

0' 50' 100' 200'
SCALE IN FEET

NOTES:

BEARINGS BASED ON DANNY CRON SURVEY FOR CLAY SIMON AND DOUG ROBINSON, SEPTEMBER 23, 1976.

WATER RIGHT #59083 IS APPURTENANT TO THIS PARCEL.

THERE ARE NO PUBLISHED GEODETIC STATIONS WITHIN 1/2 MILE OF THIS SITE.

NO INVESTIGATION HAS BEEN MADE OF THE SUITABILITY OF ANY GIVEN PARCEL BY AN AUTHORIZED REPRESENTATIVE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND NO WARRANTY IS MADE THAT ANY GIVEN PARCEL WILL BE USED FOR SUBSURFACE SEWAGE DISPOSAL. IF SUBSURFACE SEWAGE DISPOSAL EVALUATIONS HAVE BEEN COMPLETED, A COPY SHALL BE FILED WITH THE HOOD RIVER COUNTY PLANNING OFFICE.

ZONING: R.R.

RURAL RESIDENTIAL (2.50 AC. MIN.)

LEGEND:

- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP #872.
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNER, NOT SET.

PARTITION AND PROPERTY LINE ADJUSTMENT #95-340

TAX LOTS 401, 402, AND 404, 1N-10-22
IN THE NORTH 1/2 OF GOVERNMENT LOT 7,
SECTION 22, TWP.1 N., RANGE 10 E. W.M.

HOOD RIVER COUNTY, OREGON

OCTOBER 6, 1995

TAX LOT (ASSESSOR'S)	EXISTING	ADJUSTED
401 (15.24 AC.)	14.97 AC.	12.51 AC. (2.46 Ac. to T.L. 402)
402 (2.57 AC.)	2.42 AC.	5.00 AC. (218,006 S.F.)
404 (0.12 AC.)	0.12 AC.	(To become part of T.L. 402)
TOTAL (17.93 AC.)	17.51 AC.	17.51 AC. (CALC.)

PARCEL 1 108,872 S.F. = 2.50 AC.
PARCEL 2 108,922 S.F. = 2.50 AC.
PARCEL 3 327,076 S.F. = 7.51 AC.
TOTAL 544,870 Sq.Ft. = 12.51 ACRES
(ADJUSTED TAX LOT 401, 1N-10-22)

REGISTERED PROFESSIONAL LAND SURVEYOR

David P. Tuttle
OREGON
DAVID L. TUTTLE
JULY 12, 1988
8 7 2

EXPIRES: 6/30/96

OFFICIAL SEAL
DONALD J. RHODE
NOTARY PUBLIC - OREGON
COMMISSION NO. 016387
MY COMMISSION EXPIRES AUG. 15, 1996

RECORDING INFORMATION
FILED
OCT 20 4 23 PM '95
File Number 9536
Instrument received on the 20 day of October, 1995, at 4:25 P.M.

Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE:
I, DAVID L. TUTTLE,

being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described in instrument # 9536, dated 10/6/95.

Hood River County Deed Records to CLAY R SIMON and JANET N SIMON

STATE OF OREGON

COUNTY OF WASCO

Subscribed and sworn before me this 11th day of Oct, 1995,

By Donald J. Rhode

ACKNOWLEDGEMENTS:

We the owner(s) of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires.

Clay R Simon 10/20/95
OWNER DATE
Janet N Simon 10/20/95
OWNER DATE

STATE OF Head OREGON
COUNTY OF Head River
Subscribed and sworn before me on this 20 day of October, 1995.

By Nicole M. Cavert

OFFICIAL SEAL
NICOLE M. CAVERT
NOTARY PUBLIC - OREGON
COMMISSION NO. 043372
MY COMMISSION EXPIRES APR. 23, 1997

APPROVALS:

I, hereby certify that I have examined the Survey Data, and Easements and hereby approve this plat on the 11 day of October, 1995.

Richard G. Avall
Hood River County Surveyor

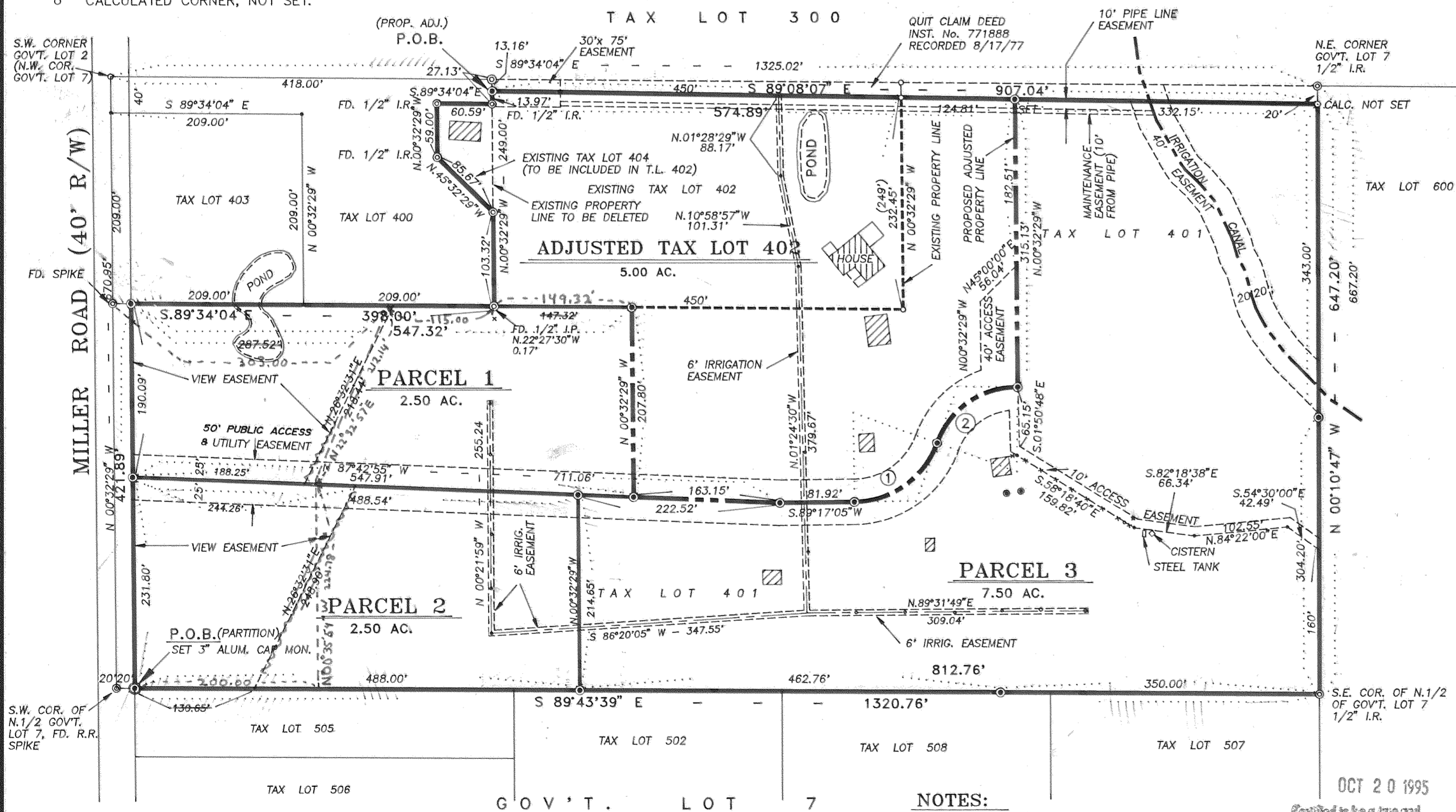
I, hereby certify that all taxes and assessments due hereon have been fully paid as required by law and hereby approve this plat.

Daniel Gray Chamness CPA
Hood River County Director of Budget and Finance.

I hereby certify that this partition plat was examined and approved as of this 20th day of October, 1995.

Planning File Number 95-340 (major)

Jeffrey S. Hunt
Hood River COUNTY Planning Director



OWNERS:

CLAY R. SIMON & JANET N. SIMON, HUSBAND & WIFE
5861 MILLER ROAD,
MT. HOOD, OREGON 97041
Ph. 503-352-6467

CURVE DATA:

- ① Δ = 69°30'00"
R = 98.14'
T = 68.08'
L = 119.04'
CH = 111.88'
N.54°32'05"E
- ② Δ = 70°39'31"
R = 93.01'
T = 65.93'
L = 114.70'
CH = 107.57'
N.55°06'49"E

FILED

NOV 7, 1995
Richard G. Avall
COUNTY CLERK

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 503-296-9177

NOTES:
NO ACCESS TO MILLER ROAD WILL BE ALLOWED FROM PARCEL 1 OR PARCEL 2.

Corrected to be a 1995 plat
correct copy of the ORIGINAL
Dept. of Records & Assessment
by J. Tuttle; Deputy

PARTITION AND PROPERTY LINE ADJUSTMENT #95-340

NOTES:

BEARINGS BASED ON DANNY CRON SURVEY FOR CLAY SIMON AND DOUG ROBINSON, SEPTEMBER 23, 1976.

WATER RIGHT #59083 IS APPURTENANT TO THIS PARCEL.

THERE ARE NO PUBLISHED GEODETIC STATIONS WITHIN 1/2 MILE OF THIS SITE.

NO INVESTIGATION HAS BEEN MADE OF THE SUITABILITY OF ANY GIVEN PARCEL BY AN AUTHORIZED REPRESENTATIVE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND NO WARRANTY IS MADE THAT ANY GIVEN PARCEL WILL BE USED FOR SUBSURFACE SEWAGE DISPOSAL. IF SUBSURFACE SEWAGE DISPOSAL EVALUATIONS HAVE BEEN COMPLETED, A COPY SHALL BE FILED WITH THE HOOD RIVER COUNTY PLANNING OFFICE.

NOTES:

RELATIVE ACCURACY:
THIS SURVEY WAS CLOSED TRAVERSE WITH A RELATIVE ERROR OF 1 PART IN 50,000.

EQUIPMENT:
WILD T-1600, 0"00'01" THEODOLITE AND WILD DI-5 ELECTRONIC DISTANCE MEASURING UNIT.

PROCEEDINGS:
CLOSED FIELD TRAVERSE USING DOUBLED ANGLE MEASUREMENT AND AVERAGE OF DISTANCE READING.

TAX LOTS 401, 402, AND 404, 1N-10-22
IN THE NORTH 1/2 OF GOVERNMENT LOT 7,
SECTION 22, TWP.1 N., RANGE 10 E. W.M.
HOOD RIVER COUNTY, OREGON
OCTOBER 6, 1995

RECORDING INFORMATION

File Number _____
instrument received on the _____
day of _____, 1995,
at _____ M.

Hood River County Director of
Records and Assessments.

OWNERS:

CLAY R. SIMON & JANET N.
SIMON, HUSBAND & WIFE
5861 MILLER ROAD,
MT. HOOD, OREGON 97041
Ph. 503-352-6467

NARRATIVE:

PURPOSE OF THIS SURVEY WAS TO CREATE AN ADJUSTMENT OF TAX LOT 402, ASSESSOR'S MAP 1N-10-22, BY COMBINING WITH IT EXISTING TAX LOT 404 AND A PORTION OF TAX LOT 401 OF SAME MAP TO PROVIDE A FIVE ACRE PARCEL AND THEREAFTER PARTITION THE REMAINING TAX LOT 401 OF THE SAME MAP INTO THREE PARCELS, ALL BEING LOCATED IN THE NORTH 1/2 OF GOVERNMENT LOT 7, SECTION 22, TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON. COUNTY SURVEY NO. 7641 BY DANNY L. CRON ON SEPTEMBER 23, 1976, ESTABLISHED THE EXTERIOR BOUNDARIES OF THE SUBJECT PARCEL AND ADDITIONAL SURVEY BY DANNY L. CRON ON MAY 17, 1980, COUNTY SURVEY NO. 80044. ESTABLISHED THE BOUNDARIES FOR TAX LOT 404.

IN THE FIELD, ALL EXTERIOR TRACT BOUNDARIES WERE RECOVERED AS PER THE CRON SURVEYS AT RECORD DISTANCE AND BEARING. ADJUSTMENT BOUNDARIES WERE LAID OUT PURSUANT TO OWNER'S INSTRUCTIONS FOR A PROPOSED 50 FOOT ACCESS AND PUBLIC UTILITY EASEMENT EAST AND WESTERLY THROUGH THE PROPERTY. PERTINENT BUILDINGS AND OTHER FEATURES OF CONTROL AND IRRIGATION LINES WERE TIED IN AND MAPPED. 5/8" x 30" IRON RODS WITH PLASTIC CAP #872 WERE SET TO MARK THE PARCEL BOUNDARIES AND POINTS ALONG THE LINE OF THE PARCELS AS SHOWN ON THE ATTACHED PLAT.

DESCRIPTION, Property Line Adjustment (T.L. 402)

A TRACT OF LAND IN THE NORTH 1/2 OF GOVERNMENT LOT 7, SECTION 22, TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 7; THENCE SOUTH 89°34'04" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 7 A DISTANCE OF 418.00 FEET; THENCE SOUTH 00°32'29" EAST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT 7 A DISTANCE OF 13.16 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ON THE SOUTH LINE OF THAT TRACT DESCRIBED IN QUIT CLAIM DEED, CLAY R. SIMON AND JANET M. SIMON, HUSBAND AND WIFE, TO PETER L. HOFMAN AND HILDEGARD HOFMAN, HUSBAND AND WIFE, IN INSTRUMENT 771888, MICROFILM RECORDS OF HOOD RIVER COUNTY, OREGON; THENCE SOUTH 89°08'07" EAST ALONG THE SOUTH LINE OF SAID HOFMAN TRACT 574.89 FEET; THENCE LEAVING SAID LINE SOUTH 00°32'29" EAST 315.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 93.01 FOOT RADIUS CURVE LEFT 114.70 FEET (THE CHORD OF WHICH BEARS SOUTH 55°06'49" WEST 107.57 FEET) TO A POINT OF A REVERSE CURVE WITH A 98.14 FOOT RADIUS CURVE RIGHT 119.04 FEET (THE CHORD OF WHICH BEARS SOUTH 54°32'05" WEST 111.88 FEET); THENCE SOUTH 89°17'05" WEST 81.92 FEET; THENCE NORTH 87°42'55" WEST 163.15 FEET; THENCE NORTH 00°32'29" WEST 207.87 FEET; THENCE NORTH 89°34'04" WEST 149.32 FEET TO A POINT WHICH IS 418.00 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 7; THENCE NORTH 00°32'29" WEST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT 7 A DISTANCE OF 103.32 FEET; THENCE NORTH 45°32'29" WEST 85.67 FEET; THENCE NORTH 00°32'29" WEST 59.00 FEET; THENCE SOUTH 89°34'04" EAST 60.59 FEET; THENCE NORTH 00°32'29" WEST 13.97 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINS 5.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND AGREEMENTS OF RECORD.

PARCEL 1 108,872 S.F. = 2.50 AC.
PARCEL 2 108,922 S.F. = 2.50 AC.
PARCEL 3 327,075 S.F. = 7.51 AC.
TOTAL 544,869 Sq.Ft. = 12.51 ACRES
(ADJUSTED TAX LOT 401, 1N-10-22)

FILED

NOV 7, 1995
Richard G. Tuttle
COUNTY SURVEYOR

TAX LOT (ASSESSOR'S)	EXISTING	ADJUSTED
401 (15.24 AC.)	14.97 AC.	12.51 AC. (2.46 Ac. to T.L. 402)
402 (2.57 AC.)	2.42 AC.	5.00 AC. (218,006 S.F.)
404 (0.12 AC.)	0.12 AC.	(To become part of T.L. 402)
TOTAL (17.93 AC.)	17.51 AC.	17.51 AC. (CALC.)

DESCRIPTION: Partition Plat & Adjusted T.L. 401

A TRACT OF LAND IN THE NORTH 1/2 OF GOVERNMENT LOT 7, SECTION 22, TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 7; THENCE SOUTH 89°43'39" EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 7, A DISTANCE OF 20.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MILLER ROAD AND TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°32'29" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MILLER ROAD 421.89 FEET TO A POINT 249.00 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 7; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°34'04" EAST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 7 A DISTANCE OF 547.91 FEET; THENCE SOUTH 00°32'29" EAST 207.87 FEET; THENCE SOUTH 87°42'55" EAST 163.15 FEET; THENCE NORTH 89°17'05" EAST 81.92 FEET; THENCE ALONG THE ARC OF A 98.14 FOOT RADIUS CURVE LEFT 119.04 FEET (THE CHORD OF WHICH BEARS NORTH 54°32'05" EAST 111.88 FEET) TO THE POINT OF REVERSE CURVE WITH A 93.01 FOOT RADIUS CURVE RIGHT A DISTANCE OF 114.70 FEET (THE CHORD OF WHICH BEARS NORTH 55°06'49" EAST 107.57 FEET); THENCE NORTH 00°32'29" WEST 315.13 FEET TO A POINT ON THE SOUTH LINE OF THAT TRACT DESCRIBED IN QUIT CLAIM DEED FROM CLAY R. SIMON AND JANET M. SIMON, HUSBAND AND WIFE, TO PETER L. HOFMAN AND HILDEGARD HOFMAN, HUSBAND AND WIFE, RECORDED IN MICROFILM NO. 771888, RECORDS OF HOOD RIVER COUNTY, OREGON; THENCE SOUTH 89°08'07" EAST ALONG THE SOUTH LINE OF SAID HOFMAN TRACT 332.15 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING LOCATED ON THE EAST LINE OF AND SOUTH 00°10'47" EAST 20.00 FEET FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 00°10'47" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 7 A DISTANCE OF 647.20 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 7; THENCE NORTH 89°43'39" WEST ALONG THE SOUTH LINE OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 7 A DISTANCE OF 1,300.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINS 12.51 ACRES, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, AND AGREEMENTS OF RECORD AND AS SHOWN ON THE ATTACHED PARTITION AND PROPERTY LINE ADJUSTMENT NO. 95-340.

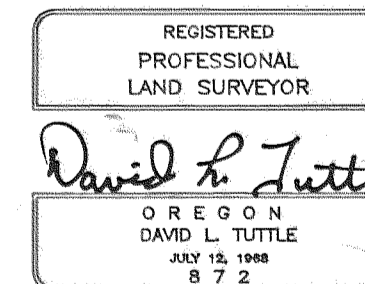
REFERENCES:

CLAY SIMON SURVEY
TAX LOT 404, 1N-10-22
BY DANNY CRON
MAY 17, 1980

CLAY SIMON & ROBINSON SURVEY
BY DANNY CRON, PLS #1028
SEPTEMBER 23, 1976

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 503-296-9177



EXPIRES: 6/30/96