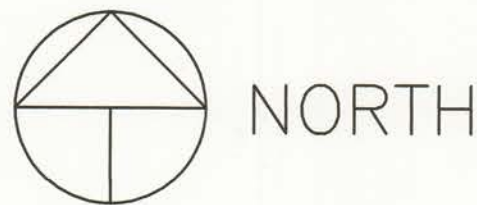


SCALE 1" = 40 FT



LAND PARTITION PLAT NO. 2023-P3106

PARTITION PLAT FOR GRANT SMITH & JERRY BARTHEL

A REPLAT OF A PORTION OF LOT 1, DALTON'S POULTRY FARMS

IN THE SW 1/4 OF SECTION 31, T17S, R5W, W.M.

VENETA, LANE COUNTY, OREGON

DATE OF SURVEY: DECEMBER 1, 2022

RECORDED

DATE: 3-MAR-2023

COUNTY CLERK

BY: [Signature]

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 49920
FILING DATE: 3-MAR-2023 C

Lane County Clerk
Lane County Deeds and Records 2023-005535



\$132.00

03/03/2023 02:03:26 PM

RPR-PART Cnt=1 Pgs=1 Stn=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	[N 88°07'45" E (F)(J)]	[60.00' (F)]
L2	S 36°00'58" E	42.62'
L3	N 45°25'00" E	10.03'
L4	N 0°25'00" E	24.75'
L5	S 0°25'00" W	26.82'
L6	S 45°25'00" W	17.07'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD
C1	[1000.00' (D)]	[6°23'52" (D)]	[111.66' (D)]	N 86°50'47" E, 111.60' (N 86°50'24" E, 111.61' (D))

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ FOUND 3/4" IRON PIPE
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "D.W. BAKER PLS 1978"
- ⊙ SET 5/8" BY 30" IRON ROD WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DAHRENS LS 60052"
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "R.M. LS60052" AS REFERENCE MONUMENT
- CALCULATED POINT; NOTHING FOUND OR SET
- [] DENOTES RECORD DATA HELD OR MEASURED PER REFERENCE SHOWN
- () DENOTES RECORD DATA PER REFERENCE SHOWN
- DENOTES LINE NOT DRAWN TO SCALE
- CSF DENOTES LANE COUNTY SURVEYOR'S OFFICE SURVEY FILING NUMBER
- * DENOTES LOCATION SHOWN EXAGGERATED FOR CLARITY
- x— EXISTING WIRE FENCE LINE
- o— EXISTING WOOD FENCE LINE

REFERENCES

- (A) DALTON'S POULTRY FARMS, BOOK 10, PAGE 26, LANE COUNTY OREGON PLAT RECORDS
- (B) CSF 19055 BY GUILF IN 1975
- (C) HUNTER HEIGHTS, RECORDED OCTOBER 29, 2004, REC. NO. 2004-083821, LANE COUNTY DEEDS AND RECORDS (CSF 38901 BY BAKER IN 2004)
- (D) TRINITY TERRACE, RECORDED JULY 29, 2005, REC. NO. 2005-058567 (CSF 39388 BY BAKER IN 2005)
- (E) STREET DEED RECORDED JANUARY 9, 1979, REC. NO. 7901373, LANE COUNTY OFFICIAL RECORDS
- (F) WARRANTY DEED RECORDED DECEMBER 21, 2000, REC. NO. 2000-072286, LANE COUNTY DEEDS AND RECORDS
- (G) STATUTORY WARRANTY DEED RECORDED AUGUST 30, 2019, REC. NO. 2019-037997, LANE COUNTY DEEDS AND RECORDS
- (H) STATUTORY WARRANTY DEED RECORDED OCTOBER 6, 2020, REC. NO. 2020-056944, LANE COUNTY DEEDS AND RECORDS
- (J) BARGAIN AND SALE DEED RECORDED JULY 28, 2022, REC. NO. 2022-032895, LANE COUNTY DEEDS AND RECORDS

NOTES

- 60.00' WIDE PUBLIC EASEMENT FOR ACCESS AND UTILITIES RECORDED MAY 3, 1977, RECEPTION NO. 7726113 AND AS CORRECTED BY INSTRUMENT RECORDED JULY 11, 1977, RECEPTION NO. 7742377, AND RECORDED MAY 4, 1977, RECEPTION NO. 7726341, LANE COUNTY OFFICIAL RECORDS; TO BE TERMINATED VIA THIS PLAT.
- LANDS IN THIS PLAT ARE SUBJECT TO AN EXISTING EASEMENT FOR RIGHT-OF-WAY TO MOUNTAIN STATES POWER COMPANY RECORDED MARCH 20, 1948 IN BOOK 314, PAGES 484 & 485, LANE COUNTY DEED RECORDS. NO EXACT LOCATION GIVEN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

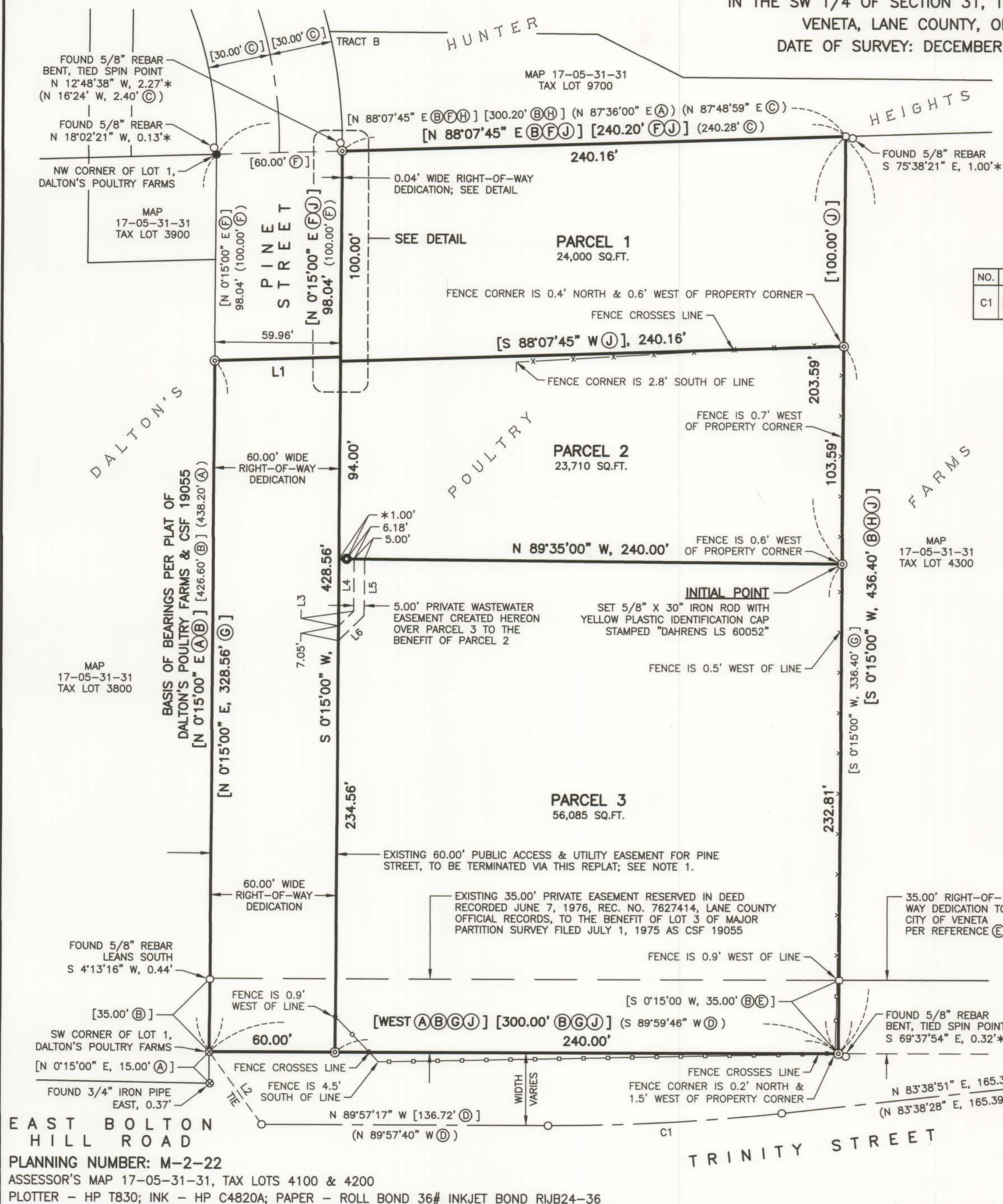
[Signature]

OREGON
JULY 11, 2000
MICHAEL R. DAHRENS
60052

RENEWS: 12-31-2023

SSW ENGINEERS INC.
CIVIL • STRUCTURAL • BUILDING DESIGN
SURVEYING • LAND USE PLANNING
2350 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8383

JOB #22-7991 2/7/2022 SHEET 1 OF 2



LAND PARTITION PLAT NO. 2023-P3106

RECORDED

DATE: 3-MAR-2023
COUNTY CLERK
BY: [Signature]

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 45920
FILING DATE: 3-MAR-2023 C

AFFIDAVIT OF CONSENT:

AN AFFIDAVIT OF CONSENT TO THIS LAND PARTITION PLAT, SIGNED BY NORTHWEST COMMUNITY CREDIT UNION, BENEFICIARY OF THAT DEED OF TRUST RECORDED AUGUST 30, 2019, RECEPTION NO. 2019-037998, LANE COUNTY

DEEDS AND RECORDS, WAS RECORDED March 3rd, 2023,

RECEPTION NO. 2023 - 005536, LANE COUNTY DEEDS AND RECORDS.

SURVEYOR'S CERTIFICATE:

I, MICHAEL R. DAHRENS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, IN COMPLIANCE WITH ORS 92.060, THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, IN VENETA, LANE COUNTY, OREGON, SAID PARCEL BEING A PORTION OF LOT 1, DALTON'S POULTRY FARMS, AS PLATTED AND RECORDED IN BOOK 10, PAGE 26, LANE COUNTY OREGON PLAT RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8 INCH BY 30 INCH IRON ROD WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DAHRENS LS 60052" WHICH BEARS EAST, 300.00 FEET AND NORTH 0°15'00" EAST, 232.81 FEET FROM THE SOUTHWEST CORNER OF LOT 1, DALTON'S POULTRY FARMS, AS PLATTED AND RECORDED IN BOOK 10, PAGE 26, LANE COUNTY OREGON PLAT RECORDS; FROM THE INITIAL POINT RUN THENCE SOUTH 0°15'00" WEST, 232.81 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE WEST, 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1 NORTH 0°15'00" EAST, 328.56 FEET; THENCE LEAVING SAID WEST LINE AND RUNNING NORTH 88°07'45" EAST, 60.00 FEET; THENCE NORTH 0°15'00" EAST, 98.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE NORTH 88°07'45" EAST, 240.20 FEET; THENCE LEAVING SAID NORTH LINE AND RUNNING SOUTH 0°15'00" WEST, 203.59 FEET TO THE POINT OF BEGINNING IN VENETA, LANE COUNTY, OREGON.

Michael Dahrens
MICHAEL R. DAHRENS, PLS 60052

NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNERS LISTED IN THE DECLARATION FOR THE PURPOSE OF PARTITIONING THE SUBJECT PROPERTY IN COMPLIANCE WITH THE REQUIREMENTS OF TENTATIVE PARTITION APPROVAL AS SET FORTH BY CITY OF VENETA COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. M-2-22 AND THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

THE BASIS OF BEARINGS FOR THIS WORK IS THE MONUMENTED WEST LINE OF LOT 1 OF DALTON'S POULTRY FARMS AS BEARING NORTH 0°15'00" EAST PER SAID PLAT AND LANE COUNTY SURVEYOR'S FILE (CSF) NO. 19055. I HELD THIS LINE FOR THE WEST LINE OF THIS PARTITION.

I HELD THE MONUMENT AT THE NORTHWEST CORNER OF LOT 1 OF DALTON'S POULTRY FARMS AND THE MONUMENT AT THE NORTHEAST CORNER OF PARCEL 1 SHOWN HEREON FOR THE NORTH LINE OF THIS PARTITION.

I RAN A LINE AT THE RECORD BEARING OF SOUTH 0°15'00" WEST FROM THE MONUMENT AT THE NORTHEAST CORNER OF PARCEL 1 SHOWN HEREON FOR THE EAST LINE OF THIS PARTITION, AND RAN A LINE AT THE RECORD BEARING OF EAST FROM THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 1 OF DALTON'S POULTRY FARMS FOR THE SOUTH LINE OF THIS PARTITION. I SET A MONUMENT FOR THE SOUTHEAST CORNER OF THIS PARTITION WHERE THESE TWO LINES INTERSECT.

THE SOUTHWEST CORNER OF PARCEL 2 SHOWN HEREON FELL IN AN ARBORVITAE TREE SO WITH THE COUNTY SURVEYOR'S PERMISSION, I SET A REFERENCE MONUMENT ON THE SOUTH LINE OF PARCEL 2 AT A DISTANCE OF 1.00 FOOT FROM THE TRUE CORNER.

THE NEW INTERIOR PROPERTY LINES BETWEEN PARCELS 1, 2 AND 3 WERE ESTABLISHED AS SHOWN HEREON AT THE DIRECTION OF THE OWNERS IN CONFORMANCE WITH THE ABOVE REFERENCED LAND USE APPROVAL.

WORK IN THIS SURVEY WAS PERFORMED WITH A TOPCON GM-50 TOTAL STATION AND RELATED SUPPORT EQUIPMENT.

PLANNING NUMBER: M-2-22

ASSESSOR'S MAP 17-05-31-31, TAX LOTS 4100 & 4200

PLOTTER - HP T830; INK - HP C4820A; PAPER - ROLL BOND 36# INKJET BOND RJB24-36

PARTITION PLAT FOR GRANT SMITH & JERRY BARTHEL

A REPLAT OF A PORTION OF LOT 1, DALTON'S POULTRY FARMS

IN THE SW 1/4 OF SECTION 31, T17S, R5W, W.M.

VENETA, LANE COUNTY, OREGON

DATE OF SURVEY: DECEMBER 1, 2022

DECLARATION:

BE IT KNOWN THAT GRANT STERLING SMITH AND JERRY BARTHEL ARE THE OWNERS OF THAT CERTAIN PROPERTY DESCRIBED HEREON, AND DO HEREBY CAUSE SAID PROPERTY TO BE PARTITIONED AS SHOWN HEREON IN ACCORDANCE WITH CITY OF VENETA LAND USE REGULATIONS AND THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, DO HEREBY DEDICATE TO THE FREE USE OF THE PUBLIC, FOREVER, WITH THE EXCEPTION OF REVERSIONARY RIGHTS UPON VACATION, THE 0.04 FOOT WIDE AND 60.00 FOOT WIDE PORTIONS OF RIGHT-OF-WAY FOR PINE STREET AS SHOWN HEREON, DO HEREBY TERMINATE VIA THIS REPLAT THE EXISTING 60.00 FOOT PUBLIC ACCESS & UTILITY EASEMENT FOR PINE STREET AS SHOWN AND NOTED HEREON, DO HEREBY CREATE VIA THIS PLAT THE 5.00 FOOT PRIVATE WASTEWATER EASEMENT OVER PARCEL 3 TO THE BENEFIT OF PARCEL 2 AS SHOWN HEREON, AND DO FURTHER ACKNOWLEDGE THE EXISTING 35.00 FOOT PRIVATE EASEMENT AND EXISTING MOUNTAIN STATES POWER COMPANY RIGHT-OF-WAY EASEMENT AS SHOWN AND REFERENCED HEREON.

Grant Sterling Smith
GRANT STERLING SMITH

Jerry Barthel
JERRY BARTHEL

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF LANE)

ON THIS 22 DAY OF February, 2023, THERE APPEARED BEFORE ME THE ABOVE NAMED GRANT STERLING SMITH, AND HE ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Teresa Ann Warwick
NOTARY SIGNATURE

Teresa Ann Warwick
PRINTED NAME OF NOTARY

NOTARY PUBLIC - OREGON

COMMISSION NUMBER: 1031788

MY COMMISSION EXPIRES: 12-29-2026

ACKNOWLEDGMENT:

STATE OF NORTH DAKOTA)
) SS
COUNTY OF Foster)

ON THIS 17th DAY OF February, 2023, THERE APPEARED BEFORE ME THE ABOVE NAMED JERRY BARTHEL, AND HE ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Ashley Hoff
NOTARY SIGNATURE

Ashley Hoff
PRINTED NAME OF NOTARY

NOTARY PUBLIC - NORTH DAKOTA

COMMISSION NUMBER: N/A

MY COMMISSION EXPIRES: August 5, 2024

ASHLEY HOFF
Notary Public
State of North Dakota
My Commission Expires Aug. 5, 2026

APPROVALS & ACCEPTANCES:

Keith Weiss 2/22/2023
CITY OF VENETA MAYOR DATE

Walt Lail 2/22/2023
CITY OF VENETA PLANNING DIRECTOR DATE

Rob Sch 2/22/2023
CITY OF VENETA PUBLIC WORKS DIRECTOR DATE

M. Lane Brant 2/27/2023
CITY OF VENETA ENGINEER DATE

[Signature] 3/03/2023
LANE COUNTY SURVEYOR DATE

Michael Loukes 3/03/2023
LANE COUNTY ASSESSOR (For Assessor) DATE

OWNERS/PARTITIONERS:

PARCEL 1 (TAX LOT 4200):
JERRY BARTHEL
85 3RD STREET
BORDULAC, ND 58421

PARCELS 2 & 3 (TAX LOT 4100):
GRANT SMITH
87991 PINE STREET
VENETA, OR 97487

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Dahrens

OREGON
JULY 11, 2000
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2/7/2022

SHEET 2 OF 2