

REVIEWED  
LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Order Correcting A Scrivener’s Error on Four \*  
Plats Abutting Hinkle Way in Order to Allow \* ORDER NO. 2021-048  
Proper Addressing of Affected Properties \*  
\*

WHEREAS, Board Order No. 2003-118, Exhibit A, Sheet 9 of 10, established a County road with the name of Hinkle Way from Reed Road south to Foss Road, and also identified the road name Hinkle Way from Foss Road south to Finley Butte Road on November 24<sup>th</sup>, 2003; and

WHEREAS, there have been four recorded plats, Hinkle Road Tracts Phase I, recorded June 30, 2000; Newberry Business Park recorded January 25, 2002; Hinkle Park, recorded October 14, 2005; and Pine Landing recorded September 10, 2021; and all show the incorrect road name of Hinkle Road; and

WHEREAS, Board Order 2003-118 also contained a scrivener’s error on Page 3, Exhibit A, No. 9, which read “...as established from Foss County Road to the south boundary of said Newberry Business Park...” when the order should have stated “...to the north boundary of said Newberry Business Park...;” and

WHEREAS, the County has a timely request for addressing property in Pine Landing and Deschutes County Code (DCC) Title 16, Chapter 12 (Address Numbering) sets the protocol for addressing properties based on the road name; and

WHEREAS, correcting the road name on these four plats is required for both the timely address request and future address requests on the four plats cited above; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, HEREBY ORDERS as follows:

Section 1. That the name Hinkle Road be changed to Hinkle Way on the plats of Newberry Business Park as shown on Exhibit A; Pine Landing as shown on Exhibit B; Hinkle Road Tracts Phase I as shown on Exhibit C; and Hinkle Park as shown on Exhibit D; and

Section 2. Board Order No. 2003-118, Exhibit A, Page 2 of 3, Number 9 be corrected to read “...and as established from Foss County Road to the north boundary of said Newberry Business Park...”

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2021

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

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ANTHONY DeBONE, Chair

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PHIL CHANG, Vice Chair

ATTEST:

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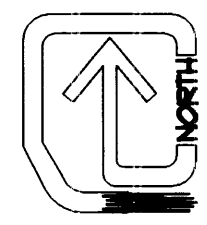
Recording Secretary

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PATTI ADAIR, Commissioner

SUBDIVISION PLAT NO. \_\_\_\_\_  
 FILE NUMBER: MA-97-9/TF-97-88/IV-97-13/CU-97-13C  
 FOUND 2-1/2" B.CAP IN MONUMENT CASE  
 BLM (1944) G.L.O SURVEY  
 NE CORNER SECTION 14  
 5 00'31"02" E, 30'01"  
 PER DESCHUTES COUNTY ROAD PLAN  
 PLAT OF REED ROAD - CS# 04807

INITIAL POINT  
 FOUND 2-1/2" B.CAP QUARTER CORNER  
 S11/814 BLM (1944) G.L.O SURVEY



LPID  
 15% LANDSCAPING AREA  
 PER LOT 20' WIDE MIN.  
 ACCESS DRIVES  
 50' ROADWAY FRONTAGE (MIN)  
 PER LOT

**NARRATIVE:**

- 1) THE BASIS OF BEARING BEING BETWEEN THE FOUND MONUMENTS CONSISTING OF THE NE CORNER OF SECTION 14 AND THE N. QUARTER CORNER OF SECTION 14, THE BEARING BEING S 88°33'15" E, PER CS# 07947, BEARINGS PREVIOUSLY BASED ON THE EAST LINE OF SECTION 14.
- 2) THE BASIS OF SURVEY BEING CS# 07947, VARIOUS LAND DESCRIPTIONS, CS# 11088, CS# 14106, CS# 04811, CS# 04838, & THE PLAT OF SURVEY OF REED ROAD PREPARED BY DESCHUTES COUNTY PUBLIC WORKS.
- 3) THE PURPOSE OF THIS SURVEY BEING TO IDENTIFY AND DESCRIBE THE SEGREGATION OF PARCELS FOR THE LAPINE INDUSTRIAL GROUP.
- 4) DEEDS USED IN THIS SURVEY WERE SUPPLIED BY FIRST AMERICAN TITLE, BEND, OREGON
- 5) THE INSTRUMENTS USED IN THIS SURVEY WERE A NIKON DTM A5, MAPPING BY ACAD R 14W

**WATER RIGHTS**

THERE ARE NO EXISTING WATER RIGHTS OF RECORD ON THE SUBJECT PROPERTY.

**ROADWAY IMPROVEMENTS**

THIS SUBDIVISION PLAT HEREBY DEDICATES 60' WIDE PUBLIC ROADWAYS AS SHOWN.  
 THE ROADWAYS HAVE BEEN CONSTRUCTED, APPROVED, AND ACCEPTED BY THE DESCHUTES COUNTY ROAD DEPARTMENT.

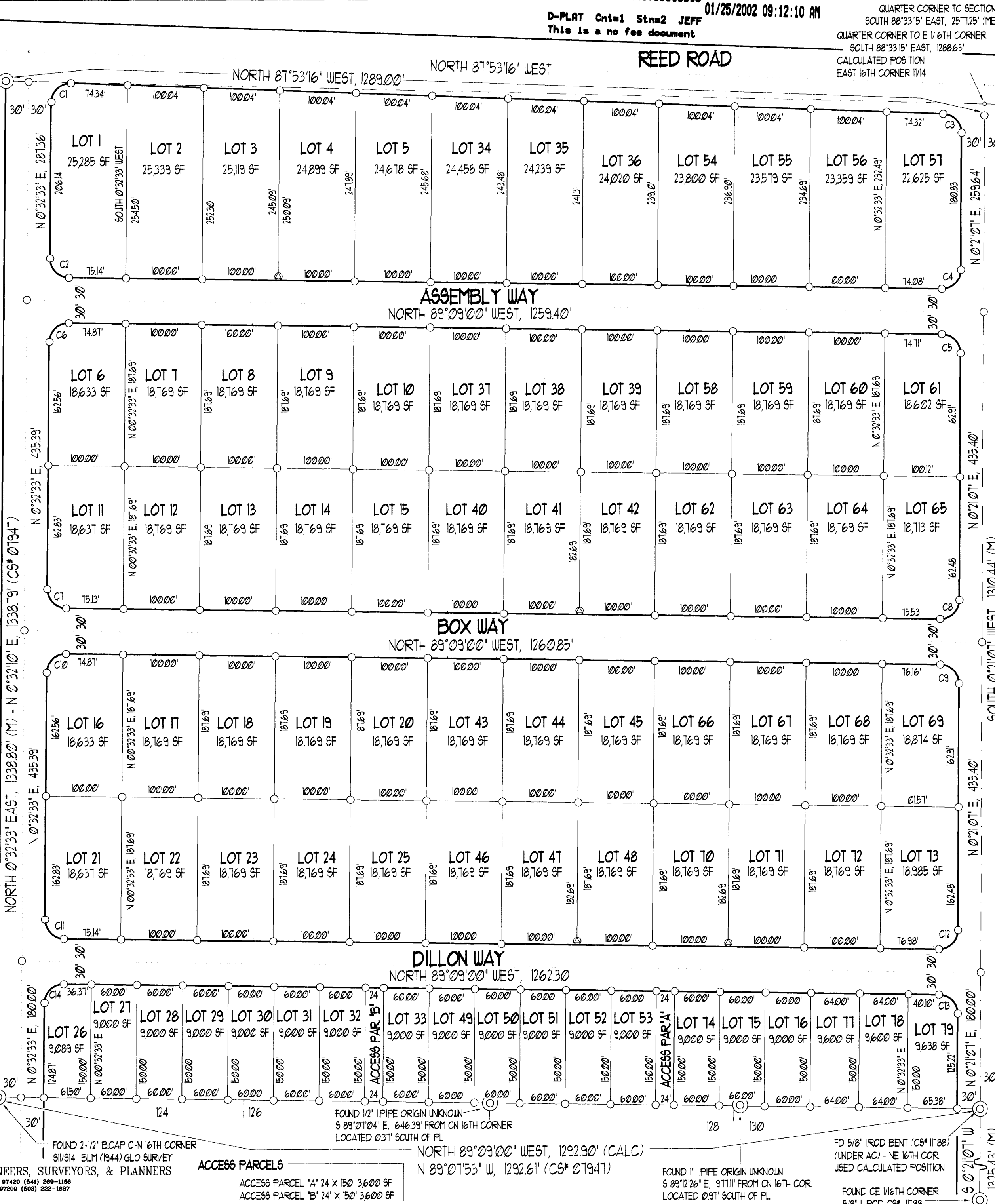
**CURVE DATA**

CURVE #	LC	RADIUS	L	DELTA
C1	N 46°19'39" E	25'	39.95'	91°34'10"
C2	N 44°18'13" W	25'	39.14'	89°41'33"
C3	N 45°36'03" E	25'	39.49'	90°29'53"
C4	N 43°46'04" W	25'	38.50'	88°14'23"
C5	S 44°23'51" E	25'	39.05'	89°30'06"
C6	N 45°41'46" E	25'	39.40'	90°18'26"
C7	N 44°18'13" W	25'	39.14'	89°41'33"
C8	S 45°36'03" W	25'	39.49'	90°29'53"
C9	S 44°23'51" E	25'	39.05'	89°30'06"
C10	N 45°41'41" E	25'	39.40'	90°18'26"
C11	N 44°18'13" W	25'	39.14'	89°41'33"
C12	S 45°36'03" W	25'	39.49'	90°29'54"
C13	S 44°23'51" E	25'	39.05'	89°30'06"
C14	N 45°32'33" E	25'	39.40'	90°18'26"

REGISTERED PROFESSIONAL LAND SURVEYOR

*Russ Dodge*

OREGON  
 FEBRUARY 14, 1985  
**RUSS S. DODGE**  
 208  
 EXPIRES 02/08/03



QUARTER CORNER TO SECTION CORNER BASIS OF BEARING  
 SOUTH 88°33'15" EAST, 251125' (MEAS) - S 88°33'15" E, 251131' (CS# 07947)  
 QUARTER CORNER TO E 1/4 16TH CORNER  
 SOUTH 88°33'15" EAST, 128863'  
 CALCULATED POSITION  
 EAST 16TH CORNER 1/4  
 SOUTH 88°33'15" EAST, 128862'  
 E 1/4 16TH CORNER TO SECTION CORNER  
 SOUTH 88°33'15" EAST, 128862'

**FINAL SUBDIVISION PLAT**  
**NEWBERRY BUSINESS PARK**  
**PORTION OF TRACT 'E' LAPINE INDUSTRIAL SITE**  
**NE QUARTER SECTION 14**  
**T. 22 S., R. 10 E., WM.**  
**DESCHUTES COUNTY**  
**OREGON**

SCALE: 1" = 100'  
 DATE: JANUARY 17, 2002

SURVEY FOR: LAPINE INDUSTRIAL GROUP  
 P.O. BOX 1440  
 LAPINE, OREGON 97139

SURVEY BY: HGE INC  
 375 PARK AVENUE  
 COOS BAY, OREGON 97420

**SURVEYORS CERTIFICATE:**

I, RUSS S. DODGE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS AS SHOWN ON THIS PLAT TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF OREGON. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, WM, DESCHUTES COUNTY, OREGON; THENCE, SOUTH 81°53'16" EAST A DISTANCE OF 1289.00 FEET, THENCE, SOUTH 00°21'07" WEST A DISTANCE OF 1310.44 FEET, THENCE, NORTH 89°09'00" WEST, 1292.90 FEET, THENCE, NORTH 00°32'33" EAST A DISTANCE OF 1338.80 FEET TO THE POINT OF BEGINNING.

**LEGEND:**

- ⊙ SURVEY MONUMENT FOUND SIZE AND TYPE AS NOTED
- CALCULATED POSITION
- SET 5/8" X 30" I.R.O.D W/YELLOW PLASTIC CAP STAMPED "HGE INC"
- (M) MEASURED
- ⊙ SET 5/8" X 30" I.R.O.D W/YELLOW PLASTIC CAP STAMPED "HGE INC" 5' OFFSET TO TRUE CORNER

**APPROVALS:**

THIS PLAT HAS BEEN EXAMINED AND APPROVED BY:

DESCHUTES COUNTY COMMISSIONERS *Michael M. Daly* 1-24-2002

SIGNATURE OF BOARD OF COMMISSIONERS CONSTITUTES APPROVAL BY THE COUNTY OF ANY DEDICATIONS MADE HEREIN TO THE PUBLIC

DESCHUTES COUNTY SURVEYOR *Jeff Kern* 1-23-2002

DESCHUTES COUNTY ENVIRONMENTAL HEALTH DIVISION *Tom Haldeman* 1-24-2002

DESCHUTES COUNTY PLANNING DIRECTOR *Kenneth* 1-24-2002

DESCHUTES COUNTY DIRECTOR OF PUBLIC WORKS *Thomas Z. Bunt* 1-24-2002

DESCHUTES COUNTY ASSESSOR *Scott Houghton* 1-23-2002

DESCHUTES COUNTY TAX COLLECTOR *Walter* 1-23-2002

DESCHUTES COUNTY WATERMASTER *He Kern* 1-23-2002

LAPINE RURAL FIRE DISTRICT *Joe Siskler* 1-24-2002

**DECLARATION:**

BY: *Michael M. Daly* 1-24-02  
 DESCHUTES COUNTY  
 STATE OF OREGON )  
 COUNTY OF DESCHUTES )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1/24/02

BY: *Tracy L. Thornton*  
 MY COMMISSION EXPIRES: 4/23/04

HGE ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS  
 375 PARK AVENUE, COOS BAY, OREGON 97420 (541) 289-1188  
 19 N.W. 5TH AVE., PORTLAND, OREGON 97209 (503) 222-1887

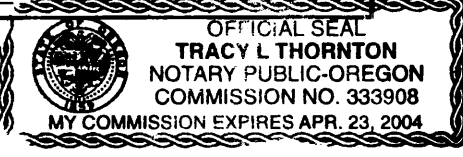
**ACCESS PARCELS**

ACCESS PARCEL 'A' 24' X 150' 3,600 SF  
 ACCESS PARCEL 'B' 24' X 150' 3,600 SF

FOUND 1" PIPE ORIGIN UNKNOWN  
 S 89°07'53" W, 1292.61' (CS# 07947)  
 LOCATED 091' SOUTH OF FL

FOUND 5/8" I.R.O.D BENT (CS# 11088)  
 (UNDER AC) - NE 16TH COR  
 USED CALCULATED POSITION

FOUND CE 1/4 16TH CORNER  
 5/8" I. ROD CS# 11088



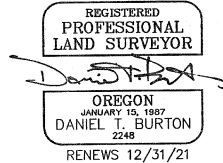
PINE LANDING
A REPLAT OF LOT 7, HINKLE ROAD TRACTS PHASE 1,
LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE
NORTHEAST ONE-QUARTER OF SECTION 14,
TOWNSHIP 22 SOUTH, RANGE 10 EAST OF THE
WILLAMETTE MERIDIAN, CITY OF LA PINE,
DESCHUTES COUNTY, OREGON
PLANNING FILE NO. 01SUB-20
JUNE 2021

Deschutes County Official Records
Steve Dennison, County Clerk 2021-52322
D-PLAT One:1 Page:1 Sheet:26 09/10/2021 04:38 PM
\$50.00 \$11.00 \$61.00 \$10.00 \$6.00 \$138.00

SURVEYOR'S CERTIFICATE

I, DANIEL T. BURTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I OR THOSE UNDER MY DIRECT SUPERVISION HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND SHOWN ON THIS SUBDIVISION PLAT MAP AND THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF SAID LAND TO-WIT:

LOT 7, HINKLE ROAD TRACTS, PHASE 1, DESCHUTES COUNTY, OREGON, WITH THE INITIAL POINT BEING A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OMAN 702" AT THE SOUTHWEST CORNER OF SAID LOT 7, HINKLE ROAD TRACTS, PHASE 1.



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT PARCEL DESCRIBED IN THE "SURVEYORS CERTIFICATE". CONTROL FOR THIS SURVEY WAS BASED ON THE PLAT OF HINKLE ROAD TRACTS, PHASE 1, FILED AS CS14106, THE PLAT OF HINKLE PARK, FILED AS CS16625, THE PLAT OF WHEELER RANCH, PHASE 2, FILED AS CS16020, THE BOUNDARY SURVEY BY RAYMOND OMAN, FILED AS CS11788, AND EXISTING MONUMENTS FOUND IN THE FIELD FROM SAID SURVEYS. ALL FOUR CORNERS OF SAID PARCEL WERE FOUND AND HELD PER THE PLAT OF HINKLE ROAD TRACTS, WITH MONUMENTS FITTING CLOSELY TO SAID PLAT, AND ADJACENT PLAT MONUMENTS FALLING ON THE BOUNDARY LINES. THE PARCEL WAS SUBDIVIDED AS REQUESTED BY OUR CLIENT. MONUMENTS FOUND AND SET DURING THE COURSE OF THIS SURVEY ARE AS SHOWN ON THE SUBJOINED SURVEY MAP.

PUBLIC UTILITY NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE TO SERVICE THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY STRUCTURE BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE PUE.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT ROBERT PHILLIP MARX, OWNER, HAS CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREET IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND HEREBY DEDICATES TO THE PUBLIC FOREVER THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT; AND HEREBY SUBMITS FOR APPROVAL AND RECORD THIS SUBDIVISION PLAT.

Signature of Robert Phillip Marx, Date June 9, 2021

ACKNOWLEDGEMENT

State of Hawaii }
County of Hawaii } SS

On this 9th day of June, 2021, before me a Notary Public in and for the State of Hawaii, personally appeared ROBERT PHILLIP MARX, to me personally known or proved to me by satisfactory evidence to be the identical person herein described, who executed the foregoing declaration and acknowledged to me that he did so freely and voluntarily for the purpose therein named.

Notary Public for the State of Hawaii, CHRISTINE N. LOMBARDO (Printed Name and Signature)

My Commission Expires December 25, 2021 (Spell Out Month, 2 Digit Date, Complete Year)

Commission No. 05-805

APPROVALS:

Approval list including Deputy Deschutes County Surveyor (9/9), City of La Pine Community Development Director (9/10), City of La Pine Public Works Director (9/10), City of La Pine Planning Director (9/9), and Deschutes County Commissioner (10 SEPT, 2021).

NOTE: SIGNATURE BY THE CITY OF LA PINE PLANNING DIRECTOR AND DESCHUTES COUNTY CONSTITUTES ACCEPTANCE OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

I hereby certify that all taxes are paid as of this date.

Signature of Deschutes County Treasurer & Tax Collector, dated 9-9, 2021.

I hereby certify that all ad valorem taxes, special assessments, fees, and other charges required by law to be placed on the 202-202 tax rolls which became a lien or will become a lien on this plat during this tax year, but not yet certified to the Tax Collector for collection, have been paid to me.

Signature of Deschutes County Assessor, dated 9-9, 2021.

WATER RIGHTS:

NOTE: THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PLAT.

Signature of Water Master, District 11, dated 9-9, 2021.

# Exhibit B

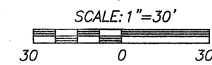
## PINE LANDING

A REPLAT OF LOT 7, HINKLE ROAD TRACTS PHASE 1,  
 LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE  
 NORTHEAST ONE-QUARTER OF SECTION 14,  
 TOWNSHIP 22 SOUTH, RANGE 10 EAST OF THE  
 WILLAMETTE MERIDIAN, CITY OF LA PINE,  
 DESCHUTES COUNTY, OREGON  
 PLANNING FILE NO. 01SUB-20  
 JUNE 2021

Curve Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	52.00	257.79	64.00	N0°14'15"E	294°02'25"
C2	52.00	42.70	41.51	S81°44'23"W	47°02'40"
C3	52.00	86.29	76.72	N47°12'02"W	95°04'31"
C4	52.00	86.72	77.02	N49°06'53"E	95°33'19"
C5	52.00	42.08	40.94	S80°55'30"E	46°21'55"

### LEGEND

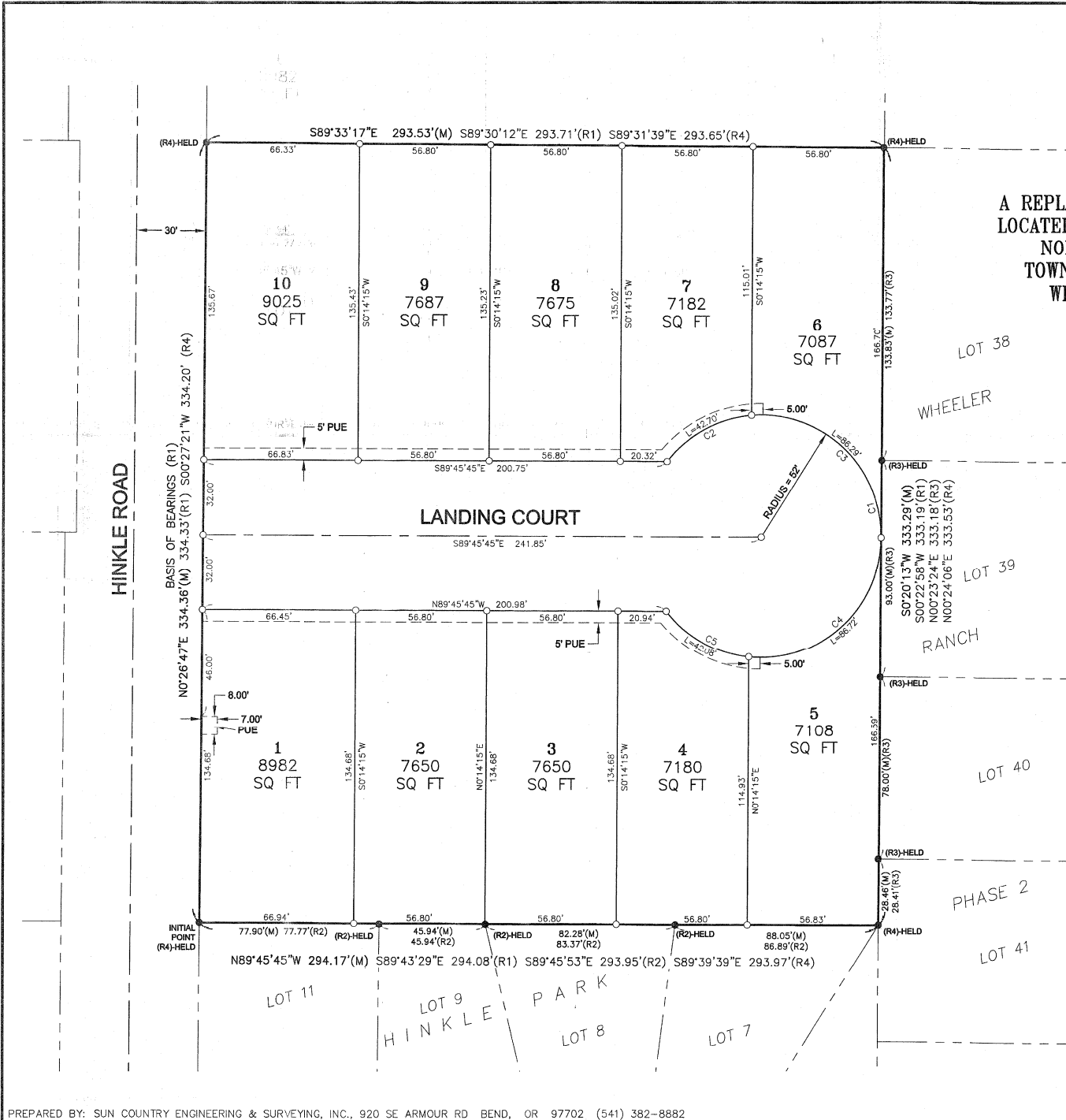
- = FOUND MONUMENT AS NOTED
- = SET 5/8" IRON ROD WITH CAP MARKED "SCE&S"
- (R1) = HINKLE ROAD TRACTS PHASE 1 PLAT BY D. GILLILAND (CS14106)
- (R2) = HINKLE PARK PLAT BY M. TYE (CS16625)  
MONUMENT=5/8" IRON ROD W/YPC MARKED "SCE&S"
- (R3) = WHEELER RANCH, PHASE 2 PLAT BY L. BRUNO (CS16020)  
MONUMENT=5/8" IRON ROD W/YPC MARKED "W&H PACIFIC"
- (R4) = SURVEY BY RAY OMAN (CS11788)  
MONUMENT=5/8" IRON ROD W/YPC MARKED "OMAN 702"
- (M) = MEASURED
- PUE = PUBLIC UTILITY EASEMENT CREATED BY THIS PLAT



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Daniel T. Burton*

OREGON  
 JANUARY 15, 1987  
 DANIEL T. BURTON  
 2248  
 RENEWS 12/31/21



# HINKLE ROAD TRACTS PHASE 1

TP-99-904 DATE: MARCH 2000  
LOCATED IN THE NW 1/4, NE 1/4 & SE  
1/4 OF SECTION 14, TOWNSHIP 22  
SOUTH, RANGE 10 EAST, W.M.,  
DESCHUTES COUNTY, OREGON

### SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MAKE THE SUBJECT "GOVERNMENT LOTS" INTO LEGAL LOTS OF RECORD. THESE GOVERNMENT LOTS WERE CREATED BY A FEDERAL SURVEY ENTITLED "SUPPLEMENTAL PLAT OF SECTION 14" IN APRIL OF 1953, AND A FEDERAL DOCUMENT ENTITLED "SUPPLEMENTAL PLAT" FROM APRIL OF 1956. THESE DOCUMENTS ASSIGNED NUMBERS TO EACH OF THE "LOTS". THE COUNTY DETERMINED THAT THE "PLATTING" OF THESE LOTS BY THE FEDERAL GOVERNMENT DID NOT CONSTITUTE THE CREATION OF LEGAL LOTS. RAYMOND OMAN PERFORMED A SURVEY IN 1993 (CS11788) AND MONUMENTED SAID "LOTS". SINCE THE PURPOSE OF OMAN'S SURVEY WAS ONLY TO MONUMENT THESE "LOTS" THEY WERE STILL NOT LEGAL LOTS OF RECORD. ALL MONUMENTS AS SET OR REFERED TO BY OMAN WERE FOUND, EXCEPT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 14, AND THE FOUND MONUMENTS WERE HELD AS THEY FIT FAIRLY WELL. THE CENTER ONE-QUARTER CORNER POSITION WAS DETERMINED BY PROPORTIONATE LOCATIONS OF THE SURROUNDING ONE-SIXTEENTH CORNERS PER CS11788. THE BASIS OF BEARING FOR THIS SURVEY IS THE ONE-SIXTEENTH LINE BETWEEN THE CENTER-EAST ONE-SIXTEENTH CORNER AND THE NORTH-EAST ONE-SIXTEENTH CORNER. AS OF THE DATE OF RECORDING OF THIS PLAT, THESE LOTS WILL BECOME LEGAL LOTS OF RECORD.

### SURVEYOR'S CERTIFICATE:

I, DOYLE R. GILLILAND, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I OR THOSE UNDER MY DIRECT SUPERVISION, HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "HINKLE ROAD TRACTS - PHASE 1" AND FURTHER CERTIFY THAT SAID LAND WAS SURVEYED IN CONFORMANCE WITH THE OREGON REVISED STATUTES AND THE RULES OF COMMON LAW. SAID PLAT IS LOCATED IN THE NORTHWEST ONE-QUARTER AND IN THE NORTHEAST ONE-QUARTER AND IN THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, W.M., DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH BEARS SOUTH 89°14'29" EAST 323.26 FEET FROM THE CENTER NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 14, SAID POINT BEING A 5/8 INCH IRON ROD WITH CAP MARKED "OMAN 702"; THENCE SOUTH 89°14'29" EAST 322.93 FEET; THENCE SOUTH 00°20'33" WEST 210.82 FEET; THENCE NORTH 89°50'38" WEST 323.18 FEET; THENCE NORTH 00°24'41" EAST 214.22 FEET TO THE INITIAL POINT.

TOGETHER WITH: BEGINNING AT THE NORTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 14 THENCE SOUTH 00°14'15" WEST 204.03 FEET; THENCE NORTH 89°50'38" WEST 323.16 FEET; THENCE NORTH 00°18'18" EAST 207.42 FEET; THENCE SOUTH 89°14'29" EAST 322.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: COMMENCING AT THE CENTER ONE-QUARTER OF SAID SECTION 14 THENCE NORTH 00°26'47" EAST 35.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°26'47" EAST 131.39 FEET; THENCE NORTH 89°51'54" WEST 325.25 FEET; THENCE NORTH 00°24'10" EAST 167.03 FEET; THENCE NORTH 89°57'55" WEST 325.19 FEET; THENCE NORTH 00°19'32" EAST 166.80 FEET; THENCE SOUTH 89°59'56" EAST 325.45 FEET; THENCE SOUTH 89°56'12" EAST 325.47 FEET; THENCE NORTH 00°26'47" EAST 167.27 FEET TO POINT "A"; THENCE SOUTH 89°30'12" EAST 323.71 FEET; THENCE SOUTH 00°22'58" WEST 333.19 FEET; THENCE SOUTH 00°24'37" WEST 303.52 FEET; THENCE NORTH 88°51'43" WEST 324.30 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: BEGINNING AT POINT "A" THENCE SOUTH 89°49'28" WEST 324.07 FEET; THENCE NORTH 00°07'33" WEST 167.93 FEET; THENCE NORTH 89°58'57" EAST 325.73 FEET; THENCE SOUTH 00°26'47" WEST 167.04 FEET TO POINT "A".

TOGETHER WITH: BEGINNING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 14 THENCE SOUTH 00°14'25" WEST 330.57 FEET; THENCE NORTH 89°51'23" WEST 324.69 FEET; THENCE NORTH 89°51'33" WEST 324.51 FEET; THENCE NORTH 00°20'32" EAST 356.52 FEET; THENCE SOUTH 88°51'43" EAST 648.64 FEET; THENCE SOUTH 00°14'15" WEST 14.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.04 ACRES, MORE OR LESS.

### DECLARATION:

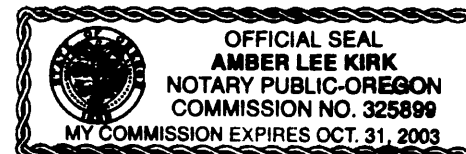
KNOW ALL MEN BY THESE PRESENTS, THAT WE, GILBERT R. MARTINEZ AND CORINNE M. MARTINEZ, GORDON D. DAVIS AND ELBERTA R. DAVIS, TRUSTEES, OR A SUCCESSOR TRUSTEE, OF THE GORDON AND ELBERTA DAVIS TRUST, DENNIS E. CARTER AND NANCY I. CARTER AND DOROTHY L. STENKAMP, JOHNNY D. HANNAH AND ROSE MARIE AVE, KELLY O'NEILL AND KATHLEEN F. O'NEILL, FLOYDINE L. FRIEND, AND HARRY A. WHEELER AND LINDA KAY WHEELER, AS OWNERS OF THE LAND SHOWN ON THE SUBJOINED PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THE SUBJOINED PLAT, AND DO HEREBY FURTHER WAIVE THE RIGHT TO REMONSTRATE AGAINST THE FORMATION OF A LOCAL ROAD/SIDEWALK/WALKWAY IMPROVEMENT DISTRICT THAT WOULD INCLUDE ANY OF THE LANDS WITH THIS PLAT, AND HEREBY ACCEPTING ALL EXISTING EASEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AS SHOWN ON SAID PLAT, AND DO HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "HINKLE ROAD TRACTS - PHASE 1".

Robert S. Lovlien 6-13-2000  
DATE  
BY: ROBERT S. LOVLIE  
AS ATTORNEY IN FACT  
STATE OF OREGON, COUNTY OF DESCHUTES

### ACKNOWLEDGEMENT:

ON THIS 13<sup>th</sup> DAY OF June, 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED ROBERT S. LOVLIE, ATTORNEY IN FACT, TO ME PERSONALLY KNOWN OR PROVED TO ME BY SATISFACTORY EVIDENCE TO BE THE IDENTICAL PERSON HEREIN DESCRIBED, WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE DID SO FREELY AND VOLUNTARILY FOR THE PURPOSE THEREIN NAMED.

SUBSCRIBED AND SWORN BEFORE ME THIS 13<sup>th</sup> DAY OF June, 2000.



Amber Lee Kirk

### CONSENT AFFIDAVIT:

AN AFFIDAVIT OF CONSENT TO DECLARATION FROM MARGARET T. DEBRUIN AND B.K. HERNDON, TRUSTEES OF THE BALDWIN-HERNDON OREGON TRUST, HAS BEEN RECORDED IN BOOK 2000, PAGE 2609T, DESCHUTES COUNTY RECORDS. TRUST DEED HOLDER'S INTEREST IN THIS PROPERTY ARISES FROM THAT TRUST DEED RECORDED SEPT. 30, 1993, IN BOOK 313, PAGE 2874, TRUST DEED RECORDED SEPT. 20, 1993 IN BOOK 312, PAGE 1735, TRUST DEED RECORDED SEPT. 9, 1993 IN BOOK 311, PAGE 2242, TRUST DEED RECORDED SEPT. 9, 1993, IN BOOK 311, PAGE 2247, TRUST DEED RECORDED SEPT. 20, 1993, IN BOOK 312, PAGE 1730 AND TRUST DEED RECORDED SEPT. 30, 1993, IN BOOK 313, PAGE 2879, DESCHUTES COUNTY RECORDS.

### CONDITIONS OF APPROVAL:

FUTURE RE-SUBDIVIDED LOTS SHALL NOT TAKE ACCESS TO FINLEY BUTTE ROAD OR HINKLE WAY;

THOSE LOTS FRONTING ON ROADS WITH NON-EXISTENT OR SUBSTANDARD RIGHT OF WAY SHALL BE REQUIRED TO DEDICATE ADEQUATE ADDITIONAL RIGHT OF WAY FOR THEIR FRONTAGE, OUT OF THE ROAD CENTERLINE.

PROPERTIES FRONTING FINLEY BUTTE ROAD AND HINKLE WAY ARE TO SIGN WAIVERS OF REMONSTRANCE TOWARDS THE FORMATION OF A ROAD LOCAL IMPROVEMENT DISTRICT FOR THESE ROADS.

SIDEWALKS/WALKWAYS WILL NOT BE REQUIRED ADJACENT TO THE RESIDENTIAL STREETS UNTIL SUCH TIME AS THE INDIVIDUAL LOTS ARE RE-SUBDIVIDED AND WHERE SUCH SUBDIVISION RESULTS IN AN AVERAGE LOT SIZE OF 11,000 SQUARE FEET OR LESS.

LOTS 3, 5, 6, 7, 8; RE-SUBDIVISION OF THESE LOTS WILL BE CONTINGENT UPON APPLICANT PAYING A PROPORTIONATE SHARE (BASED ON PROPERTY FRONTAGE) OF THE COST OF WIDENING THE ABUTTING ROAD TO A COLLECTOR STANDARD OF 36 FEET.

### APPROVALS:

Jeff Kern 6-14-00  
DESCHUTES COUNTY SURVEYOR DATE

SIGNATURE BY THE BOARD OF COUNTY COMMISSIONERS CONSTITUTES ACCEPTANCE BY THE COUNTY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

Glenn J. ... 6-29-2000  
DESCHUTES COUNTY COMMISSIONER DATE

Thomas E. Blunt 6-21-00  
DESCHUTES COUNTY PUBLIC WORKS DATE

Tom W. Haldeman R.S. 6-28-00  
DESCHUTES COUNTY ENVIRONMENTAL HEALTH DIRECTOR DATE

Sam M. ... 6-29-2000  
DESCHUTES COUNTY PLANNING DIRECTOR DATE

### ASSESSOR'S CERIFICATE:

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1999-2000 TAX ROLLS WHICH BECAME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME.

Tim ... 6-21-00  
DESCHUTES COUNTY ASSESSOR DATE

I CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DATE

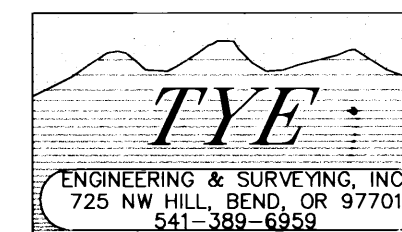
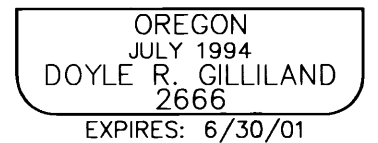
Maie ... 6-21-00  
DESCHUTES COUNTY TAX COLLECTOR DATE

File ... 6-21-00  
DATE

WATERMASTER DATE  
NOTE: PERMIT G-13444 FOR QUASI-MUNICIPAL IS APPURTANT TO THE ENTIRE SECTION 22-10-14.



Doyle R. Gilliland



TITLE: HINKLE ROAD TRACTS	
JOB NO: 518 - BALDWIN HERNDON	
SCALE: 1"=100'	DRAWN BY: P.A.T.
FIELD BOOK:	DATE: 6/9/00
DWG NAME: 518-04	SHEET: 3 OF 3

# HINKLE ROAD TRACTS PHASE 1

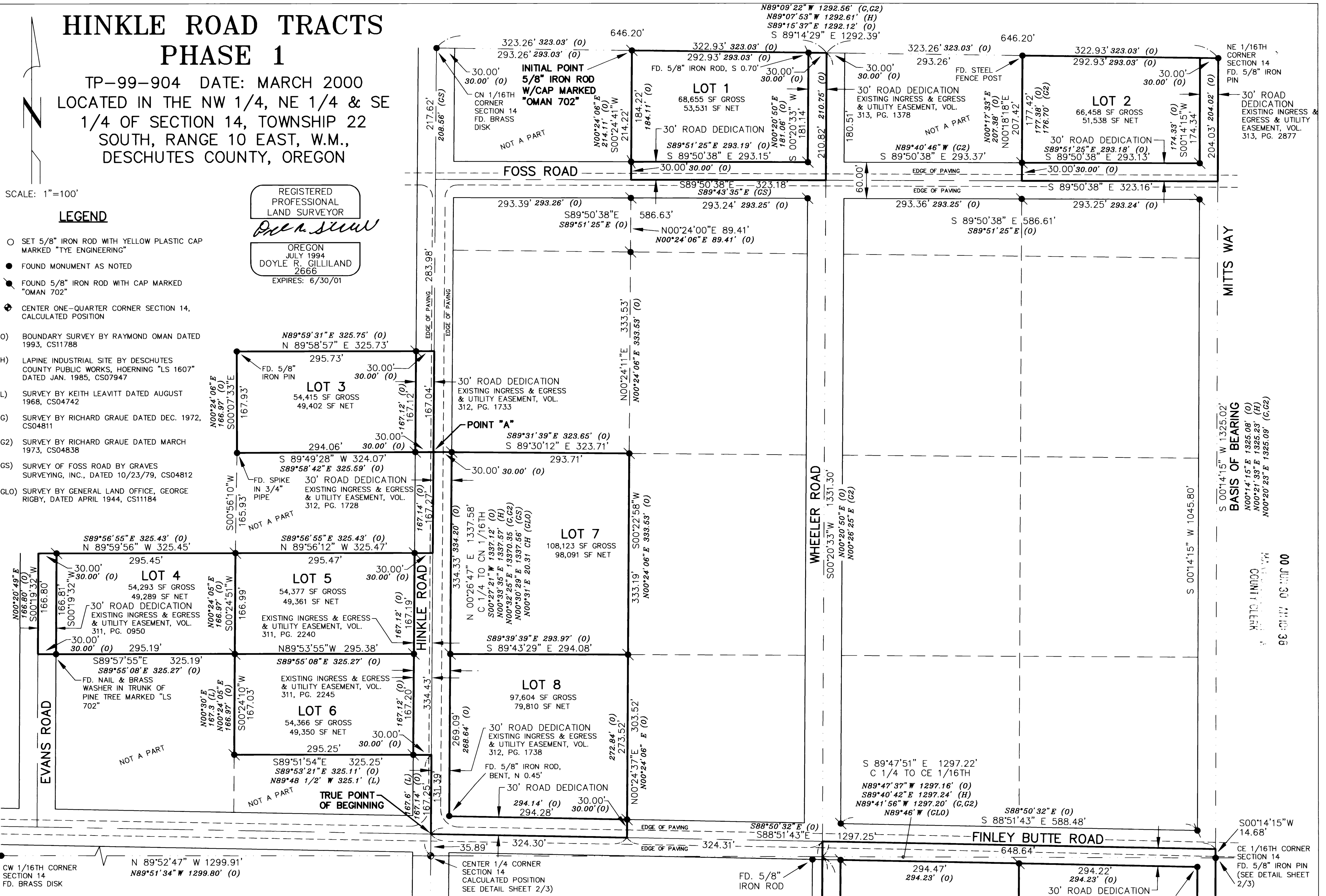
TP-99-904 DATE: MARCH 2000  
LOCATED IN THE NW 1/4, NE 1/4 & SE  
1/4 OF SECTION 14, TOWNSHIP 22  
SOUTH, RANGE 10 EAST, W.M.,  
DESCHUTES COUNTY, OREGON

SCALE: 1"=100'

### LEGEND

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TYE ENGINEERING"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD WITH CAP MARKED "OMAN 702"
- ⊕ CENTER ONE-QUARTER CORNER SECTION 14, CALCULATED POSITION
- (O) BOUNDARY SURVEY BY RAYMOND OMAN DATED 1993, CS11788
- (H) LAPINE INDUSTRIAL SITE BY DESCHUTES COUNTY PUBLIC WORKS, HOERNING "LS 1607" DATED JAN. 1985, CS07947
- (L) SURVEY BY KEITH LEAVITT DATED AUGUST 1968, CS04742
- (G) SURVEY BY RICHARD GRAUE DATED DEC. 1972, CS04811
- (G2) SURVEY BY RICHARD GRAUE DATED MARCH 1973, CS04838
- (GS) SURVEY OF FOSS ROAD BY GRAVES SURVEYING, INC., DATED 10/23/79, CS04812
- (GLO) SURVEY BY GENERAL LAND OFFICE, GEORGE RIGBY, DATED APRIL 1944, CS11184

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Doyle R. Gilliland*  
OREGON  
JULY 1994  
DOYLE R. GILLILAND  
2666  
EXPIRES: 6/30/01



NOTE: THERE ARE NO GEODETIC CONTROL TIES WITH ONE-HALF MILE OF THIS PROJECT.

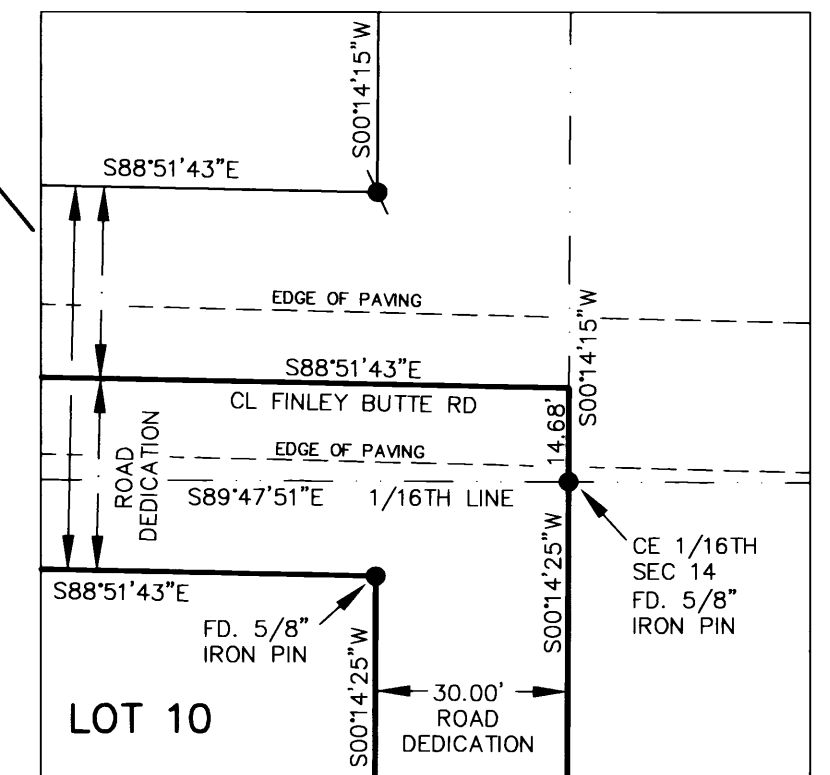
<p>ENGINEERING &amp; SURVEYING, INC. 725 NW HILL, BEND, OR 97701 541-389-6959</p>	TITLE: HINKLE ROAD TRACTS	
	JOB NO: 518 - BALDWIN HERNDON	
	SCALE: 1"=100'	DRAWN BY: P.A.T.
	FIELD BOOK:	DATE: 6/9/00
DWG NAME: 518-04		SHEET: 1 OF 3

BASIS OF BEARING  
S 00°14'15" W 1325.02'  
N00°14'15" E 1325.08' (O)  
N00°21'33" E 1325.23' (H)  
N00°20'23" E 1325.09' (G, G2)

00 JUN 30 AM 09:38  
COUNTY CLERK

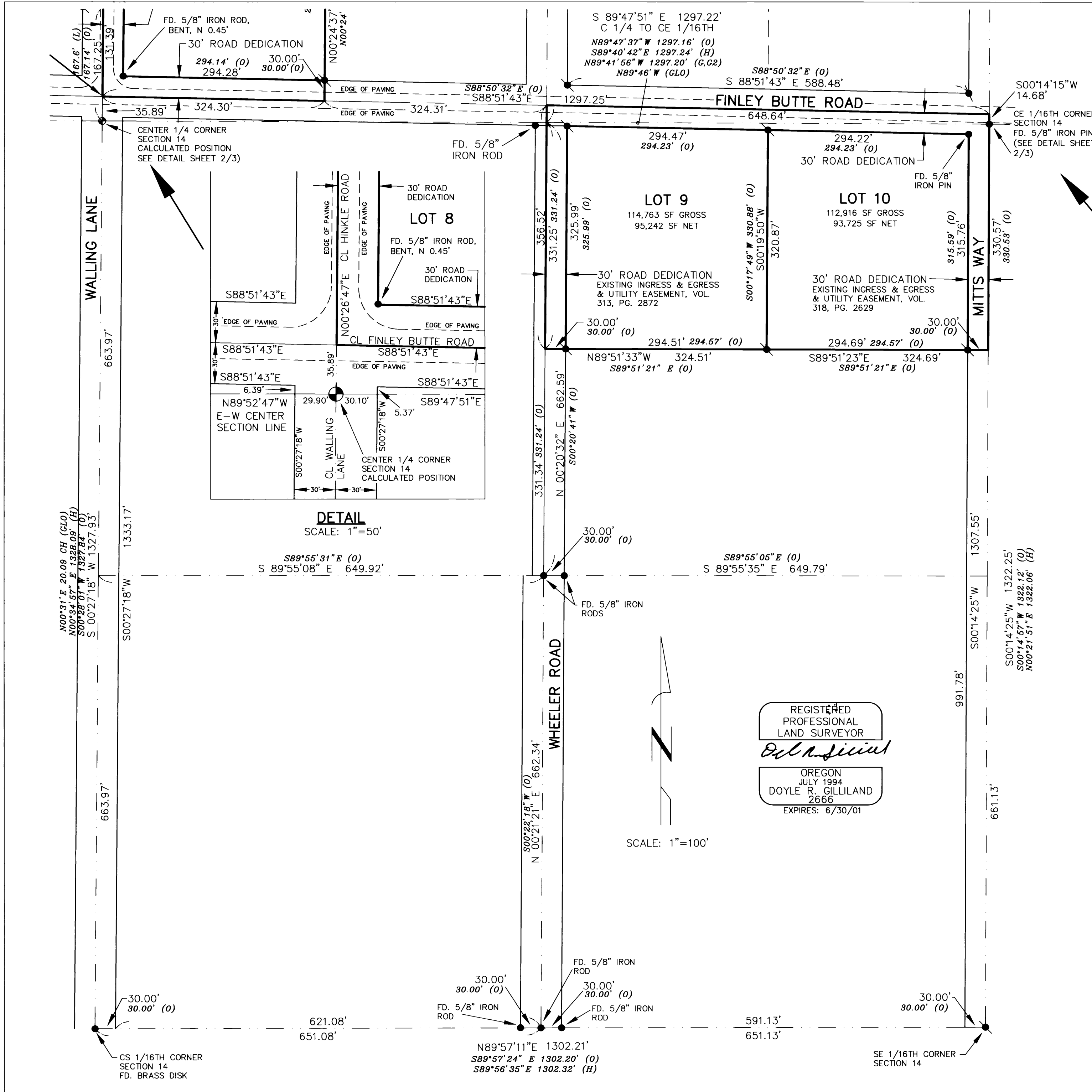
# HINKLE ROAD TRACTS PHASE 1

TP-99-904 DATE: MARCH 2000  
 LOCATED IN THE NW 1/4, NE 1/4 & SE  
 1/4 OF SECTION 14, TOWNSHIP 22  
 SOUTH, RANGE 10 EAST, W.M.,  
 DESCHUTES COUNTY, OREGON



**DETAIL**  
SCALE: 1"=30'

- LEGEND**
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TYE ENGINEERING"
  - FOUND MONUMENT AS NOTED
  - ⊙ FOUND 5/8" IRON ROD WITH CAP MARKED "OMAN 702"
  - ⊕ CENTER ONE-QUARTER CORNER SECTION 14, CALCULATED POSITION
  - (O) BOUNDARY SURVEY BY RAYMOND OMAN DATED 1993, CS11788
  - (H) LAPINE INDUSTRIAL SITE BY DESCHUTES COUNTY PUBLIC WORKS, HOERNING "LS 1607" DATED JAN. 1985, CS07947
  - (L) SURVEY BY KEITH LEAVITT DATED AUGUST 1968, CS04742
  - (G) SURVEY BY RICHARD GRAUE DATED DEC. 1972, CS04811
  - (G2) SURVEY BY RICHARD GRAUE DATED MARCH 1973, CS04838
  - (GS) SURVEY OF FOSS ROAD BY GRAVES SURVEYING, INC., DATED 10/23/79, CS04812
  - (GLO) SURVEY BY GENERAL LAND OFFICE, GEORGE RIGBY, DATED APRIL 1944, CS11184



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Doyle R. Gilliland*  
 OREGON  
 JULY 1994  
 DOYLE R. GILLILAND  
 2666  
 EXPIRES: 6/30/01

SCALE: 1"=100'

**DETAIL**  
SCALE: 1"=50'

<p>ENGINEERING &amp; SURVEYING, INC.                  725 NW HILL, BEND, OR 97701                  541-389-6959</p>	TITLE: HINKLE ROAD TRACTS	
	JOB NO: 518 - BALDWIN HERNDON	
	SCALE: 1"=100'	DRAWN BY: P.A.T.
	FIELD BOOK:	DATE: 6/2/00
DWG NAME: 518-04		SHEET: 2 OF 3



**HINKLE PARK**  
**TP 04-952 SEPTEMBER 8, 2005**  
**LOT 8, HINKLE ROAD TRACTS, PHASE 1,**  
**LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE**  
**NORTHEAST ONE-QUARTER OF SECTION 14,**  
**TOWNSHIP 22 SOUTH, RANGE 10 EAST,**  
**WILLAMETTE MERIDIAN,**  
**DESCHUTES COUNTY, OREGON**

**SURVEYOR'S CERTIFICATE**

I, Michael W. Tye, a Registered Professional Land Surveyor in and for the State of Oregon, being first duly sworn, depose and say that I or those under my direct supervision have correctly surveyed and marked with legal monuments the land shown on this subdivision plat map and the following is a true and correct description of said land to-wit and the INITIAL POINT is a 5/8 inch iron rod with yellow plastic cap marked "OMAN 702" at the Southeast corner of said Lot 8, Hinkle Road Tracts, Phase 1:

Lot 8, Hinkle Road Tracts, Phase 1, Deschutes County, Oregon.

**SURVEYOR'S NARRATIVE**

The purpose of this survey was to subdivide that parcel described in the "SURVEYORS CERTIFICATE". Control for this survey was based on the plat of Hinkle Road Tracts, Phase 1, recorded as CS14106, boundary survey by Raymond Oman, recorded as CS11788, and existing monuments found in the field from said surveys. Three of the four corners of said parcel were found and held. The Southwest corner was re-established by bearing-bearing intersection, using record bearings as shown. The parcel was subdivided as requested by our client. Monuments found and set during the course of this survey are as shown on the subjoined survey map.

**PUBLIC UTILITY NOTE**

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat as may be necessary or desirable to service the lots identified herein, including the right of access to such facilities and the right to require the removal of any obstructions including trees and vegetation that may be placed within the P.U.E. at the lot owner's expense. At no time may any structure be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the Utilities and facilities in the P.U.E.

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS, that LAPINE DEVELOPMENT LLC, and WEST COAST BANK, as beneficiary of the trust deed recorded June 2, 2005, in Volume 2005, Page 34310, Deschutes County Records, have caused said lands to be subdivided into lots and streets in accordance with the provisions of O.R.S. Chapter 92, and hereby dedicate to the public forever the streets and public utility easements as shown on this plat; and hereby grant the 10.00 sewer easement for the benefit of Lot 9; and hereby submit for approval and record said plat of "HINKLE PARK"; henceforth to be so known.

Mark Latham 9/8/05  
 MARK LATHAM Date  
 Member, LAPINE DEVELOPMENT, LLC

Danielle Baptist 9/13/05  
 DANIELLE BAPTIST Date  
 Vice President  
 WEST COAST BANK

**ACKNOWLEDGEMENT**

State of Oregon }  
 County of Deschutes } SS

On this 8<sup>th</sup> day of September, 2005, before me a Notary Public in and for the State of Oregon, personally appeared MARK LATHAM, Member, LAPINE DEVELOPMENT, LLC, to me personally known or proved to me by satisfactory evidence to be the identical person herein described, who executed the foregoing declaration and acknowledged to me that he did so freely and voluntarily for the purpose therein named.

Elizabeth L Trimble

Notary Public for the State of Oregon Elizabeth L Trimble  
 (Printed Name and Signature)

My Commission Expires July 11, 2007  
 (Spell Out Month, 2 Digit Date, Complete Year)

Commission No. 369562

**ACKNOWLEDGEMENT**

State of Oregon }  
 County of Deschutes } SS

On this 15<sup>th</sup> day of September, 2005, before me a Notary Public in and for the State of Oregon, personally appeared DANIELLE BAPTIST, Vice President of WEST COAST BANK, to me personally known or proved to me by satisfactory evidence to be the identical person herein described, who executed the foregoing declaration and acknowledged to me that she did so freely and voluntarily for the purpose therein named.

Matthew P. Bergman

Notary Public for the State of Oregon MATTHEW P. BERGMAN  
 (Printed Name and Signature)

My Commission Expires June 06 2009  
 (Spell Out Month, 2 Digit Date, Complete Year)

Commission No. 393545

**APPROVALS:**

Mike Berry by Ken Grant Deputy 9/8/05  
 DESCHUTES COUNTY SURVEYOR

[Signature] 10/12 2005  
 DESCHUTES COUNTY COMMISSIONER

Thomas E. Burr 10/5 2005  
 DESCHUTES COUNTY ROAD DEPARTMENT

Tom Halder 10/11 2005  
 DESCHUTES COUNTY ENVIRONMENTAL HEALTH DIRECTOR

Catherine Mironow 10/11 2005  
 DESCHUTES COUNTY PLANNING DIRECTOR

NOTE: Signature by the Deschutes County Commissioners constitutes acceptance by Deschutes County of any dedication made herein to the Public.

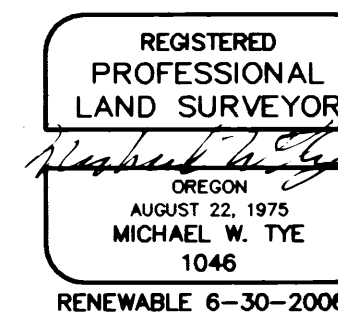
I hereby certify that all taxes are paid as of this date.

Walter Wagon by [Signature] 9-13 2005  
 DESCHUTES COUNTY TREASURER & TAX COLLECTOR

I hereby certify that all ad valorem taxes, special assessments, fees, and other charges required by law to be placed on the 2005-2006 tax rolls which became a lien or will become a lien on the partition during this tax year, but not yet certified to the Tax Collector for collection, have been paid to me.

Scotty Long by [Signature] 9-13 2005  
 DESCHUTES COUNTY ASSESSOR

NOTE: No Water Rights



DESCHUTES COUNTY OFFICIAL RECORDS  
 NANCY BLANKENSHIP, COUNTY CLERK  
 2005-70379  
 971.00  
 10/14/2005 03:56:32 PM  
 D-PLAT Cnt=1 Stn=23 BECKEY  
 \$50.00 \$11.00 \$10.00

**HINKLE PARK**

TP 04-952 SEPTEMBER 8, 2005  
 LOT 8, HINKLE ROAD TRACTS, PHASE 1,  
 LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE  
 NORTHEAST ONE-QUARTER OF SECTION 14,  
 TOWNSHIP 22 SOUTH, RANGE 10 EAST,  
 WILLAMETTE MERIDIAN,  
 DESCHUTES COUNTY, OREGON

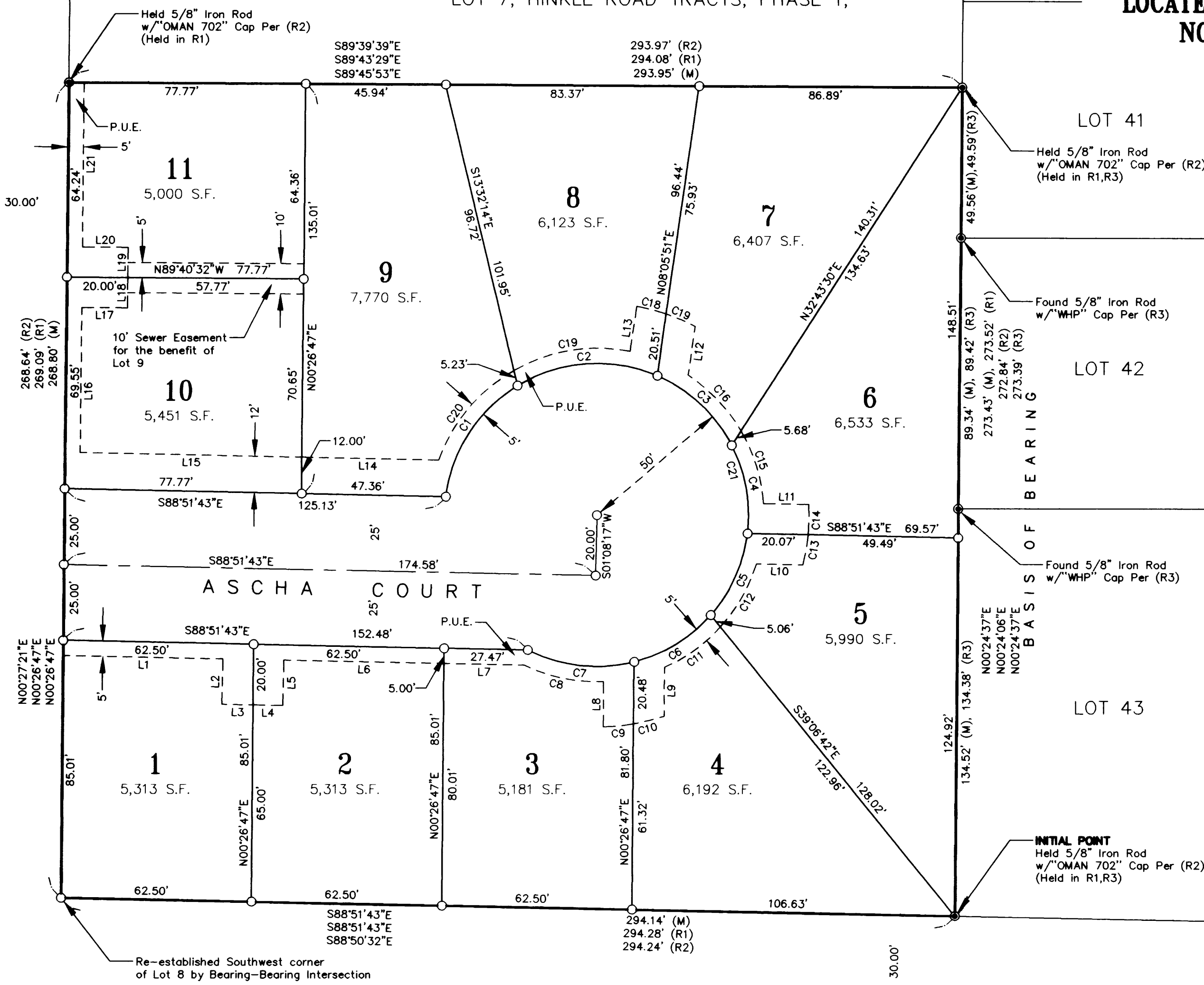
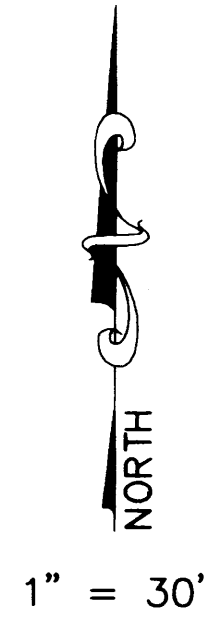
LINE	BEARING	LENGTH
L1	N88°51'43"W	52.44'
L2	N01°08'17"E	15.00'
L3	N88°51'43"W	10.24'
L4	N88°51'43"W	9.76'
L5	N01°08'17"E	15.00'
L6	N88°51'43"W	52.56'
L7	N88°51'43"W	26.29'
L8	S00°26'47"W	15.01'
L9	S00°26'47"W	16.12'
L10	N88°51'43"W	15.46'
L11	N88°51'43"W	15.05'

LINE	BEARING	LENGTH
L12	N08°05'51"E	16.17'
L13	N08°05'51"E	15.02'
L14	N88°51'43"W	44.95'
L15	N88°51'43"W	72.77'
L16	S00°26'47"W	54.62'
L17	N89°40'32"W	15.00'
L18	S00°26'47"W	10.00'
L19	S00°26'47"W	10.00'
L20	N89°40'32"W	15.00'
L21	S00°26'47"W	54.24'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	50.00'	45.03'	43.53'	S32°40'47"W	51°36'18"
C2	50.00'	47.84'	46.03'	S85°53'28"W	54°49'04"
C3	50.00'	34.30'	33.63'	N47°02'48"W	39°18'23"
C4	50.00'	30.00'	29.55'	N10°12'17"W	34°22'39"
C5	50.00'	30.00'	29.55'	N24°10'22"E	34°22'39"
C6	50.00'	30.00'	29.55'	N58°33'01"E	34°22'39"
C7	50.00'	35.99'	35.22'	S83°38'26"E	41°14'28"
C8	55.00'	26.99'	26.72'	S78°18'06"E	28°07'10"
C9	70.00'	10.07'	10.06'	N84°07'10"E	8°14'33"
C10	70.00'	10.35'	10.34'	N75°45'49"E	8°28'09"
C11	55.00'	22.89'	22.72'	N54°09'20"E	23°50'32"
C12	55.00'	24.16'	23.97'	N29°38'59"E	25°10'10"
C13	70.00'	10.11'	10.11'	N09°26'59"E	8°16'45"
C14	70.00'	10.01'	10.00'	N01°12'51"E	8°11'32"
C15	55.00'	25.31'	25.08'	N17°09'45"W	26°21'47"
C16	55.00'	25.64'	25.41'	N43°41'57"W	26°42'38"
C17	70.00'	10.36'	10.35'	N66°51'55"W	8°28'59"
C18	70.00'	10.08'	10.07'	N75°13'51"W	8°14'53"
C19	55.00'	39.53'	38.68'	S80°45'10"W	41°10'33"
C20	55.00'	39.38'	38.54'	S39°39'13"W	41°01'21"
C21	50.00'	253.16'	57.28'	N28°04'17"W	290°06'10"

**LEGEND**

- = Found monument as noted
- = Set 5/8" Iron rod with yellow plastic cap marked "SCE&S", unless noted otherwise.
- (R1) = Hinkle Road Tracts, Phase 1 (CS14106)
- (R2) = Boundary Survey by Raymond Oman (CS11788)
- (R3) = Wheeler Ranch, Phase 2 (CS16020)
- (M) = Measured



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Michael W. Tye*  
 OREGON  
 AUGUST 22, 1975  
 MICHAEL W. TYE  
 1046  
 RENEWABLE 6-30-2006