La Pine Small Business
Incubator Site #4

F-6

DESCHUTES COUNTY OFFICIAL RECORDS
MARY SUE PENHOLLOW, COUNTY CLERK
2002-04875
NO FEE
00043678200200048750010018
01/25/2002 09:12:10 AM
D-PLAT Cnt=1 Stn=2 JEFF
This is a no fee document

SUBDIVISION PLAT NO. _____

FILE NUMBER: MA-97-9/TP-97-881/V-97-13/CU-97-130

FINAL SUBDIVISION PLAT

NEWBERRY BUSINESS PARK

PORTION OF TRACT 'E' LAPINE INDUSTRIAL SITE

NE QUARTER SECTION 14
T. 22 S., R 10 E., W.M.
DESCHUTES COUNTY
OREGON

SCALE : 1" = 100'
DATE: JANUARY 17, 2002

SURVEY FOR:
LAPINE INDUSTRIAL GROUP
P.O. BOX 1440
LaPINE, OREGON 97739

SURVEY BY:
HGE, INC
375 PARK AVENUE
COOS BAY, OREGON 97420

REED ROAD

NORTH 87°53'16" WEST, 1289.00'

QUARTER CORNER TO SECTION CORNER BASIS OF BEARING
SOUTH 88°33'15" EAST, 2511.25' (MEAS) - S 88°33'15" E, 2511.31' (CS# 07947)
QUARTER CORNER TO E 1/16TH CORNER
SOUTH 88°33'15" EAST, 1288.63'
CALCULATED POSITION
EAST 16TH CORNER 11/14
E 1/16TH CORNER TO SECTION CORNER
SOUTH 88°33'15" EAST, 1288.62'

FOUND 2-1/2" B.CAP IN MONUMENT CASE
BLM (1944) G.L.O. SURVEY
NE CORNER SECTION 14

S 00°31'02" E, 30.01'
PER DESCHUTES COUNTY ROAD PLAN
PLAT OF REED ROAD - CS# 04807

S 87°53'16" E, 2578.45' TO QUARTER CORNER (MEAS)
2578.22' PER DESCHUTES COUNTY ROAD PLAN
PLAT OF REED ROAD - CS# 04807

INITIAL POINT
FOUND 2-1/2" B.CAP QUARTER CORNER
S11/S14 BLM (1944) G.L.O. SURVEY

NORTH

LPID

15% LANDSCAPING AREA PER LOT. 20' WIDE MIN. ACCESS DRIVES.
50' ROADWAY FRONTAGE (MIN) PER LOT

NARRATIVE:

1.) THE BASIS OF BEARING BEING BETWEEN THE FOUND MONUMENTS CONSISTING OF THE NE CORNER OF SECTION 14 AND THE N. QUARTER CORNER OF SECTION 14, THE BEARING BEING S 88°33'15" E, PER CS# 07947, BEARINGS PREVIOUSLY BASED ON THE EAST LINE OF SECTION 14.
2.) THE BASIS OF SURVEY BEING CS# 07947, VARIOUS LAND DESCRIPTIONS, CS# 11788, CS# 14106, CS# 04811, CS# 04838, & THE PLAT OF SURVEY OF REED ROAD PREPARED BY DESCHUTES COUNTY PUBLIC WORKS.
3.) THE PURPOSE OF THIS SURVEY BEING TO IDENTIFY AND DESCRIBE THE SEGREGATION OF PARCELS FOR THE LaPINE INDUSTRIAL GROUP.
4.) DEEDS USED IN THIS SURVEY WERE SUPPLIED BY FIRST AMERICAN TITLE, BEND, OREGON
5.) THE INSTRUMENTS USED IN THIS SURVEY WERE A NIKON DTM A5, MAPPING BY ACAD R 14.0

WATER RIGHTS

THERE ARE NO EXISTING WATER RIGHTS OF RECORD ON THE SUBJECT PROPERTY.

ROADWAY IMPROVEMENTS

THIS SUBDIVISION PLAT HEREBY DEDICATES 60' WIDE PUBLIC ROADWAYS AS SHOWN.

THE ROADWAYS HAVE BEEN CONSTRUCTED, APPROVED, AND ACCEPTED BY THE DESCHUTES COUNTY ROAD DEPARTMENT.

CURVE DATA

CURVE #	LC	RADIUS	L	DELTA
C1	N 46°19'39" E	25'	39.95'	91°34'10"
C2	N 44°18'13" W	25'	39.14'	89°41'33"
C3	N 45°36'03" E	25'	39.49'	90°29'53"
C4	N 43°46'04" W	25'	38.50'	88°14'23"
C5	S 44°23'57" E	25'	39.05'	89°30'06"
C6	N 45°41'46" E	25'	39.40'	90°18'26"
C7	N 44°18'13" W	25'	39.14'	89°41'33"
C8	S 45°36'03" W	25'	39.49'	90°29'53"
C9	S 44°23'57" E	25'	39.05'	89°30'07"
C10	N 45°41'47" E	25'	39.40'	90°18'26"
C11	N 44°18'13" W	25'	39.14'	89°41'33"
C12	S 45°36'03" W	25'	39.49'	90°29'54"
C13	S 44°23'57" E	25'	39.05'	89°30'06"
C14	N 45°32'33" E	25'	39.40'	90°18'26"

REGISTERED PROFESSIONAL LAND SURVEYOR
Russ Dodge
OREGON
FEBRUARY 14, 1986
RUSS S. DODGE
208
EXPIRES 12/31/03

HINKLE ROAD

NORTH 0°32'33" EAST, 1338.80' (M) - N 0°32'10" E, 1338.79' (CS# 07947)

N 0°32'33" E, 435.39'

N 0°21'01" E, 435.40'

SOUTH 0°21'01" WEST, 1310.44" (M)

MITTS WAY

NORTH 0°21'01" EAST, 1325.43' (M) - N 0°21'35" E, 1325.83' (CS# 07947)
CALCULATED LINE FROM E 16TH CORNER 11/14 & THE NE 16TH CORNER

N 0°21'01" E, 259.64'

ASSEMBLY WAY
NORTH 89°09'00" WEST, 1259.40'

BOX WAY
NORTH 89°09'00" WEST, 1260.85'

DILLON WAY
NORTH 89°09'00" WEST, 1262.30'

LOT 1 25,285 SF	LOT 2 25,339 SF	LOT 3 25,119 SF	LOT 4 24,899 SF	LOT 5 24,678 SF	LOT 34 24,458 SF	LOT 35 24,239 SF	LOT 36 24,020 SF	LOT 54 23,800 SF	LOT 55 23,579 SF	LOT 56 23,359 SF	LOT 57 22,625 SF		
LOT 6 18,633 SF	LOT 7 18,769 SF	LOT 8 18,769 SF	LOT 9 18,769 SF	LOT 10 18,769 SF	LOT 37 18,769 SF	LOT 38 18,769 SF	LOT 39 18,769 SF	LOT 58 18,769 SF	LOT 59 18,769 SF	LOT 60 18,769 SF	LOT 61 18,602 SF		
LOT 11 18,637 SF	LOT 12 18,769 SF	LOT 13 18,769 SF	LOT 14 18,769 SF	LOT 15 18,769 SF	LOT 40 18,769 SF	LOT 41 18,769 SF	LOT 42 18,769 SF	LOT 62 18,769 SF	LOT 63 18,769 SF	LOT 64 18,769 SF	LOT 65 18,713 SF		
LOT 16 18,633 SF	LOT 17 18,769 SF	LOT 18 18,769 SF	LOT 19 18,769 SF	LOT 20 18,769 SF	LOT 43 18,769 SF	LOT 44 18,769 SF	LOT 45 18,769 SF	LOT 66 18,769 SF	LOT 67 18,769 SF	LOT 68 18,769 SF	LOT 69 18,874 SF		
LOT 21 18,637 SF	LOT 22 18,769 SF	LOT 23 18,769 SF	LOT 24 18,769 SF	LOT 25 18,769 SF	LOT 46 18,769 SF	LOT 47 18,769 SF	LOT 48 18,769 SF	LOT 70 18,769 SF	LOT 71 18,769 SF	LOT 72 18,769 SF	LOT 73 18,985 SF		
LOT 26 9,089 SF	LOT 27 9,000 SF	LOT 28 9,000 SF	LOT 29 9,000 SF	LOT 30 9,000 SF	LOT 31 9,000 SF	LOT 32 9,000 SF	ACCESS PAR 'B'	LOT 33 9,000 SF	LOT 49 9,000 SF	LOT 50 9,000 SF	LOT 51 9,000 SF	LOT 52 9,000 SF	LOT 53 9,000 SF	ACCESS PAR 'A'	LOT 74 9,000 SF	LOT 75 9,000 SF	LOT 76 9,000 SF	LOT 77 9,600 SF	LOT 78 9,600 SF	LOT 79 9,638 SF

124 | 126 | 128 | 130

FOUND 1/2" I.PIPE ORIGIN UNKNOWN
S 89°01'04" E, 646.39' FROM CN 16TH CORNER
LOCATED 0.3'± SOUTH OF FL

FOUND 2-1/2" B.CAP C-N 16TH CORNER
S11/S14 BLM (1944) G.L.O. SURVEY

NORTH 89°09'00" WEST, 1292.90' (CALC)
N 89°01'53" W, 1292.61' (CS# 07947)

FOUND 1" I.PIPE ORIGIN UNKNOWN
S 89°12'26" E, 9.71'± FROM CN 16TH COR
LOCATED 0.9'± SOUTH OF FL

FD 5/8" I.ROD BENT (CS# 11788)
(UNDER AC) - NE 16TH COR
USED CALCULATED POSITION

FOUND CE 1/16TH CORNER
5/8" I. ROD CS# 11788

S 0°21'01" W 1325.43' (M)

ACCESS PARCELS
ACCESS PARCEL 'A' 24' X 150' 3,600 SF
ACCESS PARCEL 'B' 24' X 150' 3,600 SF

SURVEYORS CERTIFICATE:

I, RUSS S. DODGE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS AS SHOWN ON THIS PLAT TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF OREGON. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, W.M., DESCHUTES COUNTY, OREGON: THENCE, SOUTH 87°53'16" EAST A DISTANCE OF 1289.00 FEET, THENCE, SOUTH 00°21'01" WEST A DISTANCE OF 1310.44 FEET, THENCE, NORTH 89°09'00" WEST, 1292.90 FEET, THENCE, NORTH 00°32'33" EAST A DISTANCE OF 1338.80 FEET TO THE POINT OF BEGINNING.

LEGEND:

◎	SURVEY MONUMENT FOUND SIZE AND TYPE AS NOTED	⊙	SET 5/8" X 30" I.ROD W/YELLOW PLASTIC CAP STAMPED "HGE INC" 5' OFFSET TO TRUE CORNER
•	CALCULATED POSITION		
○	SET 5/8" X 30" I.ROD W/YELLOW PLASTIC CAP STAMPED "HGE INC"		
(M)	MEASURED		

APPROVALS:

THIS PLAT HAS BEEN EXAMINED AND APPROVED BY:

DESCHUTES COUNTY COMMISSIONERS Mark D. Daly 1-24, 2002

SIGNATURE OF BOARD OF COMMISSIONERS CONSTITUTES ACCEPTANCE BY THE COUNTY OF ANY DEDICATIONS MADE HEREIN TO THE PUBLIC

DESCHUTES COUNTY SURVEYOR Jeff Kern 1-23, 2002

DESCHUTES COUNTY ENVIRONMENTAL HEALTH DIVISION Tom Haldeman 1-24, 2002

DESCHUTES COUNTY PLANNING DIRECTOR Kevin Martin 1-24, 2002

DESCHUTES COUNTY DIRECTOR OF PUBLIC WORKS Thomas E. Blount 1-24, 2002

DESCHUTES COUNTY ASSESSOR [illegible] 1-23, 2002

DESCHUTES COUNTY TAX COLLECTOR [illegible] 1-23, 2002

DESCHUTES COUNTY WATERMASTER [illegible] 1-23, 2002

LaPINE RURAL FIRE DISTRICT [illegible] 1-24, 2002

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT DESCHUTES COUNTY, OWNERS OF THE LANDS SHOWN ON THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AND PUBLIC RIGHTS OF WAY AS SHOWN ON THIS PLAT, AND DOES HEREBY DEDICATE TO THE PUBLIC SAID RIGHTS OF WAY, AND SUBMIT FOR APPROVAL AND RECORD SAID SUBDIVISION PLAT.

BY: Mark D. Daly 1-24-02
DESCHUTES COUNTY DATE

STATE OF OREGON)
COUNTY OF DESCHUTES)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1/24/02
BY: Tracy L. Thornton
MY COMMISSION EXPIRES: 4/23/04

OFFICIAL SEAL
TRACY L THORNTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 333908
MY COMMISSION EXPIRES APR. 23, 2004

HGE ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS
375 PARK AVENUE, COOS BAY, OREGON 97420 (541) 269-1166
19 N.W. 5TH AVE., PORTLAND, OREGON 97209 (503) 222-1687