

From: Keegan Gulick <kgulick@migcom.com>
Sent: Wednesday, February 28, 2024 9:14 AM
To: Bailey, Jennifer A (BPA) - TFA-DOB-1 <jabailey@bpa.gov>
Subject: Re: [EXTERNAL] Temporary Easement for NW Main Street Partition

Understood. Thanks for the clarification, we were looking at this partition thinking building would be imminent. But in that case, I agree that we could address trees when building permits are sought. When you submit the final plat, you can also request a minor modification to the conditions on the preliminary plat so we can update that. Since condition #6 was to obtain the driveway permit from ODOT, it's fine for the construction to take place later. We just wanted to make sure the new lot will be able to have access.

The temporary easement was originally suggested by Corey Woodruff since one of the lots would not have access without the driveway. But if you still own both parcels an easement wouldn't be necessary. If there is a period where the ownership is different but the driveway hasn't been moved, an easement would be needed then. But that could be recorded later. I see no issues with the easement language you've sent.

I hope this is helpful but please let me know if you have any questions or would like to discuss further.

Thanks,
Keegan Gulick

On Tue, Feb 27, 2024 at 1:34 PM Bailey, Jennifer A (BPA) - TFA-DOB-1 <jabailey@bpa.gov> wrote:

Hi Keegan-

Thank you for the reply.

Somewhere in the translation from the City of Banks to MIG, it was lost that we are merely wanting to create the partition for future use. The current resident has a lease to own that we will make official once this is partitioned.

Because we do not plan to build on the newly created lot right away, it has seemed to make this slightly more difficult. We do not want to replace the sidewalk and approach until this is coordinated with the newly installed utilities. Likewise, it is premature to select trees. These would be far more appropriate to address when a building permit is sought.

As for the easement, until we have a recorded the parcel and deed, we won't have a valid legal description. We also are the owners of both parcels (yet) and only if we sold, would there need to be an easement.

Here is the language we plan to use once the parcels can be defined appropriately after deed recording at Washington County.

Return to:

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