



PARTITION PLAT NO. 2024 - 21

PARTITION PLAT

REPLAT OF LOT 6, BLOCK 1, OVERTURF BUTTE
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6,
TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,
CITY OF BEND, DESCHUTES COUNTY, OREGON
PLANNING FILE NUMBER PLLD20230074 AUGUST 2024

SURVEYOR'S CERTIFICATE

I, ROBIN M. TYE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I OR THOSE UNDER MY DIRECT SUPERVISION HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT MAP; THAT THE INITIAL POINT IS A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "KARL" AT THE NORTHEAST CORNER OF LOT 6, BLOCK 1, OVERTURF BUTTE, CITY OF BEND, DESCHUTES COUNTY, OREGON; AND THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF SAID LAND TO-WIT:

LOT 6, BLOCK 1, OVERTURF BUTTE, CITY OF BEND, DESCHUTES COUNTY, OREGON



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PARCEL DESCRIBED IN THE "SURVEYOR'S CERTIFICATE" AS LOT 6, BLOCK 1, OVERTURF BUTTE (CS08712). CONTROL FOR THIS SURVEY WAS BASED ON THE PLAT OF OVERTURF BUTTE (R1), AND RECORD SURVEYS, (R2), (R3) AND EXISTING MONUMENTS FOUND AND SET DURING THE COURSE OF THIS SURVEY.

THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE BETWEEN THE RECORD MONUMENTS FOUND AT THE NE CORNER AND SE CORNER OF SAID LOT 6, WITH THE BEARING TAKEN FROM (R1).

ALL MONUMENTS OF RECORD WERE FOUND AND HELD.

MONUMENTS FOUND AND SET DURING THE COURSE OF THIS SURVEY ARE AS SHOWN ON THE SUBJOINED SURVEY PLAT.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT 2B4C LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON HAVE CAUSED SAID LANDS TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92; AND HEREBY CREATES AN ACCESS EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2 OF THIS PARTITION PLAT AS SHOWN HEREON; AND HEREBY CREATES A BLANKET CROSS DRAINAGE EASEMENT OVER THE ENTIRETY OF PARCEL 1 AND PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 OF THIS PARTITION PLAT; AND HEREBY SUBMIT FOR APPROVAL AND RECORD THIS PARTITION PLAT.

Chell Williams 8/26/2024
CHELL K. WILLIAMS, MANAGING MEMBER 2B4C LLC, AN OREGON LIMITED LIABILITY COMPANY Date

Rebecca L. Williams August 26, 2024
REBECCA L. WILLIAMS, MANAGING MEMBER 2B4C LLC, AN OREGON LIMITED LIABILITY COMPANY Date

ACKNOWLEDGMENT

State of Oregon
County of Deschutes SS

On this 26th day of August, 2024, before me a Notary Public in and for the State of Oregon, personally appeared Chell K. Williams and Rebecca L. Williams, Managing Members of 2B4C LLC, AN OREGON LIMITED LIABILITY COMPANY, to me personally known or proved to me by satisfactory evidence to be the identical persons herein described, who executed the foregoing declaration and acknowledged to me that she did so freely and voluntarily for the purpose therein named.

Taylor Nestell
(Printed Name)
Notary Public for the State of Oregon Taylor Nestell
(Signature)

My Commission Expires June 26, 2028
(Spell Out Month, 2 Digit Date, Complete Year)
Commission No. 1049047

APPROVALS

Jesse D. Powell - DEPUTY 09-05-2024
DESCHUTES COUNTY SURVEYOR

Dan Kelly September 3, 2024
CITY OF BEND ENGINEER

Renae Brodke August 28, 2024
CITY OF BEND PLANNING DIRECTOR

Chad Brown 5 SEPT, 2024
DESCHUTES COUNTY COMMISSIONER

SIGNATURE BY THE CITY OF BEND PLANNING DIRECTOR AND ENGINEER CONSTITUTES ACCEPTANCE BY THE CITY OF BEND OF ANY DEDICATION MADE HEREON TO THE PUBLIC.

I CERTIFY TAXES ARE PAID AS OF THIS DATE

Robert Tittle by Gndi Hesse September 4, 2024
DESCHUTES COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2024-2025 TAX ROLLS WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THE PLAT DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME.

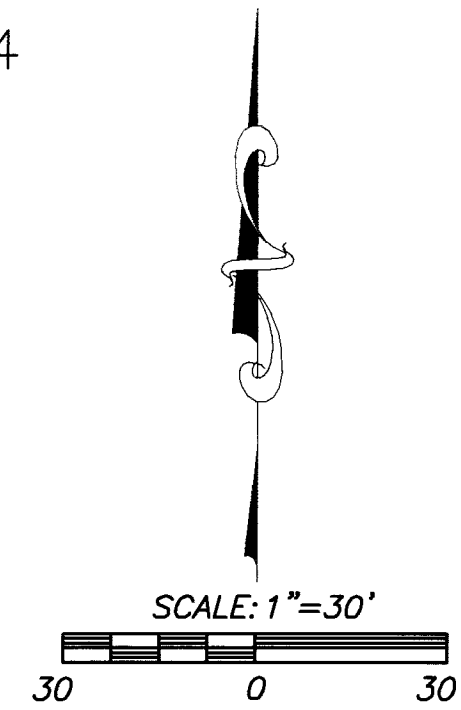
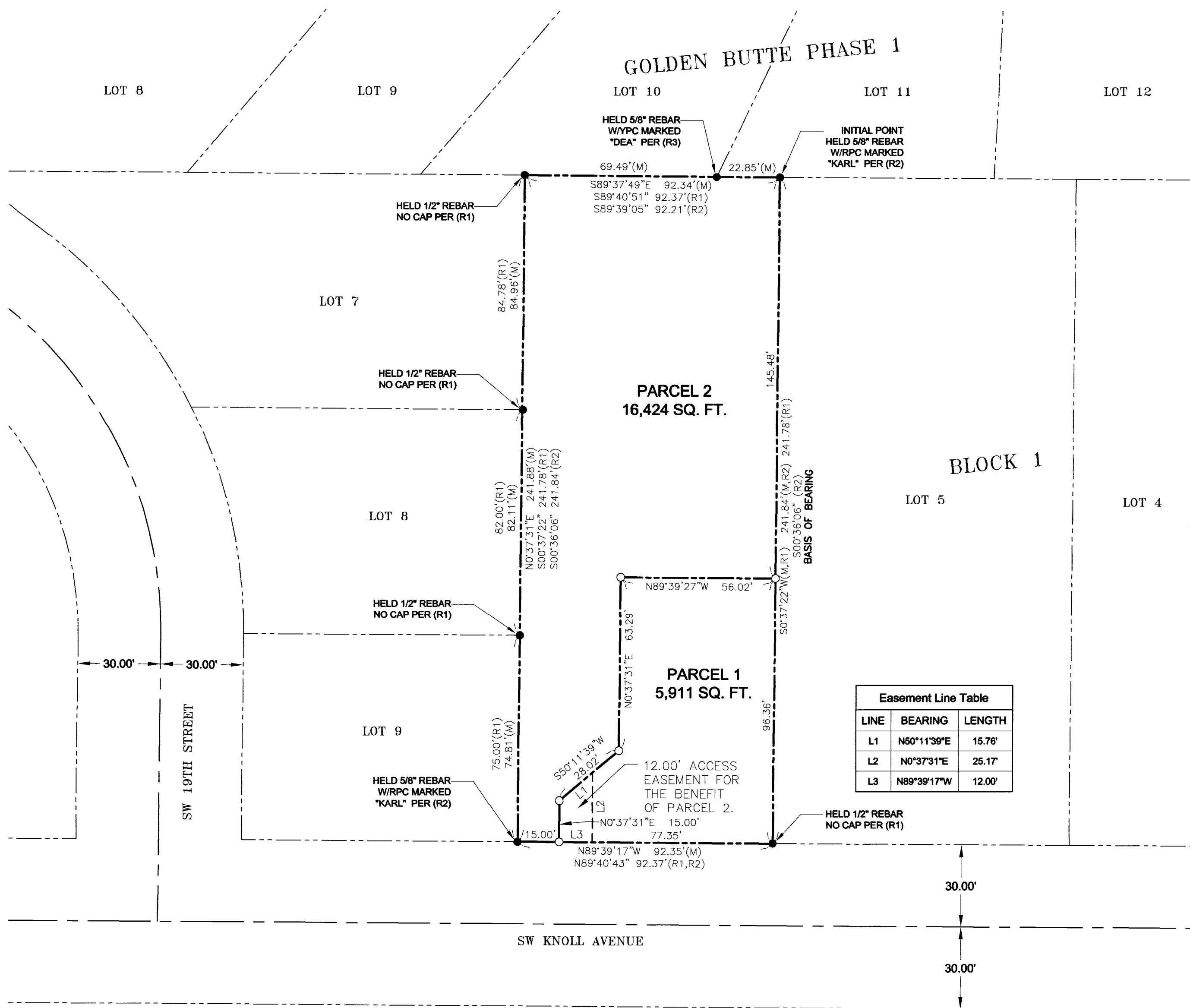
Scott Louie by Jess Rai September 4, 2024
DESCHUTES COUNTY ASSESSOR

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PLAT.

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LEGEND

- = FOUND MONUMENT AS NOTED
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SCE&S"
- (R1) = PLAT OF OVERTURF BUTTE BY GEORGE W. COLVIN JR. (CS08712)
- (R2) = BOUNDARY SURVEY BY ROBERT M. KARL (CS13725)
- (R3) = PLAT OF GOLDEN BUTTE, PHASE 1, BY JERRY C. POWELL (CS11877) (06/30/1994)
- (M) = MEASURED
- W/YPC = WITH YELLOW PLASTIC CAP
- W/RPC = WITH RED PLASTIC CAP

EASEMENT NOTE

PER THE DECLARATION ON PLATE 2 OF THIS PLAT, THERE IS A BLANKET CROSS DRAINAGE EASEMENT CREATED OVER THE ENTIRETY OF PARCEL 1 AND PARCEL 2 OF THIS PARTITION PLAT BENEFITING PARCEL 1 AND PARCEL 2 OF THIS PARTITION PLAT.

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N50°11'39"E | 15.76' |
| L2 | N0°37'31"E | 25.17' |
| L3 | N89°39'17"W | 12.00' |

8-22-2024
 REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JUNE 13, 2008
 ROBIN MICHAEL TYE
 65719
 RENEWS 06/30/26