

LAND PARTITION PLAT NO. **2025-P3234**

PARTITION PLAT  
FOR  
**CHERIE LYN BRAY**

A REPLAT OF A PORTION OF LOT 11, DALTON'S POULTRY FARM OF VENETA  
SW 1/4, SECTION 31, T. 17 S., R. 5 W., W.M.  
VENETA, LANE COUNTY, OREGON  
JANUARY 15, 2025

RECORDED  
DATE: 31, JAN, 2025  
COUNTY CLERK  
BY: Teddy Smith

LANE COUNTY SURVEYORS OFFICE  
C.S. FILE NO. 46513  
FILING DATE: 31, JAN, 2025

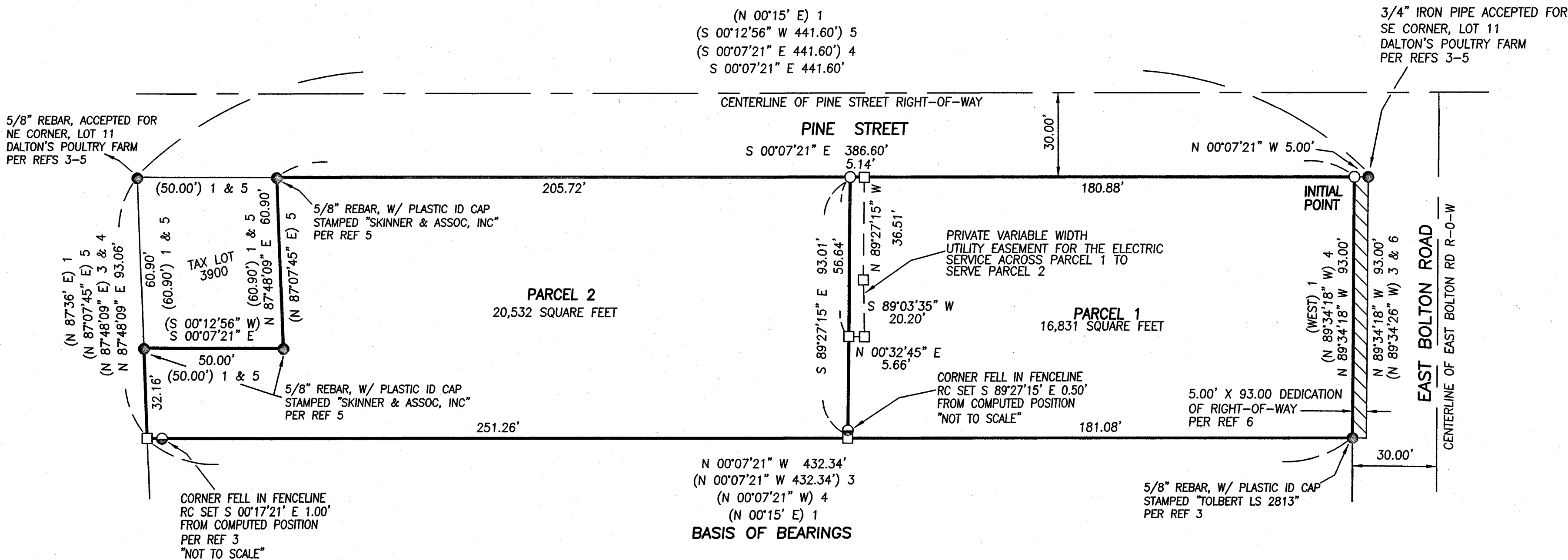
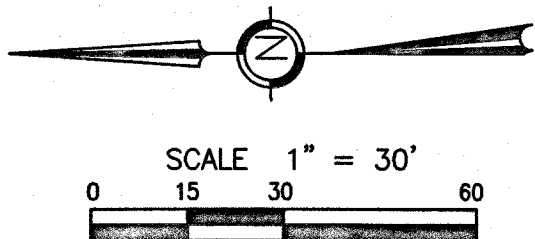
Lane County Clerk  
Lane County Deeds and Records **2025-002876**



\$122.00

01/31/2025 02:41:42 PM

RPR-PART Cnt=1 Pgs=1 Str=45 TMS  
\$40.00 \$10.00 \$11.00 \$61.00



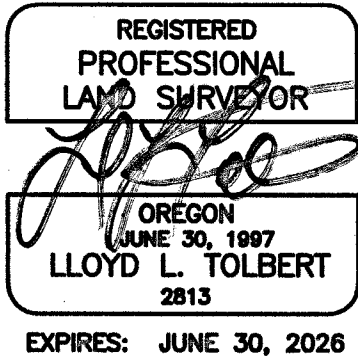
REFERENCES

1. WARRANTY DEED  
RECORDED APRIL 30, 2020  
RECEPTION NO. 2020-021184  
LANE COUNTY OREGON DEEDS AND RECORDS
2. DALTON'S POULTRY FARMS  
BOOK 10, PAGE 26  
LANE COUNTY OREGON PLAT RECORDS
3. C.S.F. 46168 TOLBERT 2024
4. C.S.F. 45009 OAKES 2020
5. C.S.F. 36343 WOODS 1999
6. RIGHT-OF-WAY DEDICATION  
RECORDED DECEMBER 6, 2024  
RECEPTION NO. 2024-035677  
LANE COUNTY OREGON DEEDS AND RECORDS

LEGEND

- FOUND MONUMENT AS SHOWN AND NOTED HEREON
- FOUND OR SET 5/8" REBAR WITH A RED PLASTIC I.D. CAP STAMPED "TOLBERT LS 2813 RC" AS NOTED HEREON
- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC I.D. CAP STAMPED "TOLBERT LS 2813"
- COMPUTED POSITION. NO MONUMENT FOUND OR SET
- RC REFERENCE CORNER
- R-O-W RIGHT-OF-WAY
- C.S.F. COUNTY SURVEY FILE
- ( ) DATA OF RECORD WITH ENDNOTE CORRESPONDING TO A REFERENCE NUMBER AS SHOWN HEREON.
- ▨ AREA OF R-O-W DEDICATION PER REFERENCE 6
- MEASURED EQUALS RECORD UNLESS OTHERWISE NOTED

CITY OF VENETA PLANNING ACTION M-24-1  
LANE COUNTY ASSESSOR'S MAP 17-05-31-31 TAX LOT 3800  
CANNON iPF605 PLOTTER, CANNON PFI-102MBK INK, RJB24-36 INKJET BOND



**TOLBERT ASSOCIATES, LLC**

LAND SURVEYING & LAND USE PLANNING

P.O. BOX 22603  
EUGENE, OREGON 97402  
(541) 359-8426  
WWW.TOLBERTASSOCIATES.COM  
CADD FILE-1605PLAT.DWG DWN BY: LLT

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NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNER TO PARTITION THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED REFERENCE 1. THE PARTITION WAS APPROVED PER CITY OF VENETA PLANNING ACTION NO. M-24-1. THE BASIS OF BEARINGS IS DEFINED BY WESTERLY LINE OF THE SUBJECT PROPERTY AS ESTABLISHED PER SURVEY REFERENCE 3. MONUMENTS RECOVERED AT THE ANGLE POINTS OF THE SUBJECT PROPERTY PER THE REFERENCED SURVEYS CLOSELY REFLECT THEIR RECORD POSITIONS WITH THE EXCEPTION OF THE SOUTHEAST CORNER WHICH IS NEWLY ESTABLISHED PER THE REFERENCED RIGHT-OF WAY DEDICATION. WITH THE EXTERIOR BOUNDARY SO ESTABLISHED, THE SUBJECT PROPERTY WAS THEN DIVIDED AT THE DIRECTION OF THE OWNER AND IN ACCORDANCE WITH THE PRELIMINARY PLAN.

SURVEYOR'S CERTIFICATE

I, LLOYD L. TOLBERT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE HEREON DESCRIBED PLAT, AND THAT THE INITIAL POINT IS REFERENCED BY A 5/8 INCH X 30 INCH REBAR WITH A YELLOW PLASTIC I.D. CAP STAMPED "TOLBERT LS 2813" AS DESCRIBED AND SHOWN HEREON.

BEGINNING AT A POINT BEARING NORTH 00°07'21" WEST 5.00 FEET FROM THE SOUTHEAST CORNER OF LOT 11, DALTON'S POULTRY FARM AS PLATTED AND RECORDED IN BOOK 10, PAGE 26 OF THE LANE COUNTY OREGON PLAT RECORDS, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE NORTHERLY MARGIN OF EAST BOLTON ROAD AND THE WESTERLY MARGIN OF PINE STREET; THENCE ALONG SAID NORTHERLY MARGIN OF EAST BOLTON ROAD NORTH 89°34'18" WEST 93.00 FEET; THENCE LEAVING SAID NORTHERLY MARGIN OF EAST BOLTON ROAD BEARING NORTH 00°07'21" WEST 432.34 FEET; THENCE NORTH 87°48'09" EAST 32.16 FEET; THENCE SOUTH 00°07'21" EAST 50.00 FEET; THENCE NORTH 87°48'09" EAST 60.90 FEET RETURNING TO THE WESTERLY MARGIN OF PINE STREET; THENCE ALONG THE WESTERLY MARGIN OF PINE STREET SOUTH 00°07'21" EAST 386.60 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF VENETA, LANE COUNTY, OREGON.

Lloyd L. Tolbert  
LLOYD L. TOLBERT L.S. NO. 2813

APPROVALS:

M. J. Maitland 1-29-25  
CITY OF VENETA, PLANNING DIRECTOR DATE

K. L. Sch 1-29-24  
CITY OF VENETA, PUBLIC WORKS DIRECTOR DATE

L. J. M. 1/30/2025  
for - LANE COUNTY SURVEYOR DATE

K. M. Rade 1/31/2025  
for - LANE COUNTY ASSESSOR DATE

OWNER'S DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CHERIE LYN BRAY IS THE OWNER OF THE LAND HEREON DESCRIBED AND DID CAUSE THE SAME TO BE PARTITIONED AS HEREON SHOWN ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92 AND DOES CREATE A VARIABLE WIDTH PRIVATE UTILITY EASEMENT ACROSS PARCEL 1 TO SERVE PARCEL 2 AS SHOWN HEREON.

Cherie Lyn Bray  
CHERIE LYN BRAY

ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF LANE } SS

THERE APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, THE HEREON NAMED CHERIE LYN BRAY, KNOWN TO ME OR PROVED BY SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHO EXECUTED THE DECLARATION HEREON SHOWN, AND ACKNOWLEDGED THE SAME TO BE HER VOLUNTARY DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND.

SUBSCRIBED BEFORE ME  
THIS 29th DAY OF JANUARY, 2025

Jennifer Smith Mirabile  
SIGNATURE OF NOTARY  
JENNIFER SMITH MIRABILE  
PRINTED NAME OF NOTARY

NOTARY PUBLIC FOR OREGON  
COMMISSION NO. 1046905  
MY COMMISSION EXPIRES: April 10, 2028



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