

3-575

# PARTITION PLAT No. 2008-11

IN THE NW 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN  
IN THE CITY OF BEND, DESCHUTES COUNTY, OREGON  
PROPERTY OWNER: ISAAC D. PETERSON & DANIEL F. PETERSON & ESTELLA A. PETERSON  
PZ 07-503

DESCHUTES COUNTY OFFICIAL RECORDS  
NANCY BLANKENSHIP, COUNTY CLERK 2008-11676  
\$46.00  
00603835200000116760010018  
03/17/2008 10:49:01 AM  
D-PP Cnt=1 Str=1 BN  
\$25.00 \$11.00 \$10.00

CS17683

## SURVEYOR'S CERTIFICATE

I, Scott D. Montgomery, Oregon Registered Professional Land Surveyor (PLS) No. 51,324, hereby certify that I have surveyed and marked with proper monuments, the lands shown on this City of Bend Minor Partition No. 07-503, the exterior boundary of which is described as follows:

Beginning at the west quarter corner of Section 9, Township 18 South, Range 12 East, of the Willamette Meridian, said point marked by a 2-1/2" brass cap on a 1-1/2" iron pipe; thence North 0°46'48" East 433.57 feet; thence South 89°11'47" East 500.82 feet; thence North 0°51'00" East 60.00 feet to the TRUE POINT OF BEGINNING and INITIAL POINT, said point referenced by a #5 rebar; thence North 0°51'00" East 105.00 feet; thence North 89°15'13" West 124.93 feet to a #5 rebar; thence South 0°51'37" West 104.88 feet to a #5 rebar with a red plastic cap stamped "APES"; thence South 89°11'47" East 124.95 feet to the point of beginning and containing 13,111 square feet of land, more or less.

Oregon Registered PLS No. 51,324  
Scott D. Montgomery

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

Wanda Callahan 2-7-2008  
DESCHUTES COUNTY TAX COLLECTOR DATE

I hereby certify that all ad valorem taxes, special assessments, fees, and other charges required by law to be placed on the 2007-2008 tax roll, which became a lien on this partition plat during this calendar year, but not yet certified to the tax collector for collection, have been paid.

Scott D. Montgomery 2-7-2008  
DESCHUTES COUNTY ASSESSOR DATE

## APPROVALS

Ken Brantley 2-6-08  
DESCHUTES COUNTY SURVEYOR DATE

Shawn Hall 2/21/08  
ARNOLD IRRIGATION DISTRICT, MANAGER DATE

Mick My 2-19-08  
CITY ENGINEER DATE  
CITY OF BEND

Hidi Kennedy for Colleen Stephens 2-20-08  
PLANNING DIRECTOR DATE  
CITY OF BEND

W. Nelson 2-21-08  
DESCHUTES COUNTY COMMISSIONER DATE

## DECLARATION

Know all men by these presents that ISAAC D. PETERSON, DANIEL F. PETERSON AND ESTELLA A. PETERSON, being the owners, and NATIONAL CITY MORTGAGE, a division of NATIONAL CITY BANK, being the Trust Deed Beneficiary of the lands shown on this City of Bend Minor Partition PZ 07-503, the boundary of which is more particularly described in the attached Surveyor's Certificate, and that the above named have caused the same to be surveyed, partitioned, and platted into Parcels and Easements, as shown hereon, and that the above named do hereby submit for record and approval said partition, and that the above named do hereby grant the private reciprocal access easement for ingress and egress and private utilities that affect Parcels 1 and 2, and dedicate to the public forever the right-of-way of Brosterhous Road, as shown hereon.

Isaac D. Peterson  
ISAAC D. PETERSON  
Daniel F. Peterson  
DANIEL F. PETERSON  
Estella A. Peterson  
ESTELLA A. PETERSON

## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF DESCHUTES } SS

This is to certify that on the 6th day of February, 2008 before me personally appeared ISAAC D. PETERSON, DANIEL F. PETERSON AND ESTELLA A. PETERSON, known to me being the same individuals who signed the declaration above, as a free and voluntary act.

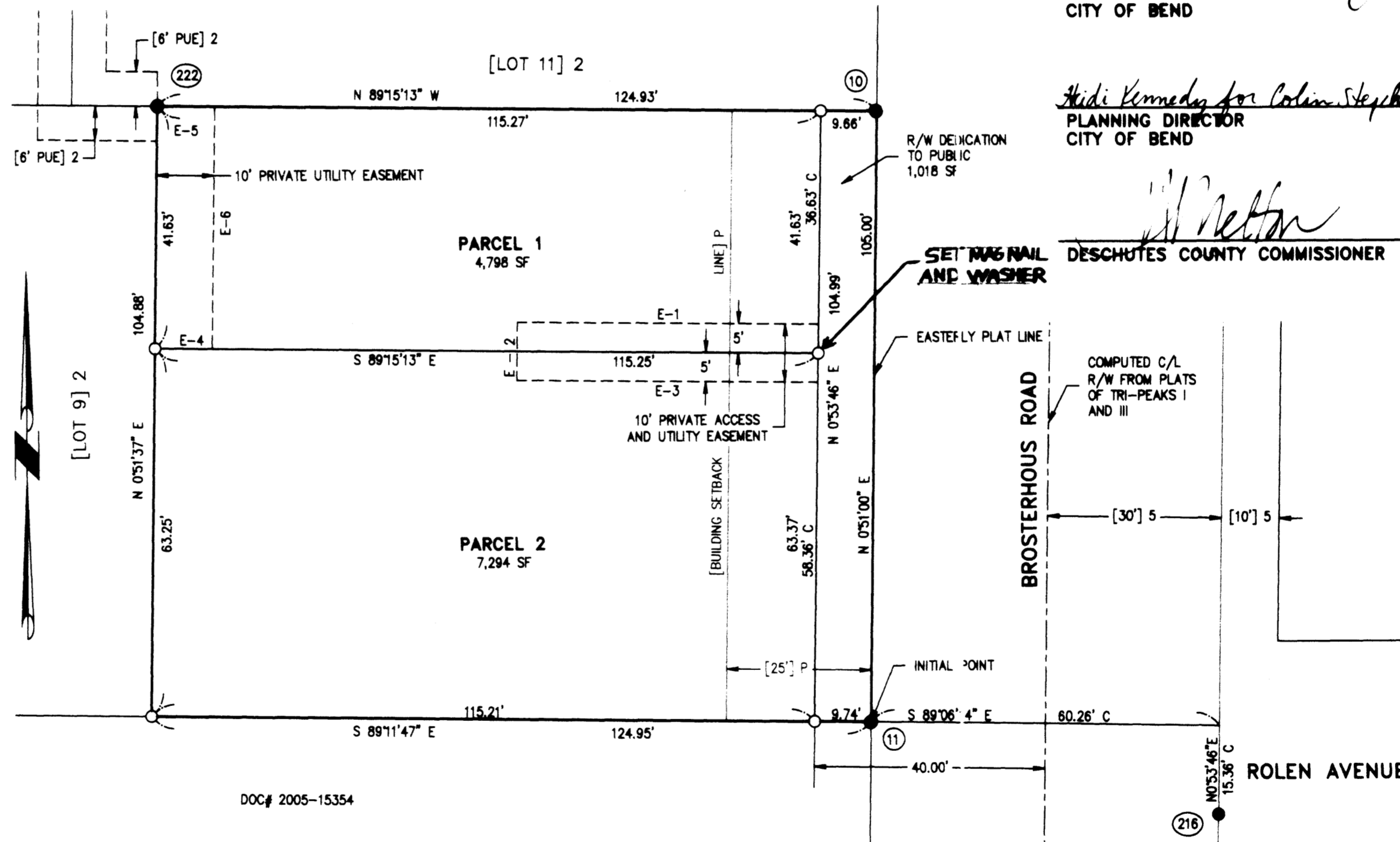
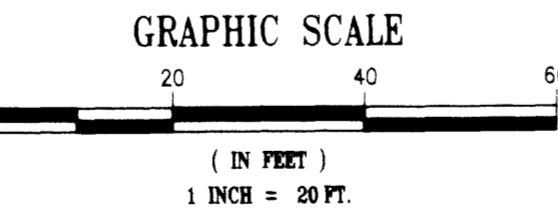
Wanda Callahan  
Notary Public, State of Oregon  
Printed Name: Wanda Callahan  
Commission No.: 388015  
Expiration Date: January 20, 2009

## CONSENT AFFIDAVIT TO DECLARATION

An Affidavit of Consent by NATIONAL CITY MORTGAGE, a division of NATIONAL CITY BANK, has been recorded in Volume 2008, Page 1677, Deschutes County Official Records.

I, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL

Scott D. Montgomery, PLS



DOC# 2005-15354

SHEET 1 OF 2

DRAWING NO.: PLAT.DWG DATE: 1/7/08	PREPARED FOR AND AT THE REQUEST OF <b>MUDDY RIVER DESIGNS, LLC</b>	JOB NO. 07-031 SCALE SHOWN
REGISTERED PROFESSIONAL LAND SURVEYOR <u>Scott D. Montgomery</u>	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.	CHECKED BY: SOM DRAWN BY: SOM
OREGON JANUARY 11, 2005 SCOTT D. MONTGOMERY 51,324 RE-NEWAL: 12/31/2008	LOCATION: <b>LOT 12, BLOCK 2 TRAP CLUB ROAD ESTATES</b> NW 1/4 SEC 9 T18S R12E, W.M. CITY OF BEND, DESCHUTES COUNTY, OREGON	LEGEND IR = IRON ROD IP = IRON PIPE RB = REBAR CH=CHAIN=66" CS = COUNTY SURVEY NO. DOC# = DEED INSTRUMENT # YPC = YELLOW PLASTIC CAP RPC = RED PLASTIC CAP M = MEASURED COURSE P = PLAT COURSE C = COMPUTED COURSE ( ) = DEED RECORD [ ] = SURVEY RECORD
ALL POINTS ENGINEERING & SURVEYING P.O. BOX 767 (CRR) TERREBONNE, OREGON 97160 PHONE (541) 548-5833 www.APEandS.com		MONUMENT FOUND AS NOTED GOVERNMENT MON. FOUND #5 RB SET & RPC MARKED "APES", EXCEPT AS NOTED

CS17683

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IN THE NW 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN  
 IN THE CITY OF BEND, DESCHUTES COUNTY, OREGON  
 PROPERTY OWNER: ISAAC D. PETERSON & DANIEL F. PETERSON & ESTELLA A. PETERSON  
 PZ 07-503

CS17683

PT#	DESCRIPTION	Δ N * CARDINAL	Δ E * OFFSET	SURFACE LEVEL
8	YPC "SCES" IN PAVEMENT SET IN REF. 6	HELD	HELD	-
9	#5 RB SET IN REF. 2	0.04'	0.01'	-
10	#5 RB SET IN REF. 2	0.00'	-0.09'	-
11	#5 RB BENT SET IN REF. 2	-0.04'	0.03'	-
14	#5 RB SET IN REF. 1	HELD	0.03'	-
15	#5 RB +1.0 UNKNOWN	0.00'	0.89'	+1.0
16	2-1/2" BRASS DISK ON 1-1/2" IP FOUND IN REF. 1, 2, AND 8	HELD	HELD	-
17	#4 RB FOUND IN REF. 1 AND 2	HELD	HELD	-
215	1" IP SET IN REF. 8	N/A	N/A	-
216	YPC "SCES" IN PAVEMENT SET IN REF. 5	HELD	HELD	-
217	RPC "LS 1020" SET IN REF. 3	N/A	N/A	-
219	RPC UNREADABLE SET IN REF. 4	N/A	N/A	-
220	RPC "LS 1020" SET IN REF. 4	N/A	N/A	-
221	#5 RB SET IN REF. 2	0.00'	0.03'	-
222	#5 RB SET IN REF. 2	HELD	HELD	-

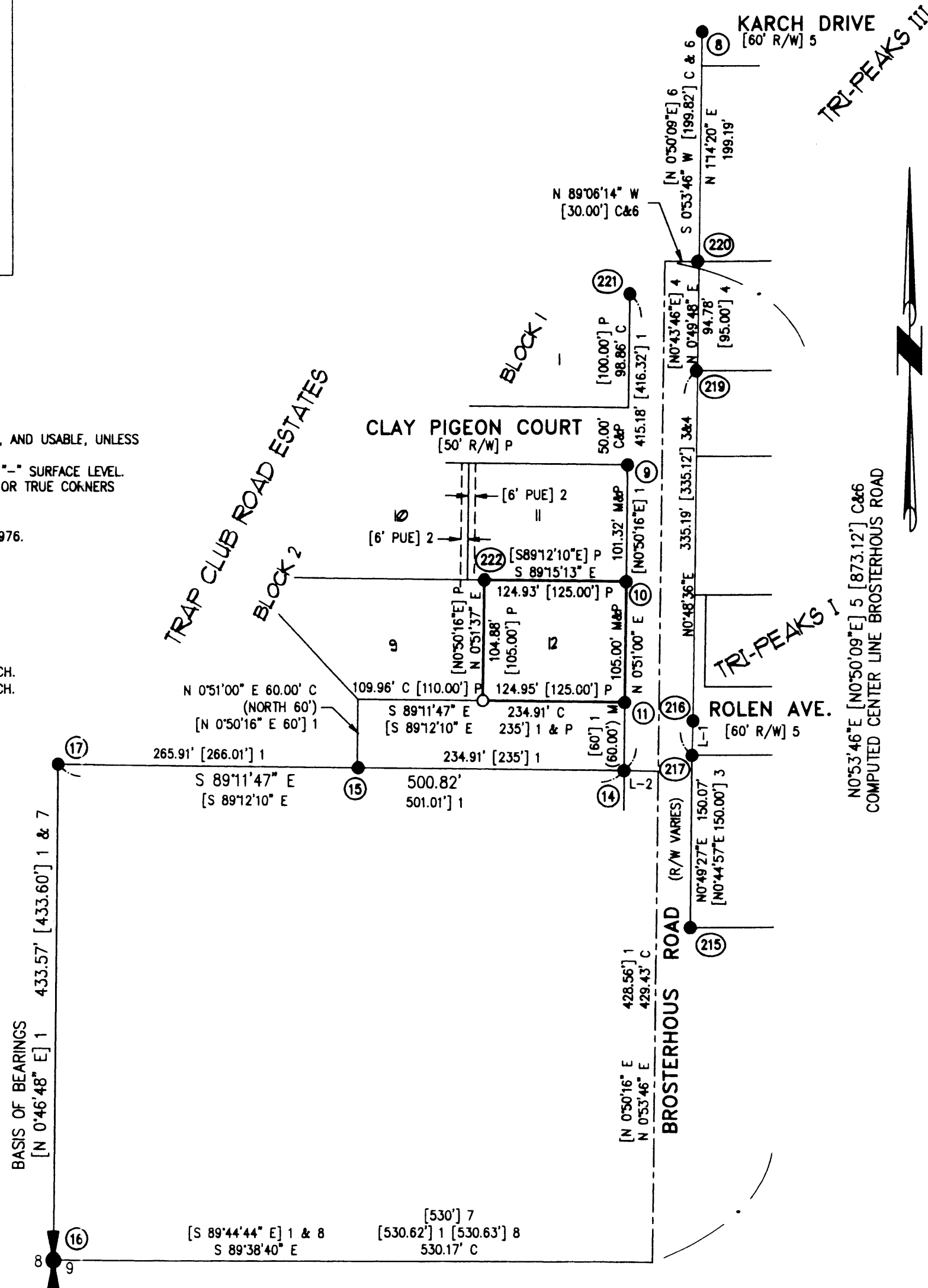
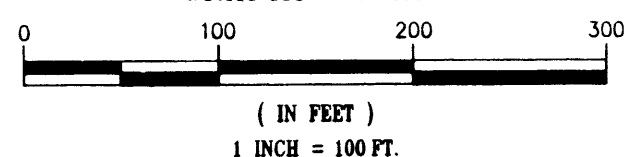
\* OFFSETS SHOWN ARE REFERENCED TO CS 03851 OR THE ORIGINAL PLAT OF TRAP CLUB ROAD ESTATES AND NOT TO THE COMPUTED RIGHT-OF-WAY OF BROSTERHOUS ROAD. POINTS 8 AND 216 WERE HELD TO ESTABLISH THE CENTER LINE OF BROSTERHOUS ROAD.

### NOTES

- ALL MONUMENTS FOUND WERE ERECT, ±0.3' LEVEL WITH SURFACE, IN GOOD CONDITION, AND USABLE, UNLESS OTHERWISE NOTED HEREON.
  - POINTS SHOWN WITH "+0.4" OR "-0.4" REFLECT THE DISTANCE ABOVE "+" OR BELOW "-" SURFACE LEVEL.
  - POINTS SHOWN WITH NE COORDINATES REFLECT CARDINAL DISTANCES FROM COMPUTED OR TRUE CORNERS
- [ ] 1 = CS 03851, BY D. EDWARDS 2/1973.  
 [ ] 2 = [ ] P = CS 10226, PLAT OF "TRAP CLUB ROAD ESTATES", BY E. GRAVES 8/1976.  
 [ ] 3 = CS 11602, BY G. COLVIN 8/1993.  
 [ ] 4 = CS 11378, BY G. COLVIN 2/1993.  
 [ ] 5 = CS 15272, PLAT OF "TRI-PEAKS I", BY M. TYE 2/2003.  
 [ ] 6 = CS 16704, PLAT OF "TRI-PEAKS III", BY M. TYE 12/2005.  
 [ ] 7 = CS 03862, UNRECORDED PLAT OF "CARROLL ACRES", BY L.D. WIEST 8/1919.  
 [ ] 8 = CS 06167, BY J. HAWTHORNE 5/1964.
- ( ) M = DEED RECORDED IN DOC# 2005-15354 (P. DEAN TRUST) AND MEASURED MATCH.  
 ( ) C = DEED RECORDED IN DOC# 2005-15354 (P. DEAN TRUST) AND COMPUTED MATCH.

LINE	BEARING	LENGTH
E-1	N 89°15'13" W	52.22'
E-2	S 0°44'47" W	10.00'
E-3	S 89°15'13" E	52.22'
E-4	S 89°15'13" E	10.00'
E-5	N 89°15'13" W	10.00'
E-6	N 0°51'37" E	41.63'
L-1	N 1°59'33" E	30.24'
L-2	S 89°11'47" E	30.00'

### GRAPHIC SCALE



### SURVEYOR'S NARRATIVE

The purpose of this survey and map was to establish and illustrate the boundary of that property described and recorded in DOC# 2007-34220, Deschutes County Official Records, and then to partition the same into parcels, as shown. Record information used includes deeds from adjoining and county survey "CS" records, as shown hereon.

Basis of bearings was obtained from CS 03851. The southerly line of the plat of TRAP CLUB ROAD ESTATES was established from Points 14 and 17.

The southerly line of Lots 9 and 12, Block 2 of said plat was established from CS 03851 and DOC# 2005-15354. The southwest corner of said Lot 12 was established by single proportionate measure of the southerly line of said Lots 9 and 12.

The easterly plat line of Lots 11 and 12, Block 2 of said plat was established by linear regression of Points 9, 10, 11, 14 and 221. Said easterly plat line and the calculated westerly margin of Brosterhaus Road differ in alignment and offset to center line, as shown on Sheet 1. CS 03851 and the plat of TRAP CLUB ROAD ESTATES show no ties to the center line monuments set by L.D. West in CS 03862. Plats of TRI-PEAKS I and III, both by M. Tye, show ties to said center line monuments; therefore I used said TRI-PEAKS plats to calculate the right-of-way of Brosterhaus Road.

The southeast corner of said Lot 12 was established by deed distance from Point 14 along said easterly plat line of TRAP CLUB ROAD ESTATES.

The northeast corner was established by single proportionate measure between the southeast corner of said Lot 12 and Point 9, along said easterly line.

The northwest corner of said Lot 12 was held as Point 222.

The center line of Brosterhaus Road was established from Points 8 and 216.

The interior points were set based on City of Bend Minor Partition No. PZ 07-503, as shown.

### EQUIPMENT AND PROCEDURE

Two Topcon Hiper Lite dual frequency GPS receivers were used statically to retrieve control on July 7, 2007. Boundary monumentation was tied from said control with a Topcon GPT 3003 Total Station, two bi-pod supported prism poles along with a 33-foot steel engineer's tape and a TDS Ranger 200T data collector on October 17, 2007. Monuments were set on February 4, 2008 using the same total station setup.

### WATER RIGHTS STATEMENT

There are no water rights appurtenant to these lands.

I, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL

SCOTT D. MONTGOMERY, PLS

SHEET 2 OF 2

DESCHUTES COUNTY SURVEYOR  
 FILED 3/18/2008 BY: Vikki Opie

DR# WING NO.: PLAT.DWG DATE: 1/7/08 REGISTERED PROFESSIONAL AND SURVEYOR SCOTT D. MONTGOMERY 51,324 RENEWAL: 12/31/2008	PREPARED FOR AND AT THE REQUEST OF <b>MUDDY RIVER DESIGNS, LLC</b> LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS. LOCATION: <b>LOT 12, BLOCK 2                  TRAP CLUB ROAD ESTATES</b> NW 1/4 SEC 9 T18S R12E, W.M. CITY OF BEND, DESCHUTES COUNTY, OREGON	JOB NO. 07-031 SCALE SHOWN CHECKED BY: SDM DRAWN BY: SDM LEGEND IR = IRON ROD IP = IRON PIPE RB = REBAR CH=CHAIN=66' CS = COUNTY SURVEY NO. DOC# = DEED INSTRUMENT # YPC = YELLOW PLASTIC CAP RPC = RED PLASTIC CAP M = MEASURED COURSE P = PLAT COURSE C = COMPUTED COURSE ( ) = DEED RECORD [ ] = SURVEY RECORD ● MONUMENT FOUND AS NOTED ○ GOVERNMENT MON. FOUND ○ #5 RB SET & RPC MARKED "APES", EXCEPT AS NOTED
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