

# WESTRIDGE OF TRI CITY P.U.D.

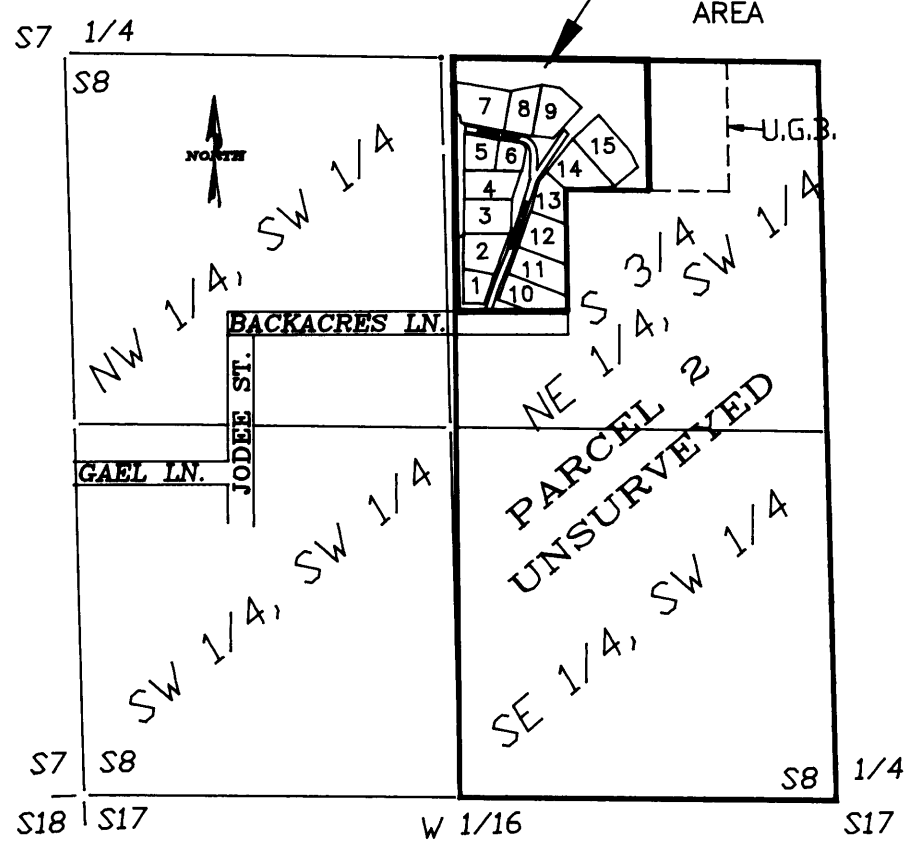
A PLANNED UNIT DEVELOPMENT & LAND PARTITION  
IN THE EAST 1/2 OF THE SW 1/4 SEC. 8,  
TWP 30S, R 5W, W.M.



EAST LINE OF MARCH PLAT "A"  
IS WEST LINE OF DEED 2003-26358  
BY FILED QUIT CLAIM DEEDS

FOUND A 5/8" IRON  
ROD AT PROP.  
CORNER, REPLACED IN  
SAME POSITION AFTER  
UTILITY CONSTRUCTION  
WITH A NEW IRON ROD  
W/CAP MK'D "BEEDLE  
LS2798"

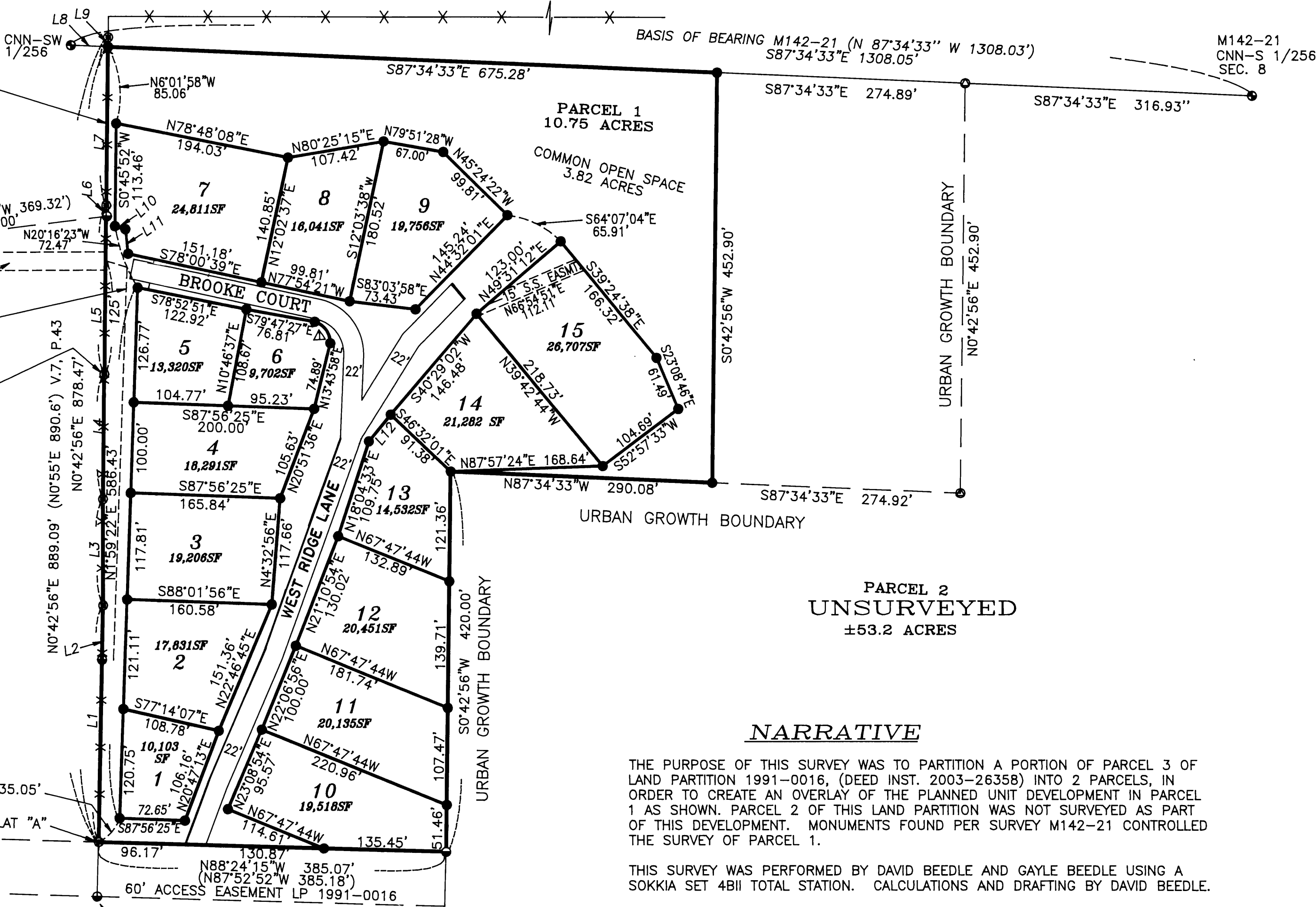
### VICINITY MAP



20' UTILITY EASEMENT  
INST. 2003-017094

UTILITY EASEMENT  
(SEE PG 2 FOR DESC.)

SE CORNER LOT 11  
MARCH PLAT "A"



### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF PARCEL 3 OF LAND PARTITION 1991-0016, (DEED INST. 2003-26358) INTO 2 PARCELS, IN ORDER TO CREATE AN OVERLAY OF THE PLANNED UNIT DEVELOPMENT IN PARCEL 1 AS SHOWN. PARCEL 2 OF THIS LAND PARTITION WAS NOT SURVEYED AS PART OF THIS DEVELOPMENT. MONUMENTS FOUND PER SURVEY M142-21 CONTROLLED THE SURVEY OF PARCEL 1.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. CALCULATIONS AND DRAFTING BY DAVID BEEDLE.

### LEGEND

- SET 5/8"x30" IRON ROD W/PC "LS2798"
- FOUND PER VOL.7, PAGE 43, MARCH PLAT "A" SUB.
- FOUND 1/256th CORNER SET BY BTS SURVEYING M142-21
- FOUND AS NOTED
- FOUND 5/8" IRON ROD
- × FENCE LINE
- CALCULATED CORNER LOCATION

### LINE TABLE

MEASURED		RECORD [VOL 7, PG 43] (DEED)	
BEARING	DIST.	BEARING	DIST.
L1	N1°07'07"E	261.41'	N0°55'E 262.0'
L2	N1°10'30"E	59.88'	—
L3	N0°02'19"W	117.51'	N0°55'E 117.6'
L4	N0°39'13"E	138.01'	N0°55'E 138.1'
L5	N0°40'07"E	186.39'	N0°55'E 187.0'
L6	S3°59'33"E	11.97'	S0°55'W 12.0'
L7	N0°43'07"E	185.78'	N0°55'E 185.9'
L8	S87°34'33"E	40.93'	—
L9	N0°42'56"E	10.62'	—
L10	S73°26'32"E	12.22'	—
L11	S6°02'05"E	27.25'	—
L12	N39°10'36"E	38.26'	—

△ CURVE DATA:  
R=23.69', L=31.56'  
CHORD=29.28' S35°35'19"E  
DELTA=76°20'16"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David Beedle*

OREGON  
JANUARY 21, 1997  
DAVID J. BEEDLE  
#2798

EXPIRES 12-31-05

DAVID J. BEEDLE TEL 541-874-3258  
BEEDLE 163 TRAYLOR ROAD  
LAND SURVEYING, LLC RIDDLE, OREGON 97469

SCALE: 1"=100'  
DATE: 10-10-05

SURVEYED FOR:  
S & J WESTBROOKS PROPERTIES LLC  
681 WOODCREST DRIVE  
MYRTLE CREEK, OR 97457

