

# TENTATIVE PARTITION PLAT

BEING A REPLAT OF PARCEL 1, PARTITION PLAT NO. 2011-14  
 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF  
 SECTION 33, TOWNSHIP 17 SOUTH, RANGE 12 EAST OF  
 THE W.M., DESCHUTES COUNTY

1246 NE BEAR CREEK RD  
 TENTATIVE PARTITION MAP  
 PORTION OF PARCEL 1,  
 PARTITION PLAT NO. 2011-14

OWNER:  
 CITY OF BEND

LAND SURVEYOR:  
 S&F LAND SERVICES  
 521 NW HARRIMAN  
 BEND, OR 97703

UTILITY/SERVICE PROVIDERS:  
 WATER & SEWER: CITY OF BEND  
 POWER: PACIFIC POWER  
 TELEPHONE: CENTURY LINK  
 CABLE: BEND BROADBAND  
 GAS: CASCADE NATURAL GAS  
 IRRIGATION: ARNOLD/CENTRAL OREGON IRRIGATION DISTRICT  
 FIRE: CITY OF BEND  
 SCHOOL DISTRICT: BEND-LA PINE SCHOOL DIST. #1

SITE INFORMATION  
 ADDRESS: 1246 NE BEAR CREEK RD  
 TAXLOT: 171233DC00100  
 BEFORE ADJUSTMENT: 19.19 ACRES  
 AFTER ADJUSTMENT: 18.59 ACRES  
 NEW PARCEL: 0.60 ACRES  
 ZONE: RS

LINE #	BEARING	DISTANCE
L1	S4°54'26"W	108.28'
L2	S4°54'26"W	50.00'
L3	N0°00'50"E	50.00'
L4	S12°02'17"E	64.33'
L5	S0°51'20"W	88.26'
L6	S0°12'36"W	85.61'
L7	S61°20'24"W	31.84'
L8	N60°12'01"W	41.97'
L9	N88°56'50"E	20.34'
L10	N89°04'44"E	40.91'
L11	N0°27'22"W	23.58'
L12	S89°45'19"E	33.50'
L13	N6°22'28"E	134.95'
L14	S9°00'58"W	89.21'
L15	S69°40'50"E	120.73'
L16	N78°03'25"W	64.21'
L17	N83°34'18"W	61.65'
L18	N83°34'18"W	161.90'
L19	S58°23'58"W	26.58'
L20	S7°22'06"W	40.04'

CURVE #	DELTA	RADIUS	LENGTH
C1	4°19'30"	1113.20'	84.03'
C2	7°02'10"	1113.20'	136.70'
C4	3°03'06"	1122.81'	59.80'
C5	2°27'48"	1122.81'	48.27'
C6	5°04'26"	904.93'	80.14'
C7	7°02'12"	1004.93'	123.42'
C8	6°15'26"	1054.93'	115.21'
C9	6°19'30"	1004.93'	110.94'

TAXLOT  
 TL171233DC00102  
 BEFORE ADJUSTMENT 22.42 ACRES  
 AFTER ADJUSTMENT 21.82 ACRES

PROPOSED PARCEL 1  
 ±2.82 ACRES  
 PF ZONE

PARCEL 2  
 PARTITION PLAT NO.  
 2011-14  
 ZONE: PF  
 3.46 ACRES

PROPOSED PARCEL 2  
 ±0.60 ACRES  
 RS ZONE



### LEGEND:

- BOUNDARY LINE
- - - CENTERLINE
- ▭ BUILDING
- ▭ PARKING STRIPES
- FLOW LINE CURB
- STANDARD CURB
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- WALL-TOP
- WALL-TOE
- FENCE - CHAINLINK
- ▨ BUILDING HATCH
- ▨ CONCRETE HATCH
- ▨ GRAVEL HATCH
- MAJOR CONTOUR
- MINOR CONTOUR
- W WATER
- SS SANITARY SEWER
- ⊠ POWER METER
- ⊙ POWER POLE
- ⊠ POWER RISER
- ⊠ GROUND LIGHT
- ⊠ LIGHT-LAMP POST
- ⊠ GUY ANCHOR
- ⊠ STORM CULVERT
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ IRRIGATION CONTROL VALVE
- ⊠ HANDICAP PARKING SIGN
- ⊠ ROCK-BOULDER
- TREE - DECIDUOUS
- TREE - CONIFER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ FOUND MONUMENT OF RECORD PER PARTITION PLAT NO. 200-14

**S&F Land Services**

PORTLAND, VANCOUVER, BEND, SEASIDE  
 521 NORTHWEST HARRIMAN STREET,  
 BEND, OR 97703  
 (541) 797-0954

WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM  
 DATE: DEC. 29, 2020 JOB NO.: 2020-230-01 FIELD: JDC DRAWN: HTF CHECKED: ANH

SURVEY FOR:

**UNIVERSAL FIELD SERVICES**

LOCATED IN THE SOUTHEAST 1/4  
 OF THE SOUTHEAST 1/4 OF  
 SECTION 33, TOWNSHIP 17 SOUTH,  
 RANGE 12 EAST, OF THE W.M.  
 DESCHUTES COUNTY

REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
**DRAFT**  
 OREGON

APPROVED: 21, 2009  
 ANDREW N. HUSTON  
 61407PLS  
 RENEWS: 6/30/2021