

92-27585

Vol 7 pg 24

PLAT NO.

**VANDEVERT RANCH REPLAT OF LOT 3**

A REPLAT OF LOT 3 VANDEVERT RANCH PHASE I  
IN THE NORTHWEST 1/4 SOUTHWEST 1/4 SECTION 17,  
TOWNSHIP 20 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN  
DESCHUTES COUNTY, OREGON

FILED  
DATE 8-27-92  
DESCHUTES COUNTY SURVEYOR  
BY Sheila Odle

**SURVEYOR'S CERTIFICATE:**

I, DAVID K. BATEMAN, OREGON PROFESSIONAL LAND SURVEYOR NO. 1068, BEING FIRST DULY SWORN DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, THE LAND ON THIS PLAT OF VANDEVERT RANCH REPLAT OF LOT 3, BEING ALL OF LOT 3 VANDEVERT RANCH PHASE 1, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 17, IN TOWNSHIP 20 SOUTH AND RANGE 11 EAST OF THE WILLAMETTE MERIDIAN IN DESCHUTES COUNTY, OREGON BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE NORTH 89°04'30" EAST 214.97 FEET ALONG THE CENTERLINE OF SAID SECTION 17 TO THE INITIAL POINT WHICH IS A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 3 VANDEVERT RANCH PHASE 1 AND THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT 3 NORTH 89°04'30" EAST 493.19 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID CENTERLINE SOUTH 36°02'51" EAST 266.40 FEET TO A 5/8" IRON ROD; THENCE 55.42 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 22°11'53" WEST 52.63 FEET) TO A 5/8" IRON ROD; THENCE 78.44 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 54°30'01" EAST 70.64 FEET) TO A 5/8" IRON ROD; THENCE 39.77 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 76°39'26" EAST 38.73 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 53°52'15" EAST 60.94 FEET TO A 5/8" IRON ROD; THENCE 106.08 FEET ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 47°32'24" EAST 105.86 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 41°12'33" EAST 35.44 FEET TO A 5/8" IRON ROD; THENCE 104.09 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 19°54'35" EAST 101.71 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 69°33'27" WEST 316.27 FEET TO A 5/8" IRON ROD; THENCE NORTH 49°39'04" WEST 303.37 FEET TO A 5/8" IRON ROD; THENCE NORTH 55°53'33" WEST 228.22 FEET TO A 5/8" IRON ROD; THENCE NORTH 55°43'28" WEST 72.22 FEET TO A 5/8" IRON ROD; THENCE NORTH 43°21'53" WEST 88.83 FEET TO A 5/8" IRON ROD; THENCE NORTH 34°59'23" WEST 90.55 FEET TO A 5/8" IRON ROD; THENCE NORTH 08°32'25" WEST 144.05 FEET TO THE POINT OF BEGINNING. CONTAINS 7.12 ACRES.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 3 VANDEVERT RANCH PHASE I INTO 3 LOTS PER THE APPROVED MASTERPLAN. THE PINS ESTABLISHED IN THE ABOVE PLAT WERE HELD AS FOUND AND MATCHED THE PLAT RECORD.

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENT THAT JAMES A. GARDNER AND CAROL W. GARDNER, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN, AND SUBMIT FOR RECORD AND APPROVAL SAID PLAT, AND HEREBY DECLARE SAID PLAT TO BE KNOWN AS VANDEVERT RANCH PHASE I REPLAT OF LOT 3.

James A. Gardner  
JAMES A. GARDNER

Carol W. Gardner  
CAROL W. GARDNER

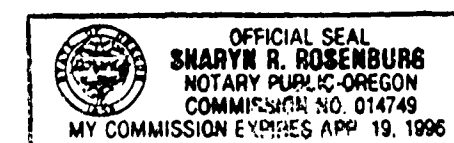
DEED OF TRUST RECORDED IN VOLUME 250, PAGE 0948, ALLOWS THIS PROPERTY TO BE SUBDIVIDED.

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DESCHUTES

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF August, 1992 BEFORE ME APPEARED THE ABOVE NAMED PERSONS, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION.

IN TESTIMONY WHEREON I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST WRITTEN ABOVE.



Sharon R. Rosenberg

**APPROVALS:**

COUNTY COMMISSIONER James C. Delaney 8-19-1992  
COUNTY COMMISSIONER Rich Menden 8-19-1992  
COUNTY COMMISSIONER

COUNTY SURVEYOR Bill Allen 8-13-1992  
COUNTY SANITARIAN James Sweet 8-17-1992  
DIRECTOR OF PUBLIC WORKS Jim Blunt for Larry Rice 8-13-1992  
COUNTY PLANNING DIRECTOR George J. Reed 8-8-1992  
COUNTY TREASURER AND TAX COLLECTOR Debra Smith 8-13-1992  
COUNTY ASSESSOR Oscar B. Bratton 8-13-1992

**STATEMENT OF WATER RIGHTS:**

THERE ARE NO WATER RIGHTS ON THIS PROPERTY.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

David K. Bateman

OREGON  
DAVID K. BATEMAN  
1068

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BY *Shale Ode*

**LEGEND:**

- FOUND 5/8" IRON ROD WITH "LS 1068" PLASTIC CAP EXCEPT AS NOTED
- B.C. BRASS CAP
- A.C. ALUMINUM CAP
- I.R. IRON ROD
- ( ) RECORD PER PLAT OF VANDEVERT RANCH PHASE I
- C3 CURVE DATA
- \* A LANDSCAPING MANAGEMENT PERMIT SHALL BE OBTAINED FROM DESCHUTES COUNTY PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITY WITHIN 660 FEET OF THE LITTLE DESCHUTES RIVER.
- EASEMENT LIMITS PER PLAT OF VANDEVERT RANCH PHASE I

5/8" I.R. W/ 2" DESCHUTES COUNTY A.C.

CW 1/16, S.17  
I.P. W/ 2 1/2" B.C. PER  
CORNER RESTORATION No.0661  
S40°41'52"W  
23.77  
2" U.S.C.E. A.C.  
ON 5/8" I.R.

CURVE DATA				
NO.	DELTA	RADIUS	ARC	CHORD
C1	63°30'33"	50.00	55.42	322°11'53"
	(63°30'33")	(50.00)	(55.42)	(322°11'53")
C2	89°53'14"	50.00	78.44	354°30'11"
	(89°53'14")	(50.00)	(78.44)	(354°30'11")
C3	45°34'23"	50.00	39.77	376°39'26"
	(45°34'23")	(50.00)	(39.77)	(376°39'26")
C4	12°39'42"	480.00	106.08	547°32'24"
	(12°39'42")	(480.00)	(106.08)	(547°32'24")
C5	42°35'56"	140.00	104.09	519°54'38"
	(42°35'56")	(140.00)	(104.09)	(519°54'38")

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David K. Bateman*

DAVID K. BATEMAN

BASIS OF BEARING  
(N89°04'30"E 1325.43)  
493.19  
(N89°04'30"E 1325.43)  
(493.19)

LOT 1 \*  
2.58 ACRES

LOT 2 \*  
2.12 ACRES

LOT 3 \*  
2.42 ACRES

LOT 4  
(1.95 ACRES)

NORTH  
BASED ON PLAT OF  
VANDEVERT RANCH PHASE  
SCALE: 1" = 50'

INITIAL POINT  
W 1/4, S.17  
5/8" I.R. W/ 3 1/4" A.C. PER  
CORNER RESTORATION No.0561

LITTLE DESCHUTES RIVER

APPROXIMATE LOCATION OF 100 FOOT  
BUILDING SETBACK LINE FROM ORDINARY  
HIGH WATER MARK. ALL STRUCTURES,  
BUILDINGS, OR SIMILAR PERMANENT  
FIXTURES SHALL BE SET BACK A MINIMUM  
OF 100 FEET FROM THE ORDINARY HIGH  
WATER MARK OF THE RIVER.

COMMON TRACT G  
EFU

APPROXIMATE LIMITS  
OF 100 YEAR FLOOD  
PLAIN

COMMON TRACT C

COMMON TRACT D

SCHOOL HOUSE DRIVE

15' UNDERGROUND UTILITY EASEMENT

ALSO 15' WATERLINE EASEMENT  
VANDEVERT RANCH HOMEOWNERS  
ASSOCIATION.