

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Jerry D. Stichler 09/23/21
JERRY D. STICHLER DATE

SURVEYOR'S CERTIFICATE

I, JERRY D. STICHLER, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2527, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THIS PLAT OF GRANDVIEW, PHASE 2, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 2" DIAMETER ALUMINUM CAP MARKED "CROOK COUNTY SURVEYOR T16S R14E 1/4 S16 S21 L51026 1999" LOCATED AT THE NORTHWEST CORNER OF THE NE1/4 OF SECTION 21, T16S, R14E, W.M.; THENCE S86°59'05"E - 659.08 FEET ALONG THE NORTH LINE OF SAID NE1/4; THENCE S86°59'05"E - 659.14 FEET ALONG THE NORTH LINE OF SAID NE1/4 TO THE NORTHEAST CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 21; THENCE S89°59'05"E - 37.92 FEET ALONG THE NORTH LINE OF SAID NE1/4 TO THE NORTHWEST CORNER OF THE EXTERIOR BOUNDARY OF GRANDVIEW, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF COUNTY CLERK FOR CROOK COUNTY, OREGON; THENCE S02°57'46"W - 2638.12 FEET ALONG THE WESTERLY EXTERIOR BOUNDARY LINE OF SAID GRANDVIEW, PHASE 1 TO THE SOUTH LINE OF THE N1/2 OF SAID SECTION 21; THENCE N87°02'14"W - 2522.90 FEET ALONG THE SOUTH LINE OF THE N1/2 OF SAID SECTION 21 TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 21; THENCE N00°19'15"W - 1322.47 FEET ALONG THE WEST LINE OF SAID SE1/4 NW1/4 TO THE NORTHWEST CORNER OF SAID SE1/4 NW1/4; THENCE S87°00'39"E - 1317.65 FEET ALONG THE NORTH LINE OF SAID SE1/4 NW1/4 TO THE NORTHEAST CORNER OF SAID SE1/4 NW1/4; THENCE N00°17'46"W - 1321.82 FEET ALONG THE WEST LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 21 TO THE POINT OF BEGINNING, CONTAINING 117.517 ACRES, MORE OR LESS;

SUBJECT TO RESERVATION, EXCEPTION OR OTHER SEVERANCE OF OIL, GAS AND OTHER MINERALS PER INSTRUMENT NO. 87-598 RECORDED ON APRIL 1, 1963 IN OFFICIAL CROOK COUNTY DEED RECORDS (BLANKET IN NATURE - NOT MAPPED).

SUBJECT TO AN AGREEMENT REGARDING WATER LINES AND EASEMENTS FOR WATER HOOKUPS INCLUDING THE TERMS AND PROVISIONS THEREOF PER INSTRUMENT NO. 63601 RECORDED ON FEBRUARY 2, 1982 IN OFFICIAL CROOK COUNTY DEED RECORDS (BLANKET IN NATURE - NOT MAPPED).

SUBJECT TO AN EASEMENT TO CENTRAL ELECTRIC COOPERATIVE, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED FEBRUARY 8, 1983 AS INSTRUMENT NO. 67706 IN OFFICIAL CROOK COUNTY DEED RECORDS (LIES WITHIN PHASE 1 - NOT MAPPED).

SUBJECT TO AN EASEMENT TO CENTRAL ELECTRIC COOPERATIVE, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED FEBRUARY 8, 1983 AS INSTRUMENT NO. 67707 IN OFFICIAL CROOK COUNTY DEED RECORDS (LIES WITHIN PHASE 1 - NOT MAPPED).

SUBJECT TO AN EASEMENT TO TDS BROADBAND SERVICES, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED MAY 1, 2020 AS INSTRUMENT NO. 2020-299717 IN OFFICIAL CROOK COUNTY DEED RECORDS (LIES WITHIN PHASE 1 - NOT MAPPED).

SUBJECT TO AN EASEMENT TO CASCADE NATURAL GAS CORPORATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED MAY 1, 2020 AS INSTRUMENT NO. 2020-299719 IN OFFICIAL CROOK COUNTY DEED RECORDS (LIES WITHIN PHASE 1 - NOT MAPPED).

SUBJECT TO AN EASEMENT TO CENTRAL ELECTRIC COOPERATIVE, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED APRIL 30, 2020 AS INSTRUMENT NO. 2020-299669 IN OFFICIAL CROOK COUNTY DEED RECORDS (LIES WITHIN PHASE 1 - NOT MAPPED).

SUBJECT TO AN EASEMENT TO AVION WATER COMPANY, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED AUGUST 19, 2020 AS INSTRUMENT NO. 2020-302256 IN OFFICIAL CROOK COUNTY DEED RECORDS (LIES WITHIN PHASE 1 - NOT MAPPED).

SUBJECT TO AN EASEMENT TO CENTRAL ELECTRIC COOPERATIVE, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED FEBRUARY 19, 2021 AS INSTRUMENT NO. 2021-306724 IN OFFICIAL CROOK COUNTY DEED RECORDS (MAPPED - SHEET 5).

SUBJECT TO AN EASEMENT TO CENTRAL ELECTRIC COOPERATIVE, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED FEBRUARY 19, 2021 AS INSTRUMENT NO. 2021-306725 IN OFFICIAL CROOK COUNTY DEED RECORDS (MAPPED - SHEET 3).

SUBJECT TO AN EASEMENT TO AVION WATER COMPANY, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED MARCH 17, 2021 AS INSTRUMENT NO. 2021-307426 IN OFFICIAL CROOK COUNTY DEED RECORDS (MAPPED - SHEET 4).

SUBJECT TO AN EASEMENT TO TDS BROADBAND SERVICES, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED MARCH 17, 2021 AS INSTRUMENT NO. 2021-307430 IN OFFICIAL CROOK COUNTY DEED RECORDS (MAPPED - SHEET 5).

SUBJECT TO AN EASEMENT TO CASCADE NATURAL GAS CORPORATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE PURPOSES STATED THEREIN PER DOCUMENT RECORDED MARCH 17, 2021 AS INSTRUMENT NO. 2021-307432 IN OFFICIAL CROOK COUNTY DEED RECORDS (MAPPED - SHEET 3).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jerry D. Stichler 09/23/21

OREGON
JULY 28, 1981
JERRY D. STICHLER
2527

RENEWS 6/30/22

GRANDVIEW, PHASE 2

A ±117.52 ACRE SUBDIVISION LOCATED IN THE N1/2 OF SECTION 21, T16S, R14E, W.M., CROOK COUNTY, OREGON
CROOK COUNTY PLANNING FILE: 217-19-001210-PLNG

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARSHALL MANAGEMENT, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS SHOWN ON THIS PLAT OF GRANDVIEW, PHASE 2, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND THAT WITH THE CONSENT OF MARSHALL INVESTMENTS, LLC, AS A TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED ON SEPTEMBER 30, 2019 AS INSTRUMENT NO. 2019-297075 OF CROOK COUNTY RECORDS, MARSHALL MANAGEMENT, INC. CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON, AND THAT MARSHALL MANAGEMENT, INC. DOES HEREBY SUBMIT FOR RECORD AND APPROVAL SAID SUBDIVISION, AND THAT MARSHALL MANAGEMENT, INC. DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ANY RIGHT-OF-WAYS SHOWN HEREON THAT HAVE NOT BEEN PREVIOUSLY DEDICATED, AND THAT MARSHALL MANAGEMENT, INC. DOES HEREBY GRANT TO LOTS 9-20, AS WELL AS ANY PREVIOUSLY PLATTED LOTS WITHIN GRANDVIEW, PHASE 1, THE PRIVATE ROAD EASEMENTS SHOWN HEREON FOR PURPOSES OF INGRESS, EGRESS AND UTILITIES INCLUDING SIGNS, MAILBOXES, STORM DRAINAGE AND THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THAT MARSHALL MANAGEMENT, INC. DOES HEREBY GRANT TO THE GRANDVIEW HOMEOWNERS ASSOCIATION THE DRAINAGE EASEMENT SHOWN HEREON FOR PURPOSES OF STORM WATER RUNOFF INCLUDING THE RIGHT OF INGRESS/EGRESS FOR MAINTENANCE.

MARSHALL MANAGEMENT, INC.
BY: DENNIS G. MARSHALL, PRESIDENT

MARSHALL INVESTMENTS, LLC
BY: DENNIS G. MARSHALL, MEMBER

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DESCHUTES)SS

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED DENNIS G. MARSHALL, WHO BEING DULY SWORN, STATED THAT HE IS PRESIDENT OF MARSHALL MANAGEMENT, INC. THAT IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF THE CORPORATION.

NOTARY PUBLIC
PRINTED NAME: _____
NOTARY PUBLIC - OREGON

COMMISSION NO: _____
MY COMMISSION EXPIRES _____, 20____.

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DESCHUTES)SS

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED DENNIS G. MARSHALL, WHO BEING DULY SWORN, STATED THAT HE IS A MEMBER OF MARSHALL INVESTMENTS, LLC THAT IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF THE COMPANY.

NOTARY PUBLIC
PRINTED NAME: _____
NOTARY PUBLIC - OREGON

COMMISSION NO: _____
MY COMMISSION EXPIRES _____, 20____.

BASIS OF BEARINGS

BASE BEARING DETERMINED FROM GPS OBSERVATIONS USING WGS84 "SINGLE POINT POSITION" AT A CONTROL POINT SET IN A CONVENIENT LOCATION. A LOCAL TRANSVERSE MERCATOR MAP PROJECTION WAS THEN APPLIED WITH THE FOLLOWING PARAMETERS AND REAL TIME OBSERVATIONS WERE USED AND INDEPENDENTLY CHECKED USING CONVENTIONAL METHODS.
BASE LATITUDE: 44°10'31.59482" N. BASE LONGITUDE: 121°02'49.22929" W.
ASSUMED BASE NORTHING: 5000.00 FT. ASSUMED BASE EASTING: 5000.00 FT.
ELLIPSOID: WGS84 SCALE: 1.0001579596 PROJECT HEIGHT: 3310.79 FT.

INDEX

SHEET 1 - OWNER'S DECLARATION, ACKNOWLEDGMENTS, SURVEYOR'S CERTIFICATE, BASIS OF BEARINGS, APPROVALS

SHEET 2 - LOTS 9-20

SHEET 3 - EASEMENT DETAILS

SHEET 4 - EASEMENT DETAILS, GENERAL NOTES

SHEET 5 - EASEMENT DETAILS, NARRATIVE, RECORDING BLOCKS

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES ARE PAID TO THIS DATE.

CROOK COUNTY TAX COLLECTOR DATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2021-2022 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.

CROOK COUNTY ASSESSOR DATE

CROOK COUNTY SURVEYOR DATE

CROOK COUNTY ROAD MASTER DATE

CROOK COUNTY SANITARIAN DATE

CROOK COUNTY FIRE & RESCUE DATE

CROOK COUNTY PLANNING DIRECTOR DATE

CROOK COUNTY PLANNING COMMISSION DATE

CROOK COUNTY JUDGE DATE

CROOK COUNTY COMMISSIONER DATE

CROOK COUNTY COMMISSIONER DATE

SIGNATURE BY THE CROOK COUNTY COURT CONSTITUTES ACCEPTANCE BY THE COUNTY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

PREPARED FOR:
MARSHALL MANAGEMENT, INC.
15778 SW MAJESTIC VIEW LANE
POWELL BUTTE, OREGON 97753

PREPARED BY:
PRECISION LAND SURVEYING, INC.
P.O. BOX 2062
REDMOND, OREGON 97756
(541) 648-8092
SEPTEMBER 23, 2021 SHEET 1 OF 5

DRAWN BY: J.S. JOB NO. 19/38

EDSC: GRANDVIEW ACAD: 1038_PLAT_PHR2

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Jerry D. Stichler 09/23/21
JERRY D. STICHLER DATE

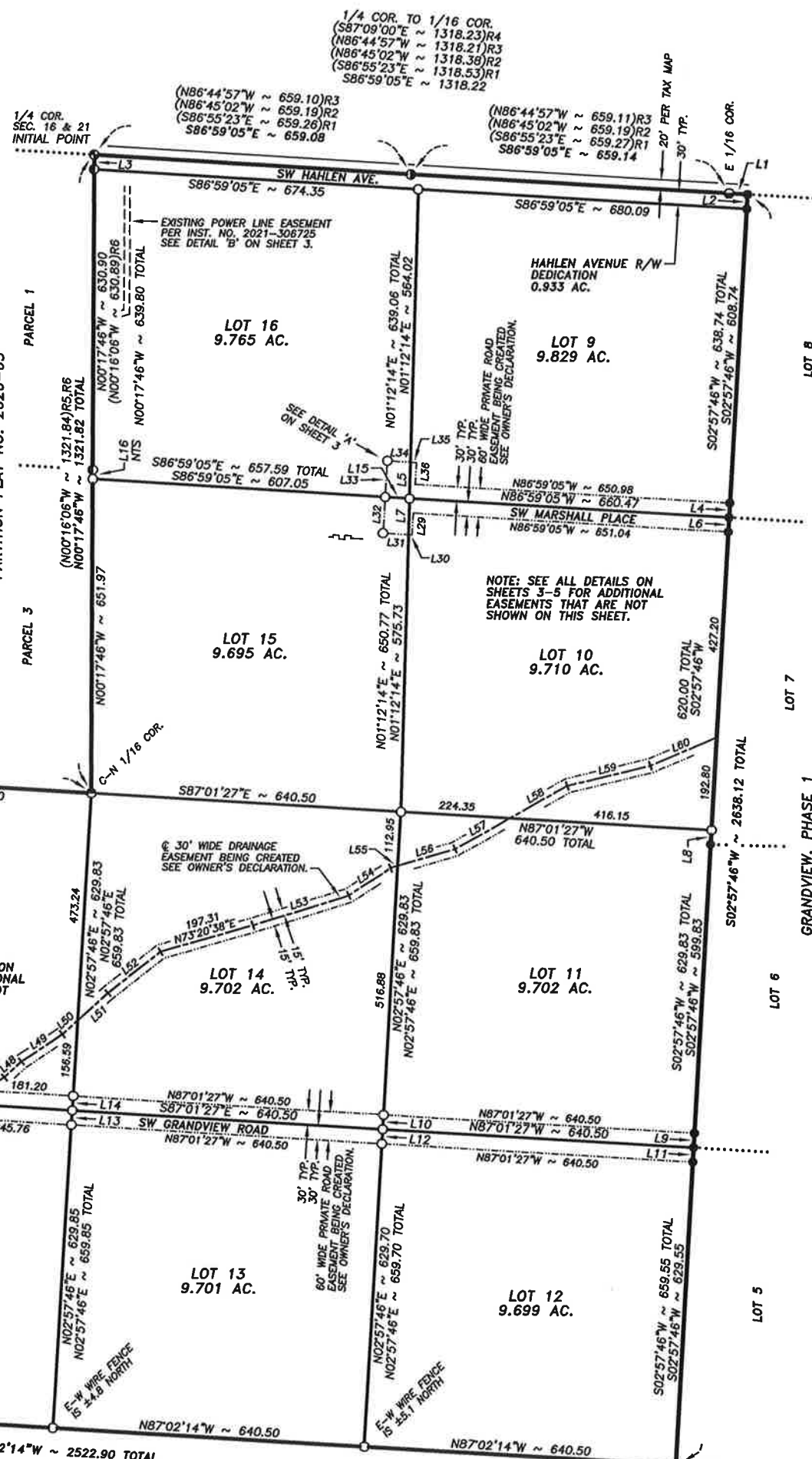
LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S86°59'05"E	37.92
L2	S02°57'46"W	30.00
L3	N00°17'46"W	30.05
L4	S02°57'46"W	30.00
L5	N01°12'14"E	75.04
L6	S02°57'46"W	30.00
L7	N01°12'14"E	75.04
L8	S02°57'46"W	30.00
L9	S02°57'46"W	30.00
L10	N02°57'46"E	30.00
L11	S02°57'46"W	30.00
L12	N02°57'46"E	30.00
L13	N02°57'46"E	30.00
L14	N02°57'46"E	30.00
L15	S86°59'05"E	50.54
L16	N00°17'46"W	8.90
L17	N02°57'46"E	30.00
L18	N02°57'46"E	40.00
L20	N02°57'46"E	40.00
L21	N02°57'46"E	30.00
L22	S83°47'54"E	60.10
L23	S87°00'39"E	26.74
L24	S86°59'01"E	26.74
L25	S87°00'39"E	18.81
L26	N87°01'27"W	60.00
L27	N02°57'46"E	73.38
L28	S87°01'27"E	66.62
L29	S03°00'55"W	45.00

LINE TABLE

NUMBER	BEARING	DISTANCE
L30	N86°59'05"W	7.09
L31	N86°59'05"W	52.91
L32	N03°00'55"E	75.00
L33	N03°00'55"E	75.00
L34	S86°59'05"E	48.16
L35	S86°59'05"E	11.84
L36	S03°00'55"W	45.00
L37	N59°47'11"E	176.41
L38	N37°16'29"E	113.87
L39	N69°57'09"E	57.29
L40	N69°57'09"E	44.83
L41	N74°44'14"E	52.26
L42	S88°54'10"E	105.32
L43	N50°03'54"E	16.31
L46	N50°03'54"E	15.57
L47	N58°27'03"E	33.09
L48	N45°49'22"E	48.11
L49	N55°26'46"E	101.21
L50	N47°13'26"E	42.30
L51	N47°13'26"E	84.92
L52	N51°14'02"E	138.53
L53	N72°09'14"E	207.78
L54	N56°25'18"E	103.81
L55	N72°51'28"E	15.31
L56	N72°51'28"E	123.08
L57	N59°58'40"E	129.67
L58	N59°58'40"E	136.80
L59	N76°00'37"E	177.78
L60	N66°08'49"E	147.18

PARTITION PLAT NO. 2020-03



GRANDVIEW, PHASE 2

A ±117.52 ACRE SUBDIVISION LOCATED IN THE N1/2 OF SECTION 21, T16S, R14E, W.M., CROOK COUNTY, OREGON
CROOK COUNTY PLANNING FILE: 217-19-001210-PLNG

SCALE 1" = 200'

LEGEND

- FOUND 2" ALUMINUM CAP ON 5/8" IRON ROD PER C.S. 1870 BY DAVID B. ARMSTRONG FILED 08/09/1999. REFER TO RESPECTIVE C.R.L.C.M. (N-11) FILED 08/09/1999 FOR ADDITIONAL INFORMATION.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E LS1026" PER C.S. 1970 BY DAVID B. ARMSTRONG FILED 07/28/2000.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E" PER C.S. 4043 BY TODD R. CATTERSON FILED 07/28/2014.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KELSO LS2796" PER BOUNDARY LINE ADJUSTMENT (C.S. 4352) BY GREGORY R. KELSO FILED 08/19/2019.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KELSO LS2796" PER PARTITION PLAT NO. 2020-03 (C.S. 4387) BY GREGORY R. KELSO FILED 03/16/2020.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS2527" PER C.S. 4349 BY JERRY D. STICHLER FILED 08/06/2019.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS2527" PER GRANDVIEW, PHASE 1 (C.S. 4431) BY JERRY D. STICHLER FILED 10/21/2020.
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS2527".
- (R1) RECORD DATA PER C.S. 552 AND 553 BY EMILE P. BACHAND FILED 09/28/1979.
- (R2) RECORD DATA PER C.S. 1970 BY DAVID B. ARMSTRONG FILED 07/28/2000.
- (R3) RECORD DATA PER PARTITION PLAT NO. 2007-01 (C.S. 2665) BY TODD R. CATTERSON FILED 01/02/2007.
- (R4) RECORD DATA PER C.S. 4043 BY TODD R. CATTERSON FILED 07/28/2014.
- (R5) RECORD DATA PER BOUNDARY LINE ADJUSTMENT (C.S. 4352) BY GREGORY R. KELSO FILED 08/19/2019.
- (R6) RECORD DATA PER PARTITION PLAT NO. 2020-03 (C.S. 4387) BY GREGORY R. KELSO FILED 03/16/2020.
- NOTE: RECORD DATA PER C.S. 4349 BY JERRY D. STICHLER FILED 08/06/2019 AND GRANDVIEW, PHASE 1 (C.S. 4431) BY JERRY D. STICHLER FILED 10/21/2020 MATCHES MEASURED DATA THIS SURVEY AND IS NOT NOTED HEREON.
- APPROXIMATE ADJOINER BOUNDARY LINE.
- EXISTING EASEMENT LINE PER DOCUMENT NOTED.
- EASEMENT LINE BEING CREATED THIS SUBDIVISION. SEE OWNERS DECLARATION.
- DIMENSION LINE.
- NTS NOT DRAWN TO SCALE.
- L1 LINE DESIGNATION - REFER TO TABLE FOR DATA.
- C.S. CROOK COUNTY SURVEY RECORDING NUMBER.
- TYP. TYPICAL.
- C.R.L.C.M. CERTIFIED RECORD OF LAND CORNER MONUMENTATION.
- C.O.I.D. CENTRAL OREGON IRRIGATION DISTRICT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jerry D. Stichler 09/23/21

OREGON
JULY 28, 1991
JERRY D. STICHLER
2827

RENEWS 6/30/22

PREPARED FOR:
MARSHALL MANAGEMENT, INC.
15776 SW MAJESTIC VIEW LANE
POWELL BUTTE, OREGON 97763

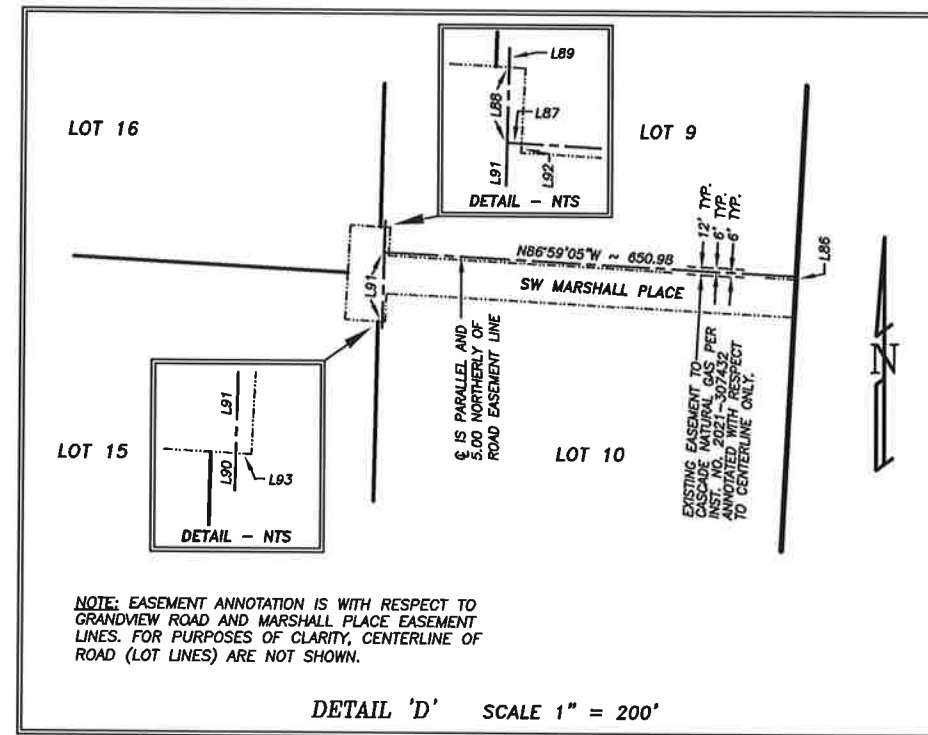
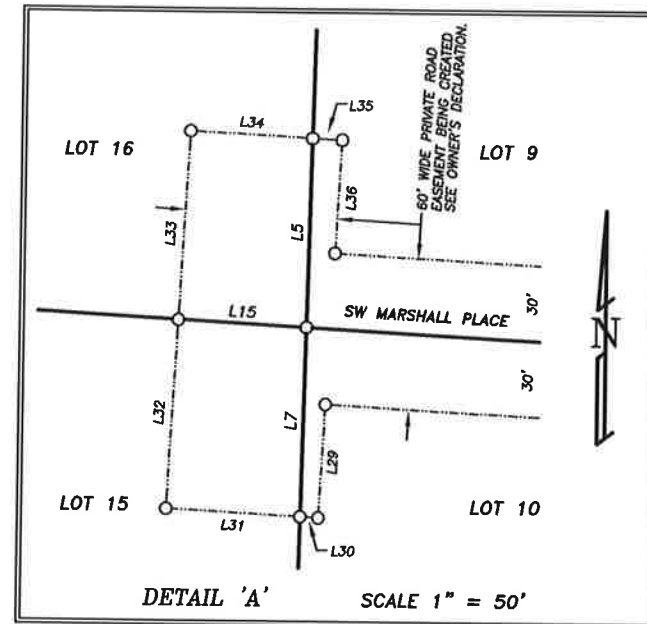
PREPARED BY:
PRECISION LAND SURVEYING, INC.
P.O. BOX 2082
REDMOND, OREGON 97756
(541) 648-8092
SEPTEMBER 23, 2021 SHEET 2 OF 5

DRAWN BY: J.S. JOB NO. 19/98
EDSC: GRANDVIEW ACAD: 1938_PLAT_PHR

GRANDVIEW, PHASE 2 A ±117.52 ACRE SUBDIVISION LOCATED IN THE N1/2 OF SECTION 21, T16S, R14E, W.M., CROOK COUNTY, OREGON CROOK COUNTY PLANNING FILE: 217-19-001210-PLNG

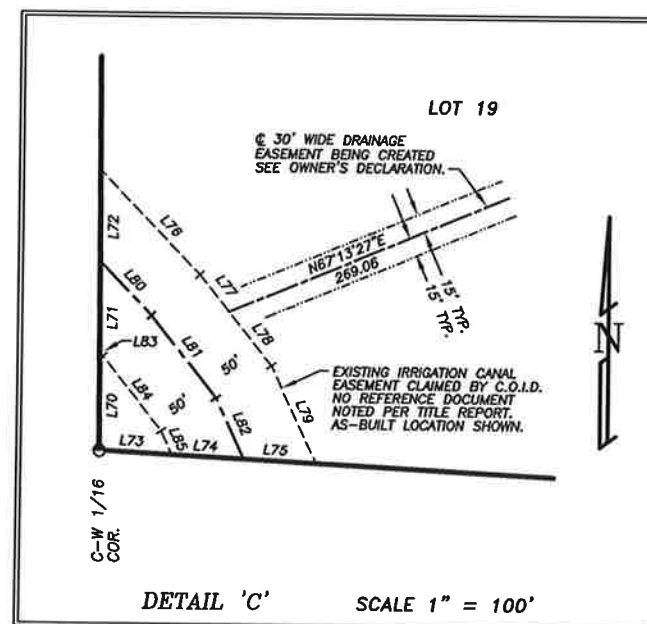
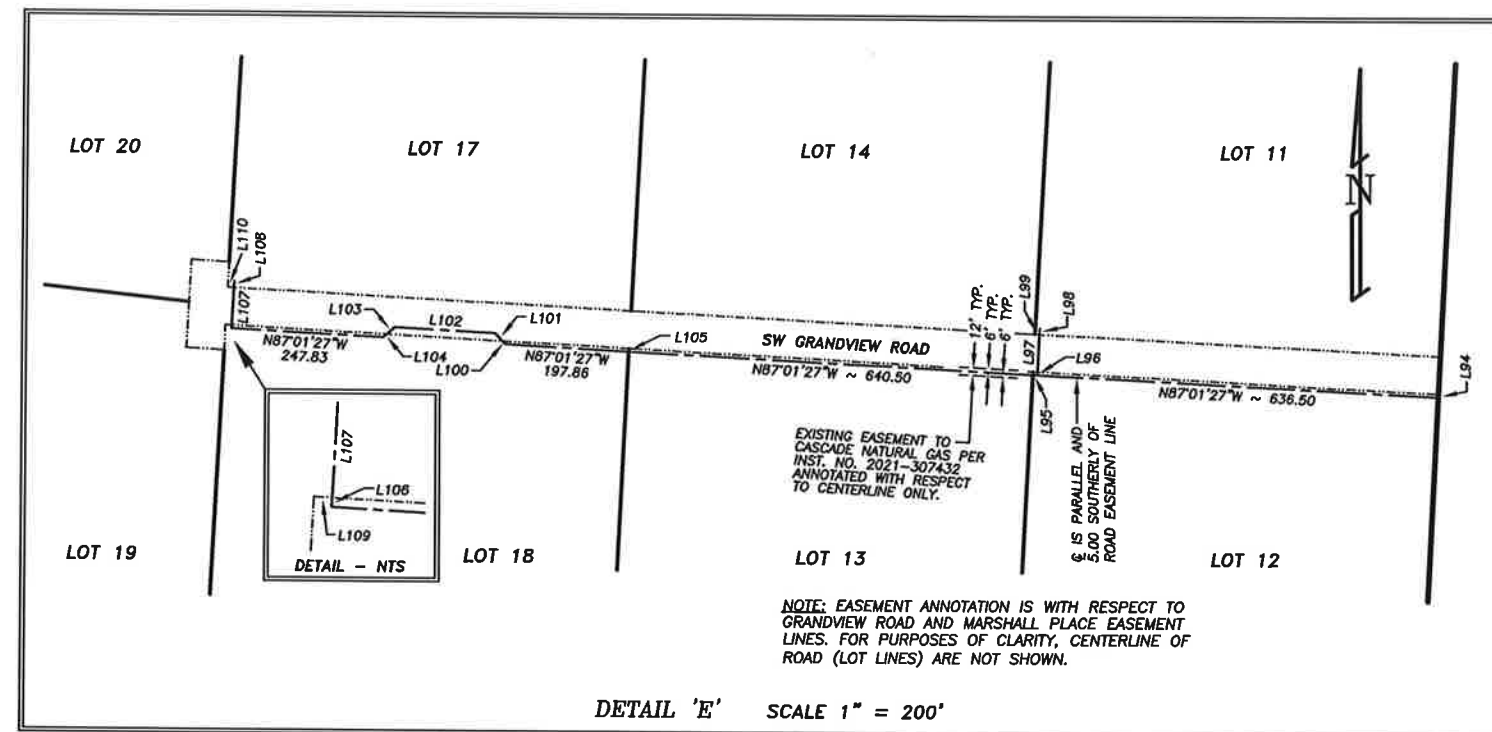
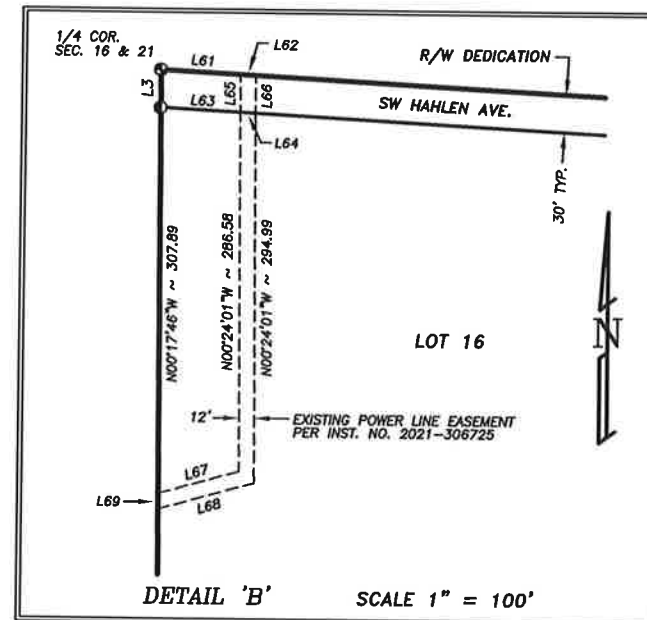
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Jerry D. Stichler 09/23/21
JERRY D. STICHLER DATE



LINE TABLE

NUMBER	BEARING	DISTANCE
L61	S86°59'05"E	62.86
L62	S86°59'05"E	12.02
L63	S86°59'05"E	62.92
L64	S86°59'05"E	12.02
L65	S00°24'01"E	30.05
L66	S00°24'01"E	30.05
L67	S74°06'47"W	65.75
L68	S74°06'47"W	78.23
L69	N00°17'46"W	12.46
L70	N00°19'15"W	77.87
L71	N00°19'15"W	72.82
L72	N00°19'15"W	72.82
L73	S87°02'14"E	57.64
L74	S87°02'14"E	56.53
L75	S87°02'14"E	56.53
L76	S43°40'53"E	114.50
L77	S38°15'14"E	37.18
L78	S38°15'14"E	54.41
L79	S24°50'43"E	85.52
L80	S43°40'53"E	59.19
L81	S38°15'14"E	83.34
L82	S24°50'43"E	53.27
L83	S43°40'53"E	3.87
L84	S38°15'14"E	75.10
L85	S24°50'43"E	21.03
L86	N02°57'46"E	5.00
L87	N86°59'05"W	7.57
L88	N01°12'14"E	40.02
L89	N01°12'14"E	10.00
L90	N01°12'14"E	10.00
L91	N01°12'14"E	110.05
L92	N03°00'55"E	5.00
L93	N86°59'05"W	4.09
L94	S02°57'46"W	5.00
L95	N87°01'27"W	4.00
L96	N02°57'46"E	5.00
L97	N02°57'46"E	60.00
L98	N02°57'46"E	10.00
L99	N87°01'27"W	4.00
L100	N42°01'27"W	7.07
L101	N42°01'27"W	16.97
L102	N87°01'27"W	157.32
L103	S47°58'33"W	16.97
L104	S47°58'33"W	7.07
L105	N02°57'46"E	5.00
L106	N02°57'46"E	5.00
L107	N02°57'46"E	60.00
L108	N02°57'46"E	10.00
L109	N87°01'27"W	3.00
L110	N87°01'27"W	3.00



REGISTERED
PROFESSIONAL
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Jerry D. Stichler 09/23/21

OREGON
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(541) 548-8092
SEPTEMBER 23, 2021 SHEET 3 OF 5

DRAWN BY: J.S. JOB NO. 19/36
EDSC: GRANDVIEW ACAD: 1938_PLAT_PHE

GRANDVIEW, PHASE 2
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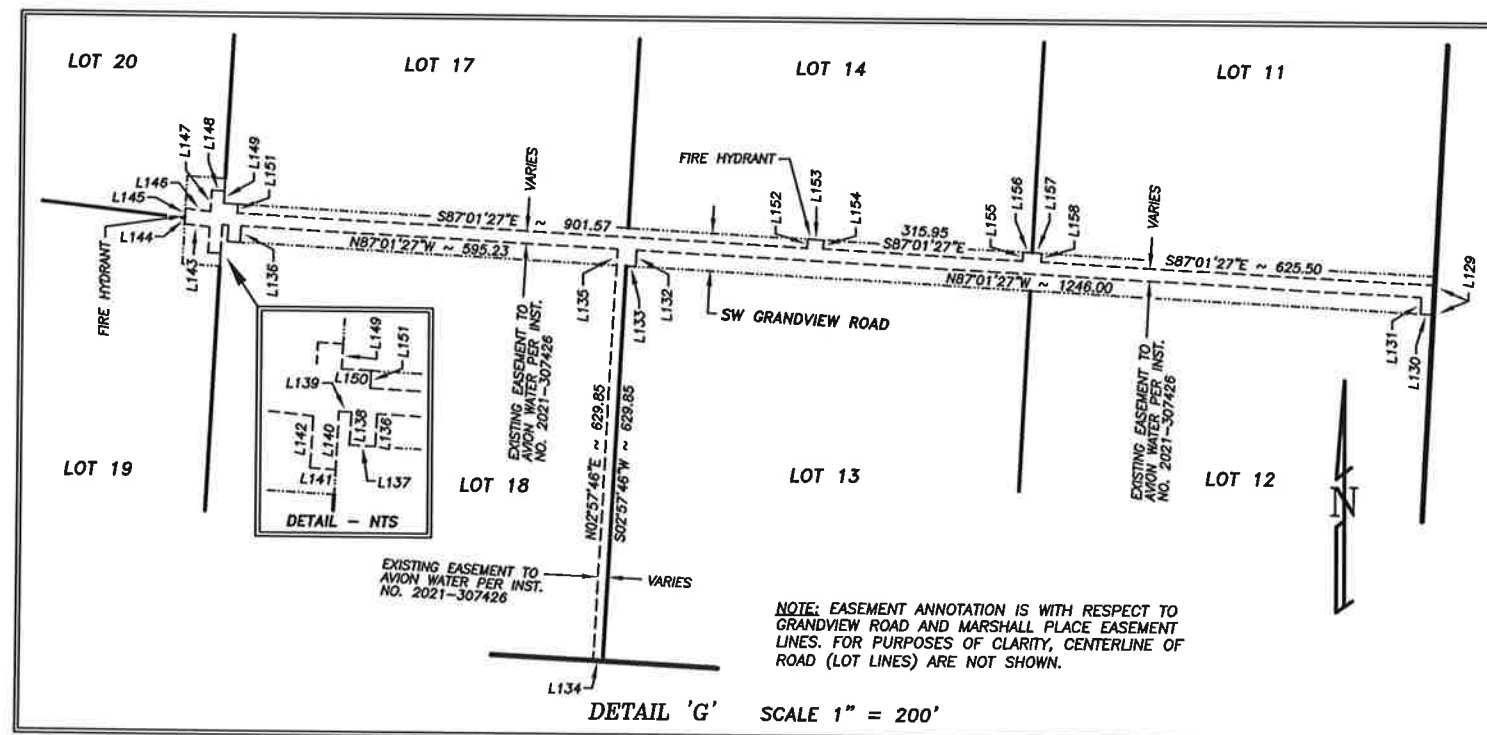
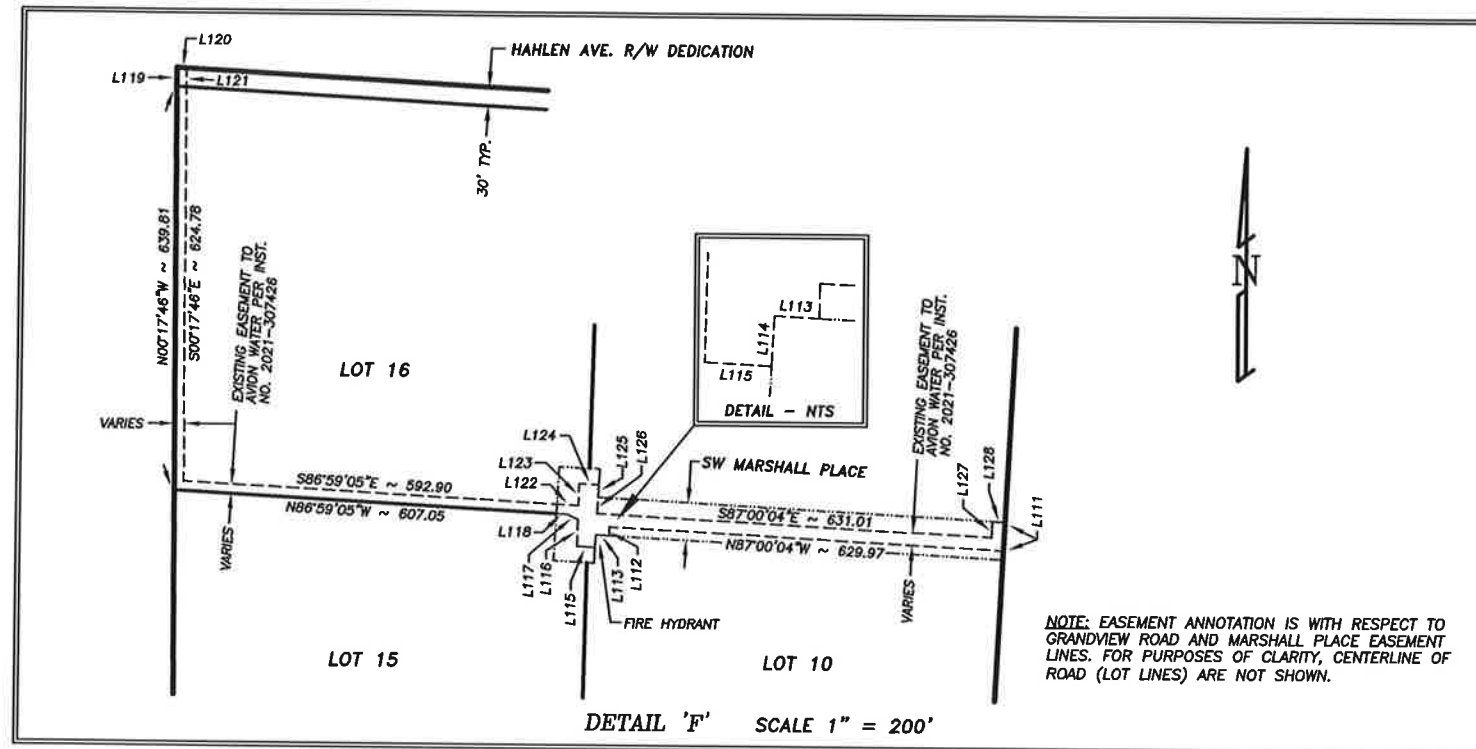
Jerry D. Stichler 09/23/21
JERRY D. STICHLER DATE

GENERAL NOTES

- PRIVATE STREETS, SW GRANDVIEW LANE AND SW MARSHALL PLACE, SHALL BE CONTROLLED AND MAINTAINED BY THE GRANDVIEW HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RECORDED AS INSTRUMENT NO. 2020-303739 ON OCTOBER 21, 2020 IN OFFICIAL CROOK COUNTY DEED RECORDS.
- C-W 1/16 CORNER. MULTIPLE WIRE FENCES EXIST IN THIS AREA DUE TO THE C.O.I.D. CANAL. EXTENSION OF EXISTING WIRE FENCE RUNNING NORTH-SOUTH IS ±10.8 EAST OF FOUND MONUMENT. EXISTING WIRE FENCE RUNNING EAST-WEST IS ±4.2 NORTH OF FOUND MONUMENT.

LINE TABLE

NUMBER	BEARING	DISTANCE
L111	S02°57'46"W	45.81
L112	S01°12'14"W	14.02
L113	N86°59'05"W	21.50
L114	S03°00'55"W	20.00
L115	N86°59'05"W	27.89
L116	N01°12'14"E	42.88
L117	N64°29'04"W	18.66
L118	N86°59'05"W	13.51
L119	N00°17'46"W	30.05
L120	S86°59'05"E	15.03
L121	S00°17'46"E	30.05
L122	S86°59'05"E	30.05
L123	N01°12'14"E	35.02
L124	S86°59'05"E	31.06
L125	S03°00'55"W	20.00
L126	S03°00'55"W	26.00
L127	N02°57'46"E	25.82
L128	S86°59'05"E	20.00
L129	S02°57'46"W	46.00
L130	N87°01'27"W	20.00
L131	N02°57'46"E	26.00
L132	S02°57'46"W	26.00
L133	N87°01'27"W	15.00
L134	N87°02'14"W	15.00
L135	N02°57'46"E	26.00
L136	S02°58'33"W	26.00
L137	N87°01'27"W	20.00
L138	N02°58'33"E	26.00
L139	N87°01'27"W	9.77
L140	S02°57'46"W	46.00
L141	N87°02'14"W	20.00
L142	N02°57'46"E	41.12
L143	N83°47'54"W	40.06
L144	N02°57'46"E	10.02
L145	N02°57'46"E	15.02
L146	S83°47'54"E	40.06
L147	N02°57'46"E	33.84
L148	S87°02'14"E	20.00
L149	S02°57'46"W	20.00
L150	S87°01'27"E	22.99
L151	S02°58'33"W	14.00
L152	N02°58'33"E	14.00
L153	S87°01'27"E	25.00
L154	S02°58'33"W	14.00
L155	N02°57'46"E	14.00
L156	S87°01'27"E	15.00
L157	S87°01'27"E	15.00
L158	S02°57'46"W	14.00



Jerry D. Stichler 09/23/21

RENEWS 6/30/22

PREPARED FOR:
MARSHALL MANAGEMENT, INC.
15778 SW MAJESTIC VIEW LANE
POWELL BUTTE, OREGON 97753

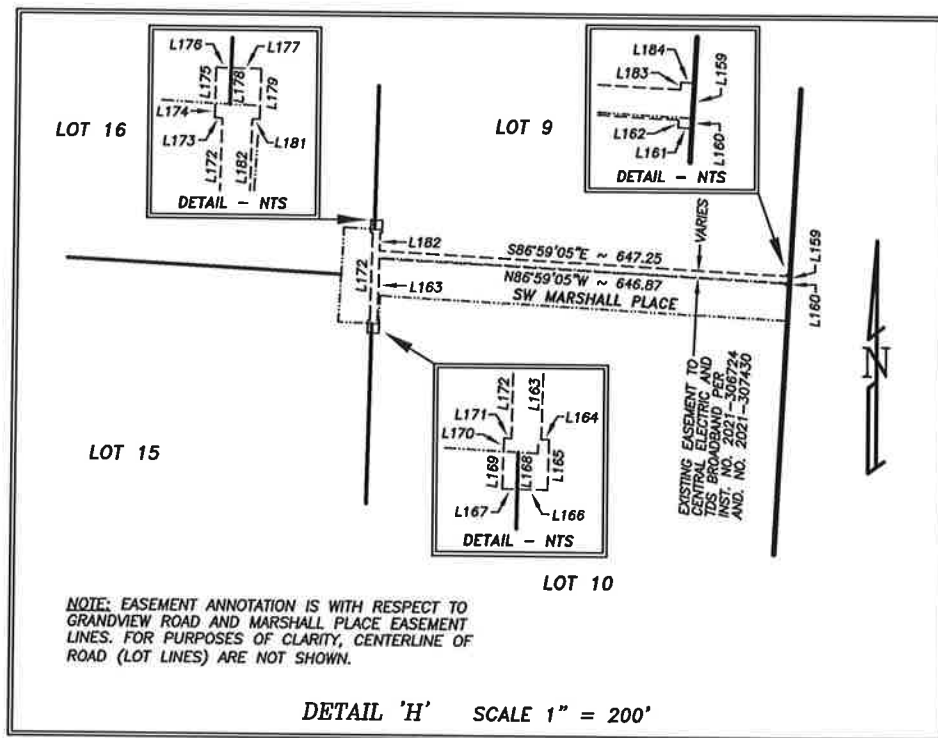
PREPARED BY:
PRECISION LAND SURVEYING, INC.
P.O. BOX 2082
REDMOND, OREGON 97756
(541) 548-8092
SEPTEMBER 23, 2021 SHEET 4 OF 5

DRAWN BY: J.S. JOB NO. 19/38
EDSC: GRANDVIEW ACAD: 1938_PLAY_P12

GRANDVIEW, PHASE 2
A ±117.52 ACRE SUBDIVISION LOCATED IN THE N1/2 OF
SECTION 21, T16S, R14E, W.M., CROOK COUNTY, OREGON
CROOK COUNTY PLANNING FILE: 217-19-001210-PLNG

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT.

Jerry D. Stichler 09/23/21
JERRY D. STICHLER DATE



LINE TABLE

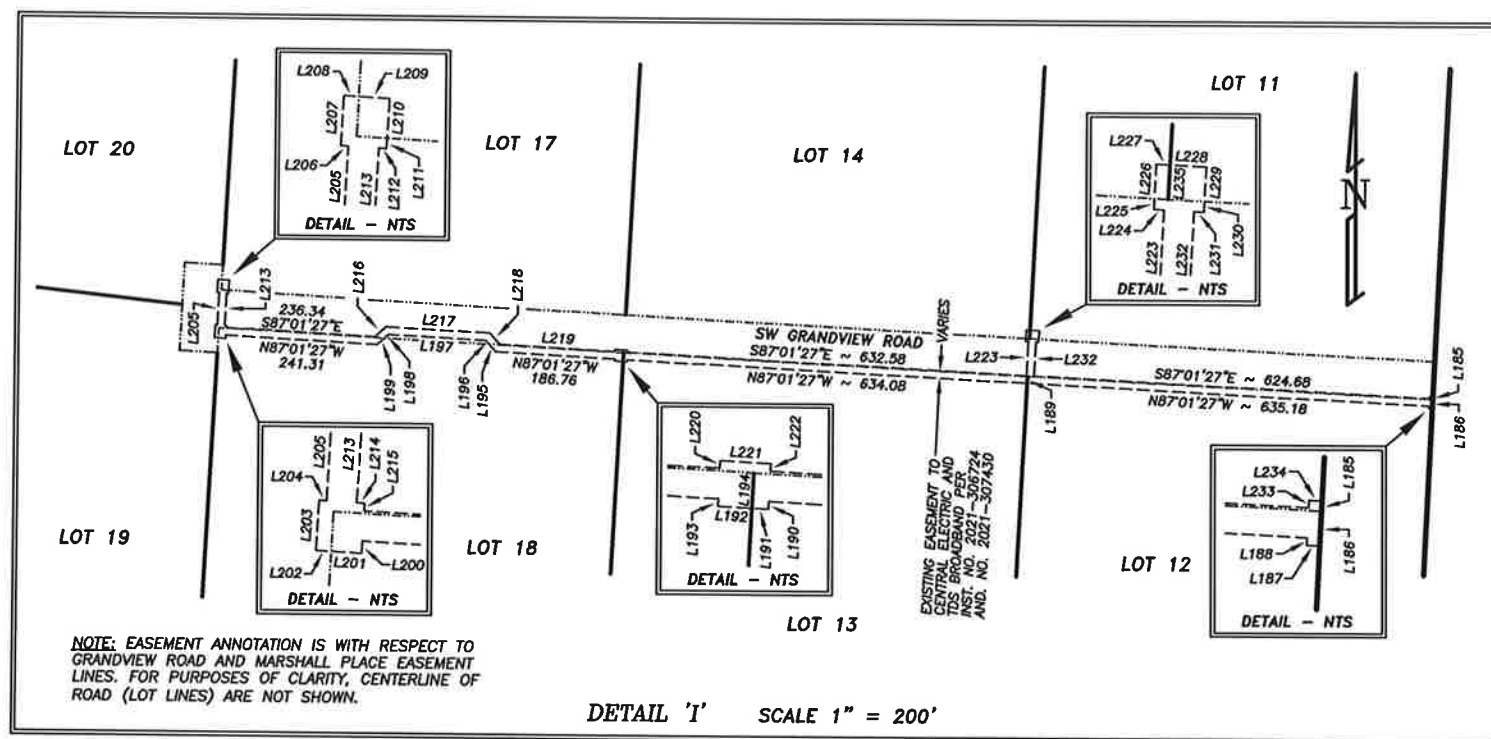
NUMBER	BEARING	DISTANCE
L159	S02°57'46"W	14.00
L160	S02°57'46"W	4.00
L161	N86°59'05"W	5.49
L162	N03°00'55"E	3.00
L163	S01°12'14"W	98.38
L164	S88°48'34"E	3.00
L165	S01°12'14"W	20.00
L166	N88°48'34"W	12.00
L167	N88°48'34"W	6.00
L168	N01°12'14"E	14.61
L169	N01°12'14"E	14.80
L170	N01°12'14"E	5.20
L171	S88°48'34"E	3.00
L172	N01°12'14"E	139.07
L173	N88°48'34"W	3.00
L174	N01°12'14"E	5.80
L175	N01°12'14"E	14.20
L176	S88°48'34"E	6.00
L177	S88°48'34"E	12.00
L178	N01°12'14"E	14.39
L179	S01°12'14"W	20.00
L180	N88°48'34"W	3.00
L181	N88°48'34"W	28.69
L182	S01°12'14"E	3.00
L183	N03°00'55"E	5.48
L184	S86°59'05"E	4.00
L185	S02°57'46"W	14.00
L186	S02°57'46"W	5.32
L187	N87°01'27"W	3.00
L188	N02°58'33"E	11.00
L189	N02°57'46"E	11.00

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT LANDS INTO TWELVE LOTS AS SHOWN AND APPROVED BY CROOK COUNTY PLANNING FILE NO. 217-19-001210-PLNG. RECORD SURVEYS INCLUDED C.S. 552, C.S. 553, C.S. 1970, PARTITION PLAT NO. 2007-01 (C.S. 2665), C.S. 4043, C.S. 4349, C.S. 4352, PARTITION PLAT NO. 2020-03 (C.S. 4387), AND GRANDVIEW, PHASE 1 (C.S. 4431). C.S. 4349 IS A RECENT BOUNDARY SURVEY OF THE ENTIRE PROPOSED DEVELOPMENT DONE BY ME. REFER TO SAID SURVEY FOR ADDITIONAL INFORMATION REGARD EXTERIOR BOUNDARIES. MONUMENTS NOTED PER C.S. 4349 AND GRANDVIEW, PHASE 1 WERE HELD TO DEFINE ALL BOUNDARIES OF PHASE 2. HAHLEN AVENUE IS PORTRAYED ON THE CURRENT TAX MAP AS 20 FT. 1/2 RIGHT-OF-WAY HOWEVER OFFICIAL DEDICATION IS UNCLEAR. FOR PURPOSES OF OFFICIAL PUBLIC DEDICATION, 30 FEET FOR HAHLEN AVENUE HAS BEEN ALLOWED FOR AND DEDICATED HEREIN. WITH ALL ORIGINAL BOUNDARIES BEING THUS DEFINED, THE PARENT PARCEL WAS DIVIDED PER THE APPROVED TENTATIVE PLAN AND MONUMENTS WERE SET ACCORDINGLY.

LINE TABLE

NUMBER	BEARING	DISTANCE
L190	S02°58'33"W	3.00
L191	N87°01'27"W	6.41
L192	N87°01'27"W	13.59
L193	N02°58'33"E	3.00
L194	N02°57'46"E	14.00
L195	N42°01'27"W	15.56
L196	N42°01'27"W	8.49
L197	N87°01'27"W	152.35
L198	S47°58'33"W	8.49
L199	S47°58'33"W	15.56
L200	S02°57'46"W	4.88
L201	N87°02'14"W	12.00
L202	N87°02'14"W	6.00
L203	N02°57'46"E	20.00
L204	S87°02'14"E	3.00
L205	N02°57'46"E	51.72
L206	N87°02'14"W	3.00
L207	N02°57'46"E	20.00
L208	S87°02'14"E	6.00
L209	S87°02'14"E	12.00
L210	S02°57'46"W	15.84
L211	S02°57'46"W	4.16
L212	N87°02'14"W	3.00
L213	S02°57'46"W	51.72
L214	S87°02'14"E	3.00
L215	S02°57'46"W	3.12
L216	N47°58'33"E	24.04
L217	S87°01'27"E	162.29
L218	S42°01'27"E	24.04
L219	S87°01'27"E	181.79
L220	N02°58'33"E	3.00
L221	S87°01'27"E	20.00
L222	S02°58'33"W	3.00
L223	N02°57'46"E	54.74
L224	N87°01'27"W	4.00
L225	N02°57'46"E	4.26
L226	N02°57'46"E	13.74
L227	S87°01'27"E	5.50
L228	S87°01'27"E	14.50
L229	S02°57'46"W	13.74
L230	S02°57'46"W	4.26
L231	N87°01'27"W	4.00
L232	S02°57'46"W	54.74
L233	N02°58'33"E	3.00
L234	S87°01'27"E	5.31
L235	N02°57'46"E	13.74



RECORDATION - CLERK

STATE OF OREGON }
COUNTY OF CROOK }
I CERTIFY THAT THE WITHIN INSTRUMENT WAS
RECEIVED FOR RECORD ON THE _____ DAY OF
_____, 2021, AT _____ M,
AND RECORDED IN _____
RECORDS OF SAID COUNTY MF NO. 2021-_____
CHERYL W. SEELY, CROOK COUNTY CLERK
BY: _____, DEPUTY

RECORDATION - SURVEYOR

STATE OF OREGON }
COUNTY OF CROOK }
I CERTIFY THAT THE WITHIN INSTRUMENT WAS
RECEIVED FOR RECORD ON THE _____ DAY OF
_____, A.D. 2021, AND
RECORDED IN SURVEYS # _____
OF SAID COUNTY.
GREGORY R. KELSO
COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jerry D. Stichler 09/23/21
OREGON
JULY 28, 1991
JERRY D. STICHLER
2827

RENEWS 6/30/22

PREPARED FOR:
MARSHALL MANAGEMENT, INC.
15778 SW MAJESTIC VIEW LANE
POWELL BUTTE, OREGON 97753

PREPARED BY:
PRECISION LAND SURVEYING, INC.
P.O. BOX 2062
REDMOND, OREGON 97756
(541) 648-6092
SEPTEMBER 23, 2021 SHEET 5 OF 5

DRAWN BY: J.S. JOB NO. 19/96
EDSC: GRANDVIEW ACAD: 1938_PLAT_P22