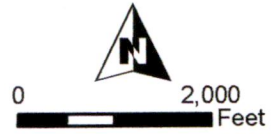


**T15S R12E, WM  
DESCHUTES COUNTY, OR**



1" = 2,000'

- Well "ON"
- POU QM "ON"
- Section
- Quarter Quarter
- Tax Lot

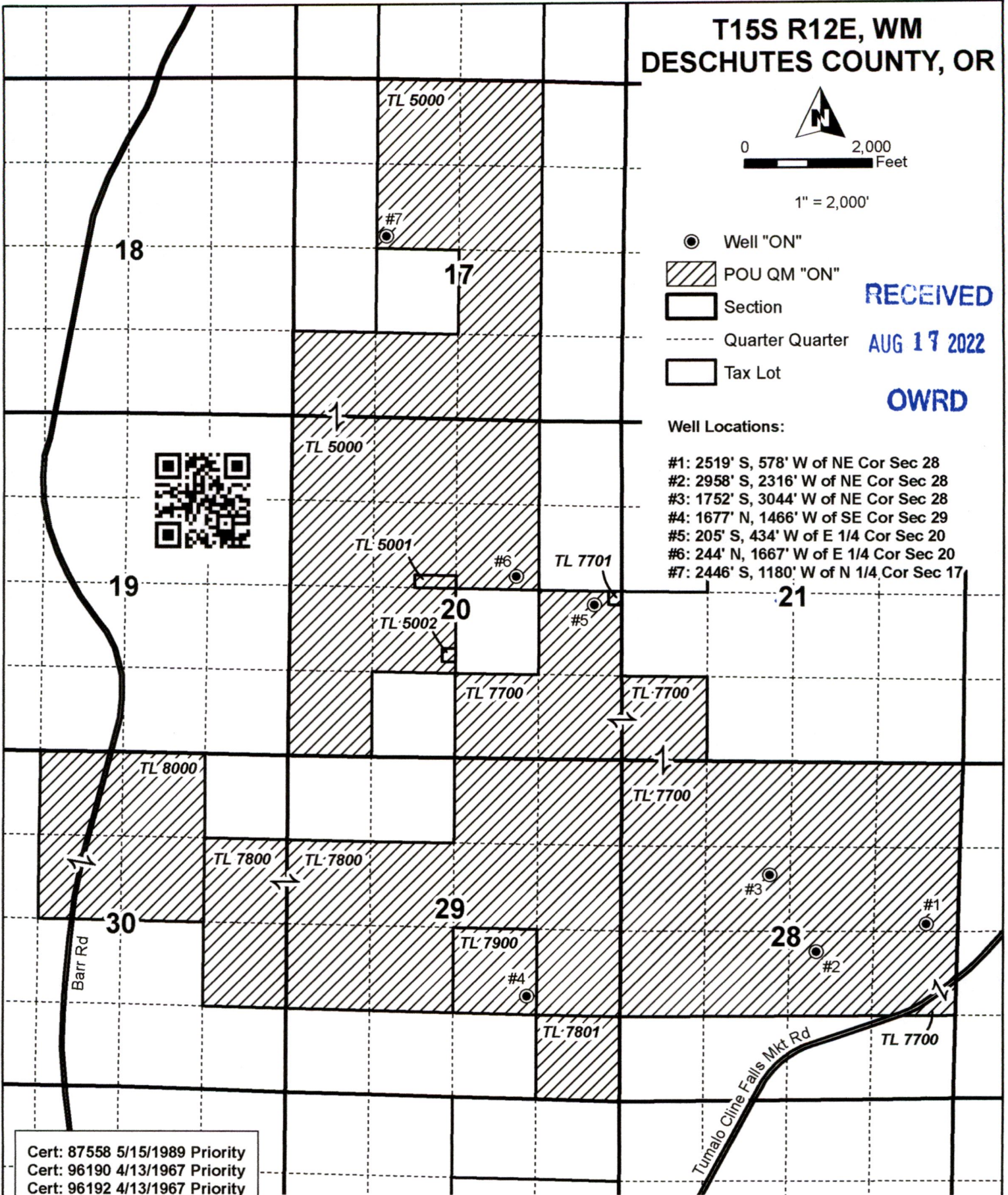
**RECEIVED**

**AUG 17 2022**

**OWRD**

**Well Locations:**

- #1: 2519' S, 578' W of NE Cor Sec 28
- #2: 2958' S, 2316' W of NE Cor Sec 28
- #3: 1752' S, 3044' W of NE Cor Sec 28
- #4: 1677' N, 1466' W of SE Cor Sec 29
- #5: 205' S, 434' W of E 1/4 Cor Sec 20
- #6: 244' N, 1667' W of E 1/4 Cor Sec 20
- #7: 2446' S, 1180' W of N 1/4 Cor Sec 17



Cert: 87558 5/15/1989 Priority  
 Cert: 96190 4/13/1967 Priority  
 Cert: 96192 4/13/1967 Priority

**TEMPORARY TRANSFER "ON" MAP**  
 For  
**Pinnacle Utilities, LLC**

Date: 6/17/2022

This map is not intended to provide legal dimensions or locations of property ownership lines.

**WATER RIGHT SERVICES, LLC**

PO BOX 1830, BEND, OR 97709

**WWW.OREGONWATER.US 541-389-2837**

johnshort@usa.com

CCB # 197121



**T14S R12E, WM  
DESCHUTES COUNTY, OR**



0 2,000  
Feet

1" = 2000'

- Well
- Pipeline
- Section
- Quarter Quarter
- Tax Lot

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**AUG 17 2022**

**OWRD**

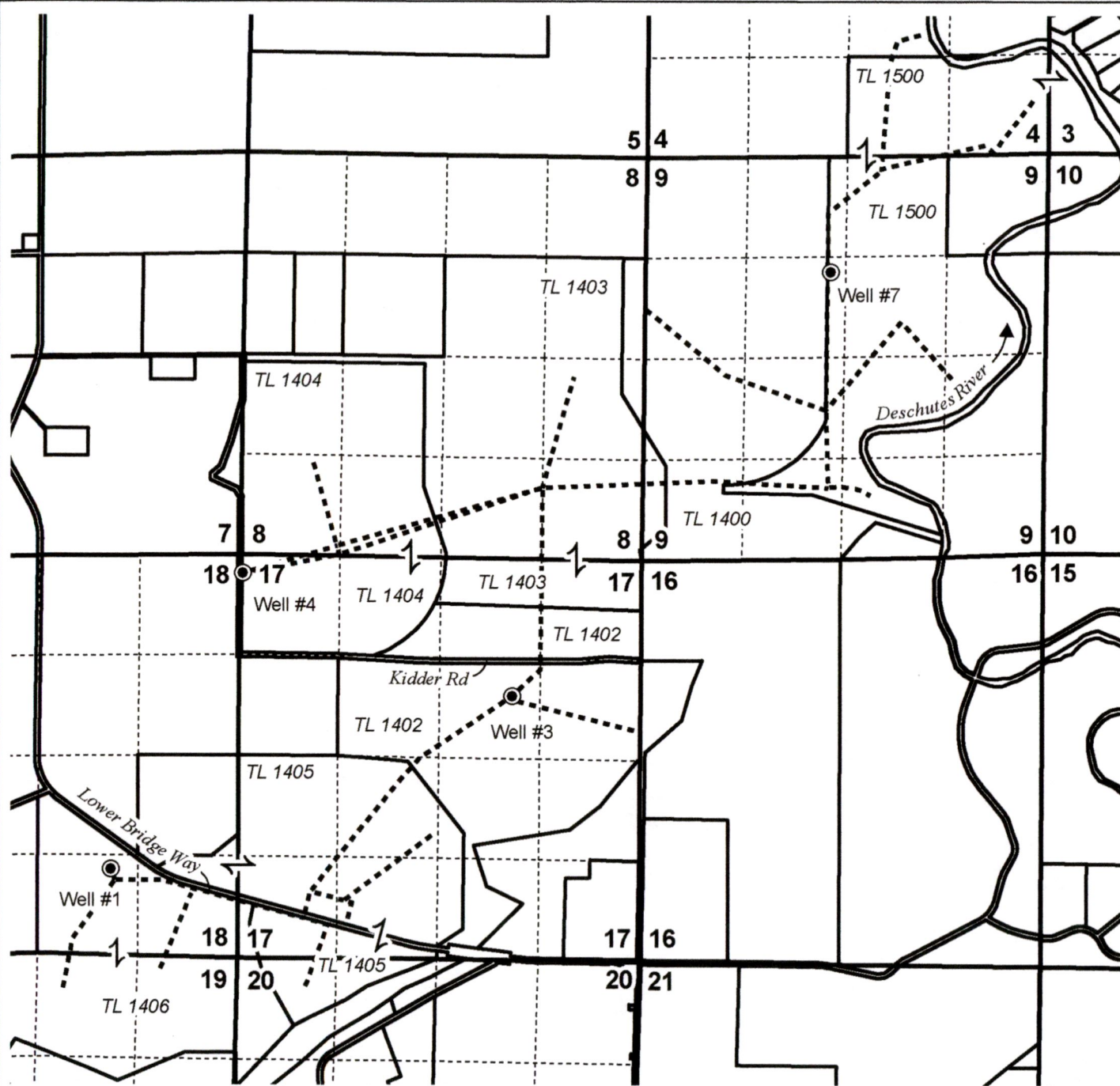
Well Locations:

Well #1 (DESC 2100):  
1154.2' N, 1680.6' W of SE Cor Sec 18

Well #3 (DESC 2087/L-122702):  
1772.1' S, 1706.6' W of NE Cor Sec 17

Well #4 (DESC 2098/L-122703):  
240.7' S, 32.2' E of NW Cor Sec 17

Well #7 (DESC 768/L-122706):  
1571.4' S, 2862.6' W of NE Cor Sec 9



**TEMPORARY TRANSFER MAP  
Big Falls Ranch Co. / Pinnacle Utilities, LLC**

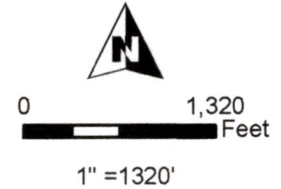
Date: 7/1/2022

*Well & Delivery System Map*

This map is not intended to provide legal dimensions or locations of property ownership lines.

**WATER RIGHT SERVICES, LLC**  
PO BOX 1830, BEND, OR 97709  
**WWW.OREGONWATER.US** CCB # 197121  
johnshort@usa.com 541-389-2837

**T14S R12E, WM  
DESCHUTES COUNTY, OR**

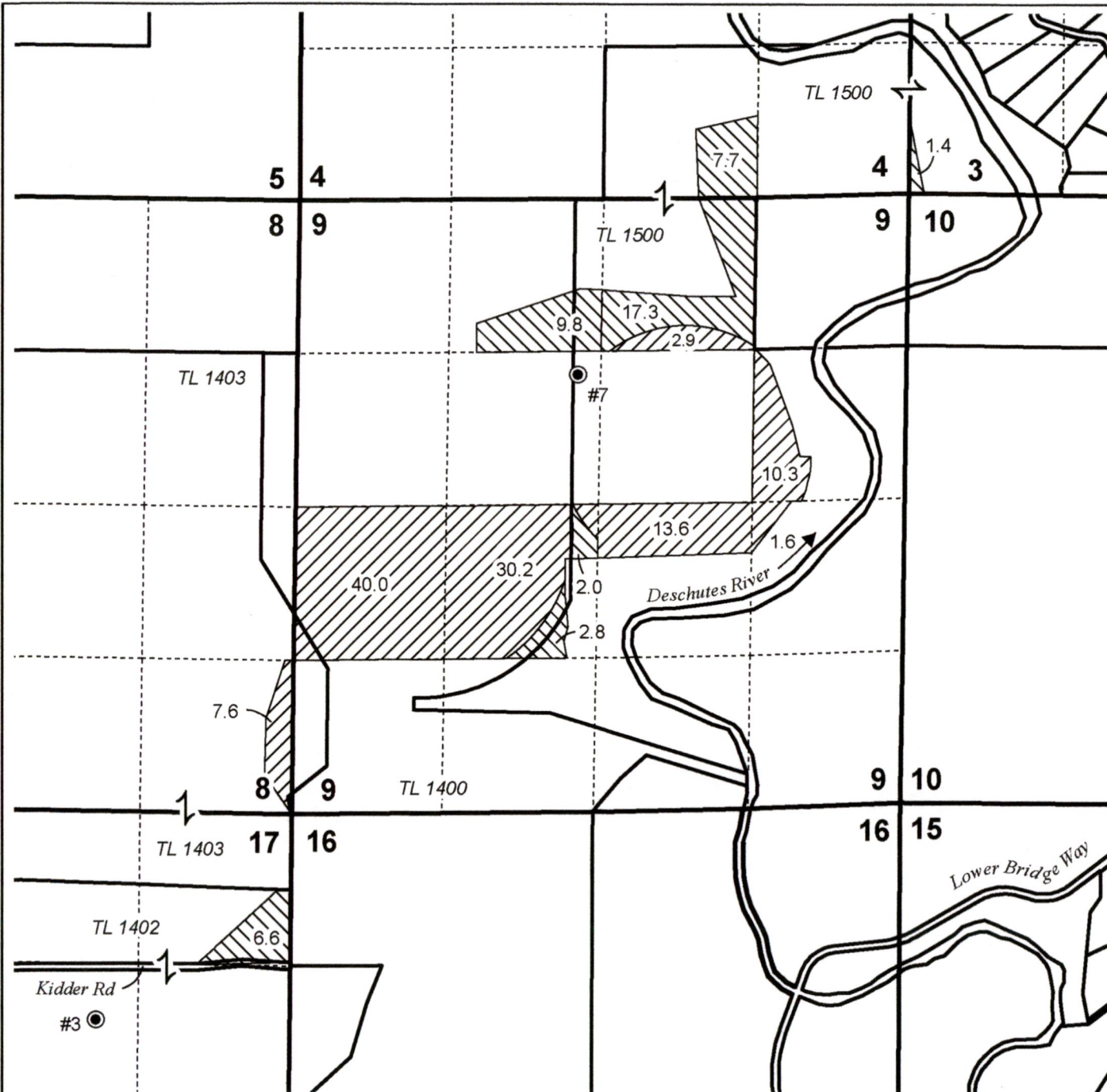


- Well
- POU IR C-96190 "OFF"
- POU IR C-96190 "NO CHANGE"
- Section
- Quarter Quarter
- Tax Lot

RECEIVED

AUG 17 2022

OWRD



**TEMPORARY TRANSFER MAP  
Big Falls Ranch Co. / Pinnacle Utilities, LLC**

Date: 7/1/2022







Cert: 96190 4/13/1967 Priority ("OFF" MAP 1 OF 1)

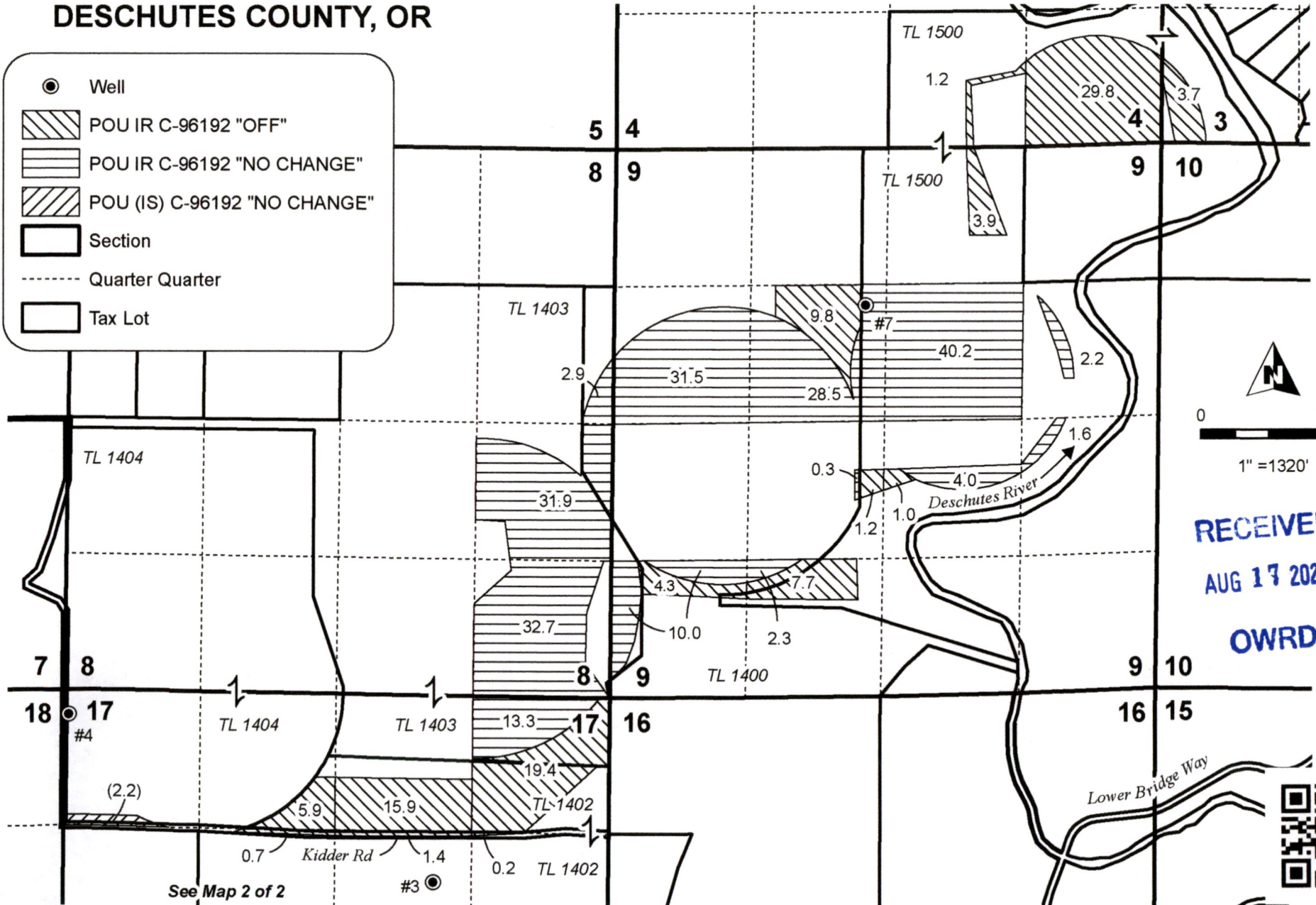
This map is not intended to provide legal dimensions or locations of property ownership lines.

**WATER RIGHT SERVICES, LLC**  
 PO BOX 1830, BEND, OR 97709  
**WWW.OREGONWATER.US** CCB # 197121  
 johnshort@usa.com 541-389-2837



# T14S R12E, WM DESCHUTES COUNTY, OR

- Well
-  POU IR C-96192 "OFF"
-  POU IR C-96192 "NO CHANGE"
-  POU (IS) C-96192 "NO CHANGE"
-  Section
-  Quarter Quarter
-  Tax Lot



RECEIVED  
AUG 17 2022  
OWRD



## TEMPORARY TRANSFER MAP Big Falls Ranch Co. / Pinnacle Utilities, LLC

Date: 7/6/2022      Cert: 96192 4/13/1967 Priority ("OFF" MAP 1 OF 2)

This map is not intended to provide legal dimensions or locations of property ownership lines.

**WATER RIGHT SERVICES, LLC**  
PO BOX 1830, BEND, OR 97709  
[WWW.OREGONWATER.US](http://WWW.OREGONWATER.US)    CCB # 197121  
johnshort@usa.com    541-389-2837

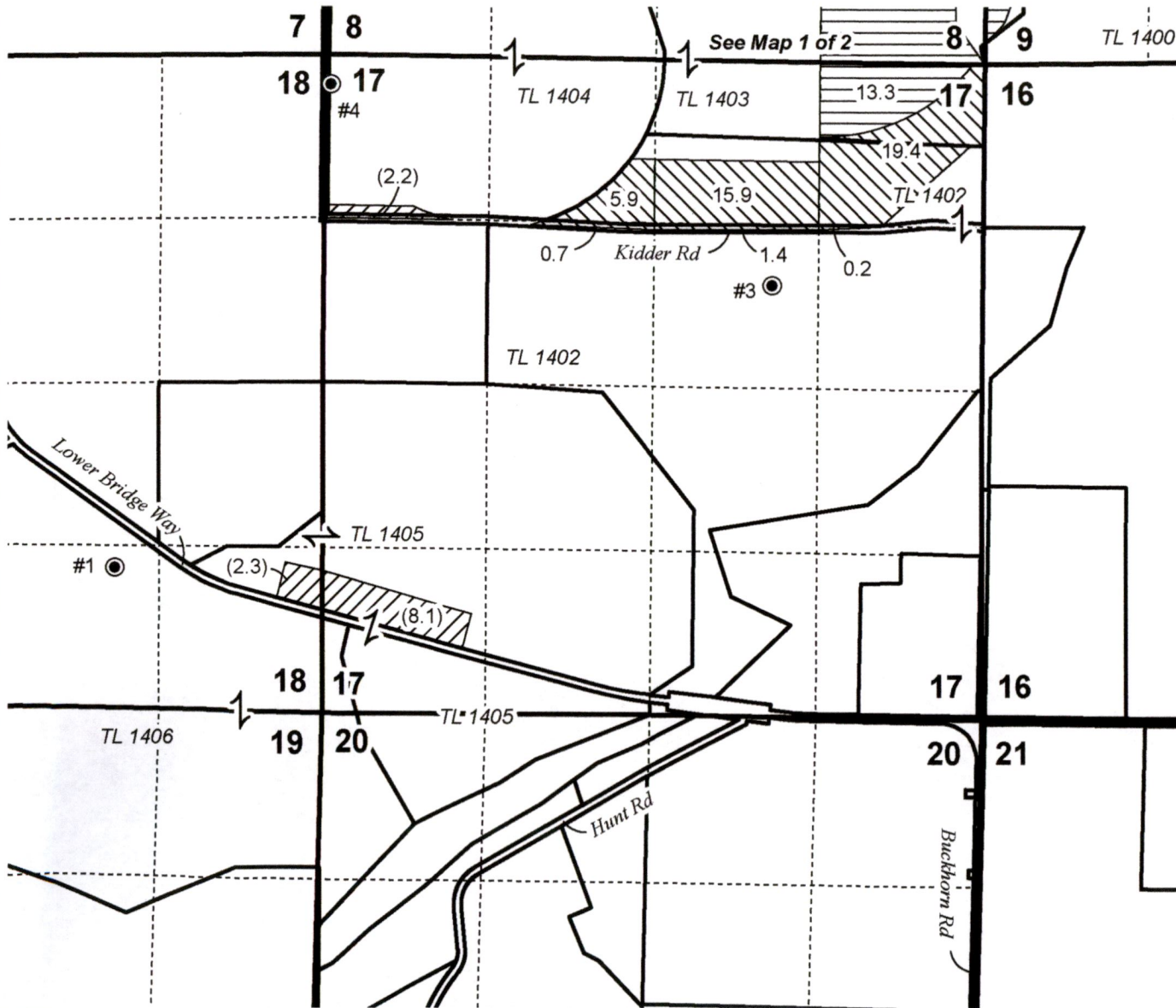


**T14S R12E, WM  
DESCHUTES COUNTY, OR**



0 1,320 Feet

1" = 1320'



- Well
- POU IR C-96192 "OFF"
- POU IR C-96192 "NO CHANGE"
- POU (IS) C-96192 "NO CHANGE"
- Section
- Quarter Quarter
- Tax Lot

**RECEIVED**

**AUG 17 2022**

**OWRD**



**TEMPORARY TRANSFER MAP**  
**Big Falls Ranch Co. / Pinnacle Utilities, LLC**

Date: 7/1/2022

Cert: 96192 4/13/1967 Priority ("OFF" MAP 2 OF 2)

This map is not intended to provide legal dimensions or locations of property ownership lines.

**WATER RIGHT SERVICES, LLC**  
PO BOX 1830, BEND, OR 97709  
**WWW.OREGONWATER.US** CCB # 197121  
johnshort@usa.com 541-389-2837



LOT LINE ADJUSTMENT NO. LL 07-092

FOR: **REX BARBER (BIG FALLS RANCH) & DOUG SEELY (LA FALLOTTE BUTTE, LLC)**

BETWEEN PARCEL 2, PARTITION PLAT 1999-50 & NE1/4 SE1/4

TAX ACCOUNTS 1405 AND 2000 MAP 14-12-INDEX

LOCATED IN A PORTION OF THE SE1/4 OF SECTION 18,

TOWNSHIP 14 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,

DESCHUTES COUNTY, OREGON

**LEGEND**

- - SET 1/2" PIPE W/ YELLOW CAP MARKED "POVEY & ASSOC."
- - FOUND MONUMENT DESCRIBED AS PER CS13834 & CS12599
- - NOT MONUMENTED
- SF - SQUARE FEET
- NC - NO CAP ON MONUMENT
- (XXX) - RECORD MEASUREMENT PER CS13834 & CS12599
- ↖ - DISTANCE SHOWN IS NOT DRAWN TO SCALE

**NARRATIVE**

WE WERE RETAINED BY REX BARBER (OWNER OF PARCEL 2, PARTITION PLAT NO. 1999-50, AKA TAX LOT 1405) TO ADJUST THE PROPERTY LINE COMMON WITH DOUG SEELY (OWNER OF THE NE1/4 SE1/4 OF SECTION 18, AKA TAX LOT 2000), LOCATED IN THE SE1/4 OF SECTION 18, T.14S., R.12E., W.M., DESCHUTES COUNTY, OREGON. THE TRACTS ARE ALSO KNOWN AS TAX ACCOUNTS 14-12-INDEX-1405 AND 2000.

SAID PARCEL 2 WAS ORIGINALLY ESTABLISHED BY OUR SURVEY OF PARTITION PLAT NO. 1999-26 (CS12599) AND LATER REPLATTED BY OUR SURVEY OF PARTITION PLAT NO. 1999-50 (CS13834).

DURING THIS SURVEY, THE MONUMENTS SHOWN HEREON AS FOUND WERE TIED BY SURVEY USING A TRIMBLE 5800 RTK GPS MEASURING INSTRUMENT. THE FOUND MONUMENTS APPEARED TO BE UNDISTURBED, IN THEIR ORIGINAL LOCATION AND WERE HELD AS FOUND. WITH THE BOUNDARY OF THE PROPOSED ADJUSTED LINES THUS ESTABLISHED AND VERIFIED, THE DESIRED NEW PARCEL LINES WERE COMPUTED, LEGAL DESCRIPTIONS OF THE NEW TRACTS WERE WRITTEN, AND MONUMENTS WERE SET AS SHOWN.

THE BEARINGS OF THIS SURVEY ARE BASED ON THAT PORTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SE1/4 OF SAID SECTION 18 LYING EAST OF LOWER BRIDGE WAY AS PER OUR SURVEY OF C.S. 13834 BEARING S89°48'14"W - 1339.48 FEET.

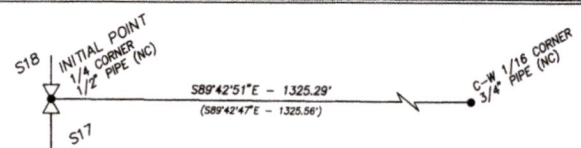
LA FALLOTTE BUTTE, LLC  
NEW TAX LOT 2000  
WAS NE1/4 SE1/4 SECTION 18  
APX. ±40 ACRES (BEFORE ADJ)  
APX. ±40 ACRES (AFTER ADJ)

**BASIS OF BEARING**  
(S89°48'14"W - 1338.88')  
S89°48'14"W - 1339.48'

**CURVE DATA**

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	62.05'	1432.40'	02°28'55"	S58°04'14"E	62.05'
C2	77.54'	1402.40'	03°10'04"	N56°24'48"W	77.54'

DESCHUTES COUNTY SURVEYOR  
FILED 1/29/2008 BY: VIKKI OPE



**TRANSFER PARCEL "A" (BARBER TO SEELY)**

COMMENCING AT A 1/2" PIPE PER COUNTY SURVEY NO. CS13834 MONUMENTING THE EAST 1/4 CORNER OF SECTION 18, T.14S., R.12E., W.M. THE INITIAL POINT; THENCE ALONG THE BOUNDARY OF PARCEL 2, PARTITION PLAT NO. 1999-50 AS SURVEYED BY SAID CS13834 AS FOLLOWS: S00°25'20"E AND ALONG THE EAST LINE OF SAID SECTION 18 - 1330.87 FEET (CITED IN CS13834 AS S00°24'37"E - 1331.23 FEET) TO A 3/4" PIPE; THENCE S89°48'14"W AND ALONG THE SOUTH LINE OF THE N1/2 SE1/4 OF SAID SECTION - 769.18 FEET TO A 1/2" PIPE WITH YELLOW PLASTIC CAP MARKED "POVEY & ASSOC." (HEREAFTER CALLED "CAP") AND TO THE POINT OF BEGINNING; THENCE S89°48'14"W AND SAID SOUTH LINE - 518.47 FEET TO A 1/2" PIPE PER SAID CS13834 ON THE RIGHT-OF-WAY (R/W) OF LOWER BRIDGE WAY, A COUNTY ROAD; THENCE S89°48'14"W AND SAID SOUTH LINE - 51.83 FEET TO THE CENTERLINE OF SAID WAY; THENCE S54°49'48"E ALONG SAID CENTERLINE AND LEAVING SAID PARCEL 2 BOUNDARY - 237.95 FEET TO THE BEGINNING OF A CURVE OF SAID CENTERLINE, A POINT WITNESSED BY A 1/2" PIPE WITH CAP WHICH BEARS N35°10'14"E - 30.00 FEET; THENCE 62.05 FEET ALONG THE ARC OF A 1432.40 FOOT RADIUS CURVE OF SAID CENTERLINE (CONCAVE NORTHEAST) FORMING A CENTRAL ANGLE OF 02°28'55" AND A LONG CHORD BEARING S58°04'14"E - 62.05 FEET; THENCE N61°50'01"E - 34.46 FEET A 1/2" PIPE WITH CAP ON THE R/W OF SAID WAY; THENCE N61°50'01"E - 333.41 FEET TO THE POINT OF BEGINNING.

THE SAME CONTAINING APPROXIMATELY 1.13 LAND ACRES, NOTING 30-FOOT WIDE LOWER BRIDGE WAY ALONG THE COMPLETE LENGTH OF THE SOUTHWEST LINE OF THE ABOVE DESCRIBED PARCEL.

**TRANSFER PARCEL "B" (SEELY TO BARBER)**

COMMENCING AT A 1/2" PIPE PER COUNTY SURVEY NO. CS13834 MONUMENTING THE EAST 1/4 CORNER OF SAID SECTION 18, T.14S., R.12E., W.M. THE INITIAL POINT; THENCE ALONG THE BOUNDARY OF PARCEL 2, PARTITION PLAT NO. 1999-50 AS SURVEYED BY SAID CS13834 AS FOLLOWS: S00°25'20"E AND ALONG THE EAST LINE OF SAID SECTION 18 (CITED IN CS13834 AS S00°24'37"E) - 1048.52 FEET TO A 1/2" PIPE WITH YELLOW PLASTIC CAP MARKED "POVEY & ASSOC." (HEREAFTER CALLED "CAP") AND TO THE POINT OF BEGINNING; THENCE S00°25'20"E AND ALONG THE EAST LINE OF SAID SECTION 18 - 282.35 FEET TO A 3/4" PIPE; THENCE S89°48'14"W AND ALONG THE SOUTH LINE OF THE N1/2 NE1/4 OF SAID SECTION - 349.95 FEET TO A 1/2" PIPE WITH CAP; THENCE N50°49'01"E AND LEAVING SAID PARCEL 2 BOUNDARY - 448.78 FEET TO THE POINT OF BEGINNING.

THE SAME CONTAINING APPROXIMATELY 1.13 LAND ACRES.

**NEW TAX LOT 1405 (BARBER)**

PARCEL 2 OF PARTITION PLAT NO. 1999-50, EXCEPTING THE TRANSFER PARCEL "A" DESCRIBED HEREON AND TOGETHER WITH THE TRANSFER PARCEL "B" DESCRIBED HEREON, THE RESULTING TRACT CONTAINING APPROXIMATELY 199.84 LAND ACRES.

**NEW TAX LOT 2000 (SEELY)**

THE NE1/4 OF THE SE1/4 OF SECTION 18, T.14S., R.12E., W.M., TOGETHER WITH TRANSFER PARCEL "A" AS DESCRIBED HEREON AND EXCEPTING TRANSFER PARCEL "B" AS DESCRIBED HEREON, THE RESULTING TRACT CONTAINING APPROXIMATELY 40 LAND ACRES.

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert R. Povey 1-10-2008

OREGON 16 1978  
ROBERT R. POVEY  
1852

Renewal Date: 12/31/08

BIG FALLS RANCH  
NEW TAX LOT 1405  
WAS PARCEL 2, PP 1999-50  
APX. 199.84 ACRES (BEFORE ADJ)  
APX. 199.84 ACRES (AFTER ADJ)

RECEIVED

AUG 17 2022

POVEY AND ASSOC., LAND SURVEYORS  
P.O. BOX 131, REDMOND, OR 97756  
(541) 548-8778 07016L.DWG

CS17631

CS17631

OWRD



LOT LINE ADJUSTMENT NO. LLA-97-70

OWNER: BIG FALLS RANCH CO.

LOT LINE ADJUSTMENT BETWEEN PARCEL 2 AND PARCEL 3,  
DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60  
LOCATED IN THE SECTIONS 8, 9, 17, 18, 19 AND 20,  
TOWNSHIP 14 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,  
DESCHUTES COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 1983  
WILLIAM G. BAHRKE  
2039  
Renewal Date: 12/31/99

*William G. Bahrke*  
3-19-98

SCALE:  
1"=1000'

LEGAL DESCRIPTIONS:

TRANSFER PARCEL

DESCRIPTION OF A PARCEL OF LAND SITUATE IN A PORTION OF THE N1/2 OF SECTION 17, T14S, R12E, WM, THE INITIAL POINT; THENCE S00°04'15"W ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 17 - 686.12 FEET TO A 1/2" PIPE AND THE TRUE POINT OF BEGINNING; THENCE S00°04'15"W ALONG SAID EAST LINE - 682.94 FEET TO THE CENTERLINE OF KODDER ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE ALONG SAID CENTERLINE AS FOLLOWS: N85°59'23"W - 413.89 FEET; THENCE S84°22'21"W - 419.32 FEET; THENCE N89°59'05"W - 2038.55 FEET; THENCE N86°50'31"W - 625.08 FEET TO A 1/2" PIPE; THENCE LEAVING SAID CENTERLINE - NORTH - 37.05 FEET TO A 1/2" PIPE; THENCE 1069.91 FEET ALONG THE ARC OF A 1384.00 FOOT RADIUS CURVE CONCAVE NORTHWEST (FORMING A CENTRAL ANGLE OF 44°17'35" AND A LONG CHORD BEARING N48°17'56"E - 1043.47 FEET) TO A 1/2" PIPE; THENCE S88°30'00"E - 2715.54 FEET TO THE POINT OF BEGINNING.

COMMENCING AT A 1" PIPE MONUMENTING THE NORTHEAST CORNER OF SECTION 17, T14S, R12E, WM, THE INITIAL POINT; THENCE S00°04'15"W ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 17 - 686.12 FEET TO A 1/2" PIPE AND THE TRUE POINT OF BEGINNING; THENCE S00°04'15"W ALONG SAID EAST LINE - 682.94 FEET TO THE CENTERLINE OF KODDER ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE ALONG SAID CENTERLINE AS FOLLOWS: N85°59'23"W - 413.89 FEET; THENCE S84°22'21"W - 419.32 FEET; THENCE N89°59'05"W - 2038.55 FEET; THENCE N86°50'31"W - 625.08 FEET TO A 1/2" PIPE; THENCE LEAVING SAID CENTERLINE - NORTH - 37.05 FEET TO A 1/2" PIPE; THENCE 1069.91 FEET ALONG THE ARC OF A 1384.00 FOOT RADIUS CURVE CONCAVE NORTHWEST (FORMING A CENTRAL ANGLE OF 44°17'35" AND A LONG CHORD BEARING N48°17'56"E - 1043.47 FEET) TO A 1/2" PIPE; THENCE S88°30'00"E - 2715.54 FEET TO THE POINT OF BEGINNING.

THE SAME CONTAINING APPROXIMATELY 50.7 ACRES, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY OVER AND ACROSS THE ABOVE DESCRIBED PARCEL OF LAND, NOTING A RIGHT-OF-WAY FOR KODDER ROAD ACROSS THE SOUTH 30 FEET OF SAID PARCEL, AND NOTING A 60 FOOT ACCESS EASEMENT ACROSS THE EAST 60 FEET OF SAID PARCEL.

ADJUSTED PARCEL 2

DESCRIPTION OF A PARCEL OF LAND SITUATE IN PORTIONS OF SECTIONS 8 AND 9 AND 17, TOWNSHIP 14 SOUTH, RANGE 12 EAST, OF THE WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, DESCHUTES COUNTY PARTITION PLAT NO. 1996-26, EXCEPTING THEREFROM THE TRANSFER PARCEL DESCRIBED ABOVE.

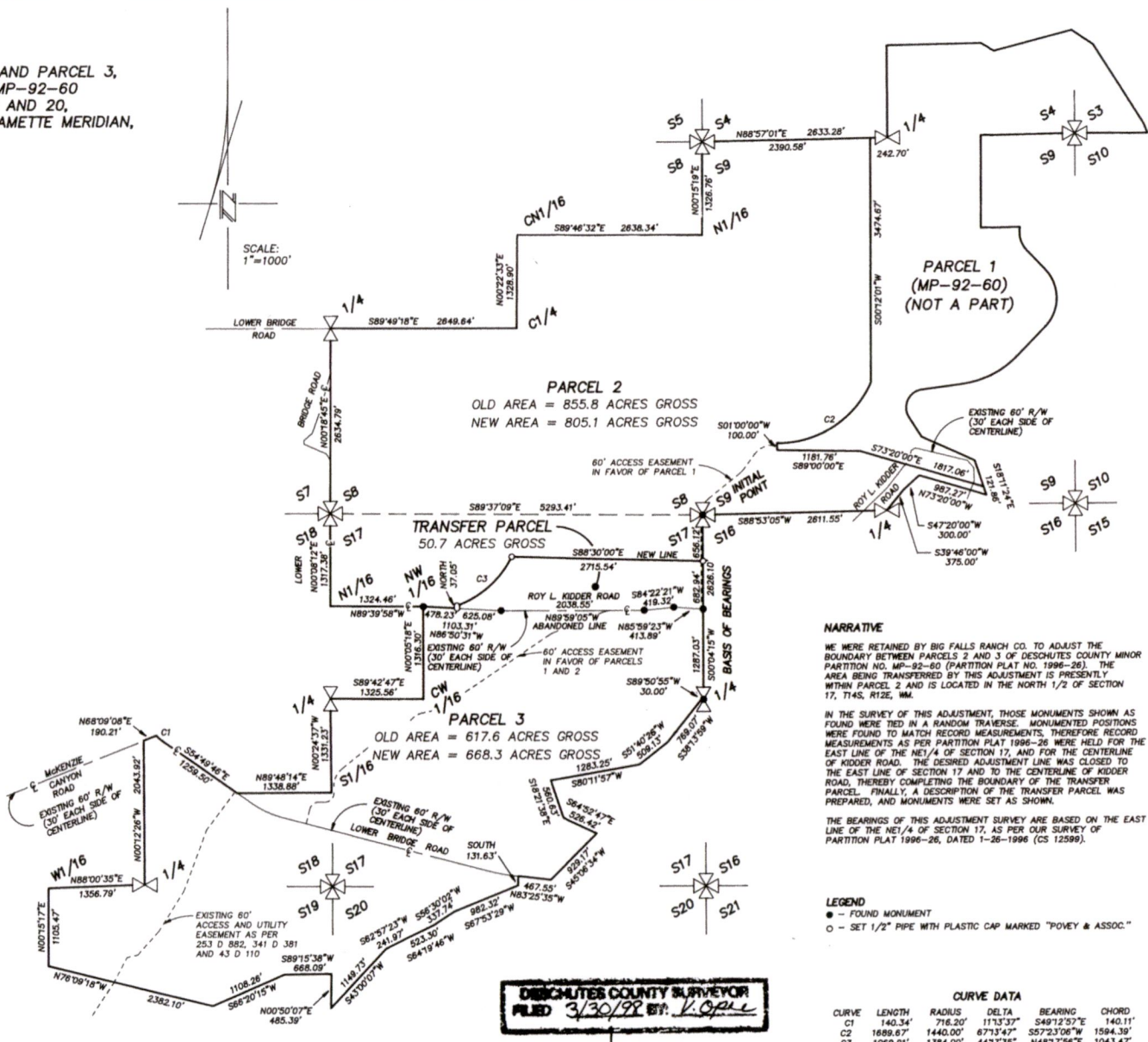
THE SAME CONTAINING APPROXIMATELY 805.1 ACRES, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE ABOVE DESCRIBED PARCEL OF LAND.

ADJUSTED PARCEL 3

DESCRIPTION OF A PARCEL OF LAND SITUATE IN PORTIONS OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 14 SOUTH, RANGE 12 EAST, OF THE WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3, DESCHUTES COUNTY PARTITION PLAT NO. 1996-26, TOGETHER WITH THE TRANSFER PARCEL DESCRIBED ABOVE.

THE SAME CONTAINING APPROXIMATELY 668.3 ACRES, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE ABOVE DESCRIBED PARCEL OF LAND.



NARRATIVE

WE WERE RETAINED BY BIG FALLS RANCH CO. TO ADJUST THE BOUNDARY BETWEEN PARCELS 2 AND 3 OF DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60 (PARTITION PLAT NO. 1996-26). THE AREA BEING TRANSFERRED BY THIS ADJUSTMENT IS PRESENTLY WITHIN PARCEL 2 AND IS LOCATED IN THE NORTH 1/2 OF SECTION 17, T14S, R12E, WM.

IN THE SURVEY OF THIS ADJUSTMENT, THOSE MONUMENTS SHOWN AS FOUND WERE TIED IN A RANDOM TRAVERSE. MONUMENTED POSITIONS WERE FOUND TO MATCH RECORD MEASUREMENTS. THEREFORE RECORD MEASUREMENTS AS PER PARTITION PLAT 1996-26 WERE HELD FOR THE EAST LINE OF THE NE1/4 OF SECTION 17, AND FOR THE CENTERLINE OF KODDER ROAD. THE DESIRED ADJUSTMENT LINE WAS CLOSED TO THE EAST LINE OF SECTION 17 AND TO THE CENTERLINE OF KODDER ROAD, THEREBY COMPLETING THE BOUNDARY OF THE TRANSFER PARCEL. FINALLY, A DESCRIPTION OF THE TRANSFER PARCEL WAS PREPARED, AND MONUMENTS WERE SET AS SHOWN.

THE BEARINGS OF THIS ADJUSTMENT SURVEY ARE BASED ON THE EAST LINE OF THE NE1/4 OF SECTION 17, AS PER OUR SURVEY OF PARTITION PLAT 1996-26, DATED 1-26-1996 (CS 13299).

LEGEND

- - FOUND MONUMENT
- - SET 1/2" PIPE WITH PLASTIC CAP MARKED "POVEY & ASSOC."

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	140.34'	716.20'	11°13'37"	S49°12'57"E	140.11'
C2	1688.67'	1446.00'	67°13'47"	S57°23'08"W	1584.39'
C3	1069.91'	1384.00'	44°17'35"	N48°17'56"E	1043.47'

DESCHUTES COUNTY SURVEYOR  
FILED 3/30/98 BY: *V. O'Neil*

RECEIVED

AUG 17 2022

OWNED

CS13236

CS13236



PP1999-50

2-10

CS13834

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BAHRKE, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2039, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS, THE LANDS SHOWN ON THIS DESCHUTES COUNTY MINOR LAND PARTITION NO. MP-98-7, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" PIPE MONUMENTING THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, THE INITIAL POINT, AND THE TRUE POINT OF BEGINNING; THENCE S89°50'55"W - 30.00 FEET; THENCE S38°13'59"W - 769.07 FEET; THENCE S51°40'26"W - 509.13 FEET; THENCE S80°11'57"W - 1283.25 FEET; THENCE S18°21'38"E - 560.63 FEET; THENCE S64°52'47"E - 526.42 FEET; THENCE S45°06'34"W - 929.17 FEET TO THE CENTERLINE OF LOWER BRIDGE ROAD; THENCE N83°25'35"W ALONG SAID CENTERLINE - 467.55 FEET; THENCE SOUTH - 131.63 FEET; THENCE S67°53'29"W - 982.32 FEET; THENCE S56°30'02"W - 337.74 FEET; THENCE S64°19'46"W - 523.30 FEET; THENCE S62°59'23"W - 241.97 FEET; THENCE S43°00'07"W - 1149.73 FEET TO THE EAST LINE OF THE NE1/4 OF SECTION 19 IN SAID TOWNSHIP AND RANGE; THENCE N00°50'07"E ALONG SAID EAST LINE - 485.39 FEET; THENCE S89°15'38"W - 668.09 FEET; THENCE S66°20'15"W - 1108.26 FEET; THENCE N76°09'18"W - 2382.10 FEET TO THE WEST LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 19; THENCE N00°15'17"E ALONG SAID WEST LINE - 1105.47 FEET TO THE NORTH LINE OF SAID NE1/4 NW1/4; THENCE N88°00'35"E ALONG SAID NORTH LINE - 1356.79 FEET TO THE WEST LINE OF THE SE1/4 OF SECTION 18 IN SAID TOWNSHIP AND RANGE; THENCE N00°12'26"W ALONG SAID WEST LINE - 2043.92 FEET TO THE CENTERLINE OF MCKENZIE CANYON ROAD; THENCE N68°09'08"E ALONG SAID CENTERLINE - 190.21 FEET TO THE CENTERLINE OF LOWER BRIDGE ROAD; THENCE ALONG SAID LOWER BRIDGE ROAD CENTERLINE AND 140.34 FEET ALONG THE ARC OF A 718.20 FOOT RADIUS CURVE CONCAVE NORTHEAST (FORMING A CENTRAL ANGLE OF 111°33" AND A LONG CHORD BEARING S49°12'57"E - 140.11 FEET); THENCE S54°49'46"E ALONG SAID CENTERLINE - 1259.50 FEET TO THE NORTH LINE OF THE S1/2 OF SAID SE1/4; THENCE N89°48'14"E ALONG SAID NORTH LINE - 1338.88 FEET TO THE EAST LINE OF SAID SE1/4; THENCE N00°24'37"W ALONG SAID EAST LINE - 1331.23 FEET TO THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 17; THENCE S89°42'47"E ALONG SAID SOUTH LINE - 1325.56 FEET TO THE EAST LINE OF SAID SW1/4 NW1/4; THENCE N00°05'18"E ALONG SAID EAST LINE - 1316.30 FEET TO THE NORTHEAST CORNER OF SAID SW1/4 NW1/4 AND THE CENTERLINE OF KIDDER ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE S86°50'31"E ALONG SAID CENTERLINE - 478.23 FEET; THENCE NORTH - 37.05 FEET; THENCE 1069.91 FEET ALONG THE ARC OF A 1384.00 FOOT RADIUS CURVE CONCAVE NORTHWEST (FORMING A CENTRAL ANGLE OF 44°17'35" AND A LONG CHORD BEARING N48°17'56"E - 1043.47 FEET); THENCE S88°30'00"E - 2715.54 FEET TO THE EAST LINE OF THE NE1/4 OF SAID SECTION 17; THENCE S00°04'15"W ALONG SAID EAST LINE - 1969.98 FEET TO THE TRUE POINT OF BEGINNING.

THE SAME CONTAINING APPROXIMATELY 668.3 ACRES, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY OVER AND ACROSS THE ABOVE DESCRIBED PARCEL OF LAND.

NARRATIVE

WE WERE RETAINED BY BIG FALLS RANCH CO. TO PARTITION PARCEL 3 OF DESCHUTES COUNTY MINOR PARTITION NO. MP-92-80 (PARTITION PLAT NO. 1996-26), LOCATED IN SECTIONS 17, 18, 19 AND 20, T.14S., R.12E., W.M., AS ADJUSTED BY LOT LINE ADJUSTMENT NO. LLA-97-70.

IN OUR SURVEY OF THIS PARTITION, THOSE MONUMENTS SHOWN AS FOUND WERE TIED IN A RANDOM TRAVERSE. MONUMENTED POSITIONS WERE FOUND TO MATCH RECORD MEASUREMENTS, THEREFORE RECORD MEASUREMENTS AS PER PARTITION PLAT NO. 1996-26 AND LLA-97-70 WERE HELD FOR THE BOUNDARY OF SAID PARCEL 3 AND ITS ADJUSTMENT. WITH THE PARTITION BOUNDARY ESTABLISHED, THE LINES BETWEEN PARCELS WERE COMPUTED AND MONUMENTED AS SHOWN.

THE BEARINGS OF THIS PARTITION ARE BASED ON THE NORTH LINE OF SECTION 17, AS PER OUR SURVEY OF PARTITION PLAT NO. 1996-26, BEARING S89°37'09"E - 5293.41 FEET. SEE THIS SURVEY, AND LLA-97-70, FOR FURTHER INFORMATION ON THIS PARTITION BOUNDARY, AS WELL AS OUR SURVEY FOR BEESLEY DATED 6-4-1980, (CS04903) FOR SECTIONAL BREAKDOWN INFORMATION IN THE AREA.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT BIG FALLS RANCH CO., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS SHOWN ON THIS DESCHUTES COUNTY MINOR PARTITION NO. MP-98-7, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID CORPORATION CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AND EASEMENTS AND SAID CORPORATION DOES HEREBY SUBMIT FOR RECORD AND APPROVAL SAID PARTITION, AND DOES HEREBY CREATE THOSE EASEMENTS AS SHOWN HEREON.

REX T. BARBER, PRESIDENT, BIG FALLS RANCH CO. 9/7/99 DATE
PETER ROBERT CAINE, SECRETARY, BIG FALLS RANCH CO. 9/7/99 DATE

ACKNOWLEDGMENT

STATE OF OREGON ) S.S.
COUNTY OF DESCHUTES )



BEFORE ME, REX T. BARBER AND PETER ROBERT CAINE, BEING FIRST SWORN, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF BIG FALLS RANCH CO., AN OREGON CORPORATION, AND ACKNOWLEDGED THAT THE FOREGOING INSTRUMENT WAS SAID CORPORATION'S VOLUNTARY ACT AND DEED, ON THIS 7th DAY OF September, 1999.

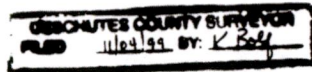
CONSENT TO DECLARATION

A PARTITION CONSENT AFFIDAVIT FROM NORTHWEST FARM CREDIT SERVICES HAS BEEN RECORDED IN BOOK 1949, PAGE 53381, DESCHUTES COUNTY RECORDS.

NOTE:

SEPTIC FEASIBILITY, FOR THE PARCELS CREATED HEREON, HAS NOT BEEN APPROVED WITH THIS PARTITION.

RECEIVED
AUG 17 2022
OWRD



PARTITION PLAT NO.
DESCHUTES COUNTY MINOR PARTITION NO. MP-98-7

OWNER: BIG FALLS RANCH CO.

MINOR LAND PARTITION OF ADJUSTED PARCEL 3, DESCHUTES COUNTY PARTITION PLAT NO. 1996-26, LOCATED IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M., DESCHUTES COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM G. BAHRKE 2039 9/7/99
RENEWAL DATE: 12/31/00

99 NOV -3 PM 3:02
MAY 15 1999
COUNTY OF DESCHUTES

I HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY OF DESCHUTES COUNTY MINOR PARTITION NO. MP-98-7.
WILLIAM G. BAHRKE, LS 2039 11/1/99 DATE

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES APPURTENANT TO THIS MINOR LAND PARTITION ARE PAID AS OF THIS DATE.

DESCHUTES COUNTY TAX COLLECTOR 9-8-99 DATE

ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1999-2000 TAX ROLL, WHICH BECAME A LIEN ON THIS PARTITION, OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

DESCHUTES COUNTY ASSESSOR 9-8-99 DATE

APPROVALS

DESCHUTES COUNTY PLANNING DIRECTOR 10-29-99 DATE
DESCHUTES COUNTY ROAD DEPARTMENT DIRECTOR 9-14-99 DATE
DESCHUTES COUNTY SURVEYOR 9/14/99 DATE
DESCHUTES COUNTY ENVIRONMENTAL HEALTH DIRECTOR 10/29/99 DATE
SQUAW CREEK IRRIGATION DISTRICT 9-7-99 DATE
REGIONAL WATER MASTER 9-10-99 DATE
BOARD OF DESCHUTES COUNTY COMMISSIONERS 10/29/99 DATE

PAGE 1 OF 2

POVEY AND ASSOC. LAND SURVEYORS
P.O. BOX 131, REDMOND, OR 97756
(541) 548-8778 892-25\897-4153.DWG

CS13834



2-11

CS13834

PARTITION PLAT NO. \_\_\_\_\_  
DESCHUTES COUNTY MINOR PARTITION NO. MP-98-7

OWNER: BIG FALLS RANCH CO.

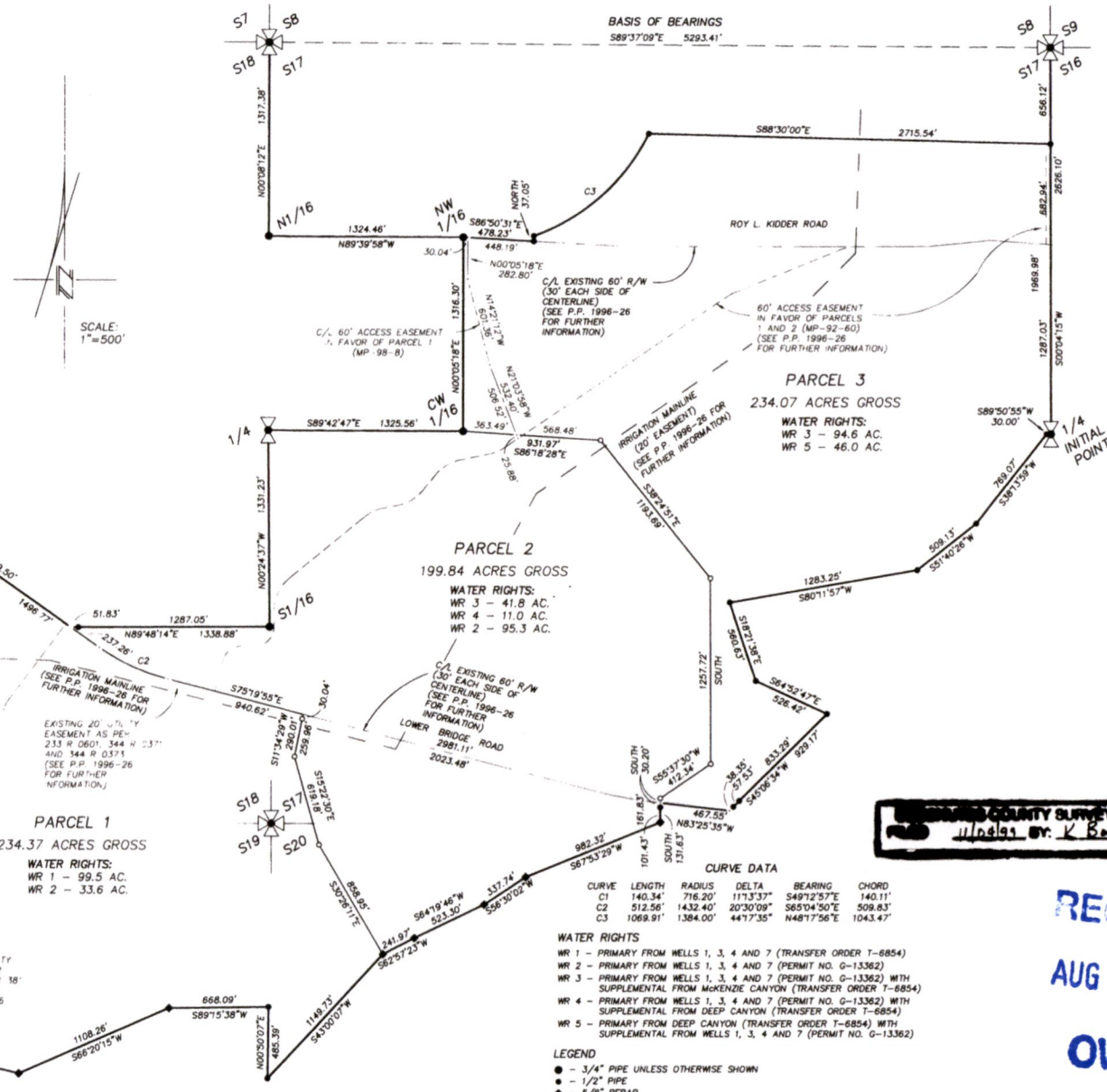
MINOR LAND PARTITION OF ADJUSTED PARCEL 3,  
DESCHUTES COUNTY PARTITION PLAT NO. 1996-26,  
LOCATED IN SECTIONS 17, 18, 19 AND 20,  
TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M.,  
DESCHUTES COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 19, 1983  
WILLIAM G. BAHRKE  
2039

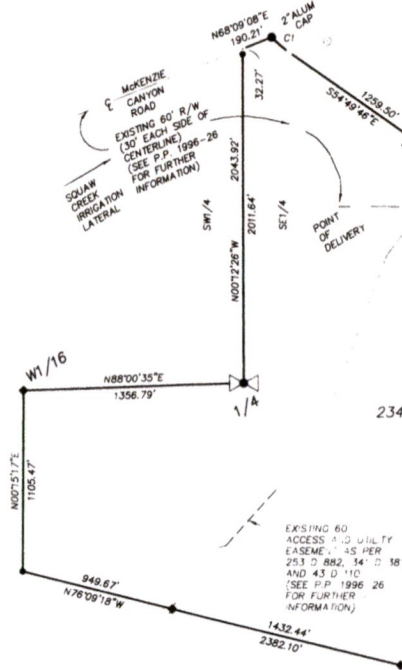
Renewal Date: 2, 3, DO

*William G. Bahrke*  
9/7/99



I HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY  
OF DESCHUTES COUNTY MINOR PARTITION NO. MP-98-7.

*William G. Bahrke* 11/1/99 DATE  
WILLIAM G. BAHRKE, LS 2039



PARCEL 1  
234.37 ACRES GROSS  
WATER RIGHTS:  
WR 1 - 99.5 AC.  
WR 2 - 33.6 AC.

PARCEL 2  
199.84 ACRES GROSS  
WATER RIGHTS:  
WR 3 - 41.8 AC.  
WR 4 - 11.0 AC.  
WR 2 - 95.3 AC.

PARCEL 3  
234.07 ACRES GROSS  
WATER RIGHTS:  
WR 3 - 94.6 AC.  
WR 5 - 46.0 AC.

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	140.34'	716.20'	113°33'	S49°12'57"E	140.11'
C2	512.56'	1432.40'	203°00'00"	S85°04'30"E	509.83'
C3	1069.91'	1384.00'	447°35'	N48°17'56"E	1043.47'

- WATER RIGHTS
- WR 1 - PRIMARY FROM WELLS 1, 3, 4 AND 7 (TRANSFER ORDER T-6854)
  - WR 2 - PRIMARY FROM WELLS 1, 3, 4 AND 7 (PERMIT NO. G-13362)
  - WR 3 - PRIMARY FROM WELLS 1, 3, 4 AND 7 (PERMIT NO. G-13362) WITH SUPPLEMENTAL FROM MCKENZIE CANYON (TRANSFER ORDER T-6854)
  - WR 4 - PRIMARY FROM WELLS 1, 3, 4 AND 7 (PERMIT NO. G-13362) WITH SUPPLEMENTAL FROM DEEP CANYON (TRANSFER ORDER T-6854)
  - WR 5 - PRIMARY FROM DEEP CANYON (TRANSFER ORDER T-6854) WITH SUPPLEMENTAL FROM WELLS 1, 3, 4 AND 7 (PERMIT NO. G-13362)

- LEGEND
- - 3/4" PIPE UNLESS OTHERWISE SHOWN
  - - 1/2" PIPE
  - ◆ - 5/8" REBAR
  - - SET 1/2" PIPE WITH PLASTIC CAP MARKED "POVEY & ASSOC."
  - - DISTANCE SHOWN IS NOT DRAWN TO SCALE
  - - NOT MONUMENTED
  - P.P. - PARTITION PLAT NO.

DESCHUTES COUNTY SURVEYOR  
*William G. Bahrke*

RECEIVED  
AUG 17 2022  
OWED

PAGE 2 OF 2

POVEY AND ASSOC., LAND SURVEYORS  
P.O. BOX 131, REDMOND, OR 97756  
(541) 548-6778 892-2518/97-4153.DWG

CS13834

PP1999-51

2-12

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BAHRKE, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2039, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THIS DESCHUTES COUNTY MINOR PARTITION NO. MP-98-8, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" PIPE MONUMENTING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, THE INITIAL POINT, AS WELL AS THE TRUE POINT OF BEGINNING; THENCE S00°04'15"W ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 17 - 656.12 FEET; THENCE N88°30'00"W - 2715.54 FEET; THENCE 1069.91 FEET ALONG THE ARC OF A 1384.00 FOOT RADIUS CURVE CONCAVE NORTHWEST (FORMING A CENTRAL ANGLE OF 44°17'39" AND A LONG CHORD BEARING S48°17'56"W - 1043.47 FEET); THENCE SOUTH - 37.05 FEET TO THE CENTERLINE OF KIDDER ROAD; THENCE N86°50'31"W ALONG SAID CENTERLINE - 478.23 FEET TO THE NORTHEAST CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 17; THENCE N89°39'58"W ALONG THE NORTH LINE OF SAID SECTION 17; THENCE N00°08'12"E ALONG SAID WEST LINE - 1317.38 FEET TO THE WEST LINE OF THE SW1/4 OF SECTION 8 IN SAID TOWNSHIP AND RANGE; THENCE N00°18'45"E ALONG SAID WEST LINE - 2634.79 FEET TO THE NORTH LINE OF SAID SW1/4; THENCE S89°49'18"E ALONG SAID NORTH LINE - 2649.64 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 8; THENCE N00°22'33"E ALONG SAID WEST LINE - 1328.90 FEET TO THE NORTH LINE OF SAID SW1/2 NE1/4; THENCE S89°46'32"E ALONG SAID NORTH LINE - 2638.34 FEET TO THE EAST LINE OF SAID NE1/4; THENCE N00°15'19"E ALONG SAID EAST LINE - 1326.76 FEET TO THE NORTH LINE OF THE NW1/4 OF SECTION 9 OF SAID TOWNSHIP AND RANGE; THENCE N88°57'01"E ALONG SAID NORTH LINE - 2390.58 FEET; THENCE S00°12'01"W - 3474.67 FEET; THENCE 1689.67 FEET ALONG THE ARC OF A 1440.00 FOOT RADIUS CURVE CONCAVE NORTHWEST (FORMING A CENTRAL ANGLE OF 6°13'47" AND A LONG CHORD BEARING S57°23'06"W - 1594.39 FEET); THENCE S01°00'00"W - 100.00 FEET; THENCE S89°00'00"E - 1181.76 FEET; THENCE S73°20'00"E - 1817.06 FEET TO THE CENTERLINE OF THE DESCHUTES RIVER; THENCE S18°11'24"E - 121.86 FEET; THENCE LEAVING THE CENTERLINE OF SAID RIVER - N73°20'00"W - 987.27 FEET; THENCE S47°20'00"W - 300.00 FEET; THENCE S39°46'00"W - 375.00 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE S88°53'05"W ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 9 - 2611.55 FEET TO THE TRUE POINT OF BEGINNING.

THE SAME CONTAINING APPROXIMATELY 805.1 ACRES, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY OVER AND ACROSS THE ABOVE DESCRIBED PARCEL OF LAND.

NARRATIVE

WE WERE RETAINED BY BIG FALLS RANCH CO. TO PARTITION PARCEL 2 OF DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60 (PARTITION PLAT NO. 1996-26), LOCATED IN SECTIONS 8, 9 AND 17, T.14S., R.12E., W.M., AS ADJUSTED BY LOT LINE ADJUSTMENT NO. LLA-97-70.

IN OUR SURVEY OF THIS PARTITION, THOSE MONUMENTS SHOWN AS FOUND WERE TIED IN A RANDOM TRAVERSE. MONUMENTED POSITIONS WERE FOUND TO MATCH RECORD MEASUREMENTS, THEREFORE RECORD MEASUREMENTS AS PER PARTITION PLAT NO. 1996-26 AND LLA-97-70 WERE HELD FOR THE BOUNDARY OF SAID PARCEL 2 AND ITS ADJUSTMENT. WITH THE PARTITION BOUNDARY ESTABLISHED, THE LINES BETWEEN PARCELS WERE COMPUTED AND MONUMENTED AS SHOWN.

THE BEARINGS OF THIS PARTITION ARE BASED ON THE NORTH LINE OF SECTION 17, AS PER OUR SURVEY OF PARTITION PLAT NO. 1996-26, BEARING S89°37'09"E - 5293.41 FEET. SEE THIS SURVEY, AND LLA-97-70, FOR FURTHER INFORMATION ON THIS PARTITION BOUNDARY, AS WELL AS OUR SURVEY FOR BEESLEY DATED 6-4-1980, (CS04903) FOR SECTIONAL BREAKDOWN INFORMATION IN THE AREA.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT BIG FALLS RANCH CO., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS SHOWN ON THIS DESCHUTES COUNTY MINOR PARTITION NO. MP-98-8, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID CORPORATION CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS, AND SAID CORPORATION DOES HEREBY SUBMIT FOR RECORD AND APPROVAL SAID PARTITION, AND DOES HEREBY CREATE THOSE EASEMENTS AS SHOWN HEREON.

Signature: Rex T. Barber, 9/7/99  
Signature: Peter Robert Caine, 9/7/99  
Signature: Robert R. Povey

ACKNOWLEDGMENT

STATE OF OREGON )  
                          ) S.S.  
COUNTY OF DESCHUTES )  
BEFORE ME, REX T. BARBER AND PETER ROBERT CAINE, BEING FIRST SWORN, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF BIG FALLS RANCH CO., AN OREGON CORPORATION, AND ACKNOWLEDGED THAT THE FOREGOING INSTRUMENT WAS SAID CORPORATION'S VOLUNTARY ACT AND DEED, ON THIS 7th DAY OF September, 1999.

CONSENT TO DEDICATION

A PARTITION CONSENT AFFIDAVIT FROM NORTHWEST FARM CREDIT SERVICES HAS BEEN RECORDED IN BOOK 1999, PAGE 53402, DESCHUTES COUNTY RECORDS.

NOTE:  
SEPTIC FEASIBILITY, FOR THE PARCELS CREATED HEREON, HAS NOT BEEN APPROVED WITH THIS PARTITION.

RECEIVED  
AUG 17 2022  
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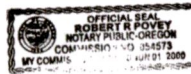
DESCHUTES COUNTY SURVEYOR  
11-9-99 B. Locke

PARTITION PLAT NO. \_\_\_\_\_  
DESCHUTES COUNTY MINOR PARTITION NO. MP-98-8

OWNER: BIG FALLS RANCH CO.

MINOR LAND PARTITION OF ADJUSTED PARCEL 2, DESCHUTES COUNTY PARTITION PLAT NO. 1996-26, LOCATED IN SECTIONS 8, 9 AND 17, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M., DESCHUTES COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR



Signature: William G. Bahrke, 9/7/99  
WILLIAM G. BAHRKE  
2039  
Renewal Date: 12/31/00

I HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY OF DESCHUTES COUNTY MINOR PARTITION NO. MP-98-8.  
Signature: William G. Bahrke, 11/1/99  
WILLIAM G. BAHRKE, LS 2039  
DATE

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES APPURTENANT TO THIS MINOR LAND PARTITION ARE PAID AS OF THIS DATE.  
Signature: Marc Wynn, 9-8-99  
MARC WYNN  
DESCHUTES COUNTY TAX COLLECTOR  
DATE

ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1999-2000 TAX ROLL, WHICH BECAME A LIEN ON THIS PARTITION, OR WILL BECOME A LIEN DURING THIS 7th YEAR, HAVE BEEN PAID TO ME.  
Signature: Jim Hurrell, 9-8-99  
JIM HURRELL  
DESCHUTES COUNTY ASSESSOR  
DATE

APPROVALS

Signature: Kim Hill, 10-27-99  
KIM HILL  
DESCHUTES COUNTY PLANNING DIRECTOR  
DATE  
Signature: James Blunt, 9-14-99  
JAMES BLUNT  
DESCHUTES COUNTY ROAD DEPARTMENT DIRECTOR  
DATE  
Signature: Jeff Kera by Ken Swanson Deputy, 9/14/99  
JEFF KERA BY KEN SWANSON DEPUTY  
DESCHUTES COUNTY SURVEYOR  
DATE  
Signature: Roger W. Swartz, 10/27/99  
ROGER W. SWARTZ  
DESCHUTES COUNTY ENVIRONMENTAL HEALTH DIRECTOR  
DATE  
Signature: Marc J. Halacka, 9-7-99  
MARC J. HALACKA  
SQUAW CREEK IRRIGATION DISTRICT  
DATE  
Signature: Elton, 9-10-99  
ELTON  
REGIONAL WATER MASTER  
DATE  
Signature: Jimmie R. Sub, 10/29/99  
JIMMIE R. SUB  
BOARD OF DESCHUTES COUNTY COMMISSIONERS  
DATE

PAGE 1 OF 2

POVEY AND ASSOC. LAND SURVEYORS  
P.O. BOX 131, REDMOND, OR 97756  
(541) 548-6778 B92-25/B97-41S2.DWG

CS13830

991001-0- PH 3-20

CS13830



PARTITION PLAT NO. \_\_\_\_\_  
DESCHUTES COUNTY MINOR PARTITION NO. MP-98-8

OWNER: BIG FALLS RANCH CO.

MINOR LAND PARTITION OF ADJUSTED PARCEL 2,  
DESCHUTES COUNTY PARTITION PLAT NO. 1996-26,  
LOCATED IN SECTIONS 8, 9 AND 17,  
TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M.,  
DESCHUTES COUNTY, OREGON

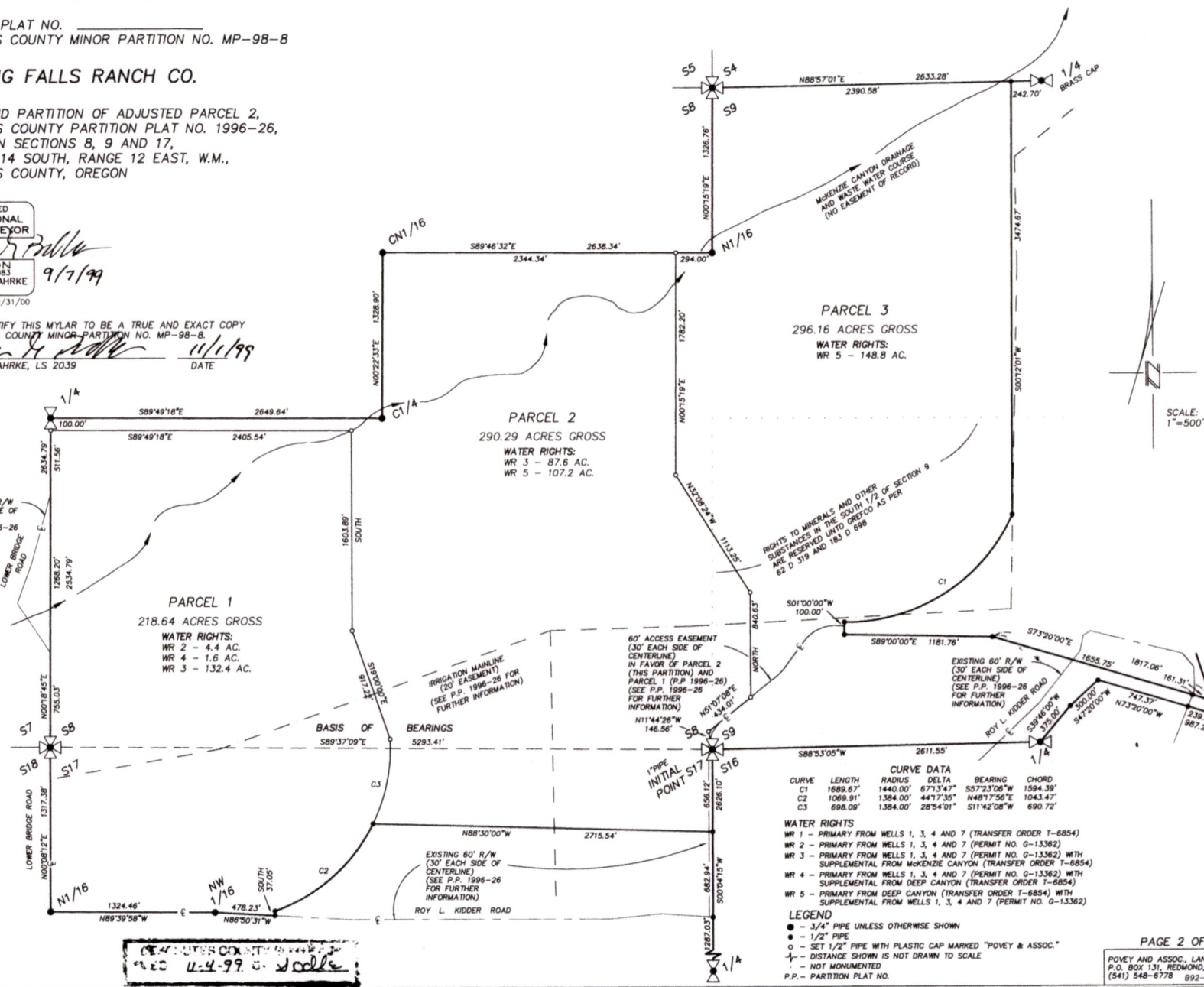
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 1983  
WILLIAM G. BAHRKE  
2039

Renewal Date: 12/31/00

I HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY  
OF DESCHUTES COUNTY MINOR PARTITION NO. MP-98-8.

*William G. Bahrke* 11/1/99  
WILLIAM G. BAHRKE, LS 2039 DATE



CS1383

RECEIVED  
AUG 17 2022  
OWRD

CS1383



96-20185

1-503

CS12599

**SURVEYOR'S CERTIFICATE**

I, WILLIAM G. BAHRKE, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2039, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THIS DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" PIPE MONUMENTING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, THE INITIAL POINT, AS WELL AS THE TRUE POINT OF BEGINNING; THENCE S00°04'15"W ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 17 - 2626.10 FEET TO THE SOUTH LINE OF SAID NE1/4; THENCE S89°50'55"W - 30.00 FEET; THENCE S38°13'59"W - 789.07 FEET; THENCE S51°40'26"W - 509.13 FEET; THENCE S80°11'57"W - 1283.25 FEET; THENCE S18°21'58"E - 560.63 FEET; THENCE S64°52'47"E - 526.42 FEET; THENCE S45°06'34"W - 929.17 FEET TO THE CENTERLINE OF LOWER BRIDGE ROAD; THENCE N83°25'35"W ALONG SAID CENTERLINE - 467.55 FEET; THENCE SOUTH - 131.63 FEET; THENCE S67°53'29"W - 982.32 FEET; THENCE S56°30'02"W - 337.74 FEET; THENCE S64°19'46"W - 523.30 FEET; THENCE S62°57'23"W - 241.97 FEET; THENCE S45°00'07"W - 1149.73 FEET TO THE EAST LINE OF THE NE1/4 OF SECTION 19 IN SAID TOWNSHIP AND RANGE; THENCE N00°50'07"E ALONG SAID EAST LINE - 485.39 FEET; THENCE S89°15'38"W - 668.09 FEET; THENCE S66°20'15"W - 1108.26 FEET; THENCE N76°09'18"W - 2382.10 FEET TO THE WEST LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 19; THENCE N00°15'17"E ALONG SAID WEST LINE - 1105.47 FEET TO THE NORTH LINE OF SAID NW1/4; THENCE N88°00'35"E ALONG SAID NORTH LINE - 1356.79 FEET TO THE WEST LINE OF THE SE1/4 OF SECTION 18 IN SAID TOWNSHIP AND RANGE; THENCE N00°12'26"W ALONG SAID WEST LINE - 2043.92 FEET TO THE CENTERLINE OF MCKENZIE CANYON ROAD; THENCE N88°09'08"E ALONG SAID CENTERLINE - 190.21 FEET TO THE CENTERLINE OF LOWER BRIDGE ROAD; THENCE ALONG SAID LOWER BRIDGE ROAD CENTERLINE AND 140.34 FEET ALONG THE ARC OF A 716.20 FOOT RADIUS CURVE CONCAVE NORTHEAST (FORMING A CENTRAL ANGLE OF 11°13'37" AND A LONG CHORD BEARING S49°12'57"E - 140.11 FEET); THENCE S54°49'46"E ALONG SAID CENTERLINE - 1259.50 FEET TO THE NORTH LINE OF THE S1/2 OF SAID SECTION 17; THENCE N89°48'14"E ALONG SAID NORTH LINE - 1336.88 FEET TO THE EAST LINE OF SAID SECTION 17; THENCE N00°24'37"W ALONG SAID EAST LINE - 1331.23 FEET TO THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 17; THENCE S89°42'47"E ALONG SAID SOUTH LINE - 1325.56 FEET TO THE EAST LINE OF SAID SW1/4 NW1/4; THENCE N00°05'18"E ALONG SAID EAST LINE - 1316.30 FEET TO THE NORTH LINE OF SAID SW1/4 NW1/4; THENCE N89°39'58"W ALONG SAID NORTH LINE - 1324.46 FEET TO THE WEST LINE OF SAID NW1/4; THENCE N00°01'12"E ALONG SAID WEST LINE - 1317.38 FEET TO THE WEST LINE OF THE SW1/4 OF SECTION 8 IN SAID TOWNSHIP AND RANGE; THENCE N00°18'45"E ALONG SAID WEST LINE - 2634.79 FEET TO THE NORTH LINE OF SAID SW1/4; THENCE S89°49'18"E ALONG SAID NORTH LINE - 2649.64 FEET TO THE WEST LINE OF THE S1/2 OF THE NE1/4 OF SAID SECTION 8; THENCE N00°22'33"E ALONG SAID WEST LINE - 1328.90 FEET TO THE NORTH LINE OF SAID S1/2 NE1/4; THENCE S88°43'22"E ALONG SAID NORTH LINE - 2638.34 FEET TO THE EAST LINE OF SAID NE1/4; THENCE N00°15'19"E ALONG SAID EAST LINE - 1326.76 FEET TO THE NORTH LINE OF THE NW1/4 OF SECTION 9 OF SAID TOWNSHIP AND RANGE; THENCE N88°57'01"E ALONG SAID NORTH LINE - 2633.28 FEET TO THE WEST LINE OF THE S1/2 OF THE SE1/4 OF SECTION 4 IN SAID TOWNSHIP AND RANGE; THENCE N00°12'25"W ALONG SAID WEST LINE - 1319.83 FEET TO THE NORTH LINE OF SAID S1/2 SE1/4; THENCE N88°59'30"E ALONG SAID NORTH LINE - 1333.13 FEET TO THE CENTER OF THE DESCHUTES RIVER; THENCE ALONG THE CENTER OF SAID RIVER AS FOLLOWS: S60°12'18"E - 216.00 FEET; THENCE N79°03'21"E - 1133.00 FEET; THENCE S55°48'31"E - 367.00 FEET; THENCE S1°55'02"E - 1340.00 FEET; THENCE S22°28'02"E - 150.00 FEET TO THE SOUTH LINE OF THE SW1/4 OF SECTION 19 IN SAID TOWNSHIP AND RANGE; THENCE LEAVING THE CENTER OF SAID RIVER - N89°43'14"W ALONG SAID SOUTH LINE - 1034.84 FEET TO THE NORTH LINE OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 9; THENCE S88°53'52"W ALONG SAID NORTH LINE - 1324.89 FEET TO THE WEST LINE OF SAID NE1/4 NE1/4; THENCE S00°24'47"W ALONG SAID WEST LINE - 1319.64 FEET TO THE SOUTH LINE OF SAID NE1/4 NE1/4; THENCE N88°48'38"E ALONG SAID SOUTH LINE - 558.14 FEET TO THE CENTER OF SAID RIVER; THENCE ALONG THE CENTER OF SAID RIVER AS FOLLOWS: S62.65 FEET ALONG THE ARC OF A 381.00 FOOT RADIUS CURVE CONCAVE EAST (FORMING A CENTRAL ANGLE OF 54°32'09" AND A LONG CHORD BEARING S15°56'57"E - 349.11 FEET); THENCE S47°10'10"E - 366.23 FEET; THENCE S13°03 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE CONCAVE WEST (FORMING A CENTRAL ANGLE OF 87°11'16" AND A LONG CHORD BEARING S00°22'37"W - 827.45 FEET); THENCE S47°58'15"W - 558.54 FEET; THENCE 905.35 FEET ALONG THE ARC OF A 1344.00 FOOT RADIUS CURVE CONCAVE NORTH (FORMING A CENTRAL ANGLE OF 38°35'45" AND A LONG CHORD BEARING S63°16'07"W - 886.33 FEET); THENCE S82°34'00"W - 569.61 FEET; THENCE S17°58 FEET ALONG THE ARC OF A 259.00 FOOT RADIUS CURVE CONCAVE EAST (FORMING A CENTRAL ANGLE OF 114°30'00" AND A LONG CHORD BEARING S25°19'00"W - 435.66 FEET); THENCE S31°56'01"E - 330.15 FEET; THENCE S65°22'22"E - 818.75 FEET; THENCE S18°11'24"E - 518.91 FEET; THENCE LEAVING THE CENTER OF SAID RIVER - N73°20'00"W - 987.27 FEET; THENCE S47°20'00"W - 300.00 FEET; THENCE S39°48'00"W - 375.00 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE S88°53'05"W ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 9 - 2611.55 FEET TO THE POINT OF BEGINNING.

THE SAME CONTAINING APPROXIMATELY 1772 ACRES, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY OVER AND ACROSS THE ABOVE DESCRIBED PARCEL OF LAND.

**NARRATIVE**

WE WERE RETAINED BY BIG FALLS RANCH CO. TO PARTITION A TRACT OF LAND LOCATED IN T14S, R12E, W18E. THIS TRACT ENCOMPASSES NEARLY 1800 ACRES AND IS LOCATED IN EIGHT SECTIONS. IN ADDITION TO THE PARTITIONING OF THIS TRACT, WE ALSO LOCATED THE ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS CROSSING THESE LANDS AND CREATED A PRIVATE ACCESS EASEMENT ALONG AN EXISTING FARM ROAD CROSSING THROUGH PARCELS 2 AND 3.

IN THE YEARS OF 1979 THROUGH 1982, WE SURVEYED THE LANDS WITHIN AND SURROUNDING THIS PARTITION FOR BOBBY BEASLEY (DESCHUTES VALLEY FARMS), STEVE GLOVER, TERRY MILLS, FRANK NOLAN, FRED GUNZNER, AND OTHERS. DURING THE COURSE OF THESE SURVEYS, ALL ALLOUDED SECTIONAL LINES WITHIN AND ALONG THE BOUNDARY OF THIS PARTITION WERE SURVEYED AND MONUMENTED. IN ADDITION TO THESE LINES, THE ALIGNMENTS OF LOWER BRIDGE ROAD, MCKENZIE CANYON ROAD, AND THAT PORTION OF KODDER ROAD LOCATED IN SECTION 17 WERE SURVEYED. ALSO THOSE SEGMENTS OF THE PARTITION BOUNDARY ALONG THE DESCHUTES RIVER AND ALONG THE LINES ESTABLISHED BY DEED, AND BY THE KAUFFMAN AND GOODWIN SURVEYS (AS DESCRIBED ON SHEET 5) WERE MEASURED IN OUR PREVIOUS SURVEYS.

INITIALLY, IN THE SURVEY OF THIS PARTITION, WE LOCATED THOSE MONUMENTS THAT PERTAIN TO THE ROADWAYS AND TO THE NEW BOUNDARIES OF THIS PARTITION. MOST ALL MONUMENTS WERE FOUND AS WE HAD SET THEM. A FEW HAD BEEN BENT THROUGH THE YEARS, AND ONLY ONE WAS TOTALLY OBLITERATED (THE EAST 1/16 CORNER ON THE NORTH LINE OF SECTION 9). RANDOM TRAVERSE LINES WERE RUN ALONG LOWER BRIDGE ROAD, ALONG THE ACCESS EASEMENT TO PARCEL 1, ALONG THE COMMON BOUNDARIES BETWEEN PARCELS AND ALONG THE CENTERLINES OF KODDER ROAD IN THE SE1/4 OF SECTION 9 AND THE 1909 LOWER BRIDGE ROAD IN THE SE1/4 OF SECTION 7. FOUND MONUMENTS AND PORTIONS OF OUR ORIGINAL TRAVERSE NET WERE TIED INTO THESE NEW TRAVERSE LINES. ALL FOUND MONUMENTS FIT REMARKABLY WELL WITH OUR RECORD CO-ORDINATE VALUES, CONSIDERING THE VAST AREA OF THIS PARTITION (NO MONUMENT WAS FOUND TO BE MORE THAN 0.3 FEET OUT OF POSITION). WE THEREFORE HELD OUR RECORD MEASUREMENTS FROM OUR PREVIOUS SURVEYS THROUGHOUT THIS PARTITION (NOTE THAT OUR PREVIOUS SURVEYS ARE ON THE SAME BASIS OF BEARING).

USING OUR PREVIOUSLY ESTABLISHED TRAVERSE NET, AND THE NEW TRAVERSE LINES RUN FOR THIS PARTITION, WE LOCATED AND MONUMENTED THE FOLLOWING LINES AND BOUNDARIES:

- THE CENTERLINES OF KODDER ROAD AND THE 1909 LOWER BRIDGE ROAD WERE MONUMENTED AS SHOWN. THESE CENTERLINES ARE THE ACTUAL ROUTES THESE ROADS ARE TRAVELED. BOTH ROADS WERE FOUND TO HAVE EXISTING 60 FOOT RIGHTS-OF-WAY.
- THE RIGHTS-OF-WAY OF LOWER BRIDGE ROAD AND MCKENZIE CANYON ROAD WERE MONUMENTED AS SHOWN. THE RIGHT-OF-WAY OF LOWER BRIDGE ROAD IN SECTION 17 WAS BASED ON PERRY'S SURVEY OF THE ROAD'S RE-ALIGNMENT. PERRY'S RECORD STATIONING FROM THE CENTERLINE P.I. WAS HELD IN DETERMINING WHERE THE RIGHT-OF-WAY WIDENS TO 150 FEET. PERRY'S TIE FROM THE P.I. TO THE SOUTH 1/4 CORNER OF SECTION 17 REASONABLY CONFIRMS THE LOCATION OF THIS RIGHT-OF-WAY.
- EXISTING UTILITY LINES CROSSING THIS PARTITION WERE LOCATED. THE EASEMENTS FOR THESE UTILITIES ARE AS DESCRIBED HEREON.
- A PRIVATE ACCESS EASEMENT CROSSING THROUGH PARCELS 2 AND 3, PROVIDING ADDITIONAL ACCESS TO PARCELS 1 AND 2, WAS SURVEYED AND MONUMENTED AS SHOWN. THIS EASEMENT IS FOR THE SOLE BENEFIT OF PARCELS 1 AND 2.
- AN EXISTING ACCESS EASEMENT CROSSING THROUGH THE SOUTHWEST PORTION OF PARCEL 3 WAS SURVEYED. THE LOCATION OF THIS EASEMENT WAS FIXED BY HOLDING RECORD COURSES ALONG ITS CENTERLINE AND PLACING AN ANGLE POINT IN THE EASEMENT CENTERLINE AT THE REBAR FOUND ON THE SOUTH LINE OF PARCEL 3. THIS LOCATION REASONABLY FITS THE ROUTE THIS ACCESS IS PRESENTLY BEING TRAVELED.

SOME MAPPING ERRORS IN OUR SURVEY FOR BEASLEY, DATED 6-4-1980, WERE DISCOVERED DURING THE COURSE OF THIS PARTITION. THESE ERRORS ARE AS FOLLOWS:

- THE TANGENT OF LOWER BRIDGE ROAD BEARING N79°19'55"W - 2981.11 FEET WAS SHOWN AS BEING N79°54'30"W - 2981.27 FEET. THIS COURSE WAS INFERRED FROM THE CENTERLINE END OF CURVE ON THE EAST END TO THE RIGHT-OF-WAY BEGINNING OF CURVE ON THE WEST END.
- THE CENTERLINE RADIUS FOR CURVES C-9 AND C-10 WERE SHOWN AS BEING 30 FEET LONGER THAN THEIR TRUE VALUES.
- TWO BEARINGS NEAR THE NORTHEAST CORNER OF SECTIONS 9 WERE NOT CORRECTLY HAPPED, HOWEVER THE DISTANCES WERE SHOWN CORRECTLY. THESE ERRORS WERE FOUND TO BE ONLY IN THE MAPPING OF OUR PREVIOUS SURVEY. THE MONUMENTS ALONG THESE LINES WERE SET IN THEIR PROPER POSITIONS.

WITH THE PARTITION BOUNDARY ESTABLISHED, THE LINES BETWEEN PARCELS WERE COMPUTED AND MONUMENTED AS SHOWN. THE BEARINGS OF THIS PARTITION ARE BASED ON THE NORTH LINE OF SECTION 17, AS PER OUR SURVEY FOR BEASLEY, DATED 6-4-1980, BEARING S89°37'09"E - 5293.41 FEET. SEE THIS SURVEY FOR SECTIONAL BREAKDOWNS IN THE AREA, AS WELL AS FURTHER INFORMATION ON THIS PARTITION BOUNDARY.

**UTILITY EASEMENTS**

SEVERAL UTILITY EASEMENTS CROSS THE LANDS WITHIN THIS PARTITION. THESE EASEMENTS ARE 20 FEET IN WIDTH (10 FEET EACH SIDE OF CENTERLINE), THEIR CENTERLINES BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH BOUNDARY OF PARCEL 2, FROM WHICH THE MOST EASTERLY CORNER OF PARCEL 2 BEARS S73°20'00"E - 262.74 FEET; THENCE ALONG THE CENTERLINE OF A 20 FOOT UTILITY EASEMENT AS FOLLOWS: N15°06'30"E - 308.50 FEET; THENCE N41°14'22"W - 177.95 FEET; THENCE N76°04'16"W - 1073.22 FEET; THENCE N33°18'22"W - 522.82 FEET; THENCE N00°12'01"E - 413.64 FEET TO THE COMMON BOUNDARY BETWEEN PARCELS 1 AND 2; THENCE N00°12'01"E ALONG SAID COMMON BOUNDARY - 2885.08 FEET; THENCE N49°24'12"E - 983.90 FEET TO THE TERMINUS OF SAID EASEMENT CENTERLINE.

COMMENCING AT A POINT ON THE WEST BOUNDARY OF PARCEL 3, FROM WHICH THE NW1/16 CORNER OF SECTION 17, AS SHOWN HEREON, BEARS N00°05'18"E - 46.77 FEET; THENCE ALONG THE CENTERLINE OF A 20 FOOT UTILITY EASEMENT AS FOLLOWS: S88°34'26"E - 1008.09 FEET TO POINT "A"; THENCE S88°34'26"E - 1381.49 FEET TO POINT "B"; THENCE S88°34'26"E - 757.95 FEET; THENCE N84°43'57"E - 827.37 FEET TO THE NORTHEAST CORNER OF PARCEL 3, AND TO THE TERMINUS OF SAID EASEMENT CENTERLINE.

COMMENCING AT THE ABOVE DESCRIBED POINT "A"; THENCE S03°29'48"W ALONG THE CENTERLINE OF A 20 FOOT UTILITY EASEMENT - 1635.30 FEET TO THE TERMINUS OF SAID EASEMENT CENTERLINE.

COMMENCING AT THE ABOVE DESCRIBED POINT "B"; THENCE S18°45'58"W ALONG THE CENTERLINE OF A 20 FOOT UTILITY EASEMENT - 321.51 FEET TO THE TERMINUS OF SAID EASEMENT CENTERLINE.

COMMENCING AT A POINT ON THE SOUTHEAST BOUNDARY OF PARCEL 3, FROM WHICH THE BOUNDARY CORNER NEAR THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20 BEARS N67°53'29"E - 637.71 FEET; THENCE ALONG THE CENTERLINE OF A 20 FOOT UTILITY EASEMENT AS FOLLOWS: N61°58'08"E - 348.98 FEET; THENCE N37°59'50"E - 220.77 FEET; THENCE N11°18'18"E - 1284.78 FEET; THENCE N53°12'38"W - 610.55 FEET; THENCE N36°06'31"W - 308.10 FEET TO THE SOUTHWEST RIGHT-OF-WAY INTERSECTION OF LOWER BRIDGE ROAD AND MCKENZIE CANYON ROAD, AS SHOWN HEREON, AND TO THE TERMINUS OF SAID EASEMENT CENTERLINE.

WHERE THE ABOVE DESCRIBED CENTERLINES COMMENCE AND TERMINATE ON THE PARTITION BOUNDARY, THE SIDELINES OF SAID EASEMENTS EXTEND PARALLEL WITH SAID CENTERLINES TO THE PARTITION BOUNDARY, WHERE SAID CENTERLINES TERMINATE WITHIN THE PARTITION BOUNDARY, SAID EASEMENT SIDELINES EXTEND AN ADDITIONAL 10 FEET BEYOND THE TERMINUS AND CLOSE TO A POINT ON THE PROLONGATION OF THE CENTERLINE, 10 FEET FROM THE TERMINUS.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS, THAT BIG FALLS RANCH CO., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS SHOWN ON THIS DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID CORPORATION CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS, AND SAID CORPORATION DOES HEREBY SUBMIT FOR RECORD AND APPROVAL SAID PARTITION, AND DOES HEREBY CREATE THOSE EASEMENTS, BOTH PUBLIC AND PRIVATE, AS SHOWN HEREON.

*Robert R. Povey*  
REX T. BARBER, PRESIDENT,  
BIG FALLS RANCH CO.  
*Peter Robert Caine*  
PETER ROBERT CAINE, SECRETARY,  
BIG FALLS RANCH CO.

**ACKNOWLEDGEMENT**

STATE OF OREGON } S.S.  
COUNTY OF DESCHUTES }



BEFORE ME, REX T. BARBER AND PETER ROBERT CAINE, BEING FIRST SWORN, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF BIG FALLS RANCH CO., AN OREGON CORPORATION, AND ACKNOWLEDGED THAT THE FOREGOING INSTRUMENT WAS SAID CORPORATION'S VOLUNTARY ACT AND DEED, ON THIS 30<sup>th</sup> DAY OF JANUARY, 1996.

POVEY AND ASSOC. LAND SURVEYORS  
P.O. BOX 131, REDMOND OREGON 97756  
(541) 546-6778

PARTITION PLAT NO. 1996-26

DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60

LOCATED IN SECTIONS 3, 4, 8, 9, 17, 18, 19 AND 20

TOWNSHIP 14 SOUTH, RANGE 12 EAST,

WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

OWNER: **BIG FALLS RANCH CO.**



*William G. Bahrke*  
1-26-96

EXP. 12-31-1997

I HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY OF DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60.

*William G. Bahrke* 6-2-96  
WILLIAM G. BAHRKE, LS 2039

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL TAXES APPURTENANT TO THIS PARTITION ARE PAID AS OF THIS DATE.

*Deschutes County Tax Collector* 4-4-96  
DESCHUTES COUNTY TAX COLLECTOR

**ASSESSOR'S CERTIFICATE**

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.

*Deschutes County Assessor* 4-4-96  
DESCHUTES COUNTY ASSESSOR

**APPROVALS**

- Kim M. H.* 5-17-96  
DESCHUTES COUNTY PLANNING DIRECTOR
- Tony Rice* 3-8-96  
DESCHUTES COUNTY DIRECTOR OF PUBLIC WORKS
- Jeff Kern* 2-16-96  
DESCHUTES COUNTY SURVEYOR
- Raymond Sweet* 4-11-96  
DESCHUTES COUNTY ENVIRONMENTAL HEALTH DIRECTOR
- Alfred J. McNeilly* 5-21-96  
SQUAW CREEK IRRIGATION DISTRICT
- Del Mann* 3-21-96  
REGIONAL WATER MASTER
- Bobby J. Stauff* 5/22/96  
DESCHUTES COUNTY COMMISSIONER
- Thomas R. Holloman* 5/23/96  
DESCHUTES COUNTY COMMISSIONER
- Thomas J. Tappin* 5/22/96  
DESCHUTES COUNTY COMMISSIONER

SIGNATURES OF THE BOARD OF COMMISSIONERS CONSTITUTE ACCEPTANCE BY THE PUBLIC OF THE CONSERVATION EASEMENT SHOWN HEREON.

DESCHUTES COUNTY SURVEYOR  
FILED 6/2/96 BY: *V. Sp...*



AUG 17 2022

OWRD



1-504.

CS12599

OWNER: BIG FALLS RANCH CO.

PARTITION PLAT NO. 1996-26  
DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60.  
LOCATED IN SECTIONS 3, 4, 8, 9, 17, 18, 19 AND 20.  
TOWNSHIP 14 SOUTH, RANGE 12 EAST.  
WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

SEE SHEET 5 FOR LEGEND AND FOR  
INFORMATION ON RECORD SURVEYS  
AND WATER RIGHTS

ALLOCATION OF  
WATER RIGHTS  
IN THE E1/2 W1/2  
OF SECTION 9

CURVE DATA

C #	RADIUS	DELTA	LENGTH	LONG CHORD	
C 3	381.00'	54°32'09"	362.65'	513°56'57"E	349.11'
C 4	600.00'	87°11'16"	913.05'	500°22'37"W	827.45'
C 5	1344.00'	38°35'45"	905.35'	563°16'07"W	888.33'
C 6	255.00'	114°30'00"	517.59'	525°19'00"W	435.66'
C 7	1440.00'	67°13'47"	1689.67'	653°23'06"E	1594.39'
C28	300.00'	14°54'48"	78.09'	N43°39'44"E	77.87'
C29	300.00'	54°47'40"	286.90'	N63°36'10"E	276.09'

I HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY OF  
DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60.

*William G. Bahrke* 6-2-96  
WILLIAM G. BAHRKE, LS 2039

IRRIGATION EASEMENT

PARCELS 1, 2 AND 3 BENEFIT FROM AND ARE SUBJECT TO A RECIPROCAL  
20 FOOT IRRIGATION EASEMENT, THE CENTERLINE OF WHICH IS ALONG  
THE EXISTING IRRIGATION MAINLINE THAT TIES THE IRRIGATION WELLS  
AND OTHER IRRIGATION WATER SOURCES TOGETHER - THIS EASEMENT  
ALLOWS PARCELS 1, 2 AND 3 TO BE IRRIGATED IN THEIR PRESENT  
MANNER - THE LOCATION OF THIS EASEMENT IS NOT PERMANENTLY  
DEFINED AS IT MOVES WHEN THE MAINLINE IS MOVED.

DESCHUTES COUNTY SURVEYOR  
FILED 6/4/96 BY: *V. G. Gue*

SCALE: 1" = 500'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*William G. Bahrke*  
OREGON  
WILLIAM G. BAHRKE  
7039

EXP. 12-31-1997

POVEY AND ASSOC. LAND SURVEYORS  
P.O. BOX 131, REDMOND, OREGON 97756  
(541) 548-6778  
DRAWN BY *WJG*

PARCEL 1

APX. 298.6 ACRES GROSS

WATER RIGHTS:

- WR 4 - 46.3 AC.
- WR 5 - 30.0 AC.
- WR 7 - 62.9 AC.
- WR 8 - 4.5 AC.
- WR10 - 76.3 AC.
- WR11 - 47.6 AC.

(SEE THIS SHEET FOR THE  
ALLOCATION OF WATER RIGHTS  
IN THE E1/2 W1/2 OF SECTION 9)

RIGHTS TO MINERALS AND OTHER  
SUBSTANCES IN THE SOUTH 1/2 OF SECTION 9  
ARE RESERVED UNTO GREGO AS PER  
62 D 389 AND 183 D 698

CONSERVATION EASEMENT

PARCELS 1 AND 2 ARE SUBJECT TO A CONSERVATION EASEMENT LYING  
BETWEEN THE CENTER OF THE DESCHUTES RIVER AND A LINE 10 FEET  
WESTERLY OF AND PARALLEL WITH THE HIGH WATER MARK ON THE  
LEFT BANK OF SAID RIVER.

PIPELINE EASEMENT

PARCELS 1, 2 AND 3 HAVE THE USE OF AN 80 FOOT ROAD AND  
PIPELINE EASEMENT AS PER 43 D 178 THIS EASEMENT GENERALLY  
FOLLOWS THE ROY L. KIDDER ROAD FROM THE WEST LINE OF  
SECTION 16 TO LOWER BRIDGE ROAD NEAR THE DESCHUTES  
RIVER BRIDGE.

DETAIL  
SCALE: 1" = 200'

SHEET 2 OF 5

RECEIVED  
AUG 17 2022

OWRD

CS12599

1-605

CS12599

OWNER: BIG FALLS RANCH CO.

PARTITION PLAT NO. 1996-26  
DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60.  
LOCATED IN SECTIONS 3, 4, 8, 9, 17, 18, 19 AND 20,  
TOWNSHIP 14 SOUTH, RANGE 12 EAST.  
WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

CURVE DATA

C #	RADIUS	DELTA	LENGTH	LONG CHORD
C 7	1440.00'	67°13'47"	1689.67'	357°23'06"W 1594.39'
C25	300.00'	11°59'09"	62.76'	N61°48'25"E 62.64'
C26	300.00'	22°12'57"	116.52'	N78°54'27"E 115.59'
C27	300.00'	51°02'54"	267.29'	N25°38'42"E 258.53'
C28	300.00'	14°54'48"	78.09'	N43°39'44"E 77.87'
C29	300.00'	54°47'40"	296.90'	N63°56'10"E 276.09'

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DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60.

*William G. Bahrke* 6-2-96  
WILLIAM G. BAHRKE, L.S. 2039

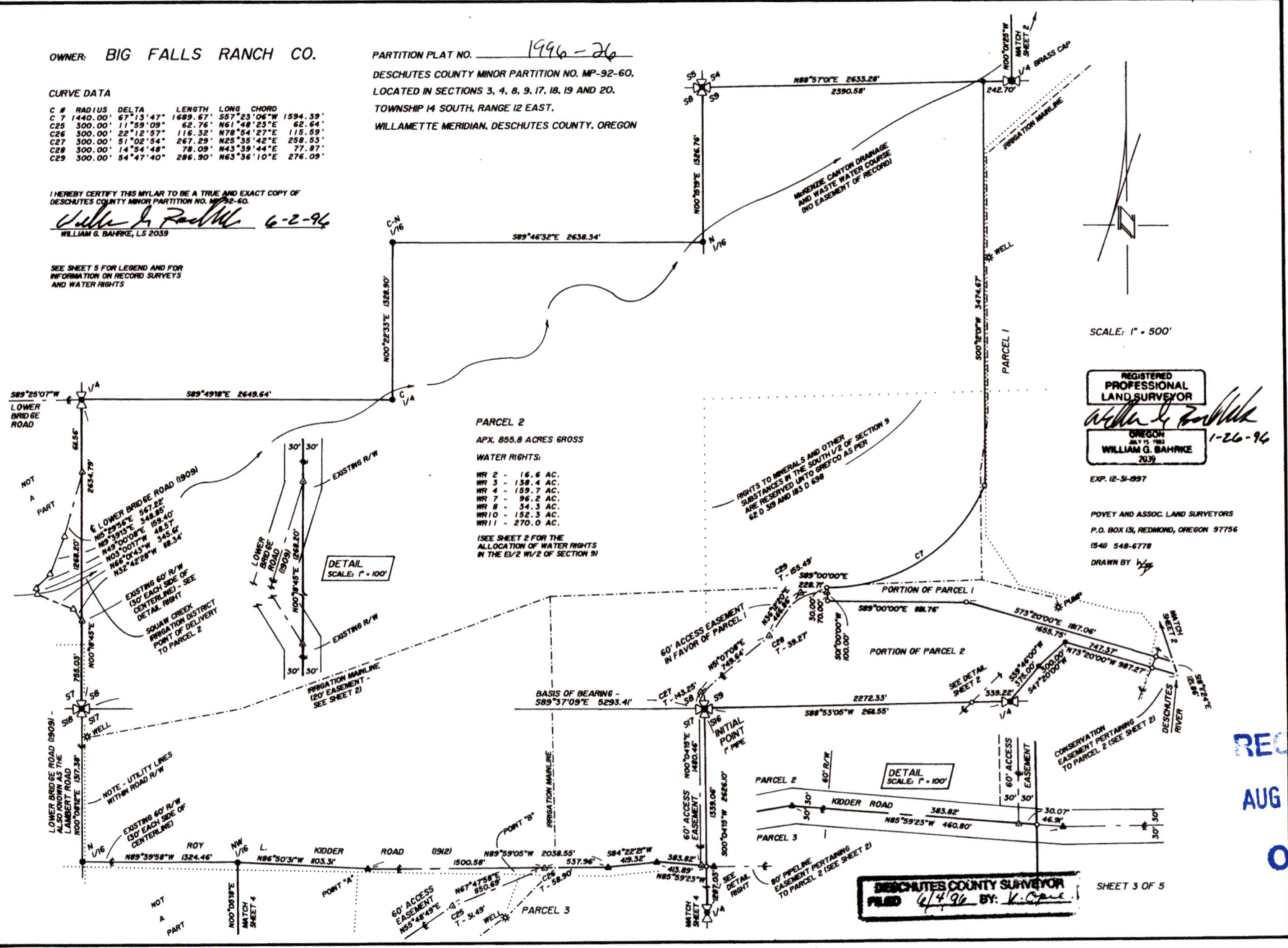
SEE SHEET 5 FOR LEGEND AND FOR  
INFORMATION ON RECORD SURVEYS  
AND WATER RIGHTS

SCALE: 1" = 500'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*William G. Bahrke*  
OREGON  
JULY 11 1981  
WILLIAM G. BAHRKE  
2039

EXP. 12-31-2007

POVEY AND ASSOC. LAND SURVEYORS  
P.O. BOX 13, REDMOND, OREGON 97756  
(541) 548-6778  
DRAWN BY *WJS*



PARCEL 2  
APX. 855.8 ACRES GROSS  
WATER RIGHTS:  
WR 2 - 16.6 AC.  
WR 3 - 138.4 AC.  
WR 4 - 159.7 AC.  
WR 7 - 96.2 AC.  
WR 8 - 34.3 AC.  
WR 10 - 152.3 AC.  
WR 11 - 270.0 AC.  
(SEE SHEET 2 FOR THE  
ALLOCATION OF WATER RIGHTS  
IN THE E/2 W/2 OF SECTION 9)

RIGHTS TO MINERALS AND OTHER  
SUBSTANCES IN THE SOUTH 1/2 OF SECTION 9  
ARE RESERVED UNTO BEEFCO AS PER  
62 D 58 AND 65 D 68

DESCHUTES COUNTY SURVEYOR  
FILED 6/4/96 BY: *V. Cape*

SHEET 3 OF 5

RECEIVED  
AUG 17 2022  
OWRD

CS12599



1-506

OWNER: BIG FALLS RANCH CO.

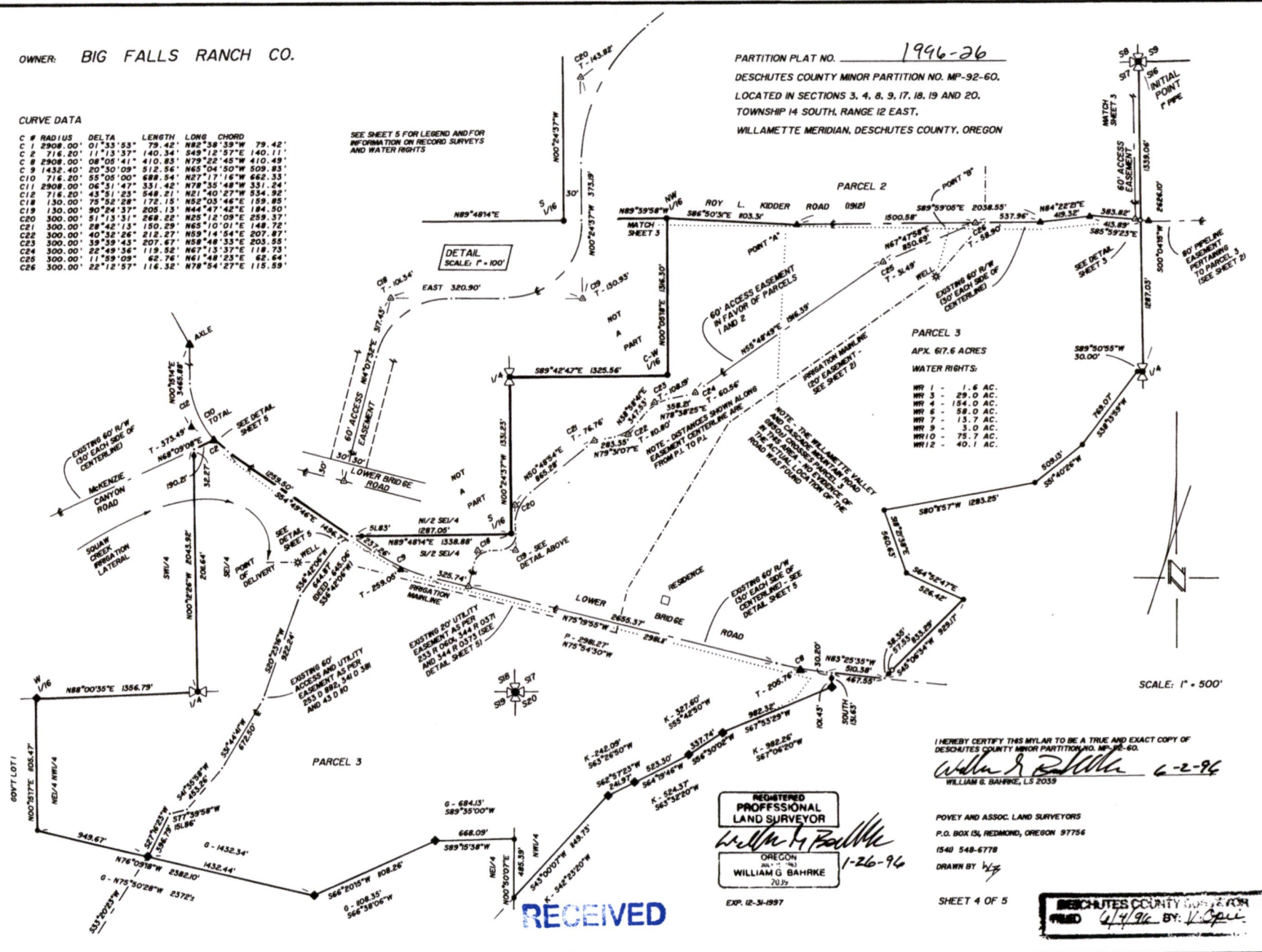
PARTITION PLAT NO. 1996-26  
DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60.  
LOCATED IN SECTIONS 3, 4, 8, 9, 17, 18, 19 AND 20,  
TOWNSHIP 14 SOUTH, RANGE 12 EAST.  
WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

CURVE DATA

C #	RADIUS	DELTA	LENGTH	LONG	CHORD
C 1	2908.00'	01°33'53"	79.42'	N82°38'39"W	79.42'
C 2	716.20'	11°13'37"	140.34'	S49°12'57"E	140.11'
C 8	2908.00'	08°05'41"	410.85'	N79°25'45"W	410.48'
C 9	1432.40'	20°30'09"	512.56'	N65°04'50"W	509.83'
C10	716.20'	55°05'00"	688.54'	N27°17'16"W	662.33'
C11	2908.00'	04°51'47"	331.42'	N78°53'48"W	331.24'
C12	716.20'	43°51'25"	548.21'	N21°40'27"W	534.92'
C18	130.00'	75°52'28"	172.15'	N52°03'46"E	159.85'
C19	130.00'	90°24'37"	205.13'	N44°47'42"E	184.50'
C20	300.00'	51°13'31"	288.82'	N25°12'09"E	259.37'
C21	300.00'	28°42'13"	150.29'	N65°10'01"E	148.72'
C22	300.00'	40°32'26"	212.27'	N59°14'54"E	207.87'
C23	300.00'	39°39'43"	207.67'	N59°46'33"E	203.58'
C24	300.00'	22°49'36"	119.52'	N67°13'37"E	118.73'
C25	300.00'	11°59'09"	62.76'	N61°48'23"E	62.64'
C26	300.00'	22°12'57"	116.32'	N78°54'27"E	115.59'

SEE SHEET 5 FOR LEGEND AND FOR INFORMATION ON RECORD SURVEYS AND WATER RIGHTS

DETAIL SCALE: 1" = 100'



PARCEL 3  
APX. 67.6 ACRES  
WATER RIGHTS:  
WR 1 - 1.6 AC.  
WR 3 - 29.0 AC.  
WR 4 - 154.0 AC.  
WR 6 - 58.0 AC.  
WR 7 - 13.7 AC.  
WR 9 - 3.0 AC.  
WR10 - 75.7 AC.  
WR12 - 40.1 AC.

I HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY OF DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60.  
*William G. Bahrke* 6-2-96  
WILLIAM G. BAHRKE, LS 2039

REGISTERED PROFESSIONAL LAND SURVEYOR  
*William G. Bahrke*  
OREGON  
WILLIAM G. BAHRKE  
2039  
EXP. 12-31-1997

POVEY AND ASSOC. LAND SURVEYORS  
P.O. BOX 154, REDMOND, OREGON 97756  
(541) 548-6778  
DRAWN BY *WJS*

SHEET 4 OF 5

DESCHUTES COUNTY CLERK FOR RECORD  
FILED 6/4/96 BY: *V. Spivey*

RECEIVED

AUG 19 2022

OWRD

6512599

6512599

96-20185

1-507

OWNER: BIG FALLS RANCH CO.

PARTITION PLAT NO. 1996-26  
DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60.  
LOCATED IN SECTIONS 3, 4, 8, 9, 17, 18, 19 AND 20,  
TOWNSHIP 14 SOUTH, RANGE 12 EAST,  
WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

WATER RIGHTS

- WR 1 - PRIMARY FROM SQUAW CREEK (896)
- WR 2 - PRIMARY FROM SQUAW CREEK (8903)
- WR 3 - PRIMARY FROM SQUAW CREEK (8904)
- WR 4 - PRIMARY FROM SQUAW CREEK (892)
- WR 5 - PRIMARY FROM SQUAW CREEK (893)
- WR 6 - PRIMARY FROM WELL 1 - CERTIFICATE 44278
- WR 7 - PRIMARY FROM DEEP CANYON CREEK - CERTIFICATE 44281
- WR 8 - PRIMARY FROM MCKENZIE CANYON - CERTIFICATE 44283
- WR 9 - PRIMARY FROM WELL 1 - CERTIFICATE 4396
- WR 10 - SUPPLEMENTAL FROM DEEP CANYON CREEK - CERTIFICATE 44281
- WR 11 - SUPPLEMENTAL FROM MCKENZIE CANYON - CERTIFICATE 44283
- WR 12 - SUPPLEMENTAL FROM WELL 1 - CERTIFICATE 4396

LEGEND

- ▲ 2" ALUMINUM CAP ON CENTERLINE POINT OF INTERSECTION (P.I.)
- ▲ 3/4" PIPE ON CENTERLINE P.L.
- △ SET 3/4" PIPE WITH PLASTIC CAP MARKED "POVEY & ASSOC." ON CENTERLINE P.L.
- △ SET 60# SPIKE ON CENTERLINE P.L.
- 5/8" REBAR
- 3/4" PIPE
- SET 3/4" PIPE WITH PLASTIC CAP MARKED "POVEY & ASSOC."
- 1/2" PIPE
- SET 1/2" PIPE WITH PLASTIC CAP MARKED "POVEY & ASSOC."
- NOT MONUMENTED
- CENTERLINE OF 20' IRRIGATION EASEMENT (SEE SHEET 2)
- ..... CENTERLINE OF 20' UTILITY EASEMENT AS DESCRIBED ON SHEET 1
- 43 D 80 - BOOK AND PAGE OF DESCHUTES COUNTY DEEDS
- 344 R 0371 - BOOK AND PAGE OF DESCHUTES COUNTY OFFICIAL RECORDS

CURVE DATA

C #	RADIUS	DELTA	LENGTH	LOW CHORD
C 1	2908.00'	01°33'53"	79.42'	N82°58'53"W 79.42'
C 2	716.20'	11°13'37"	140.34'	S49°12'57"E 140.11'
C 3	2908.00'	08°05'41"	410.83'	N79°22'45"W 410.49'
C 4	1432.40'	20°30'09"	512.56'	N65°04'50"W 509.83'
C 11	2908.00'	06°31'47"	331.42'	N78°35'48"W 331.24'
C 13	1402.40'	20°30'09"	501.83'	S65°04'50"E 499.15'
C 14	2978.00'	08°05'41"	406.60'	S79°22'45"E 406.28'
C 15	2938.00'	08°05'41"	419.06'	N78°35'48"W 414.72'
C 16	1462.40'	20°30'09"	523.30'	N65°04'50"W 520.51'
C 17	746.20'	09°39'26"	125.77'	N50°00'03"W 125.62'

RECORD SURVEYS - ALL IN T14S, R12E, W1M

- PERRY - RECORD MEASUREMENT AS PER PERRY'S SURVEY OF THE RE-ALIGNMENT OF THE LOWER HOLLOW ROAD, DATED 1960 - THIS SURVEY ESTABLISHED THE LOWER BRIDGE ROAD R/W IN THE SE1/4 OF SECTION 17.
  - K - RECORD MEASUREMENT AS PER KAUFFMAN'S BOUNDARY SURVEY IN SECTIONS 17, 18, 20 AND 30, DATED 10-8-1876 - THIS SURVEY ESTABLISHED THE SOUTHEAST PLAT BOUNDARY IN SECTION 20.
  - D - RECORD MEASUREMENT AS PER DEED RECORDED IN BOOK 244, PAGE 264, DESCHUTES COUNTY DEEDS, DATED 1-8-1977 - THIS DEED ESTABLISHED THE SOUTH PLAT BOUNDARY IN THE SE1/4 OF SECTION 9.
  - G - RECORD MEASUREMENT AS PER GOODWIN'S BOUNDARY SURVEY IN SECTION 19, DATED 5-4-1977 - THIS SURVEY ESTABLISHED THE SOUTH PLAT BOUNDARY IN SECTION 19.
- ALL MEASUREMENTS ON THE PLAT BOUNDARY, LOWER BRIDGE ROAD, MCKENZIE CANYON ROAD AND HODDER ROAD IN SECTION 17 ARE AS PER OUR PREVIOUS SURVEYS IN THIS, R12E. THESE SURVEYS INCLUDE OUR SURVEY OF SECTION 8, DATED 6-22-1979, OUR SURVEYS OF SECTIONS 17 AND 18, DATED 2-13-1980, OUR SURVEY OF SECTIONS 3, 4, 5, 6, 7, 8, 9, 17, 18, 19 AND 20, DATED 6-4-1980, AND OUR SURVEY OF AN ADJUSTED BOUNDARY IN THE SE1/4 OF SECTION 17, DATED 2-24-1982. THESE SURVEYS ALSO INCLUDE THOSE BOUNDARIES PREVIOUSLY ESTABLISHED BY KAUFFMAN, BY DEED, AND BY GOODWIN.
- P - RECORD MEASUREMENT AS PER OUR PREVIOUS SURVEY THAT IS NOT THE SAME AS THE MEASUREMENT SHOWN ON THIS PLAT - SEE NARRATIVE.

SCALE: 1" = 100'

I HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY OF DESCHUTES COUNTY MINOR PARTITION NO. MP-92-60.  
*William G. Bahrke* 6-2-96  
WILLIAM G. BAHRKE, L.S. 2039

REGISTERED PROFESSIONAL LAND SURVEYOR

*William G. Bahrke*  
OREGON  
WILLIAM G. BAHRKE - 2039  
1-26-96  
EXP. 12-31-1997

DESCHUTES COUNTY SURVEYOR  
PLSD 6/4/96 BY: *W. G. Bahrke*

POVEY AND ASSOC. LAND SURVEYORS  
P.O. BOX 134, REDMOND, OREGON 97756  
1540-548-6778  
DRAWN BY *WJF*  
SHEET 5 OF 5

RECEIVED  
AUG 17 2022  
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