

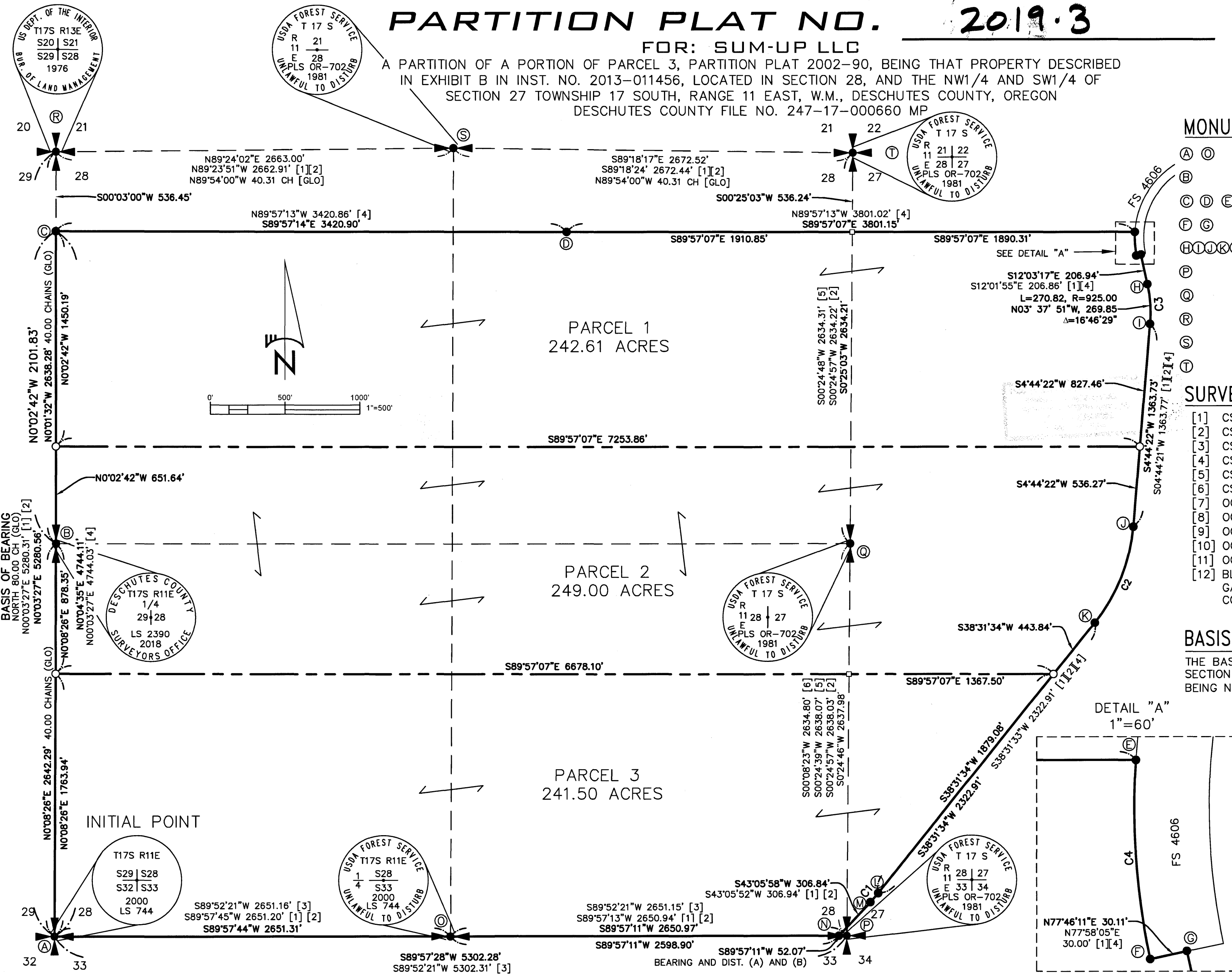
PARTITION PLAT NO. 2019.3

FOR: SUM-UP LLC

A PARTITION OF A PORTION OF PARCEL 3, PARTITION PLAT 2002-90, BEING THAT PROPERTY DESCRIBED IN EXHIBIT B IN INST. NO. 2013-011456, LOCATED IN SECTION 28, AND THE NW1/4 AND SW1/4 OF SECTION 27 TOWNSHIP 17 SOUTH, RANGE 11 EAST, W.M., DESCHUTES COUNTY, OREGON
DESCHUTES COUNTY FILE NO. 247-17-000660 MP

Deschutes County Official Records 2019-05011
Nancy Blankenship, County Clerk

01214245201900050110010012 \$113.00
02/15/2019 02:31 PM
D-PP Cnt=1 Str=25 JS
\$25.00 \$11.00 \$61.00 \$10.00 \$6.00



MONUMENTS OF RECORD

- (A) FOUND 2-1/2" BRASS CAP SET IN [3]
- (B) FOUND 3" BRASS CAP SET IN [11]
- (C) (D) (E) FOUND 5/8" IR WITH YPC INSCRIBED "HWA" SET IN [4]
- (F) (G) FOUND 5/8" IR WITH YPC INSCRIBED "HWA" SET IN [1]
- (H) (I) (J) (K) (L) (M) (N) FOUND 5/8" IR WITH YPC INSCRIBED "HWA" SET IN [2]
- (P) FOUND 3" BRASS CAP SET IN [10]
- (Q) FOUND 3" BRASS CAP SET IN [9]
- (R) FOUND 3-1/2" BRASS CAP SET IN [12]
- (S) FOUND 3" BRASS CAP SET IN [7]
- (T) FOUND 3" BRASS CAP SET IN [8]

SURVEY AND DEED REFERENCES

- [1] CS 18215 BY DAVID R. WILLIAMS, FILED 12-08-2010, DCSR.
- [2] CS 15217 BY DAVID R. WILLIAMS, FILED 12-23-2002, DCSR.
- [3] CS 14674 BY DONALD GRESDEL, FILED 10-23-2001, DCSR.
- [4] CS 18504 BY DAVID R. WILLIAMS, FILED 03-26-2013, DCSR.
- [5] CS 13844 BY JEFF KERN, FILED 11-22-1999, DCSR.
- [6] CS 02176 BY RAYMOND OMAN, FILED 07-08-1985, DCSR.
- [7] OCRR 0352 BY RAYMOND E. OMAN FILED 10-12-1981, DCSR.
- [8] OCRR 0353 BY RAYMOND E. OMAN FILED 10-12-1981, DCSR.
- [9] OCRR 0354 BY RAYMOND E. OMAN FILED 10-12-1981, DCSR.
- [10] OCRR 0355 BY RAYMOND E. OMAN FILED 10-12-1981, DCSR.
- [11] OCRR 1956 BY MICHAEL J. BERRY FILED 12-20-2018, DCSR.
- [12] BLM FIELD NOTES VOLUME OR-R0599 PAGE 251 BY A. JOSEPH GARRISON, SURVEY COMMENCED 06-28-1976, SURVEY COMPLETED 07-21-1976

BASIS OF BEARING

THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING THE WEST LINE OF SECTION 28 BETWEEN FOUND MONUMENTS (A) AND (R), MARKED AS SHOWN, BEING N00°03'27"E PER REFERENCE SURVEYS [1] AND [2].

LEGEND:

- MONUMENT FOUND AS NOTED
- ⊕ SECTION CORNER
- ⊙ 1/4 CORNER
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "BECON"
- ⊕ RECORD SURVEY MONUMENT INFORMATION
- CALCULATED POINT, NOTHING FOUND OR SET
- [] SURVEY RECORD INFORMATION
- DCSR DESCHUTES COUNTY SURVEY RECORDS
- OCRR OREGON CORNER RESTORATION RECORD
- BOUNDARY LINE
- - - NEW PARCEL LINE
- RECORD BOUNDARY LINE

NARRATIVE

WE WERE EMPLOYED BY SUM-UP LLC TO PARTITION THAT PROPERTY DESCRIBED IN EXHIBIT B OF INSTRUMENT NUMBER 2013-011456, DESCHUTES COUNTY OFFICIAL RECORDS. SAID PROPERTY WILL BE PARTITIONED INTO THREE PARCELS AS SHOWN HEREON PER DESCHUTES COUNTY FILE NUMBER 247-17-000660-MP.

ALL BOUNDARY LINES AND ARCS WERE DETERMINED BY HOLDING FOUND MONUMENTS AS SHOWN.

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1 MEASURED	04°34'17"	1000.00'	79.79'	79.76'	N40°49'08"E
C1 [1][2][4]	04°34'19"	1000.00'	79.80'	79.77'	N40°48'43"E
C2 MEASURED	33°45'26"	1200.00'	707.01'	696.83'	N21°36'39"E
C2 [1][2][4]	17°41'47"	1200.00'	706.95'	696.77'	N21°36'59"E
C3 MEASURED	16°46'29"	925.00'	270.82'	269.85'	N03°37'51"W
C3 [1][2][4]	16°45'16"	925.00'	270.79'	269.79'	N03°38'47"W
C4 MEASURED	15°39'55"	590.00'	161.31'	160.81'	N04°07'43"W
C4 [4]	15°39'52"	590.00'	161.30'	160.80'	S04°11'59"W

SHEET INDEX

- SHEET 1: PLAT MAP NARRATIVE
- SHEET 2: RECORD EASEMENTS
- SHEET 3: SURVEYOR'S CERTIFICATE DECLARATION SIGNATURES

BECON
CIVIL ENGINEERING & LAND SURVEYING

JOB #: 13910
DATE: 11/08/2018
CLIENT: SUM-UP LLC
DRAWN BY: EJH/JLB

549 SW MILL VIEW WAY
SUITE 105
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

REGISTERED PROFESSIONAL LAND SURVEYOR

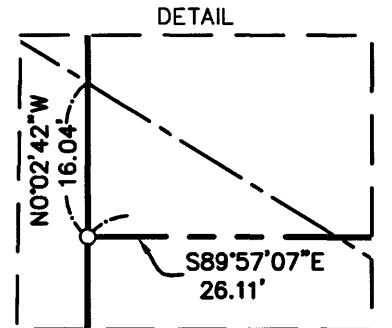
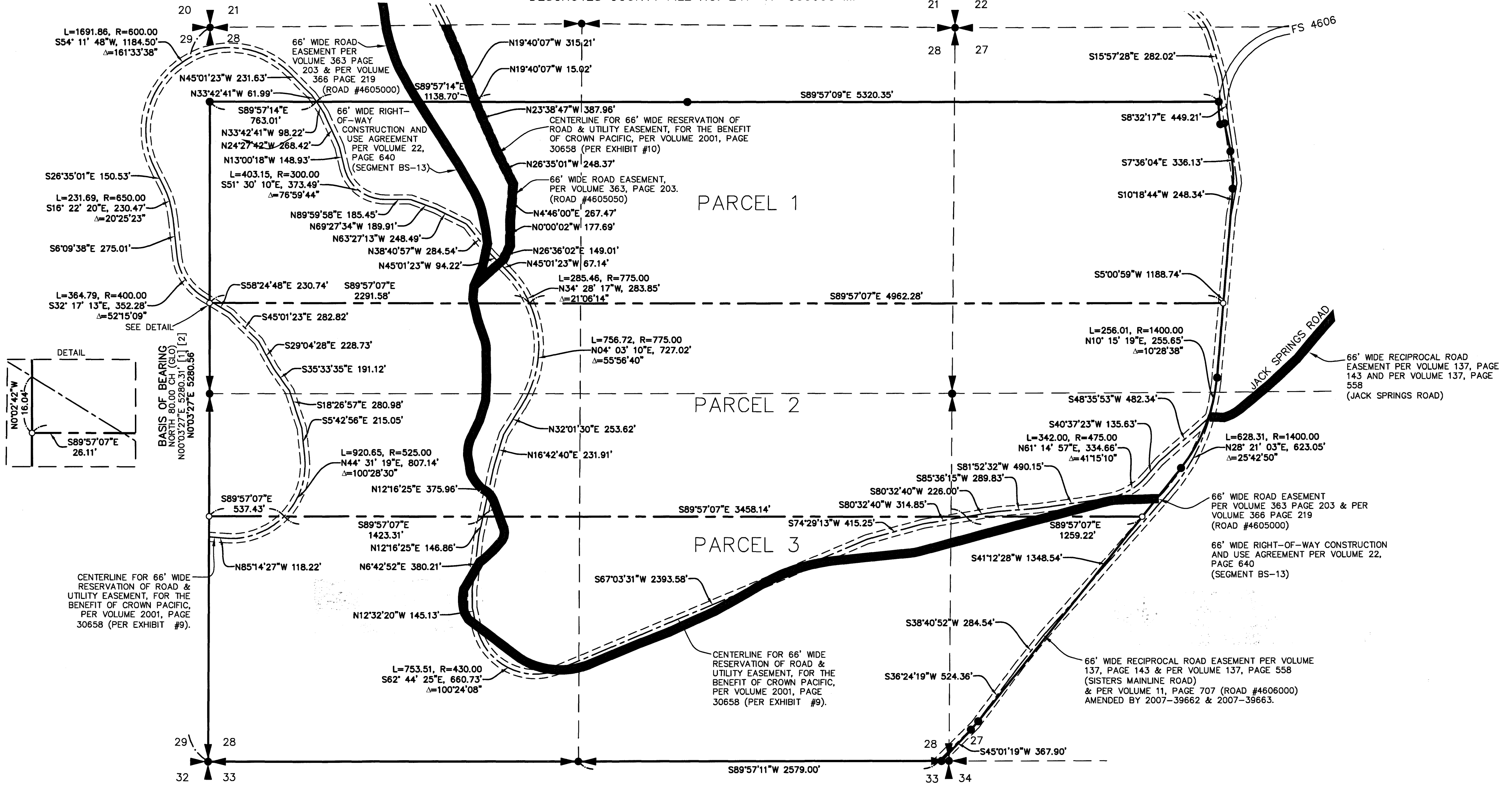
ERIK J. HUFFMAN
70814

RENEWS: JUNE 30, 2019

PARTITION PLAT NO. 2019-3

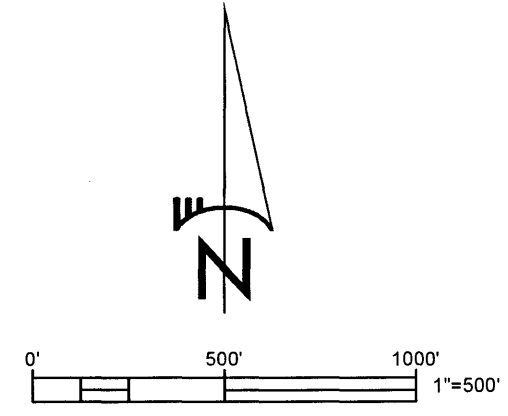
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DESCHUTES COUNTY FILE NO. 247-17-000660 MP



LEGEND:

- CENTERLINE OF 66' WIDE ROAD AND UTILITY EASEMENT PER VOL. 2001, PG. 30658 (ROTATED TO BASIS OF BEARING).
- EASEMENT LINE
- 66' WIDE ROAD EASEMENT PER VOL. AND PG. AS NOTED.



BECON
CIVIL ENGINEERING
& LAND SURVEYING

JOB #: 13910
DATE: 11/08/2018
CLIENT: SUM-UP LLC
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SUITE 105
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik J. Huffman

OREGON
DEC. 16, 2009
ERIK J. HUFFMAN
70814

RENEWS: JUNE 30, 2019

PARTITION PLAT NO. 2019.3

FOR: SUM-UP LLC
A PARTITION OF A PORTION OF PARCEL 3, PARTITION PLAT 2002-90, BEING THAT PROPERTY DESCRIBED IN EXHIBIT B IN INST. NO. 2013-011456, LOCATED IN SECTION 28, AND THE NW1/4 AND SW1/4 OF SECTION 27 TOWNSHIP 17 SOUTH, RANGE 11 EAST, W.M., DESCHUTES COUNTY, OREGON
DESCHUTES COUNTY FILE NO. 247-17-000660 MP

SURVEYOR'S CERTIFICATE


I, ERIK J HUFFMAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 PROPER MONUMENTS THE LAND SHOWN ON THIS PARTITION PLAT MAP; THAT THE INITIAL POINT IS A 2-1/2" BRASS CAP; SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN INST. NO. 2016-010746, DESCHUTES COUNTY OFFICIAL RECORDS; SAID POINT ALSO BEING THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33; AND THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE PROPERTY PLATTED:

BEGINNING AT THE INITIAL POINT A 2-1/2" BRASS CAP; POINT BEING THE SOUTHWEST CORNER OF SECTION 28;
THENCE ALONG THE WEST LINE OF SECTION 28, N00°08'26"E 2642.29 FEET TO A 5/8" IRON ROD, SAID POINT BEING THE WEST 1/4 CORNER OF SECTION 28;
THENCE CONTINUING ALONG THE WEST LINE OF SECTION 28, N00°02'42"W 2101.83 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA";
THENCE LEAVING SAID WEST LINE, S89°57'14"E 3420.90 FEET TO A TO 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA";
THENCE S89°57'07"E 3801.15 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA", SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF FOREST ROAD 4606, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE;
THENCE ALONG SAID WESTERLY RIGHT OF WAY, ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 590.00 FEET, A TOTAL ANGLE OF 15°39'55", AND A LONG CHORD WHICH BEARS S04°07'43"E 160.81 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA";
THENCE CONTINUING ALONG SAID RIGHT OF WAY, N77°46'11"E 30.11 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA";
THENCE LEAVING SAID RIGHT OF WAY, S12°03'17"E 206.94 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA", SAID POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE;
THENCE ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 925.00 FEET, A TOTAL ANGLE OF 16°46'29", AND A LONG CHORD WHICH BEARS S03°37'51"E 269.85 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA";
THENCE S04°44'22"W 1363.73 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA", SAID POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE;
THENCE ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 1200.00 FEET, A TOTAL ANGLE OF 33°45'26", AND A LONG CHORD WHICH BEARS S21°36'39"W 696.83 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA";
THENCE S38°31'34"W 2322.91 TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HWA", SAID POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE;
THENCE ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A TOTAL ANGLE OF 04°34'17", AND A LONG CHORD WHICH BEARS S40°49'08"W 79.76 FEET TO A YELLOW PLASTIC CAP INSCRIBED "HWA";
THENCE S43°05'58"W 306.84 FEET TO A YELLOW PLASTIC CAP INSCRIBED "HWA"; SAID POINT BEING ON THE SOUTH LINE SECTION 28;
THENCE ALONG THE SOUTH LINE OF SECTION 28, S89°57'11"W 2598.90 FEET TO A 2-1/2" BRASS CAP, SAID POINT BEING THE SOUTH 1/4 OF SECTION 28;
THENCE CONTINUING ALONG THE SOUTH LINE OF SECTION 28, S89°57'44"W 2651.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 733.11 ACRES MORE OR LESS.

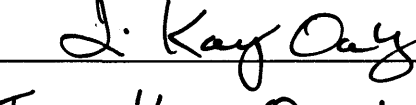
DECLARATION

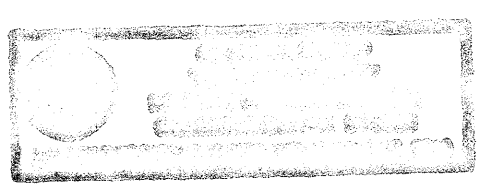
KNOW ALL PERSONS BY THESE PRESENTS, THAT SUM-UP LLC, AN OREGON DOMESTIC LIMITED LIABILITY COMPANY, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE PARTITIONED INTO THREE SEPARATE PARCELS ACCORDING TO THE PROVISIONS OF O.R.S. CHAPTER 92; AND HEREBY SUBMIT FOR APPROVAL AND RECORD THIS PARTITION PLAT.


KEYVIN SPENCER, MEMBER, SUM-UP LLC
1-11-19 DATE

ACKNOWLEDGMENT

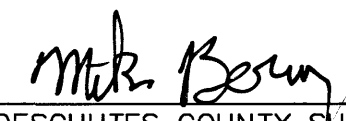



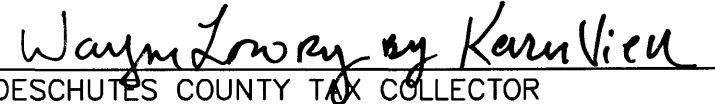
STATE OF OREGON
COUNTY OF DESCHUTES
ON THIS 10th DAY OF January, 2019, BEFORE ME PERSONALLY APPEARED KEVIN SPENCER, MEMBER, SUM-UP LLC, WHO BEING DULY SWORN, STATED THAT HE IS THE AGENT THAT IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



NOTARY PUBLIC 
PRINTED NAME: Tina Kay Oakley
NOTARY PUBLIC-OREGON
COMMISSION NO. 944463
MY COMMISSION EXPIRES November 5, 2019.



APPROVALS


THIS DESCHUTES COUNTY PARTITION PER COUNTY FILE 247-17-000660-MP HAS BEEN EXAMINED AND APPROVED BY:

 1-11-2019 DATE
DESCHUTES COUNTY SURVEYOR
 2/13/19 DATE
DESCHUTES COUNTY PLANNING DIRECTOR
 01/11/19 DATE
DESCHUTES COUNTY ENGINEER
 2/13/19 DATE
DESCHUTES COUNTY ENVIRONMENTAL HEALTH
I HEREBY CERTIFY THAT ALL TAXES ARE PAID TO THIS DATE.
 1-14-2019 DATE
DESCHUTES COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2018-2019 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID, TO ME.
 1-14-2019 DATE
DESCHUTES COUNTY ASSESSOR
 1-15-2019 DATE
DESCHUTES COUNTY BOARD OF COMMISSIONERS

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.
 2.14.19 DATE
WATERMASTER - SOUTH CENTRAL REGION MANAGER

JOB #: 13888
CLIENT: SUM-UP LLC
DATE: 11/08/2018
DRAWN BY: EJH/JLB

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
DEC. 16, 2009
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RENEWS: JUNE 30, 2019
PAGE 3 of 3