Rd.
McMinnville, Oregon 97128
Phone : 472-7904

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matt Dundek
OREGON
MATTHEW E. DUNDEK
1942

Initial Point
3/4" IR, CS-2885, leaning to the NW,
removed and set 5/8" in straight position from bottom of IR.
SW cor. Lot 240, Town of Dayton
bears S 80°56'00" W 697.29'

Surveyor's Certificate

I, Matt Dundek, do hereby certify that I have surveyed and marked with proper monuments the land herein shown on this subdivision plat, the boundary of which is described as follows:

Beginning at the Initial Point, which is the southeasterly corner of that tract of land described in deed from Marion Krake to Andrie and Martha Krake and recorded in Film Volume 156 Page 723, Yamhill County deed records, said corner being at the intersection of the westerly margin of 3rd Street with the north line of BROOKSIDE CEMETERY; thence N 80°15'00" W 160.00' along said westerly margin to a point that is S 30°15'00" E 120.00' from the south margin of Mill Street; thence S 51°45'00" W 120.00' parallel with said south margin; thence S 51°45'00" W 170.00' to a point that is 250.00' from the westerly margin of 3rd Street and the southeasterly corner of the Mill Wade tract described in deed recorded in Film Volume 198 Page 1446; thence N 80°15'00" W 120.00' along the westerly line of said tract in contrast from Krake to Erickson and recorded in Film Volume 174 Page 1814; thence S 30°15'00" E 120.00' to the southeasterly corner of said Erickson tract; thence S 51°45'00" W 156.25' along the south line of said tract to the easterly line of that tract of land described in deed to Erickson and recorded in deed 125 Page 464, which is the centerline of a creek; thence S 80°00'00" E 24.88' along said line; thence S 48°00'00" E 80.81' along said line; thence S 48°04'08" E 78.25' along said line to the southeasterly corner of said Krake tract which is the intersection to said creek with the southeasterly extension of the north line of the BROOKSIDE CEMETERY; thence N 51°45'00" E 448.75' to the point of beginning.

Matt Dundek
Matt Dundek, Oregon PLS 1942

1062

PREPARED BY:

**NW SUMMIT
DEVELOPMENT LLC**

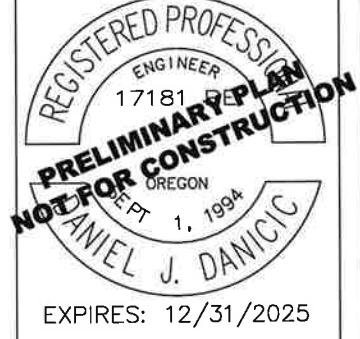
PREPARED FOR:

PROJECT:

**DAYTON
VIEW**

**SUBDIVISION
OF PARCEL 3
OF PARTITION
PLAT 92-40**

SEAL:



REVISIONS DATE

SUBMITTAL

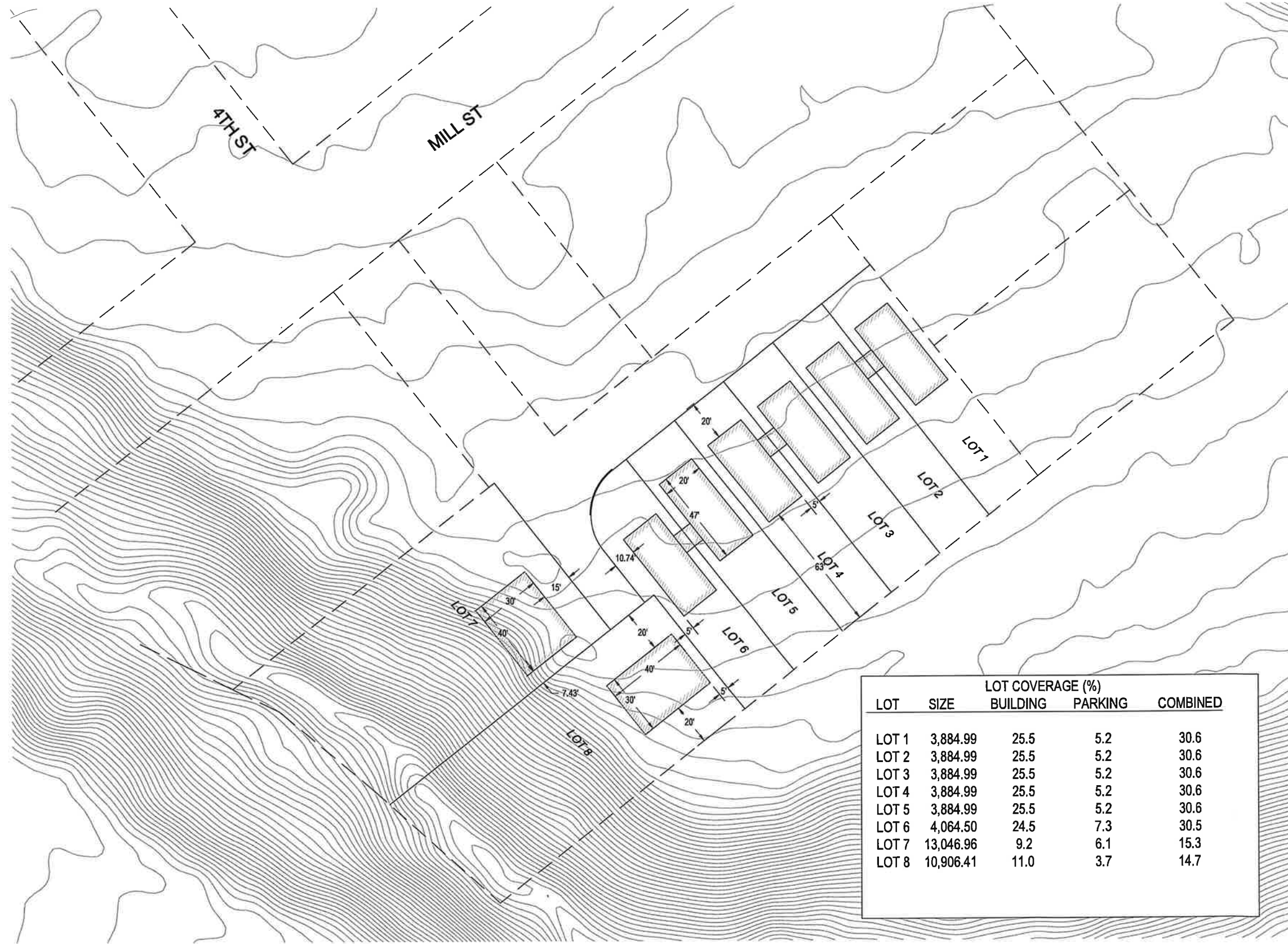
01_12_24 DAYTON 6 LOT
8/21/24

TITLE:

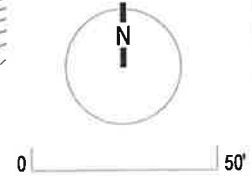
ORIGINAL PARTITION PLAT

SHEET:

P-1



LOT	SIZE	LOT COVERAGE (%)		COMBINED
		BUILDING	PARKING	
LOT 1	3,884.99	25.5	5.2	30.6
LOT 2	3,884.99	25.5	5.2	30.6
LOT 3	3,884.99	25.5	5.2	30.6
LOT 4	3,884.99	25.5	5.2	30.6
LOT 5	3,884.99	25.5	5.2	30.6
LOT 6	4,064.50	24.5	7.3	30.5
LOT 7	13,046.96	9.2	6.1	15.3
LOT 8	10,906.41	11.0	3.7	14.7



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DEVELOPMENT LLC**

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PLAT 92-40**

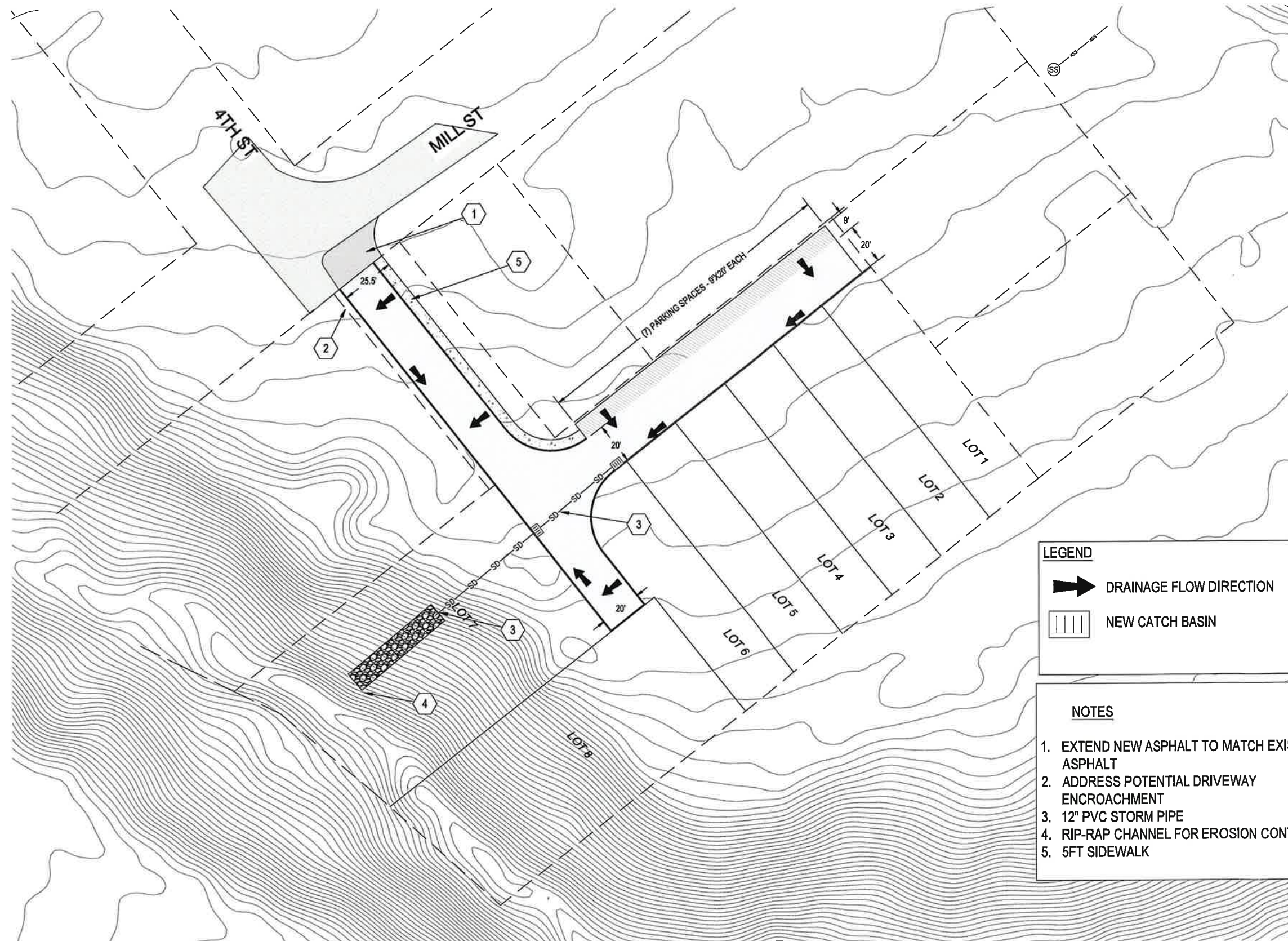
SEAL:

EXPIRES: 12/31/2025

REVISIONS	DATE
SUBMITTAL	

01_12_24 DAYTON 6 LOT
8/21/24

TITLE:
**PRELIMINARY
HOME LAYOUT**

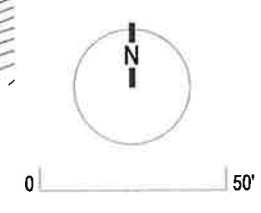


LEGEND

DRAINAGE FLOW DIRECTION

NEW CATCH BASIN

- NOTES**
1. EXTEND NEW ASPHALT TO MATCH EXISTING ASPHALT
 2. ADDRESS POTENTIAL DRIVEWAY ENCROACHMENT
 3. 12" PVC STORM PIPE
 4. RIP-RAP CHANNEL FOR EROSION CONTROL
 5. 5FT SIDEWALK



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DEVELOPMENT LLC**

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VIEW**
**SUBDIVISION
OF PARCEL 3
OF PARTITION
PLAT 92-40**

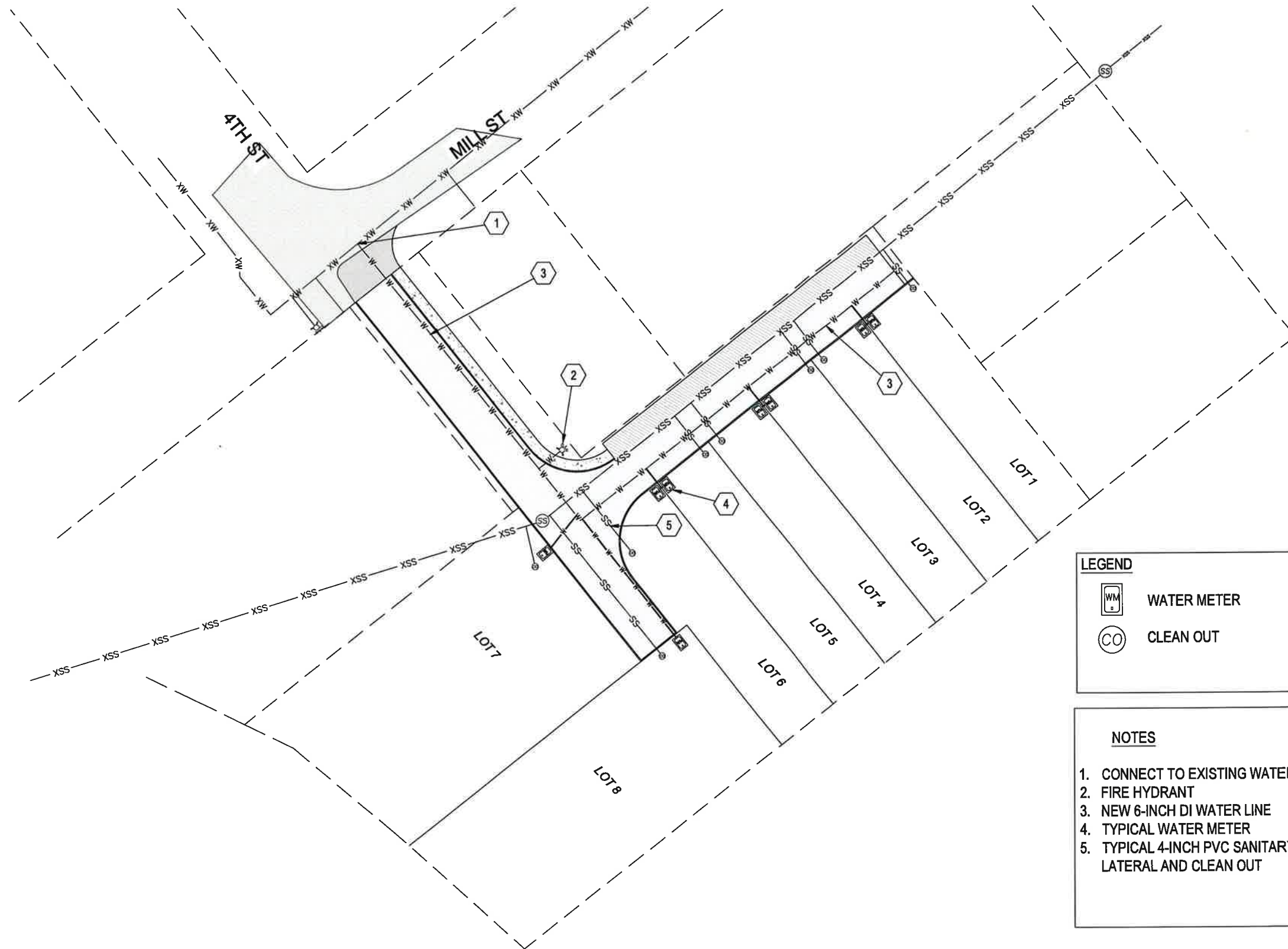
SEAL:

EXPIRES: 12/31/2025

REVISIONS	DATE
SUBMITTAL	

01_12_24 DAYTON 6 LOT
8/21/24

TITLE:
**STREET AND STORM
IMPROVEMENTS**



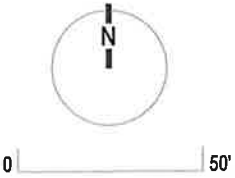
LEGEND

WATER METER

CLEAN OUT

NOTES

1. CONNECT TO EXISTING WATER LINE
2. FIRE HYDRANT
3. NEW 6-INCH DI WATER LINE
4. TYPICAL WATER METER
5. TYPICAL 4-INCH PVC SANITARY SEWER LATERAL AND CLEAN OUT



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DEVELOPMENT LLC**

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**DAYTON
VIEW**
**SUBDIVISION
OF PARCEL 3
OF PARTITION
PLAT 92-40**

SEAL:

EXPIRES: 12/31/2025

REVISIONS	DATE
SUBMITTAL	

01_12_24 DAYTON 6 LOT
8/21/24

TITLE:
**WATER AND SANITARY
SEWER IMPROVEMENTS**

SHEET:
C-2