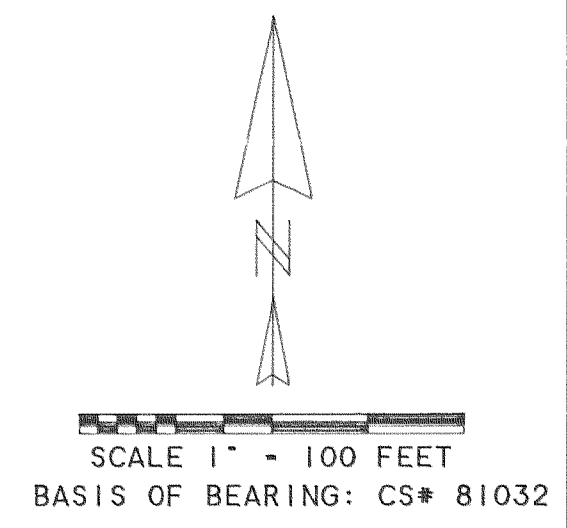
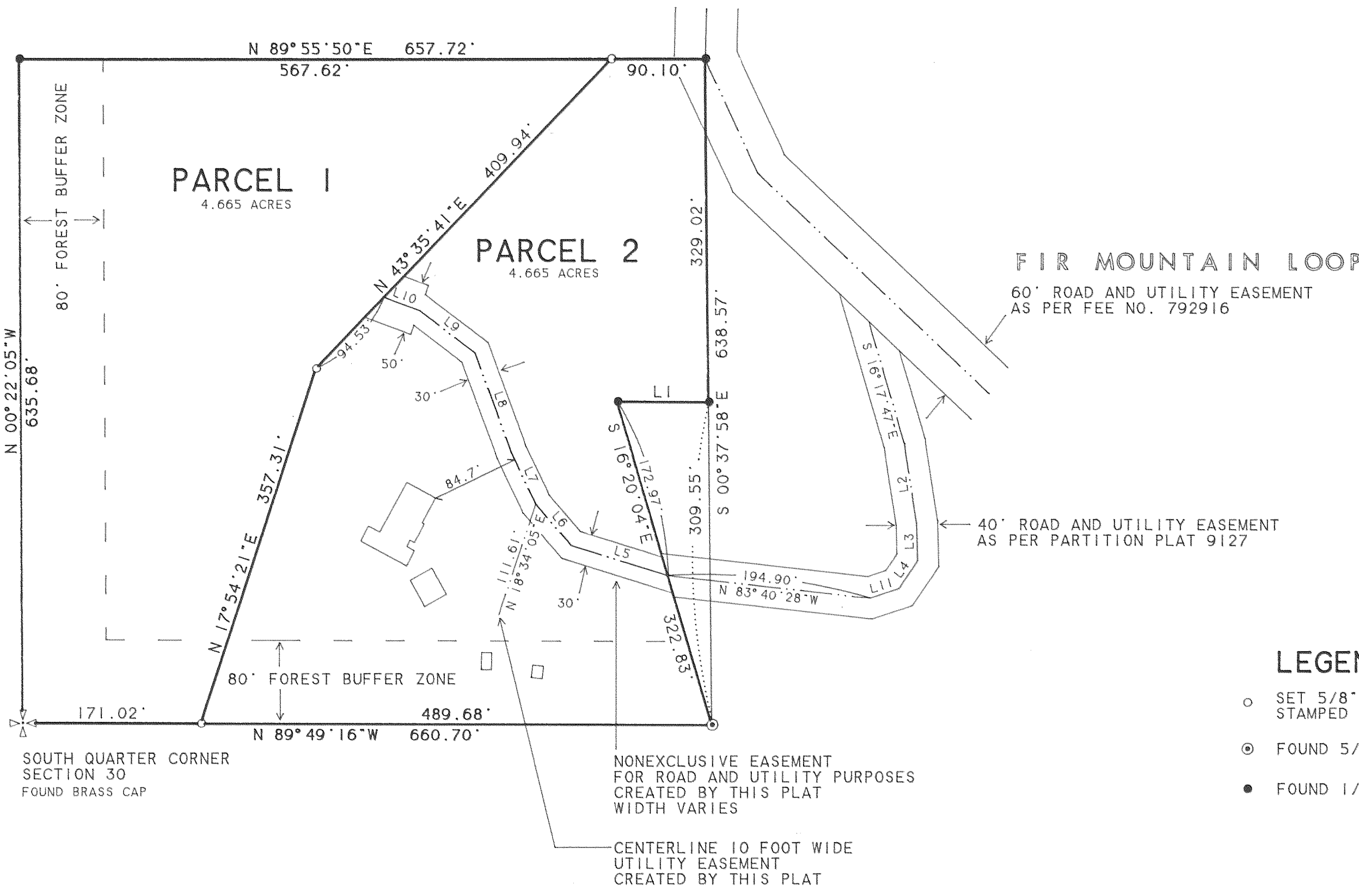


MAY 23 1 17 PM '01



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-01
MAY 05, 2001

Partition Plat # 200116 P
Instrument received on the 23rd
day of MAY 20 01
at 1:17 P.M.
Andy Judah Deputy Clerk
Hood River Director of Records
and Assessments

SURVEYOR'S CERTIFICATE:
I, *Kevin Dowd*
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:
A PORTION OF FEE NO. 912753
RECORDED NOVEMBER 27, 1991
HOOD RIVER COUNTY DEED RECORDS TO
JAMES S. O'BANION AND TINA N. O'BANION

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.
James S. O'Banion 5-21-01
OWNER DATE

STATE OF OREGON 1
COUNTY OF HOOD RIVER I, s.s.
Subscribed and sworn to before me this
21st day of MAY 20 01

by *Risa Wonsyld*
OFFICIAL SEAL
RISA WONSYLD
NOTARY PUBLIC-OREGON
COMMISSION NO. 312758
MY COMMISSION EXPIRES MAY 20, 2002
Notary Public for the State of OREGON
My commission expires 5/20/02

Tina N. O'Banion 5-21-01
OWNER DATE
STATE OF OREGON 1
COUNTY OF HOOD RIVER I, s.s.
Subscribed and sworn to before me this
21st day of MAY 20 02

by *Risa Wonsyld*
OFFICIAL SEAL
RISA WONSYLD
NOTARY PUBLIC-OREGON
COMMISSION NO. 312758
MY COMMISSION EXPIRES MAY 20, 2002
Notary Public for the State of OREGON
My commission expires 5/20/02

APPROVALS:
I hereby certify that all taxes and
assessment due hereon have been fully
paid as required by law.
Audrea K. Rowley
Hood River County Director of
Budget and Finance
I hereby certify this partition was
examined and approved as of this
day of MAY 20 01
Randal Roberts
Hood River County Surveyor

I hereby certify this partition was
examined and approved as of this
day of MAY 20 01
Planning File Number #00-461
David Walker for Michael Benedict
Hood River County Planning Director

EASEMENTS:

EASEMENT FOR DITCH, CANAL OR FLUME. 30 FEET WIDE GRANTED THE EAST FORK IRRIGATING COMPANY BY DEED RECORDED SEPTEMBER 4, 1889 IN BOOK B AT PAGE 436. AFFECTS THE SOUTHEAST QUARTER OF SECTION 30. T2N R11E.

RIGHT OF WAY EASEMENTS IN FAVOR OF HOOD RIVER ELECTRIC COOPERATIVE RECORDED AUGUST 21, 1980 AS FEE NO. 801877. LOCATION IS NON SPECIFIC.

A 25 FOOT NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS THE EAST 25 FEET OF THAT TRACT CONVEYED TO JERRY BRONSON AND LAURENCE L. SPELLMAN BY DEED RECORDED DECEMBER 16, 1976 AS FEE NO. 762587.

A PERPETUAL NONEXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES ONLY. ACROSS THE SOUTH 60 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30. LYING WESTERLY OF THE CENTERLINE OF FIR MOUNTAIN ROAD AS PER THE TERMS AND PROVISIONS OF AN EASEMENT FROM BERNICE JACKSON HOFFMAN TO MELVIN C. GREEN RECORDED SEPTEMBER 26, 1979 AS FEE NO. 792345.

AN EASEMENT FOR ROADWAY AND UTILITIES. 60 FEET IN WIDTH. GRANTED TO JAMES S. O'BANION AND TINA N. O'BANION. RECORDED NOVEMBER 28, 1979 AS FEE NO. 792916.

CONDITIONS REGARDING NO PLACEMENT OF MOBILE HOMES AND A NON EXCLUSIVE EASEMENT FOR ALL MODES OF TRAVEL AND UTILITY PURPOSES AND A NON EXCLUSIVE EASEMENT FOR DOMESTIC WATER PIPELINE. INCLUDING PUMP HOUSE AND WELL. AS PER THE TERMS AND PROVISIONS CONTAINED IN DEED TO JOSEPH S.F. BATES RECORDED SEPTEMBER 28, 1981 AS FEE NO. 811832.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE LINES AND FILE FOR RECORD A PARTITION OF TAX LOT 2004. 2N 11 30. MONUMENTS WERE RECOVERED FROM VARIOUS SURVEYS OF RECORD TO ESTABLISH THE BOUNDARIES AS SHOWN. THE PARTITION LINE WAS ESTABLISHED TO CREATE TWO PARCELS OF EQUAL AREA. THE RESULTING PARCELS MEET THE REQUIREMENTS FOR A VARIANCE TO THE 5.00 ACRE MINIMUM LOT SIZE.

LEGEND:

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393"
- ⊙ FOUND 5/8" IRON ROD AS PER CS #79087
- FOUND 1/2" IRON ROD AS PER CS#81032 OR CS#91085

LINE	BEARING	DISTANCE
L 1	N 89° 49' 16" W	87.38'
L 2	S 08° 48' 43" E	76.59'
L 3	S 01° 42' 59" E	36.31'
L 4	S 34° 34' 11" W	32.67'
L 5	N 72° 44' 39" W	97.37'
L 6	N 40° 46' 03" W	51.64'
L 7	N 25° 46' 09" W	54.27'
L 8	N 20° 13' 31" W	102.61'
L 9	N 52° 43' 36" W	66.71'
L 10	N 69° 25' 43" W	35.92'
L 11	S 71° 41' 14" W	29.05'

PARTITION PLAT
TAX LOT 2004. 2N 11 30

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 30 T2 NORTH, R11 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: JIM O'BANION

FILED

MAY 30 2001
Randal Roberts
COUNTY CLERK
DEPUTY

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD, OR 97041
(541) 352-6065

Certified to be a true and correct copy of the ORIGINAL
Deputy of Records & Assessment
by *Kevin Dowd* Deputy
MAY 23 2001