

PLAT OF
MILL IRON ESTATES SUBDIVISION - PHASE 3
BEING A PORTION OF PARCEL 2 OF
PARTITION PLAT NO. 2014-05, LOCATED
IN SECTION 25, T.15S., R.14E., W.M.,
CROOK COUNTY, OREGON
C-LS(M)-146-07
W.O. 20-5311

SURVEY FOR
LBK DEVELOPMENT LLC
PO BOX 5683
BEND, OR 97708
(541) 647-2595

SURVEY BY
ARMSTRONG SURVEYING, INC
267 NE SECOND ST. STE 100
PRINEVILLE, OR 97754
(541) 447-7791

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.

Todd R. Catterton 8/10/20
TODD R. CATTERTON, LS53270

LEGEND

- SET 5/8" X 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E".
- ⊙ SET 5/8" X 30" LONG IRON ROD WITH 1-1/4" O.D. ALUMINUM CAP MARKED "ARMSTRONG S&E" FLUSH WITH PAVEMENT.
- ⊙ FOUND 2" ALUMINUM CAP AS PER CERTIFIED RECORD OF LAND CORNER MONUMENTATION FORM BY GREGORY R. KELSO, LS 2796, RECORDED FEBRUARY 18, 2019.
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E" AS PER THE PLAT OF MILL IRON ESTATES SUBDIVISION - PHASE 1, BY TODD R. CATTERTON, LS 53270, RECORDED NOVEMBER 3, 2017.
- ⊙ FOUND 5/8" IRON ROD WITH 1-1/4" O.D. ALUMINUM CAP MARKED "ARMSTRONG S&E" AS PER THE PLAT OF MILL IRON ESTATES SUBDIVISION - PHASE 1 BY TODD R. CATTERTON, LS 53270, RECORDED NOVEMBER 3, 2017.
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E" AS PER THE PLAT OF MILL IRON ESTATES SUBDIVISION - PHASE 2, BY TODD R. CATTERTON, LS 53270, RECORDED OCTOBER 29, 2019.
- FOUND 5/8" IRON ROD WITH 1-1/4" O.D. ALUMINUM CAP MARKED "ARMSTRONG S&E" AS PER THE PLAT OF MILL IRON ESTATES SUBDIVISION - PHASE 2 BY TODD R. CATTERTON, LS 53270, RECORDED OCTOBER 29, 2019.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E" LS1026, AS PER PARTITION PLAT NO. 2006-45, BY DAVID B. ARMSTRONG, LS 1026, RECORDED SEPTEMBER 11, 2006.
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E" AS PER C.S. 4373 BY TODD R. CATTERTON, LS 53270, RECORDED DECEMBER 3, 2019.
- ⊙ FOUND 3-1/4" ALUMINUM CAP, INITIAL POINT PHASE 2 AS PER THE PLAT OF PHASE 2 OF MILL IRON ESTATES SUBDIVISION BY TODD R. CATTERTON, LS 53270, RECORDED OCTOBER 29, 2019. ADDED THE FOLLOWING STAMPING: L24 PHASE 3.
- 1() RECORD AS PER GENERAL LAND OFFICE CONTRACT NO. 172 BY JOHN W. MELDRUM, DEPUTY SURVEYOR, DATED JULY 17, 1872.
- 2() RECORD AS PER C.S. 464 BY E.G. MANSFIELD, LS 10, RECORDED MARCH, 1978.
- 3() RECORD AS PER C.S. 2036 BY DAVID B. ARMSTRONG, LS 1026, RECORDED FEBRUARY 2, 2001.
- 4() RECORD AS PER PARTITION PLAT NO. 2006-45, C.S. 2627, BY DAVID B. ARMSTRONG, LS 1026, RECORDED SEPTEMBER 11, 2006.

① CURVE DATA - SEE CURVE TABLE ON SHEET 1

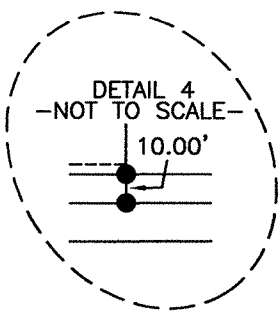
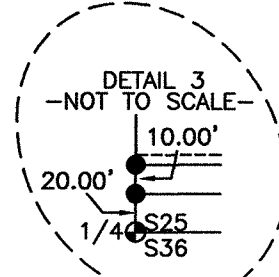
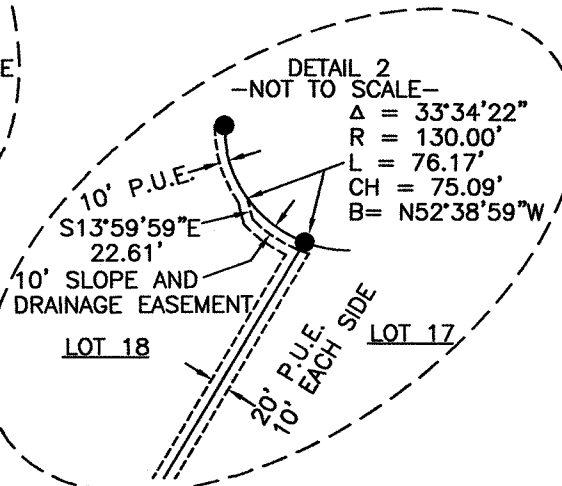
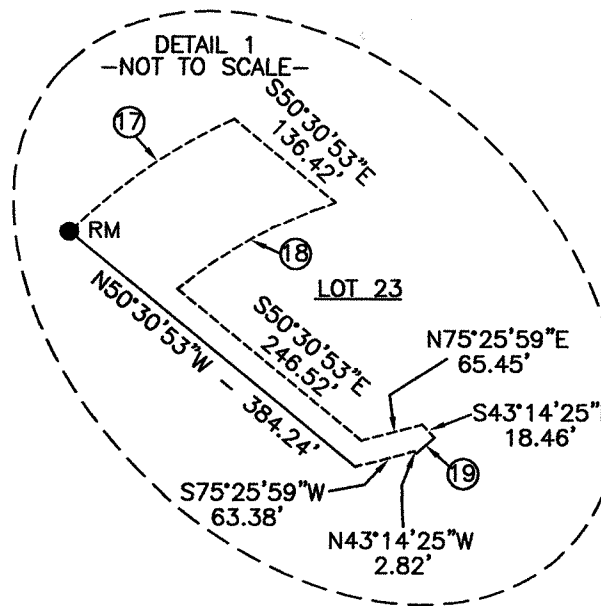
P.U.E. PUBLIC UTILITY EASEMENT

RM REFERENCE MONUMENT

CNS COMPUTED NOT SET

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	26°46'04"	170.00'	79.42'	78.70'	S53°17'15"W
2	26°46'04"	200.00'	93.44'	92.59'	S53°17'15"W
3	26°46'04"	230.00'	107.45'	106.48'	S53°17'15"W
4	40°05'25"	230.00'	160.93'	157.67'	S19°51'30"W
5	40°05'25"	200.00'	139.94'	137.10'	S19°51'30"W
6	40°05'25"	170.00'	118.95'	116.54'	S19°51'30"W
7	89°58'34"	70.00'	109.93'	98.97'	S45°10'30"E
8	89°58'34"	100.00'	157.04'	141.39'	S45°10'30"E
9	89°58'34"	130.00'	204.15'	183.81'	N45°10'30"W
10	13°59'22"	310.00'	75.69'	75.50'	N65°21'17"E
11	09°39'59"	310.00'	52.30'	52.24'	N53°31'37"E
12	23°39'21"	310.00'	127.99'	127.08'	N60°31'18"E
13	03°24'10"	1000.00'	59.39'	59.38'	N46°59'32"E
14	24°07'58"	670.00'	282.20'	280.12'	N57°21'26"E
15	10°20'34"	1000.00'	180.52'	180.27'	N64°15'07"E
16	05°27'28"	1000.00'	95.26'	95.22'	N61°48'34"E
17	19°18'43"	620.00'	208.98'	207.99'	N55°25'01"E
18	19°14'42"	500.00'	167.95'	167.16'	S59°48'03"W
19	06°14'03"	230.00'	25.03'	25.01'	S48°37'52"W
20	69°14'58"	130.00'	157.12'	147.73'	S34°48'42"E
21	20°43'36"	130.00'	47.03'	46.77'	S79°47'59"E

SURVEY NOTE:
THE RECORD BEARINGS AND DISTANCE SHOWN ALONG THE EAST SIDE OF THIS PLAT ARE IDENTICAL TO THOSE SHOWN ON THE PLAT OF MILL IRON ESTATES SUBDIVISION PHASES 1 AND 2 BY MYSELF. THE RECORD BEARINGS AND DISTANCES SHOWN AROUND THE BOUNDARY OF THIS PLAT ARE IDENTICAL TO THOSE SHOWN ON C.S. 4373 BY MYSELF.



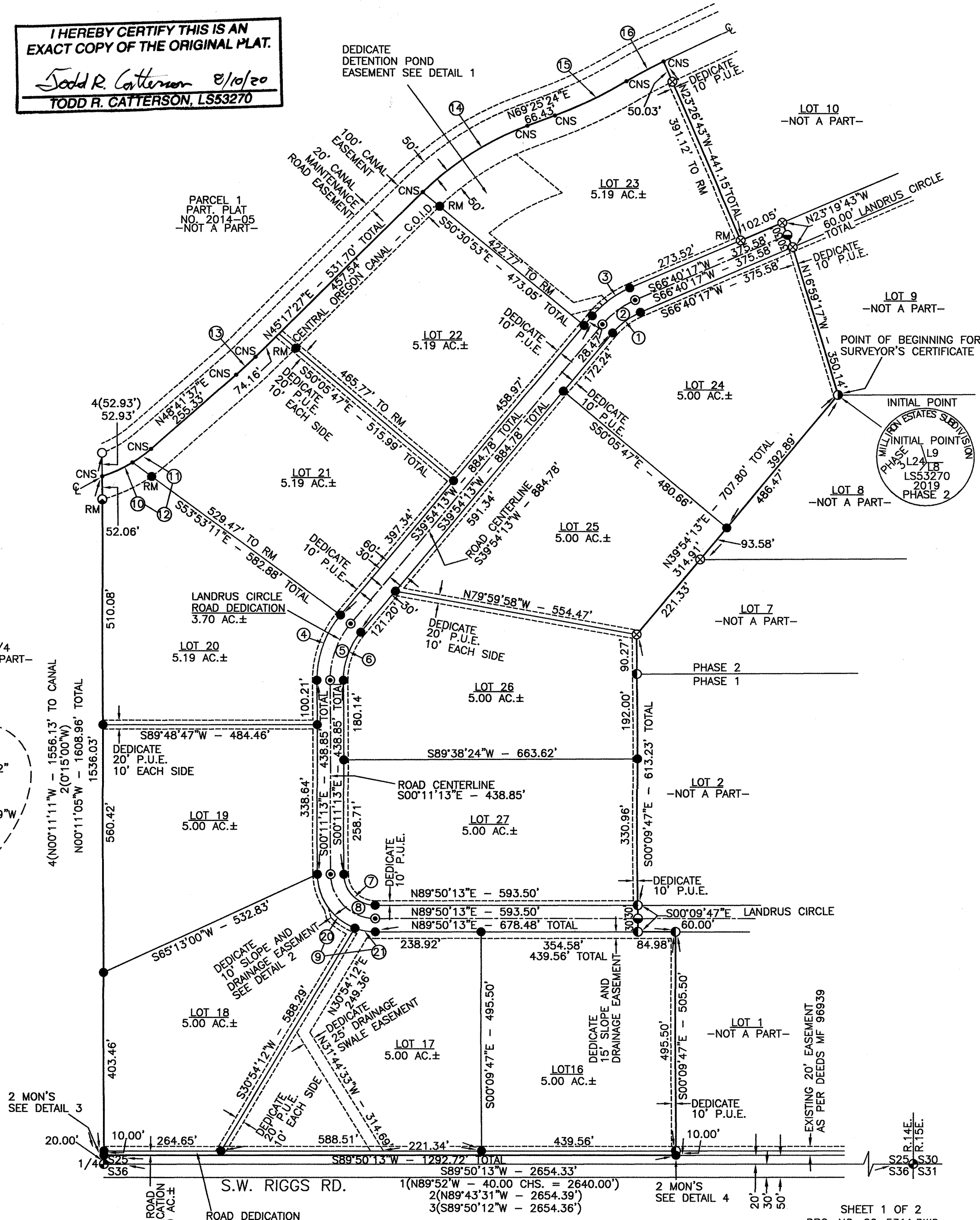
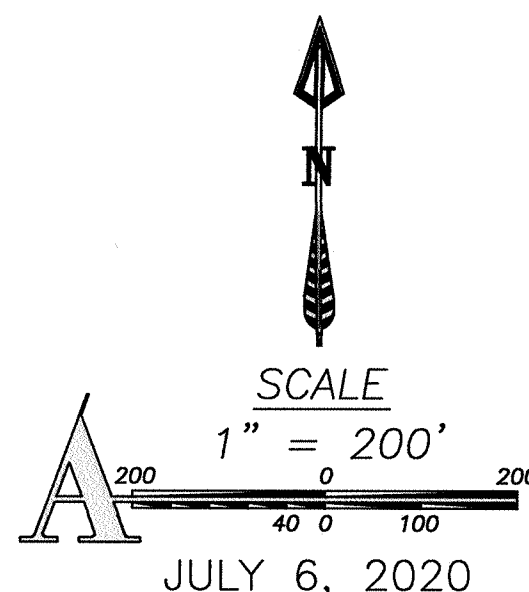
REGISTERED
PROFESSIONAL
LAND SURVEYOR
TODD R. CATTERTON
JAN. 15, 2002
LS53270
REVIEWS 12/31/21

BASIS OF BEARINGS

BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:

ORIGIN OF LATITUDE = 43°00'00.00"N
ORIGIN OF LONGITUDE = 121°17'00.00"W
SCALE FACTOR = 1.00001600000

THIS SYSTEM IS ON THE CENTRAL OREGON COORDINATE SYSTEM.



PLAT OF
MILL IRON ESTATES SUBDIVISION – PHASE 3
BEING A PORTION OF PARCEL 2 OF
PARTITION PLAT NO. 2014-05, LOCATED
IN SECTION 25, T.15S., R.14E., W.M.,
CROOK COUNTY, OREGON
C-LS(M)-146-07
W.O. 20-5311

SURVEYOR'S CERTIFICATE
I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS SHOWN ON THIS PLAT OF "MILL IRON ESTATES SUBDIVISION – PHASE 3", SAID LANDS BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2014-05, RECORDS OF CROOK COUNTY, OREGON, LOCATED IN SECTION 25, TOWNSHIP 15 SOUTH, RANGE 14 EAST, W.M., CROOK COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT OF PHASES 2 AND 3 OF MILL IRON ESTATES SUBDIVISION, BEING LOCATED AT THE NORTHWEST CORNER OF LOT 8 OF MILL IRON ESTATES SUBDIVISION PHASE 2, THENCE SOUTH 39°54'13" WEST ALONG THE WEST BOUNDARY OF PHASE 2 OF THE MILL IRON ESTATES SUBDIVISION A DISTANCE OF 707.80 FEET; THENCE SOUTH 00°09'47" EAST ALONG THE SAID WEST BOUNDARY OF PHASE 2 OF MILL IRON ESTATES SUBDIVISION A DISTANCE OF 613.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST LANDRUS CIRCLE; THENCE NORTH 89°50'13" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 84.98 FEET; THENCE SOUTH 00°09'47" EAST ALONG SAID WEST BOUNDARY OF PHASE 2 OF MILL IRON ESTATES SUBDIVISION A DISTANCE OF 505.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST RIGGS ROAD; THENCE SOUTH 89°50'13" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST RIGGS ROAD A DISTANCE OF 1292.72 FEET TO THE WEST LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 2014-05; THENCE NORTH 00°11'05" WEST ALONG SAID WEST LINE OF PARCEL 2 OF PARTITION PLAT NO. 2014-05 A DISTANCE OF 1536.03 FEET TO THE CENTERLINE OF THE CENTRAL OREGON CANAL; THENCE AROUND A 310.00 FOOT RADIUS CURVE TO THE LEFT ALONG SAID CENTERLINE OF THE CENTRAL OREGON CANAL A DISTANCE OF 127.99 FEET, LONG CHORD BEARS NORTH 60°31'18" EAST, 127.08 FEET; THENCE NORTH 48°41'37" EAST ALONG SAID CENTERLINE OF THE CENTRAL OREGON CANAL A DISTANCE OF 255.33 FEET; THENCE AROUND A 1000.00 FOOT RADIUS CURVE TO THE LEFT ALONG SAID CENTERLINE OF THE CENTRAL OREGON CANAL A DISTANCE OF 59.39 FEET, LONG CHORD BEARS NORTH 46°59'32" EAST, 59.38 FEET; THENCE NORTH 45°17'27" EAST ALONG SAID CENTERLINE OF THE CENTRAL OREGON CANAL A DISTANCE OF 531.70 FEET; THENCE ALONG A 670.00 FOOT RADIUS CURVE TO THE RIGHT ALONG SAID CENTERLINE OF THE CENTRAL OREGON CANAL A DISTANCE OF 282.20 FEET, LONG CHORD BEARS NORTH 57°21'16" EAST, 280.12 FEET; THENCE NORTH 69°25'24" EAST ALONG SAID CENTERLINE OF THE CENTRAL OREGON CANAL A DISTANCE OF 66.43 FEET; THENCE AROUND A 1000.00 FOOT RADIUS CURVE TO THE LEFT ALONG SAID CENTERLINE OF THE CENTRAL OREGON CANAL A DISTANCE OF 180.52 FEET, LONG CHORD BEARS NORTH 64°15'07" EAST, 180.27 FEET; THENCE AROUND A 1000.00 FOOT CURVE TO THE RIGHT ALONG SAID CENTERLINE OF THE CENTRAL OREGON CANAL A DISTANCE OF 95.26 FEET, LONG CHORD BEARS NORTH 61°48'35" EAST, 95.22 FEET TO THE WEST LINE OF MILL IRON ESTATES PHASE 2; THENCE SOUTH 23°26'43" EAST ALONG SAID WEST BOUNDARY A DISTANCE OF 441.15 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST LANDRUS CIRCLE; THENCE NORTH 66°40'17" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST LANDRUS CIRCLE A DISTANCE OF 102.05 FEET; THENCE SOUTH 23°19'44" EAST ALONG THE WEST BOUNDARY OF SAID MILL IRON ESTATES PHASE 2 A DISTANCE OF 60.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST LANDRUS CIRCLE; THENCE SOUTH 16°59'17" EAST ALONG SAID WEST BOUNDARY OF MILL IRON ESTATES PHASE 2 A DISTANCE OF 350.14 FEET TO THE POINT OF BEGINNING, CONTAINING 64.76 ACRES MORE OR LESS.

SUBJECT TO AN EASEMENT AS PER DEEDS BOOK 13 AT PAGE 203, RECORDS OF CROOK COUNTY, OREGON. NOT MAPPABLE.
SUBJECT TO AN EASEMENT AS PER DEEDS BOOK 29 AT PAGE 495, RECORDS OF CROOK COUNTY, OREGON. NOT MAPPABLE.
SUBJECT TO A RIGHT-OF-WAY EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, INC., RECORDED IN DEEDS BOOK 69 AT PAGE 112, RECORDS OF CROOK COUNTY, OREGON. NOT MAPPABLE.
SUBJECT TO AN EASEMENT IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY AS PER DEEDS MF 96939, RECORDS OF CROOK COUNTY, OREGON. MAPPED.
SUBJECT TO ANY EXISTING EASEMENTS AND RIGHTS OF WAYS.

SURVEY NARRATIVE
WE WERE EMPLOYED BY LBK DEVELOPMENT LLC TO PERFORM THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED SUBDIVISION. THIS SUBDIVISION IS A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2014-05. FOR THIS SURVEY I AS-BUILT TIED THE CENTERLINE OF THE CENTRAL OREGON IRRIGATION DISTRICT CENTRAL OREGON CANAL TO DETERMINE THE NORTH BOUNDARY LINE OF THIS PLAT. I FOUND AND HELD THE MONUMENTS ALONG THE SOUTH AND WEST BOUNDARY LINES OF SAID PARCEL 2 AND HELD THEM AS THE SOUTH AND WEST BOUNDARIES OF THIS PLAT. THE SOUTH BOUNDARY OF THIS PLAT WAS OFFSET 10 FEET TO THE NORTH TO DEDICATE 10 FEET OF ADDITIONAL RIGHT-OF-WAY TO SOUTHWEST RIGGS ROAD. I FOUND AND HELD THE MONUMENTS ALONG THE WEST BOUNDARIES OF PHASES 1 AND 2 OF MILL IRON ESTATES SUBDIVISION TO DETERMINE THE EAST BOUNDARY OF THIS PLAT. THE REMAINING BOUNDARY OF THIS PLAT ARE FREE LINES INSIDE PARCEL 2 AS DESIRED BY THE CLIENT. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS SYSTEM IN RTK MODE.

TAX CERTIFICATES
I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 20____- 20____ TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

Cheryl Wools Deputy 8.11.20
COUNTY ASSESSOR DATE
I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE.
Carol Brown Deputy 8.11.20
COUNTY TAX COLLECTOR DATE

I HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Todd R. Catterson 8/10/20
TODD R. CATTERSON, LS53270

RECORDATION – CLERK STATE OF OREGON } SS COUNTY OF CROOK } I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED FOR RECORD ON THE ____ DAY OF _____, 20____, AT ____ M., AND RECORDED IN _____ RECORDS OF SAID COUNTY MF NO. _____ CHERYL SEELEY, CROOK COUNTY CLERK BY: _____ DEPUTY	RECORDATION – SURVEYOR STATE OF OREGON } SS COUNTY OF CROOK } I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED FOR RECORD ON THE ____ DAY OF _____, A.D. 20____, AND RECORDED IN SURVEYS # _____ OF SAID COUNTY. GREGORY R. KELSO COUNTY SURVEYOR
--	--

REGISTERED PROFESSIONAL LAND SURVEYOR
Todd R. Catterson
8/10/20 OREGON
JAN. 15, 2002
TODD R. CATTERSON
53270
RENEWED 12/3/21

DEDICATION AND DECLARATION
KNOW ALL PEOPLE BY THESE PRESENTS THAT LBK DEVELOPMENT LLC, IS THE OWNER OF THE LANDS REPRESENTED ON THIS MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PUBLIC ROAD RIGHT OF WAY (LANDRUS CIRCLE), LOTS, PRIVATE ROADS, PUBLIC UTILITY EASEMENTS, DRAINAGE EASEMENTS, DETENTION POND EASEMENT AND SLOPE EASEMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AS SHOWN ON THIS PLAT AND FURTHER DEDICATES TO THE PUBLIC FOREVER THE PUBLIC UTILITY EASEMENTS AND PUBLIC ROAD RIGHT-OF-WAY FOR S.W. LANDRUS CIRCLE AS DETAILED ON THIS PLAT, AND DOES HEREBY DEDICATE TO THE USE OF ALL OF THE LOTS OF ALL PHASES OF "MILL IRON ESTATES SUBDIVISION" THE PRIVATE ROADS AND DOES HEREBY DEDICATE PUBLIC UTILITY EASEMENTS OVER ALL PRIVATE ROADS AND DOES HEREBY DEDICATE ACROSS THE APPURTENANT LOTS THE NON-BUILDABLE SLOPE, DETENTION POND EASEMENT AND DRAINAGE EASEMENTS AS SHOWN HEREON ON SAID PLAT OF "MILL IRON ESTATES – PHASE 3" HENCEFORTH TO BE SO KNOWN. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, CONSTRUCTION, RENEWAL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY EASEMENT WITHOUT WRITTEN APPROVAL OF THE UTILITY COMPANIES IN THE PUBLIC UTILITY EASEMENT. THERE ARE NO IRRIGATION WATER RIGHTS APPURTENANT TO THIS PROPERTY.
Brody Baxter LLC MEMBER
BRODY BAXTER, MANAGING LLC MEMBER

AFFIDAVIT OF CONSENT BY EQUITY TRUST COMPANY CUSTODIAN FBO DONALD BAXTER IRA, A BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 17, 2017 AT MORTGAGES MF 2017-279787 IS RECORDED AT DEEDS MF _____, RECORDS OF CROOK COUNTY, OREGON.
AFFIDAVIT OF CONSENT BY MICHAEL KMETZ, A BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 17, 2017 AT MORTGAGES MF 2017-279788 IS RECORDED AT DEEDS MF _____, RECORDS OF CROOK COUNTY, OREGON.

ACKNOWLEDGEMENT
KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 11th DAY OF August, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, COUNTY OF CROOK, PERSONALLY APPEARED THE ABOVE NAMED BRODY BAXTER, MANAGING LLC MEMBER OF LBK DEVELOPMENT LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND DECLARATION AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY ON BEHALF OF LBK DEVELOPMENT LLC, FOR THE PURPOSES THEREIN NAMED. IN TESTIMONY THEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.
April Fawn Hensley
NOTARY PUBLIC FOR THE STATE OF OREGON
OFFICIAL STAMP
APRIL FAWN HENSLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 977714
MY COMMISSION EXPIRES AUGUST 02, 2022

APPROVALS
Gregory R. Kelso 8/10/2020
CROOK COUNTY SURVEYOR DATE
Brody Baxter 8/17/2020
COUNTY ROAD MASTER DATE
Carol Brown 8/11/2020
CROOK COUNTY RURAL FIRE PROTECTION DISTRICT NO. 1 DATE
COUNTY SANITARIAN _____ DATE _____
Cheryl Wools Deputy 8.11.20
COUNTY ASSESSOR DATE
Carol Brown Deputy 8-11-20
COUNTY TAX COLLECTOR DATE
COUNTY PLANNING COMMISSION _____ DATE _____
COUNTY PLANNING DIRECTOR _____ DATE _____
COUNTY JUDGE _____ DATE _____
COUNTY COMMISSIONER _____ DATE _____
COUNTY COMMISSIONER _____ DATE _____