

#96-15168

PP1-492

PARTITION PLAT

MP-95-32

PARTITION PLAT # 1996-18

LOCATED IN: WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 12,
TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M., DESCHUTES COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, DAVID R. WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF OREGON, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT "MP-95-32" LOCATED IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W1/2 NW1/4) OF SECTION 12, IN TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, THAT A 3" BRASS CAP EXISTS AT THE INITIAL POINT AND THE PROPERTY BEING PLATTED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 12 NORTH 89° 41' 06" EAST A DISTANCE OF 1315.41 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA" MARKING THE NORTHEAST CORNER OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W1/2 NW1/4) OF SAID SECTION 12; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W1/2 NW1/4) SOUTH 00° 13' 11" WEST A DISTANCE OF 1506.28 FEET TO THE INTERSECTION OF SAID EASTERLY BOUNDARY LINE AND THE CENTERLINE OF THE NORTH UNIT MAIN CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES AND TWO CURVES:

NORTH 71° 28' 10" WEST A DISTANCE OF 423.41 FEET;
AROUND A 286.50 FOOT RADIUS CURVE LEFT 204.18 FEET (CHORD BEARS SOUTH 88° 06' 50" WEST, 199.89 FEET);
SOUTH 67° 41' 50" WEST A DISTANCE OF 401.60 FEET;
AROUND A 382.00 FOOT RADIUS CURVE LEFT 221.79 FEET (CHORD BEARS SOUTH 51° 03' 50" WEST, 218.69 FEET);
SOUTH 34° 25' 50" WEST A DISTANCE OF 306.85 FEET TO THE INTERSECTION OF SAID CENTERLINE OF SAID NORTH UNIT MAIN CANAL AND THE WESTERLY BOUNDARY LINE OF SAID SECTION 12;

THENCE ALONG SAID WESTERLY BOUNDARY LINE AND THE EASTERLY BOUNDARY LINE OF THE "WAYMAN TRACTS" AN UNRECORDED SUBDIVISION THE FOLLOWING FOUR COURSES:

NORTH 00° 12' 24" EAST A DISTANCE OF 594.31 FEET TO A 1" IRON PIPE MARKING THE NORTHEAST CORNER OF TRACT 82, WAYMAN TRACTS;
NORTH 00° 10' 58" EAST A DISTANCE OF 629.66 FEET TO A 1/2" IRON ROD MARKING THE NORTHEAST CORNER OF TRACT 80, WAYMAN TRACTS;
NORTH 00° 11' 44" EAST A DISTANCE OF 60.01 FEET TO A 1/2" IRON ROD MARKING THE SOUTHEAST CORNER OF TRACT 78, WAYMAN TRACTS;
NORTH 00° 13' 17" EAST A DISTANCE OF 630.01 FEET TO THE "POINT OF BEGINNING", THE TERMINUS OF THIS DESCRIPTION, CONTAINING 45.102 ACRES, MORE OR LESS.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND.

BY David R. Williams 3/18/96
DAVID R. WILLIAMS P.L.S. 2686 DATE

DECLARATION:

KIM D. WARD, L.L.C., VESTEE OF THE LANDS ON THE PARTITION PLAT OF "MP-95-32" AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, HAVE CAUSED SAID LAND TO BE PLATTED AS SHOWN ON SUCH PLAT AND DECLARE THE PARTITION PLAT OF "MP-95-32" TO BE A CORRECT PLAT AS LOCATED IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W1/2 NW1/4) OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON AND FURTHER DEDICATE TO THE PUBLIC THE 50 FOOT RADIUS CUL-DE-SAC BULB SHOWN ON THE ATTACHED DRAWING.

BY Kim D. Ward L.L.C. 3/18/96
KIM D. WARD, MANAGER DATE
KIM D. WARD, L.L.C.

ACKNOWLEDGEMENT:

STATE OF OREGON S.S.
COUNTY OF DESCHUTES



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/18 1996,
BY KIM D. WARD, MANAGER OF KIM D. WARD, L.L.C.

Joyce Y. Zemke 10/08/1999
NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES

APPROVALS:

THIS PARTITION AS LOCATED IN DESCHUTES COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED.

Jeff Kern 3-21-1996
DESCHUTES COUNTY SURVEYOR

Sam McHugh 4-22-1996
DESCHUTES COUNTY PLANNING DIRECTOR

Lang Pini 4-16-1996
DESCHUTES COUNTY DIRECTOR OF PUBLIC WORKS

Roger Everett 4-22-1996
DESCHUTES COUNTY DIRECTOR OF ENVIRONMENTAL HEALTH

I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE
John Stettin 3-21-1996
DESCHUTES COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1995-1996 TAX ROLL WHICH BECAME A LIEN ON THIS PARTITION OR WILL BECOME A LIEN DURING THIS CALENDAR YEAR HAVE BEEN PAID TO ME.

Tim Wood 3-22-1996
DESCHUTES COUNTY ASSESSOR

Mike Berry 3-15-1996
DESCHUTES COUNTY WATER MASTER

Mary Kay Adlanger 4/24-1996
DESCHUTES COUNTY COMMISSIONER

Dennis Doughty 4/24-1996
DESCHUTES COUNTY COMMISSIONER

David E. King 4/24-1996
DESCHUTES COUNTY COMMISSIONER

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

WATER RIGHTS NOTE:

NO WATER RIGHTS EXIST WITHIN THE BOUNDARIES OF THIS PARTITION PLAT.

BY: Kim D. Ward L.L.C. 3/18/96
DATE



David R. Williams 2/11/96
OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686
EXPIRES: 30 JUNE, 1996

PREPARED BY:



PP1-493

PARTITION PLAT NO. 1996-18

PARTITION PLAT MP-95-32

LOCATED IN: WEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M., DESCHUTES COUNTY, OREGON

NARRATIVE NOTES:

- 1) PERSONNEL: DAVID R. WILLIAMS... JAMES DOWELL... STEVE CHAMBERLIN... 2) BASIS OF BEARINGS: CENTRAL OREGON COORDINATE SYSTEM... 3) REFERENCE SURVEYS: SEE LEGEND... 4) IMPLIED EASEMENT FOR INGRESS & EGRESS... 5) SURVEY NARRATIVE: WE WERE RETAINED BY KIM D. WARD...

(NARRATIVE CONTINUED) BECAUSE OF DIFFICULTY WITH THE TERRAIN AND DISTANCES INVOLVED, IT WAS DETERMINED TO USE GPS TO TIE THE CONTROLLING CORNERS FOR THE SECTION BREAKDOWN.

RECORD DATA FOR THE NORTH UNIT MAIN CANAL WAS ROTATED TO OUR BASIS USING RECORD TIES TO THE WEST ONE-QUARTER CORNER, NORTHWEST SECTION CORNER AND THE NORTH ONE-QUARTER CORNER OF SECTION 12.

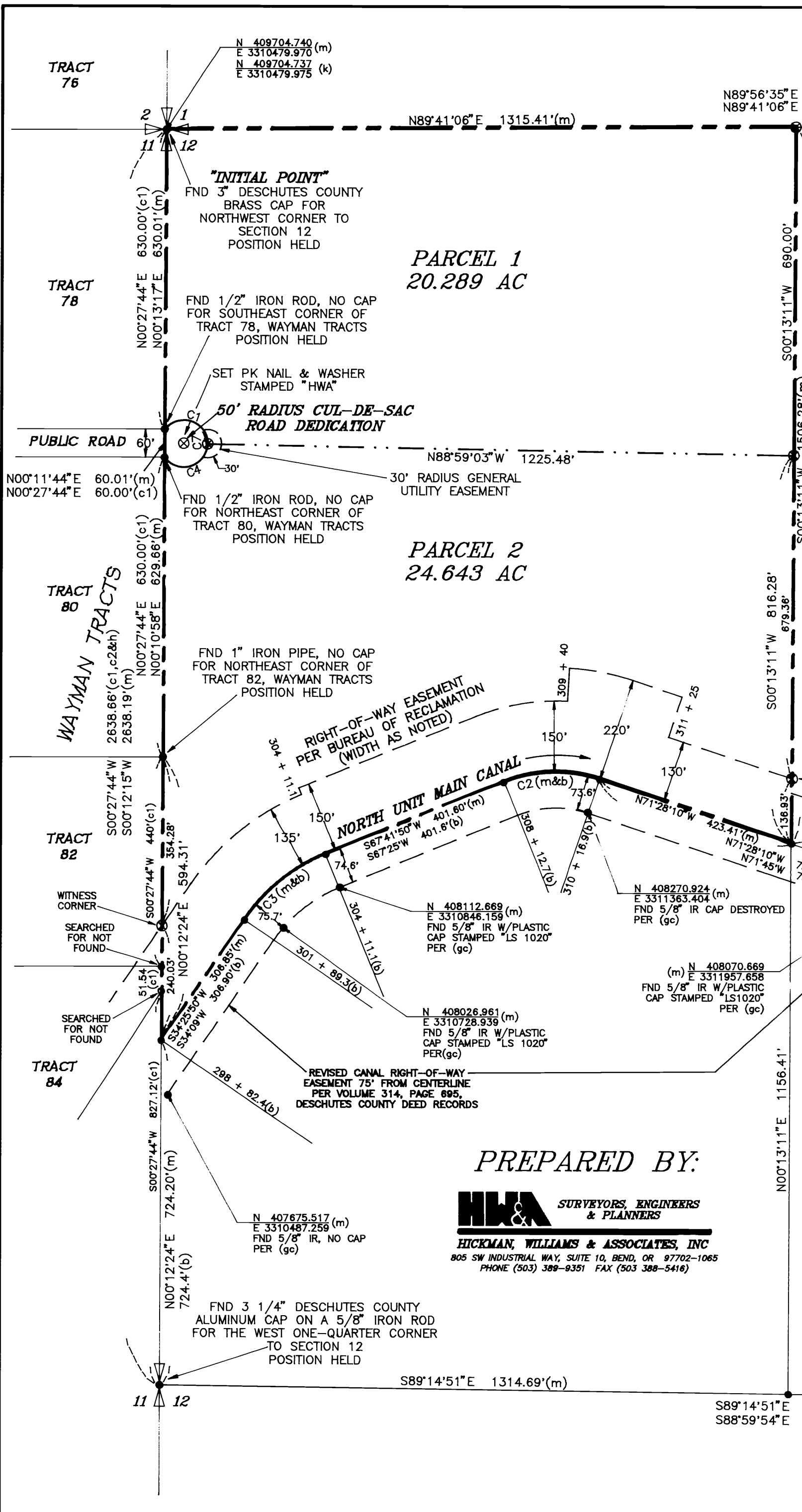
THE WESTERLY BOUNDARY OF THE PROJECT WAS DETERMINED BY HOLDING THE WEST ONE-QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 12 AS WELL AS MONUMENTS FOUND FOR THE WAYMAN TRACTS SHOWN ON THE ATTACHED DRAWING.

FOUND MONUMENTS ON THE WESTERLY END OF THE UN-NAMED PUBLIC ROAD WERE USED TO DETERMINE THE CENTER OF THE 50 FOOT RADIUS CUL-DE-SAC BULB BEING DEDICATED AS PART OF THIS PARTITION.



LEGEND:

- PARTITION BOUNDARY
--- CENTERLINE (AS NOTED)
--- EASEMENT LINE (AS NOTED)
--- PARTITION LINE
● FOUND CORNER (AS NOTED)
○ CALCULATED POSITION ONLY
⊗ SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "HWA" OR AS NOTED
(m) DENOTES MEASURED BEARING &/OR DISTANCE
(c1) RECORD BEARING &/OR DISTANCE PER "WAYMAN TRACTS" BY GEORGE COOK, DATED MAY, 1966 (CS02187)
(c2) RECORD BEARING &/OR DISTANCE PER COMBINED DRAWING OF "WAYMAN TRACTS" BY GEORGE COOK ENGINEERING DATED MAY, 1967 (CS11092)
(h) RECORD BEARING &/OR DISTANCE PER SECTIONAL BREAKDOWN OF SECTION 13, BY RICHARD HANKINS DATED DECEMBER, 1969 (CS02342)
(b) RECORD INFORMATION PER NORTH UNIT MAIN CANAL BY BUREAU OF RECLAMATION DATED APRIL, 1944
(gc) DENOTES FOUND MONUMENTS PER A RECORD OF SURVEY BY GEORGE COLVIN FILED 4/14/83 (CS02351)
(k) DENOTES COORDINATE DATA PER THE CENTRAL OREGON COORDINATE SYSTEM PUBLISHED BY THE DESCHUTES COUNTY SURVEYOR'S OFFICE



RESEARCH AT THE DESCHUTES COUNTY SURVEYOR'S OFFICE REVEALED THE FOLLOWING INFORMATION: SECTIONAL INFORMATION FOR SECTION 12 IS SHOWN ON A DRAWING OF THE WAYMAN TRACTS BY GEORGE COOK ENGINEERING PER CS11092.

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 19, 1994 DAVID R. WILLIAMS 2886 EXPIRES: 30 JUNE, 1996

CURVE TABLE with columns: #, RADIUS, DELTA, LENGTH, CH.BEARING, DISTANCE, TANGENT. Rows C1 through C7.

PREPARED BY:

HWA SURVEYORS, ENGINEERS & PLANNERS HICKMAN, WILLIAMS & ASSOCIATES, INC. 805 SW INDUSTRIAL WAY, SUITE 10, BEND, OR 97702-1065

CENTER ONE-QUARTER CORNER PER OCCR 387 HAS BEEN REMOVED AND NO EVIDENCE OF IT WAS FOUND A 3/4" REBAR (RECORDED AS A 5/8") IN A MOUND OF PAINTED ROCKS WAS FOUND PER OCCR 387 WHICH BEARS: N74°46'09"E, 3.86' FROM CALCULATED POSITION OF CENTER ONE-QUARTER CORNER NO EFFORT WAS MADE TO REESTABLISH THE CORNER DESCRIBED IN THAT RECORD