

7 PROPOSED WELL SITES
515.6 ACRES OF IRRIGATION

T-8573

SURVEYOR'S CERTIFICATE:

I, FRED A. AST, JR., OREGON REGISTERED LAND SURVEYOR NO. 1938, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OREGON.

Fred A. Ast, Jr. 3/13/89

LEGEND

- MONUMENTS WERE FOUND AS DESCRIBED
- SET 5/8" x 30" IRON RODS WITH YELLOW PLASTIC CAPS MARKED "F.AST - PLS 1938", UNLESS SHOWN OTHERWISE.
- RECORD DATA PER THE "REFERENCE MATERIAL"
- B.C.I.P. BRASS CAPPED IRON PIPE
- ◇ FD. DESCH. CO. 3" ALUMINUM CAPPED MONUMENT. (SEE "OREGON CORNER RESTORATION RECORD" ON FILE WITH DESCH. CO.)

MINOR LAND PARTITION 88-35

13 MARCH 1989

A PARTITIONING OF THE PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 4, THE NORTHWEST, NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 9, THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10, ALL WITHIN T16S, R11E, W. M., DESCHUTES COUNTY, OREGON

OWNERS

NEWELL PARLEY BAKER TRUST, DATED SEPT. 27, 1982
ROSELLA WHEELER BAKER TRUST, DATED SEPT. 27, 1982

SURVEYOR

FRED A. AST, JR. & ASSOCIATES
351 W. CASCADE ST. P. O. BOX 751
SISTERS, OREGON 97759
PHONE: 549-7851

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
REGISTERED
FREDERICK A. AST, JR.
1938

DECLARATION

KNOW ALL MEN BY THESE PRESENT, THAT THE "NEWELL PARLEY BAKER TRUST" AND THE "ROSELLA WHEELER BAKER TRUST", BEING THE OWNERS IN FEE SIMPLE OF THOSE PARCELS OF LAND SHOWN HEREON, BY AND THROUGH ROSELLA W. BAKER - "CO-TRUSTEE" OF SAID "TRUSTS", HAVE CAUSED SAID LAND TO BE SURVEYED AND PARTITIONED INTO THE PARCELS AS SHOWN ON THIS MAP OF "MINOR LAND PARTITION 88-35".

Rosella W. Baker
ROSELLA W. BAKER - "CO-TRUSTEE"

April 12, 1989
DATE

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF April, 1989, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ROSELLA W. BAKER, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING "DECLARATION" AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN NAMED.

Rosella W. Baker

RECEIVED

MAY 10 2006

WATER RESOURCES DEPT.
SALEM, OREGON

APPROVALS

Jeff Kern
DESCHUTES COUNTY SURVEYOR

4-18-89
DATE

Wynne W. Everett
DESCHUTES COUNTY SANITARIAN

5-4-89
DATE

Tommy Egan
DESCHUTES COUNTY DIRECTOR OF PUBLIC WORKS

4-28-89
DATE

George J. Lead
DESCHUTES COUNTY PLANNING DIRECTOR

6/5/89
DATE

Lawrence J. Tranta
DESCHUTES COUNTY COMMISSIONER

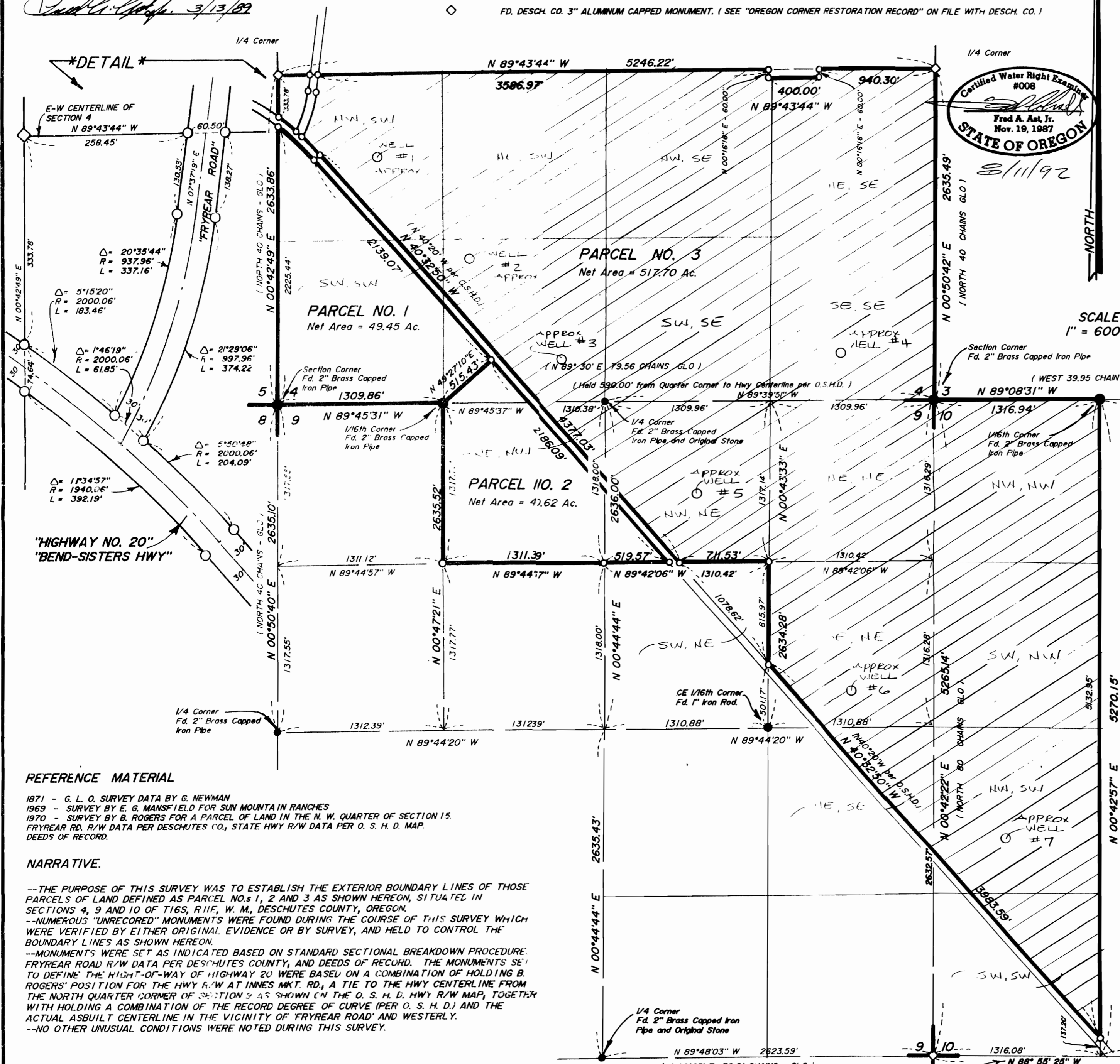
6-7-89
DATE

MT Hay
DESCHUTES COUNTY COMMISSIONER

6-7-89
DATE

Wick J. Muller
DESCHUTES COUNTY COMMISSIONER

6-7-89
DATE



REFERENCE MATERIAL

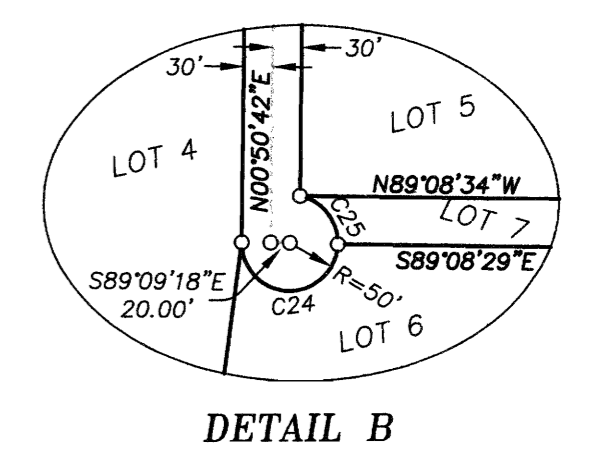
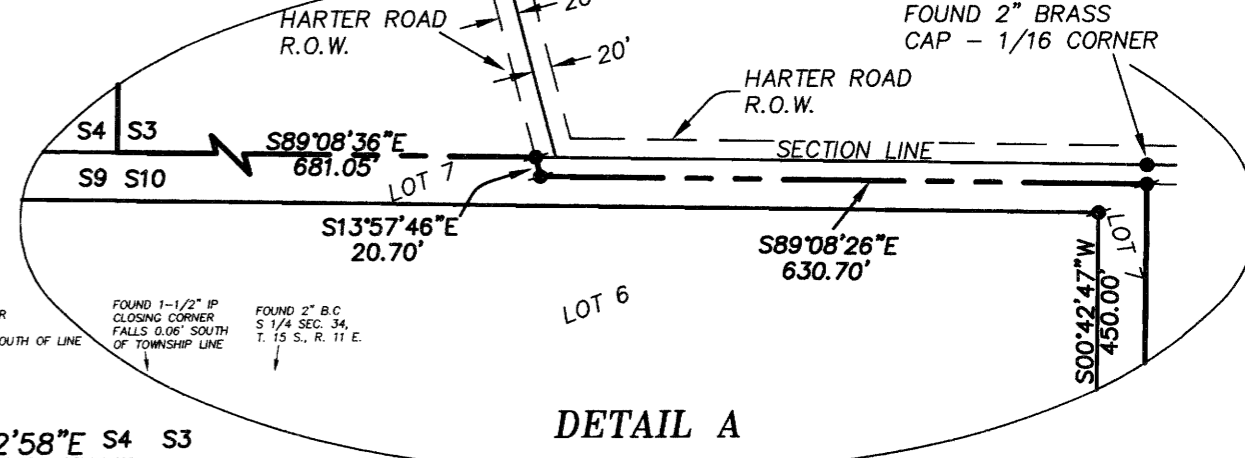
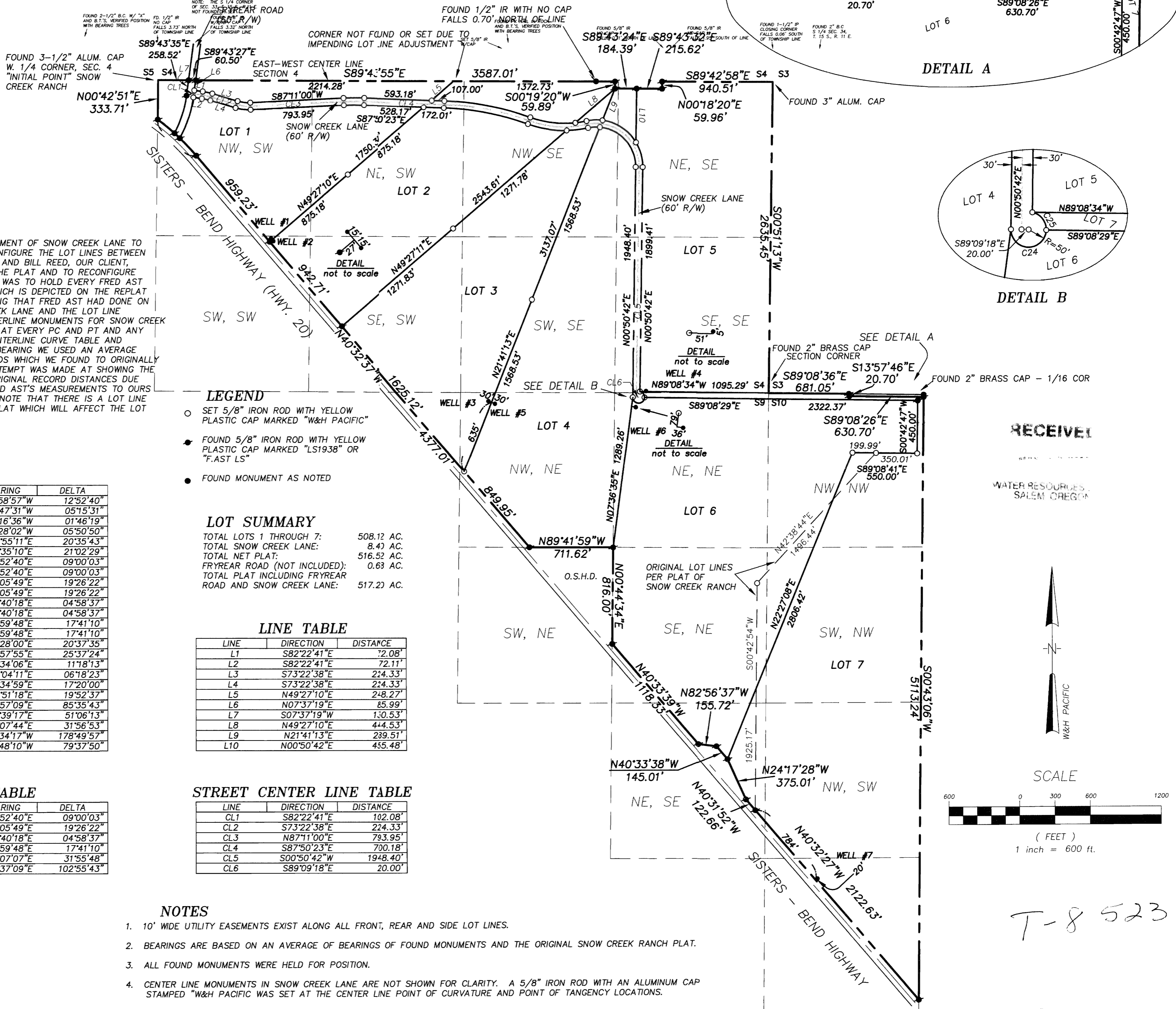
- 1871 - G. L. O. SURVEY DATA BY G. NEWMAN
- 1969 - SURVEY BY E. G. MANSFIELD FOR SUN MOUNTAIN RANCHES
- 1970 - SURVEY BY B. ROGERS FOR A PARCEL OF LAND IN THE N. W. QUARTER OF SECTION 15.
- FRYREAR RD. R/W DATA PER DESCHUTES CO., STATE HWY R/W DATA PER O. S. H. D. MAP.
- DEEDS OF RECORD.

NARRATIVE.

--THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE EXTERIOR BOUNDARY LINES OF THOSE PARCELS OF LAND DEFINED AS PARCEL NO. 1, 2 AND 3 AS SHOWN HEREON, SITUATED IN SECTIONS 4, 9 AND 10 OF T16S, R11E, W. M., DESCHUTES COUNTY, OREGON.
--NUMEROUS "UNRECORDED" MONUMENTS WERE FOUND DURING THE COURSE OF THIS SURVEY WHICH WERE VERIFIED BY EITHER ORIGINAL EVIDENCE OR BY SURVEY, AND HELD TO CONTROL THE BOUNDARY LINES AS SHOWN HEREON.
--MONUMENTS WERE SET AS INDICATED BASED ON STANDARD SECTIONAL BREAKDOWN PROCEDURE. FRYREAR ROAD R/W DATA PER DESCHUTES COUNTY, AND DEEDS OF RECORD. THE MONUMENTS SET TO DEFINE THE RIGHT-OF-WAY OF HIGHWAY 20 WERE BASED ON A COMBINATION OF HOLDING B. ROGERS' POSITION FOR THE HWY R/W AT INNES MKT. RD., A TIE TO THE HWY CENTERLINE FROM THE NORTH QUARTER CORNER OF SECTION 9 AS SHOWN ON THE O. S. H. D. HWY R/W MAP, TOGETHER WITH HOLDING A COMBINATION OF THE RECORD DEGREE OF CURVE (PER O. S. H. D.) AND THE ACTUAL ASBUILT CENTERLINE IN THE VICINITY OF 'FRYREAR ROAD' AND WESTERLY.
--NO OTHER UNUSUAL CONDITIONS WERE NOTED DURING THIS SURVEY.

A REPLAT OF SNOW CREEK RANCH

A SUBDIVISION SITUATED IN THE SOUTH 1/2 OF SECTION 4, THE NORTH 1/2 AND SOUTHEAST 1/4 OF SECTION 9 AND THE WEST 1/2 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN
DESCHUTES COUNTY, OREGON



NARRATIVE

THE PURPOSE OF THIS REPLAT WAS TO RECONFIGURE THE ROAD ALIGNMENT OF SNOW CREEK LANE TO MATCH THE EXISTING CONSTRUCTION OF THE ROAD, AS WELL AS RECONFIGURE THE LOT LINES BETWEEN LOTS 6 & 7. FRED AST DID THE ORIGINAL SNOW CREEK RANCH PLAT AND BILL REED, OUR CLIENT, COMMISSIONED US TO COMPLETE THE INTERIOR MONUMENTATION FOR THE PLAT AND TO RECONFIGURE THE ITEMS LISTED ABOVE. TO ESTABLISH THE BOUNDARY OUR INTENT WAS TO HOLD EVERY FRED AST IRON ROD THAT WE FOUND AS AN ANGLE POINT IN THE BOUNDARY WHICH IS DEPICTED ON THE REPLAT OF SNOW CREEK RANCH. AGAIN, THE INTENT WAS TO HOLD EVERYTHING THAT FRED AST HAD DONE ON THE ORIGINAL PLAT AND ONLY CHANGE THE ALIGNMENT OF SNOW CREEK LANE AND THE LOT LINE BETWEEN LOT 6 & 7. DUE TO THE SCALE OF THE REPLAT, THE CENTERLINE MONUMENTS FOR SNOW CREEK LANE ARE NOT SHOWN ON THE PLAT, HOWEVER THEY HAVE BEEN SET AT EVERY PC AND PT AND ANY REFERENCE TO CENTERLINES SHOULD BE DIRECTED TO THE STREET CENTERLINE CURVE TABLE AND STREET CENTERLINE LINE TABLE ON SHEET 2 OF 2. AS A BASIS ON BEARING WE USED AN AVERAGE BEARING FOR THE PROJECT BASED ON THE FOUND FRED AST IRON RODS WHICH WE FOUND TO ORIGINALLY PERFORM THE CONSTRUCTION STAKING OF SNOW CREEK LANE. NO ATTEMPT WAS MADE AT SHOWING THE DIFFERENCES BETWEEN OUR MEASURED DISTANCES AND FRED AST'S ORIGINAL RECORD DISTANCES DUE TO THE SCALE OF THE PLAT. ANYONE INTERESTED IN COMPARING FRED AST'S MEASUREMENTS TO OURS CAN REFER TO THE ORIGINAL PLAT OF SNOW CREEK RANCH. PLEASE NOTE THAT THERE IS A LOT LINE ADJUSTMENT PENDING WITH THE PARCELS TO THE NORTH OF THIS REPLAT WHICH WILL AFFECT THE LOT CONFIGURATIONS EVENTUALLY.

LEGEND

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS1938" OR "F.AST LS"
- FOUND MONUMENT AS NOTED

LOT SUMMARY

TOTAL LOTS 1 THROUGH 7: 508.12 AC.
TOTAL SNOW CREEK LANE: 8.40 AC.
TOTAL NET PLAT: 516.52 AC.
FRYREAR ROAD (NOT INCLUDED): 0.63 AC.
TOTAL PLAT INCLUDING FRYREAR ROAD AND SNOW CREEK LANE: 517.22 AC.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S82°22'41"E	72.08'
L2	S82°22'41"E	72.11'
L3	S73°22'38"E	224.33'
L4	S73°22'38"E	224.33'
L5	N49°27'10"E	248.27'
L6	N07°37'19"E	85.99'
L7	S07°37'19"W	130.53'
L8	N49°27'10"E	444.53'
L9	N21°41'13"E	239.51'
L10	N00°50'42"E	455.48'

STREET CENTER LINE TABLE

LINE	DIRECTION	DISTANCE
CL1	S82°22'41"E	102.08'
CL2	S73°22'38"E	224.33'
CL3	N87°11'00"E	793.95'
CL4	S87°50'23"E	700.18'
CL5	S00°50'42"W	1948.40'
CL6	S89°09'18"E	20.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2000.06'	449.53'	448.58'	N46°58'57"W	12°52'40"
C2	2000.06'	183.56'	183.50'	N50°47'31"W	05°15'31"
C3	2000.06'	61.85'	61.85'	N47°16'36"W	01°46'19"
C4	2000.06'	204.11'	204.02'	N43°28'02"W	05°50'50"
C5	937.96'	337.16'	335.34'	N17°55'11"E	20°35'43"
C6	997.96'	366.49'	364.44'	N18°35'10"E	21°02'29"
C7	470.00'	73.83'	73.76'	S77°52'40"E	09°00'03"
C8	530.00'	83.26'	83.17'	S77°52'40"E	09°00'03"
C9	380.00'	128.93'	128.31'	S83°05'49"E	19°26'22"
C10	320.00'	108.57'	108.05'	S83°05'49"E	19°26'22"
C11	1970.00'	171.12'	171.07'	N89°40'18"E	04°58'37"
C12	2030.00'	176.33'	176.28'	N89°40'18"E	04°58'37"
C13	2370.00'	731.58'	728.68'	S78°59'48"E	17°41'10"
C14	2430.00'	750.10'	747.12'	S78°59'48"E	17°41'10"
C15	930.00'	334.80'	332.99'	S80°28'00"E	20°37'35"
C16	870.00'	389.08'	385.84'	S82°57'55"E	25°37'24"
C17	930.00'	183.48'	183.18'	N83°34'06"E	11°18'13"
C18	870.00'	95.76'	95.71'	N81°04'11"E	06°18'23"
C19	335.00'	101.35'	100.96'	N86°34'59"E	17°20'00"
C20	395.00'	137.03'	136.35'	N87°51'18"E	19°52'37"
C21	335.00'	500.46'	455.20'	S41°57'09"E	85°35'43"
C22	395.00'	352.31'	340.75'	S56°39'17"E	51°06'13"
C23	395.00'	220.25'	217.41'	S15°07'44"E	31°56'53"
C24	50.00'	156.06'	99.99'	N88°34'17"W	178°49'57"
C25	50.00'	69.49'	64.03'	N37°48'10"W	79°37'50"

STREET CENTER LINE CURVE TABLE

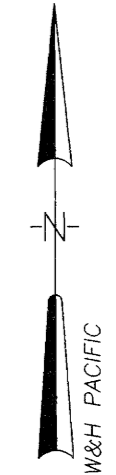
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CC1	500.00'	78.55'	78.47'	S77°52'40"E	09°00'03"
CC2	350.00'	118.75'	118.18'	S83°05'49"E	19°26'22"
CC3	2000.00'	173.73'	173.67'	N89°40'18"E	04°58'37"
CC4	2400.00'	740.84'	737.90'	S78°59'48"E	17°41'10"
CC5	900.00'	501.55'	495.09'	S86°07'07"E	31°55'48"
CC6	365.00'	655.70'	571.02'	S50°37'09"E	102°55'43"

NOTES

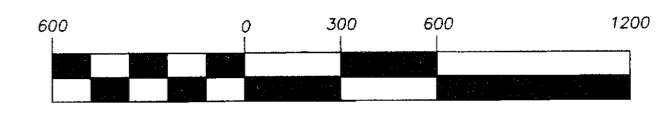
- 10' WIDE UTILITY EASEMENTS EXIST ALONG ALL FRONT, REAR AND SIDE LOT LINES.
- BEARINGS ARE BASED ON AN AVERAGE OF BEARINGS OF FOUND MONUMENTS AND THE ORIGINAL SNOW CREEK RANCH PLAT.
- ALL FOUND MONUMENTS WERE HELD FOR POSITION.
- CENTER LINE MONUMENTS IN SNOW CREEK LANE ARE NOT SHOWN FOR CLARITY. A 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "W&H PACIFIC" WAS SET AT THE CENTER LINE POINT OF CURVATURE AND POINT OF TANGENCY LOCATIONS.

RECEIVED

WATER RESOURCES
SALEM, OREGON



SCALE



(FEET)
1 inch = 600 ft.

T-8 523

SHEET 2 OF 2

W&H PACIFIC
155 N.E. REVERE
BEND, OREGON 97701
(503) 388-4255
ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1988
LYNN J. BRUNO
2335
EXPIRATION DATE: 12-31-95

NOVEMBER, 1995