

GRANDRIDGE SUBDIVISION - PHASE II BEING A PORTION OF PARCEL 3 OF P.P. NO. 2020-16, LOCATED IN SECTIONS 8, 9, 16 AND 17, T.15S., R.16E., W.M., CROOK COUNTY, OREGON 217-21-000136-PLNG W.O. 21-5687

SURVEY FOR
BOBBY KENNEDY II
P.O. BOX 933
PRINEVILLE, OR 97754
(541) 903-0489

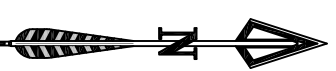
SURVEY BY
ARMSTRONG SURVEYING, INC.
207 N. SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

LEGEND

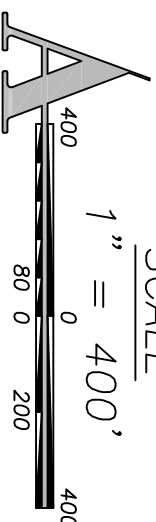
- SET 5/8" X 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING" AS PER THE PLAT OF GRANDRIDGE SUBDIVISION, PHASE I, BY TODD R. CATTERSON, LS 53270, RECORDED OCTOBER 20, 2021.
- FOUND 5/8" LONG IRON ROD WITH 2" ALUMINUM CAP STAMPED AS SHOWN.
- FOUND MONUMENT AS PER CRCLM FORM RECORDED DATE SHOWN.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E" AS PER PARTITION PLAT NO. 2012-14, C.S. 3971, BY TODD R. CATTERSON, LS 53270, RECORDED DECEMBER 6, 2012.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E LS1026" AS PER PARTITION PLAT NO. 2002-19, C.S. 2166, BY DAVID B. ARMSTRONG, LS 1026, RECORDED JUNE 19, 2002.
- LINE DATA - SEE TABLE ON SHEET 2
- ① CURVE DATA - SEE TABLE ON SHEET 2
- CRCLM CERTIFIED RECORD OF LAND CORNER MONUMENTATION
- RM REFERENCE MONUMENT
- COMPUTED NOT SET - RIM ANGLE POINTS

SURVEY NOTE
ALL MEASURED BEARINGS AND DISTANCES SHOWN ARE IDENTICAL TO THOSE OF PARTITION PLAT NO. 2005-06, THE BOUNDARY SURVEY OF PARCEL 3 OF PARTITION PLAT NO. 2005-06, PARTITION PLAT NO. 2012-14 AND 2020-16, RECORDED AS C.S. 2429, C.S. 2574, C.S. 3971 AND C.S. 4427, AND GRANDRIDGE SUBDIVISION PHASE I; EXCEPT FOR THE LOT LINE COURSES WHICH WERE MEASURED DURING THIS SURVEY.

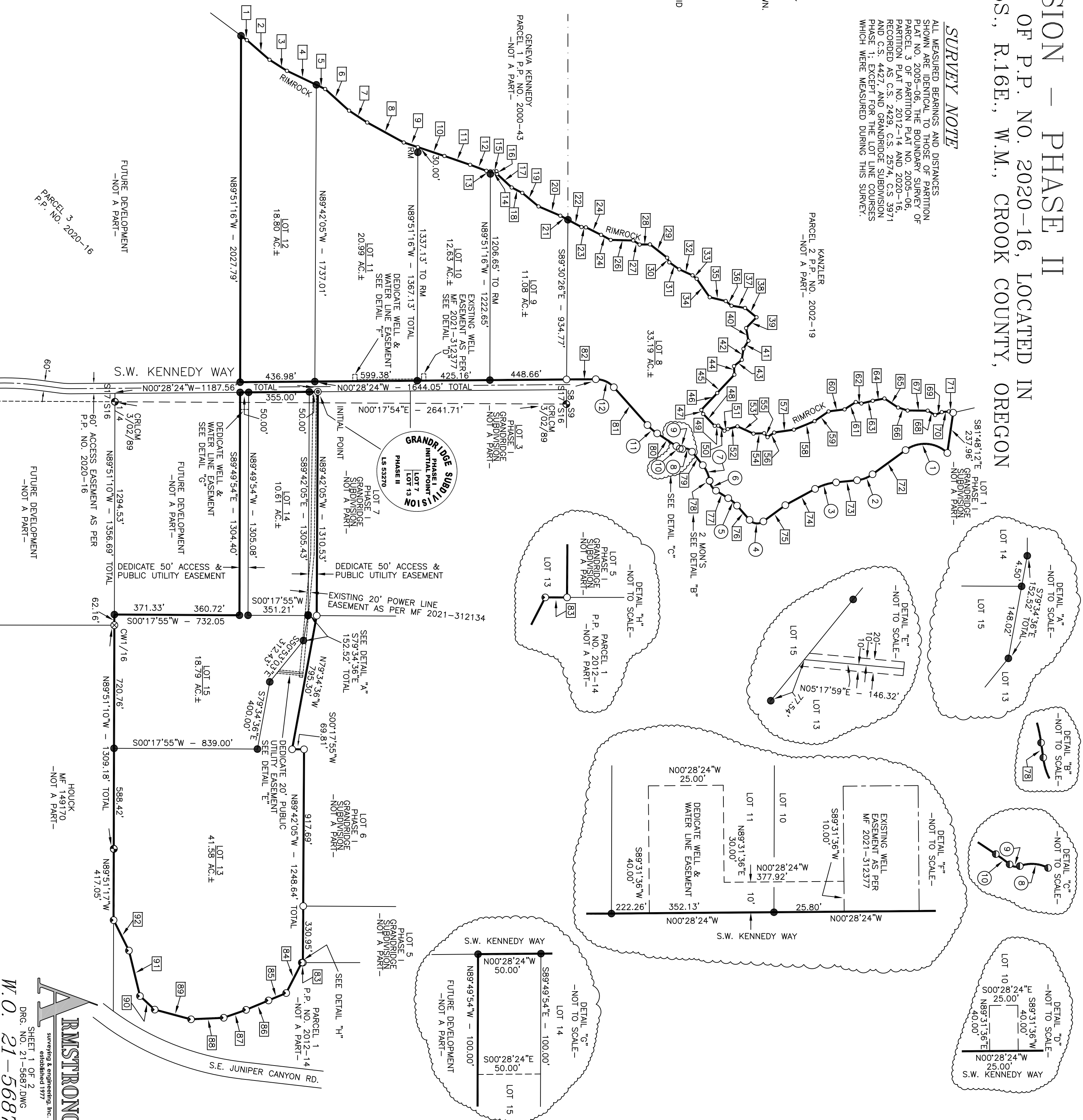
BASIS OF BEARINGS
BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:
ORIGIN OF LATITUDE = 44°18'04.56829"N
ORIGIN OF LONGITUDE = 120°51'54.05894"W
SCALE FACTOR = 1.000046488



SCALE
1" = 400'



OCTOBER 25, 2021



PLAT OF
GRANDRIDGE SUBDIVISION – PHASE II
 BEING A PORTION OF PARCEL 3 OF P.P. NO. 2020-16, LOCATED IN
 SECTIONS 8, 9, 16 AND 17, T.15S., R.16E., W.M., CROOK COUNTY, OREGON
 217-21-000136-PLNG
 W. O. 20-5687

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE EAST ONE-HALF (E1/2) OF SECTION 8, IN THE WEST ONE-HALF (W1/2) AND SOUTHWEST ONE-QUARTER (SE1/4) OF SECTION 9, IN THE NORTH ONE-HALF (N1/2) AND SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 16, IN THE SOUTH ONE-HALF (S1/2) AND NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 16 EAST OF THE WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 3 OF PARTITION PLAT NO. 2020-16, RECORDED SEPTEMBER 30, 2020 AS INSTRUMENT NO. 2020303205, EXCEPTING THEREFROM: PHASE OF GRANDRIDGE SUBDIVISION, RECORDS OF CROOK COUNTY, OREGON, CONTAINING 283.51 ACRES, MORE OR LESS. THERE ARE NO WATER RIGHT APPURTENANT TO THIS PROPERTY.

SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: RECORDED: SEPTEMBER 13, 1966. EASEMENTS WATER LINE EASEMENTS AND NON-EXCLUSIVE ACCESS EASEMENTS AS SHOWN HEREON. IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND DOES HEREBY DEDICATE ACCESS EASEMENTS, THE PUBLIC UTILITY EASEMENTS, WELL EASEMENTS AND WATERLINE EASEMENTS AS SHOWN, 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 P.U.E. AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT WRITTEN APPROVAL OF THE UTILITY COMPANIES IN THE P.U.E. THERE ARE NO IRRIGATION WATER RIGHTS APPURTENANT TO THIS PROPERTY.

SUBJECT TO ACCESS EASEMENT AS SHOWN ON PARTITION PLAT NO. 2013-09, MAPPED AS A PORTION OF THE EMERGENCY EGRESS AND INGRESS EASEMENT ON THIS PLAT.
 SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: RECORDED: SEPTEMBER 19, 2019.
 INSTRUMENT NO.: 2018-289371. MAPPED ON SHEET 1.

SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: RECORDED: AUGUST 7, 2019.
 INSTRUMENT NO.: 2019-294698. MAPPED.

SUBJECT TO ANY OTHER EXISTING EASEMENTS AND RIGHT-OF-WAYS.

SUBJECT TO AN ACCESS EASEMENT AS SHOWN ON PARTITION PLAT NO. 2020-16. MAPPED.

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	80°15'21"	190.00'	266.14'	244.91'	S03°53'41"W
2	30°24'09"	185.00'	98.17'	97.02'	N21°01'55"W
3	22°51'01"	325.00'	129.61'	128.76'	N17°15'21"W
4	85°17'58"	60.00'	89.33'	81.30'	N06°08'22"E
5	17°09'54"	225.00'	67.41'	67.16'	N40°12'23"E
6	50°01'22"	80.00'	69.85'	67.65'	N56°38'07"E
7	30°19'28"	190.00'	100.56'	99.39'	N66°29'04"E
8	72°04'32"	50.00'	62.90'	58.83'	N15°17'04"E
9	60°29'08"	15.00'	15.84'	15.11'	N09°29'23"E
10	08°16'36"	230.00'	25.20'	25.18'	N36°35'38"E
11	14°51'08"	290.00'	75.17'	74.96'	N40°52'54"E
12	48°46'52"	140.00'	119.19'	115.63'	N23°55'02"E

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BOBBY KENNEDY, II, IS THE OWNER OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO LOTS, PUBLIC UTILITY EASEMENTS, WATER WELL EASEMENTS, WATER LINE EASEMENTS AND NON-EXCLUSIVE ACCESS EASEMENTS AS SHOWN HEREON. IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND DOES HEREBY DEDICATE ACCESS EASEMENTS, THE PUBLIC UTILITY EASEMENTS, WELL EASEMENTS AND WATERLINE EASEMENTS AS SHOWN, 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 P.U.E. AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT WRITTEN APPROVAL OF THE UTILITY COMPANIES IN THE P.U.E. THERE ARE NO IRRIGATION WATER RIGHTS APPURTENANT TO THIS PROPERTY.

BOBBY KENNEDY, II

APPROVALS

CROOK COUNTY SURVEYOR _____ DATE _____
 CROOK COUNTY ROAD MASTER _____ DATE _____
 CROOK COUNTY RURAL FIRE PROTECTION DISTRICT NO. 1 _____ DATE _____
 CROOK COUNTY PLANNING COMMISSION _____ DATE _____
 CROOK COUNTY PLANNING DIRECTOR _____ DATE _____
 CROOK COUNTY SANITARIAN _____ DATE _____
 OCHOCO IRRIGATION DISTRICT _____ DATE _____

NO.	LENGTH	BEARING
1	42.74'	N36°49'35"E
2	175.51'	N40°57'01"E
3	120.73'	N27°22'54"E
4	190.63'	N25°26'17"E
5	56.94'	N28°26'17"E
6	188.87'	N42°09'21"E
7	126.79'	N35°07'21"E
8	243.73'	N28°41'54"E
9	86.80'	N18°22'59"E
10	164.05'	N18°22'59"E
11	158.97'	N18°56'16"E
12	101.36'	N20°17'25"E
13	18.20'	N05°59'59"E
14	18.45'	N76°52'21"E
15	116.39'	N42°44'26"E
16	69.61'	N26°56'58"E
17	123.96'	N38°47'29"W
18	125.96'	S39°48'51"W
19	136.45'	N23°07'23"E
20	50.93'	N28°08'45"E
21	23.93'	N04°03'37"E
22	99.22'	N26°16'16"E
23	69.72'	N27°17'46"E
24	131.82'	N01°13'20"E
25	43.18'	N31°13'20"E
26	66.31'	N01°54'25"W
27	60.80'	N01°53'17"W
28	27.69'	N31°53'20"E
29	79.37'	N34°57'27"E
30	84.92'	N24°21'42"E
31	84.92'	N24°21'42"E
32	172.97'	N34°48'48"E
33	98.32'	N13°27'06"E
34	48.23'	N30°53'50"E
35	80.26'	N39°47'58"E
36	89.76'	S36°10'56"E
37	75.16'	N79°45'06"E
38	58.07'	S58°32'21"E
39	64.36'	S81°44'46"E
40	59.22'	S39°14'39"E
41	48.75'	N87°33'08"E
42	147.14'	S47°00'35"E
43	135.99'	S46°51'17"E
44	25.63'	N64°57'41"E
45	98.88'	N45°49'36"E
46		

NO.	LENGTH	BEARING
47	20.55'	N02°03'30"W
48	46.67'	N58°49'28"E
49	21.52'	N26°02'11"W
50	59.04'	N15°49'49"W
51	103.10'	N24°29'27"E
52	62.22'	N02°17'30"W
53	30.48'	N48°46'16"E
54	47.22'	N34°38'25"W
55	116.31'	N08°21'10"W
56	116.31'	N08°20'08"E
57	130.88'	N22°21'36"W
58	99.96'	N34°46'11"W
59	94.41'	N07°17'43"W
60	78.42'	N35°12'46"W
61	68.26'	N13°21'05"W
62	69.69'	N11°08'35"W
63	98.05'	N35°28'29"E
64	39.33'	N17°28'16"E
65	171.35'	N00°28'59"E
66	50.13'	N50°08'50"E
67	42.37'	N23°20'19"W
68	42.11'	S05°18'39"E
69	26.85'	N16°58'13"W
70	26.85'	N16°58'13"W
71	39.33'	N17°28'16"E
72	101.36'	S07°17'25"E
73	101.36'	S07°17'25"E
74	105.45'	S24°01'26"E
75	82.42'	S29°14'19"W
76	82.42'	S29°14'19"W
77	29.37'	S56°03'40"W
78	31.56'	S39°28'43"W
79	43.23'	S38°56'56"W
80	87.72'	S46°10'56"W
81	64.36'	S81°44'46"W
82	170.84'	S00°28'24"E
83	6.78'	S00°00'24"E
84	200.01'	S62°59'57"E
85	112.17'	S22°44'45"E
86	142.48'	S22°44'45"E
87	138.70'	S22°44'45"E
88	191.41'	S02°40'42"E
89	219.88'	S14°53'12"E
90	117.44'	S42°39'22"W
91	273.93'	S76°19'50"W
92	199.75'	S63°19'03"W

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 ____ COUNTY MAP NO. ____
 RECORDS OF SAID COUNTY CLERK
 CHERYL W. SEELY, 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
 ____ 20____ A.D. 20____, AND
 RECORDED IN SURVEY # ____
 OF SAID COUNTY
 GREGORY R. KELSO
 COUNTY SURVEYOR