

MARKEN SUMMIT
A REPLAT OF LOT 6, BLOCK 14 OF "VALHALLA HEIGHTS PHASE IV",
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN,
CITY OF BEND, DESCHUTES COUNTY, OREGON
DECEMBER 16, 2020
PZ-19-0683

PREPARED FOR

VENTURE PROPERTIES
4230 NW GALEWOOD ST, SUITE 100
LAKE OSWEGO, OR 97035

SHEET 1 OF 4

Deschutes County Official Records 2021-06460
Nancy Blankenship, County Clerk



D-PLAT Cnt=1 Stn=7 PG
\$60.00 \$11.00 \$61.00 \$10.00 \$6.00
01/29/2021 02:16 PM
\$148.00

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT VENTURE PROPERTIES, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND AS PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, AND PLATTED INTO LOTS, ROADS AND EASEMENTS AS SHOWN ON SAID MAP IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92;

AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROAD AND UTILITY PURPOSES, THE STREET RIGHT-OF-WAY OF NW MARKEN STREET AND NW SKY VISTA COURT AS SHOWN HEREON;

AND FURTHER DEDICATES TO THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON, AS EASEMENT AREAS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY SERVICES AND THEIR ABOVE GROUND APPURTENANCE. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE;

AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON:

AND FURTHER GRANTS TO THE CITY OF BEND, THE WATER EASEMENTS, AS SHOWN HEREON;

AND FURTHER GRANTS TO THE CITY OF BEND, THE STORM DRAINAGE EASEMENTS, AS SHOWN HEREON;

AND FURTHER DEDICATES TO THE PUBLIC THE PUBLIC PEDESTRIAN AND BICYCLE EASEMENTS, AS SHOWN HEREON;

AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "MARKEN SUMMIT", HENCEFORTH TO BE SO KNOWN.

VENTURE PROPERTIES, INC.
AN OREGON CORPORATION

Kelly Ritz
BY: KELLY RITZ, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DESCHUTES } SS

ON THIS 21st DAY OF January, 2021, BEFORE ME PERSONALLY APPEARED KELLY RITZ, PRESIDENT OF VENTURE PROPERTIES, INC., AN OREGON CORPORATION, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF VENTURE PROPERTIES, INC.

Misty Lane
NOTARY SIGNATURE

PRINTED NAME: Misty Lane
NOTARY PUBLIC - OREGON

COMMISSION NO. 999884

MY COMMISSION EXPIRES May 11, 2024

ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES, AS REQUIRED BY ORS 92.095 TO BE PLACED ON THE 2020-2021 TAX ROLLS, WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

DESCHUTES COUNTY ASSESSOR: Scott Longfellow by Kelly Ritz, 1-25-2021
DATE

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DATE

DESCHUTES COUNTY TAX COLLECTOR: Greg Munn by Jodi Haase, 1-25-2021
DATE

APPROVALS

THE PLAT OF "MARKEN SUMMIT", HAS BEEN APPROVED BY:

DESCHUTES COUNTY COMMISSIONER: Patti Adair, 1-29-2021
DATE

DESCHUTES COUNTY SURVEYOR: M. Ritz, 1-29-2021
DATE

CITY OF BEND PLANNING DIRECTOR: W. Smith, 1-25-21
DATE

CITY OF BEND ENGINEER: J. Co, 1-28-21
DATE

SIGNATURE BY THE CITY OF BEND CONSTITUTES ACCEPTANCE BY THE CITY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY UMPQUA BANK, AN OREGON STATE-CHARTERED BANK, A TRUST DEED BENEFICIARY PER INSTRUMENT NUMBER 2020-24641, HAS BEEN RECORDED ON January 29, 2021 AS INSTRUMENT NUMBER 2021-6459, DESCHUTES COUNTY OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

I, MICHAEL S. KALINA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THIS PLAT OF "MARKEN SUMMIT", TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF OREGON, SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND THAT A 5/8-INCH IRON ROD EXISTS AT THE INITIAL POINT, BEING THE NORTHWEST CORNER OF LOT 6, BLOCK 14 OF "VALHALLA HEIGHTS PHASE IV", AND THE SUBJECT PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6, BLOCK 14 OF "VALHALLA HEIGHTS PHASE IV", DESCHUTES COUNTY, OREGON.

CONTAINS 5.36 ACRES, MORE OR LESS.

Michael S. Kalina
MICHAEL S. KALINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 89558

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT THAT PROPERTY DESCRIBED AS LOT 6, BLOCK 14 OF "VALHALLA HEIGHTS PHASE IV", RECORDED AS VOLUME 19 PAGE 100, DESCHUTES COUNTY OFFICIAL RECORDS, AND TO SUBDIVIDE THE LAND SHOWN HEREON INTO LOTS, ROADS, AND EASEMENTS.

THE OUTBOUNDS AND THE BASIS OF BEARINGS FOR THIS PLAT WAS ESTABLISHED PER DESCHUTES COUNTY SURVEY NUMBER 20032. BOUNDARY RESOLUTION AND MONUMENTS FROM SAID SURVEY WERE HELD. BEARINGS ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCs), DERIVED FROM THE OREGON REAL TIME GNSS NETWORK. BEARING ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 14 IS SOUTH 89°58'22" EAST.

THE CENTERLINE OF NW MARKEN STREET WAS ESTABLISHED BY HOLDING THE FOUND CENTERLINE MONUMENTS PER THE PLAT OF "AMBREY RIDGE, PHASE II", BY HOLDING RECORD CURVE INFORMATION AND TANGENT TO THE SOUTH PER SAID PLAT TO THE CUL-DE-SAC BULB ON NW MARKEN STREET.

SHEET INDEX

SHEET 1 DECLARATION, ACKNOWLEDGMENT, ASSESSOR'S CERTIFICATE, APPROVALS, CONSENT AFFIDAVIT, SURVEYOR'S CERTIFICATE, SURVEYOR'S NARRATIVE, PLAT NOTES, POST MONUMENT NOTE

SHEET 2 PLAT BOUNDARY

SHEET 3 LOTS 1-17

SHEET 4 LOTS 18-30

PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CITY OF BEND PROJECT NUMBER PZ 19-0683.
- THERE ARE NO WATER RIGHTS APPURTENANT TO THIS LAND.
- THIS PLAT IS SUBJECT TO A PUBLIC FACILITIES IMPROVEMENT AGREEMENT PER INSTRUMENT NUMBER 2020-27853, DESCHUTES COUNTY OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
 - VOLUME 106 PAGE 66 IN FAVOR OF PACIFIC POWER AND LIGHT. BLANKET RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, UNABLE TO MAP BY DESCRIPTION.
 - VOLUME 134 PAGE 160 IN FAVOR OF PACIFIC POWER AND LIGHT. BLANKET RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, UNABLE TO MAP BY DESCRIPTION.
 - VOLUME 145 PAGE 585 IN FAVOR OF PACIFIC POWER AND LIGHT. BLANKET RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, UNABLE TO MAP BY DESCRIPTION.
- THIS PLAT IS SUBJECT TO A SEWER SERVICE AGREEMENT PER DEED VOLUME 8 PAGE 625.
- THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PLAT OF "VALHALLA HEIGHTS" AS RECORDED IN DEED BOOK 9 PAGE 425, DESCHUTES COUNTY OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT PER DEED BOOK 9 PAGE 726, DESCHUTES COUNTY OFFICIAL RECORDS, AS SHOWN HEREON, FOR AN ELECTRIC UNDERGROUND DISTRIBUTION LINE(S).
- THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT PER DEED BOOK 132 PAGE 896.
- THIS PLAT IS SUBJECT TO DESCHUTES COUNTY ORDER NO. 2010-01 PER INSTRUMENT NUMBER 2010-15613, DESCHUTES COUNTY OFFICIAL RECORDS.

1/04/2021
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/21

JOB NAME:	MARKEN SUMMIT	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM
JOB NUMBER:	6768	
DRAWN BY:	MSK	
CHECKED BY:	GEP/CC	
DRAWING NO.:	6768PLAT	

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

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CITY OF BEND, DESCHUTES COUNTY, OREGON

PZ-19-0683

VENTURE PROPERTIES
4230 NW GALEWOOD ST, SUITE 100
LAKE OSWEGO, OR 97035



(R1) RECORD INFORMATION PER CS 20032, BY JOHN K. LUCEY,
FILED 10/28/2019

(R2) RECORD INFORMATION PER PLAT OF "VALHALLA HEIGHTS PHASE IV"
(CS10283), BY GEORGE J. COOK, FILED 04/01/1983

(R3) RECORD INFORMATION PER PLAT OF "MARKEN HEIGHTS" (CS17822),
BY TIM K. CHAPMAN, FILED 09/12/2008

(R4) RECORD INFORMATION PER PLAT OF "AWBREY VIEW" (CS15949), BY
DAVID R. WILLIAMS, FILED 06/30/2004

(R5) RECORD INFORMATION PER PLAT OF "AWBREY RIDGE, PHASE II"
(CS14515), BY DAVID R. WILLIAMS, FILED 06/06/2001

● 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET

○ FOUND 5/8" IRON ROD, NO CAP; PER (R2); HELD UNLESS NOTED OTHERWISE

INSTR. NO. INSTRUMENT NUMBER PER DESCHUTES COUNTY DEED RECORDS

W/YPC WITH A YELLOW PLASTIC CAP

CS DESCHUTES COUNTY SURVEY NUMBER

POE POINT OF ENTRY

DBC1 DESTROYED BY CONSTRUCTION, RESET WITH 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."

DBC2 DESTROYED BY CONSTRUCTION, RESET WITH 5/8" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR."

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00'	73°40'23"	64.29'	S66°54'15"W 59.95'
(R1)	50.00'	73°40'23"	64.29'	S66°54'15"W 59.95'
(R2)	50.00'	74°00'00"	64.58'	S67°00'00"W 60.18'

DESCHUTES COUNTY SURVEYOR
FILED 2/3/2021 **BY:** Dunkelberg

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEW: 6/30/21

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WWW.AKS-ENG.COM

AKS

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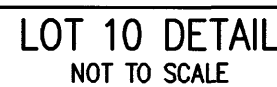
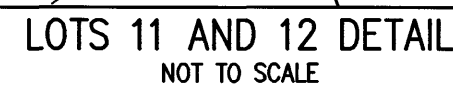
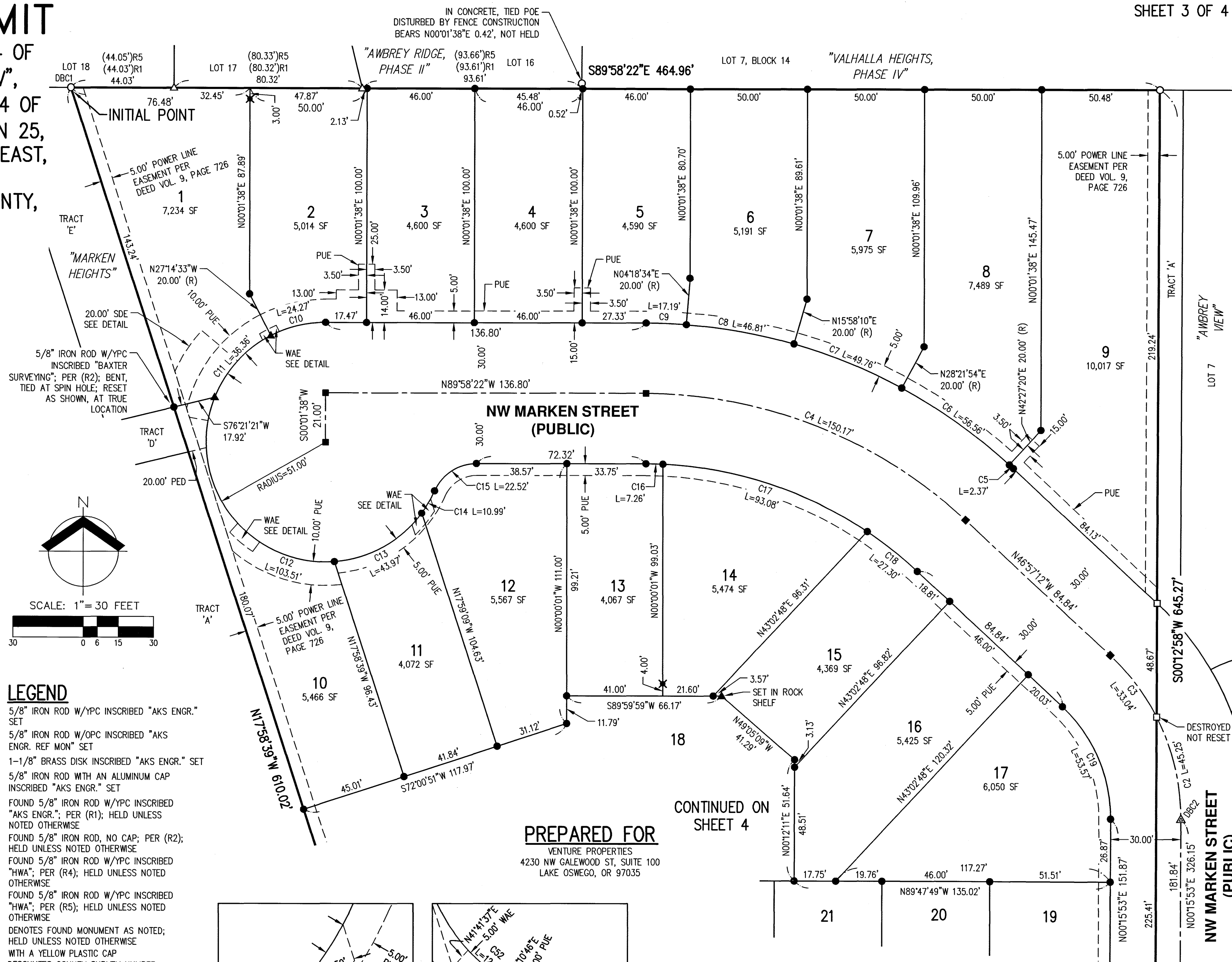
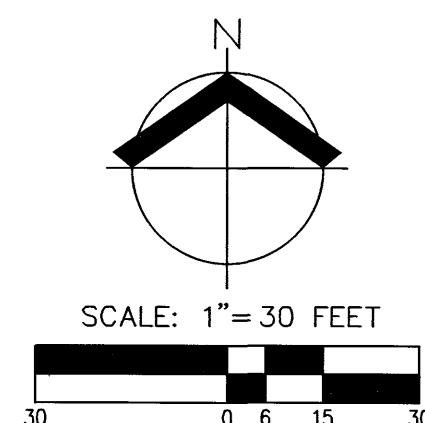
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OREGON
DECEMBER 16, 2020
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20444



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	95.00'	27°17'30"	45.25'	N13°22'52"W 44.82'
C3	95.00'	19°55'35"	33.04'	N36°59'25"W 32.87'
C4	200.00'	43°01'10"	150.17'	N68°27'47"W 146.66'
C5	230.00'	0°35'28"	2.37'	S47°14'56"E 2.37'
C6	230.00'	14°05'26"	56.56'	S54°35'23"E 56.42'
C7	230.00'	12°23'44"	49.76'	S67°49'58"E 49.66'
C8	230.00'	11°39'36"	46.81'	S79°51'38"E 46.73'
C9	230.00'	4°16'56"	17.19'	S87°49'54"E 17.19'
C10	51.00'	27°16'11"	24.27'	N76°23'32"E 24.04'
C11	51.00'	40°50'47"	36.36'	N42°20'03"E 35.59'
C12	51.00'	116°17'32"	103.51'	N36°14'06"W 86.64'
C13	51.00'	49°23'47"	43.97'	S60°55'15"W 42.62'
C14	51.00'	12°21'03"	10.99'	S30°02'50"W 10.97'
C15	19.50'	66°09'20"	22.52'	S56°56'58"W 21.29'
C16	170.00'	2°26'48"	7.26'	N88°44'58"W 7.26'
C17	170.00'	31°22'15"	93.08'	N71°50'26"W 91.92'
C18	170.00'	9°12'07"	27.30'	N51°33'15"W 27.27'
C19	65.00'	47°13'05"	53.57'	N23°20'40"W 52.06'
C50	51.00'	20°36'55"	18.35'	S32°13'05"W 18.25'
C51	51.00'	11°38'22"	10.36'	S16°05'26"W 10.34'
C52	51.00'	13°57'01"	12.42'	S49°39'18"E 12.39'
C53	51.00'	37°44'18"	33.59'	S75°29'58"E 32.99'

● 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
 ✕ 5/8" IRON ROD W/OPC INSCRIBED "AKS ENGR. REF MON" SET
 ▲ 1-1/8" BRASS DISK INSCRIBED "AKS ENGR." SET
 ■ 5/8" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR." SET
 □ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER (R1); HELD UNLESS NOTED OTHERWISE
 ○ FOUND 5/8" IRON ROD, NO CAP; PER (R2); HELD UNLESS NOTED OTHERWISE
 △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "HWA"; PER (R4); HELD UNLESS NOTED OTHERWISE
 ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED "HWA"; PER (R5); HELD UNLESS NOTED OTHERWISE
 □ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 W/YPC WITH A YELLOW PLASTIC CAP
 CS DESCHUTES COUNTY SURVEY NUMBER
 PUE PUBLIC UTILITY EASEMENT
 ROW RIGHT-OF-WAY
 SF SQUARE FEET
 WAE CITY OF BEND WATER EASEMENT
 SDE CITY OF BEND STORM DRAINAGE EASEMENT
 PED PUBLIC PEDESTRIAN EASEMENT
 (R) RADIAL
 DBC1 DESTROYED BY CONSTRUCTION, RESET WITH 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."
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ink K&L
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
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RENEW: 6/30/21

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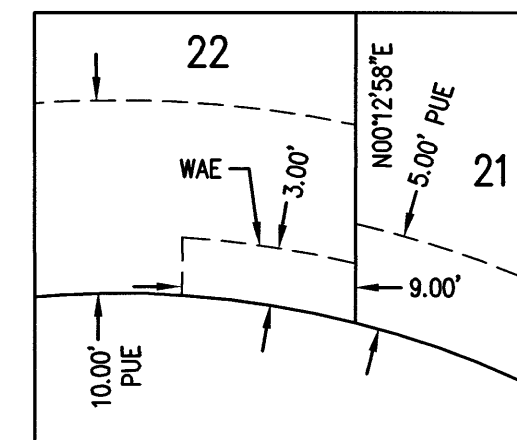
FILED 2/3/2021 **BY:** Donkelberg

MARKEN SUMMIT

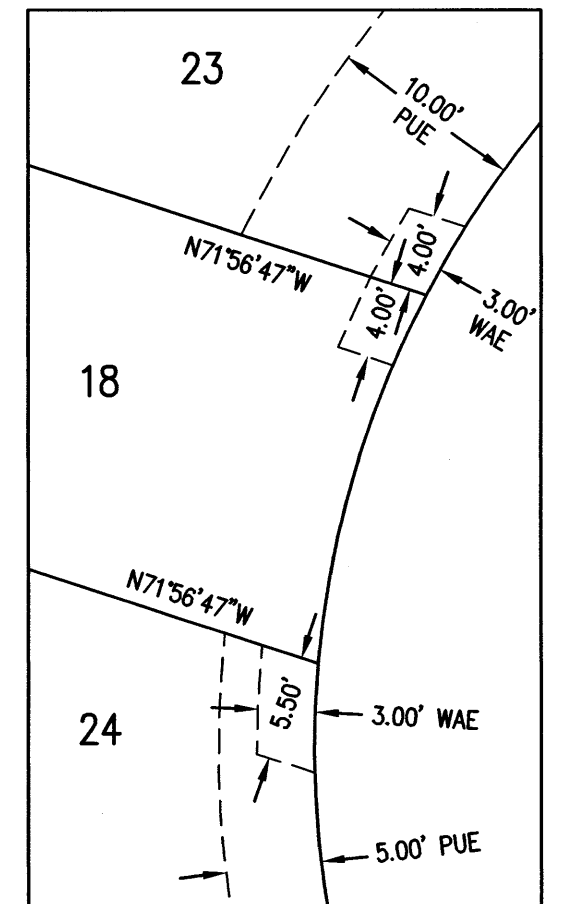
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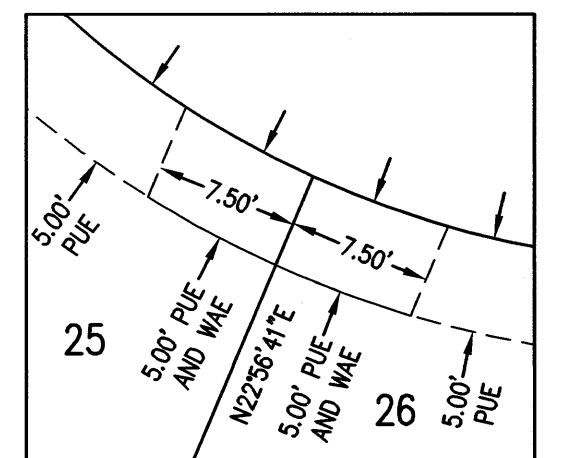
PZ-19-0683



LOT 22 DETAIL
NOT TO SCALE



LOTS 18, 23,
AND 24 DETAIL
NOT TO SCALE



LOTS 25 AND 26 DETAIL
NOT TO SCALE

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00'	73°40'23"	64.29'	S66°54'15"W 59.95'
(R1)	50.00'	73°40'23"	64.29'	S66°54'15"W 59.95'
(R4)	50.00'	74°00'00"	64.58'	S67°00'00"W 60.18'
C20	19.50'	19°04'28"	6.49'	N80°15'35"W 6.46'
C21	19.50'	47°04'52"	16.02'	N47°10'55"W 15.58'
C22	51.00'	52°24'32"	46.65'	N49°50'45"W 45.04'
C23	51.00'	39°26'44"	35.11'	S84°13'37"W 34.42'
C24	51.00'	36°54'08"	32.85'	S46°03'10"W 32.28'
C25	51.00'	22°37'35"	20.14'	S16°17'19"W 20.01'
C26	51.00'	33°36'17"	29.91'	S11°49'37"E 29.49'
C27	51.00'	36°51'43"	32.81'	S47°03'37"E 32.25'
C28	51.00'	24°18'21"	21.64'	S77°38'38"E 21.47'
C29	65.00'	7°00'07"	7.94'	N03°45'58"E 7.94'
C30	15.00'	53°58'08"	14.13'	S44°57'43"E 13.61'
C31	50.00'	18°33'00"	16.19'	N85°32'04"W 16.12'
C32	50.00'	55°07'23"	48.10'	S57°37'44"W 46.27'
C55	95.00'	7°00'07"	11.61'	S03°45'56"W 11.60'
(R4)	95.00'	7°00'07"	11.61'	S03°45'27"W 11.60'

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DESCHUTES COUNTY SURVEYOR

FILED 2/3/2021 BY: Dunkelberg

