

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO FILE FOR RECORD A PARTITION OF ADJUSTED PARCEL 1 OF PARTITION PLAT 2000 010, INTO THREE PARCELS. THE RECORD OF SURVEY FOR THE ADJUSTMENT BEING FILED AS CS# 2001 074. PARCELS 2 AND 3 ARE OVER 10 ACRES IN AREA AND WERE NOT SURVEYED IN ACCORDANCE WITH O.R.S. 92.060 (6). THE DATA SHOWN ON THE ANNEXED MAPS IS FROM A COMPILATION OF FIELD SURVEY DATA, EXISTING SURVEYS OF RECORD, RIGHT OF WAY MAPS AND AERIAL PHOTOGRAPHS. PARCEL AREAS SHOWN ARE APPROXIMATE. PUNCHBOWL ROAD/ LOST LAKE ROAD RIGHT OF WAY WAS ESTABLISHED FROM A COMBINATION OF FOUND RIGHT OF WAY MONUMENTS AND CS# 88029 DATA. AMBIGUITIES CONTAINED IN DEED BOOK 21, PAGE 180 WERE RESOLVED BY REFERENCE TO CS# 0076.

**EASEMENTS:**

A PIPELINE AND ROAD EASEMENT DESCRIBED AS PARCEL 2, RECORDED NOVEMBER 17, 1998 AS FEE NO. 985094 IS APPURTENANT TO THE SUBJECT PROPERTY.

A WATER SUPPLY INTAKE EASEMENT DESCRIBED AS PARCEL 3, RECORDED NOVEMBER 17, 1998 AS FEE NO. 985094 IS APPURTENANT TO THE SUBJECT PROPERTY.

AN AGREEMENT AND EASEMENTS FOR WATER TOWER GRANTED TO ANDY von FLOTOW, RECORDED JULY 3, 2000 AS FEE NO. 20002452 IS APPURTENANT TO THE SUBJECT PROPERTY.

EASEMENT FOR RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES. GRANTED TO PACIFIC POWER AND LIGHT COMPANY. RECORDED JUNE 14, 1947 IN BOOK 35, PAGE 16.

EASEMENT FOR RAILROAD RIGHT OF WAY FOR OREGON LUMBER COMPANY. GRANTED TO MOUNT HOOD RAILROAD COMPANY. RECORDED JANUARY 29, 1954 IN BOOK 51, PAGE 590

EASEMENT FOR RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES. GRANTED TO PACIFIC POWER & LIGHT COMPANY BY DEED FROM OREGON LUMBER COMPANY. RECORDED FEBRUARY 5, 1952 IN BOOK 47, PAGE 121. TOGETHER WITH THAT CERTAIN EASEMENT MODIFICATION. RECORDED NOVEMBER 5, 1991 AS FEE NO. 912569.

EASEMENT FOR COUNTY ROAD EASEMENT FOR USE OF A STRIP OF LAND, GRANTED TO HOOD RIVER COUNTY. RECORDED MARCH 23, 1983 AS FEE NO. 830485.

EASEMENT IN FAVOR OF MT. HOOD RAILROAD COMPANY RECORDED JUNE 2, 1994. AS FEE NO. 942120.

EASEMENT IN FAVOR OF ICE FOUNTAIN WATER DISTRICT RECORDED AUGUST 8, 1997. AS FEE NO. 972650.

SUBJECT TO DEED RESTRICTION RECORDED 12-13-02 AS FEE NO. 20025944

**LEGEND:**

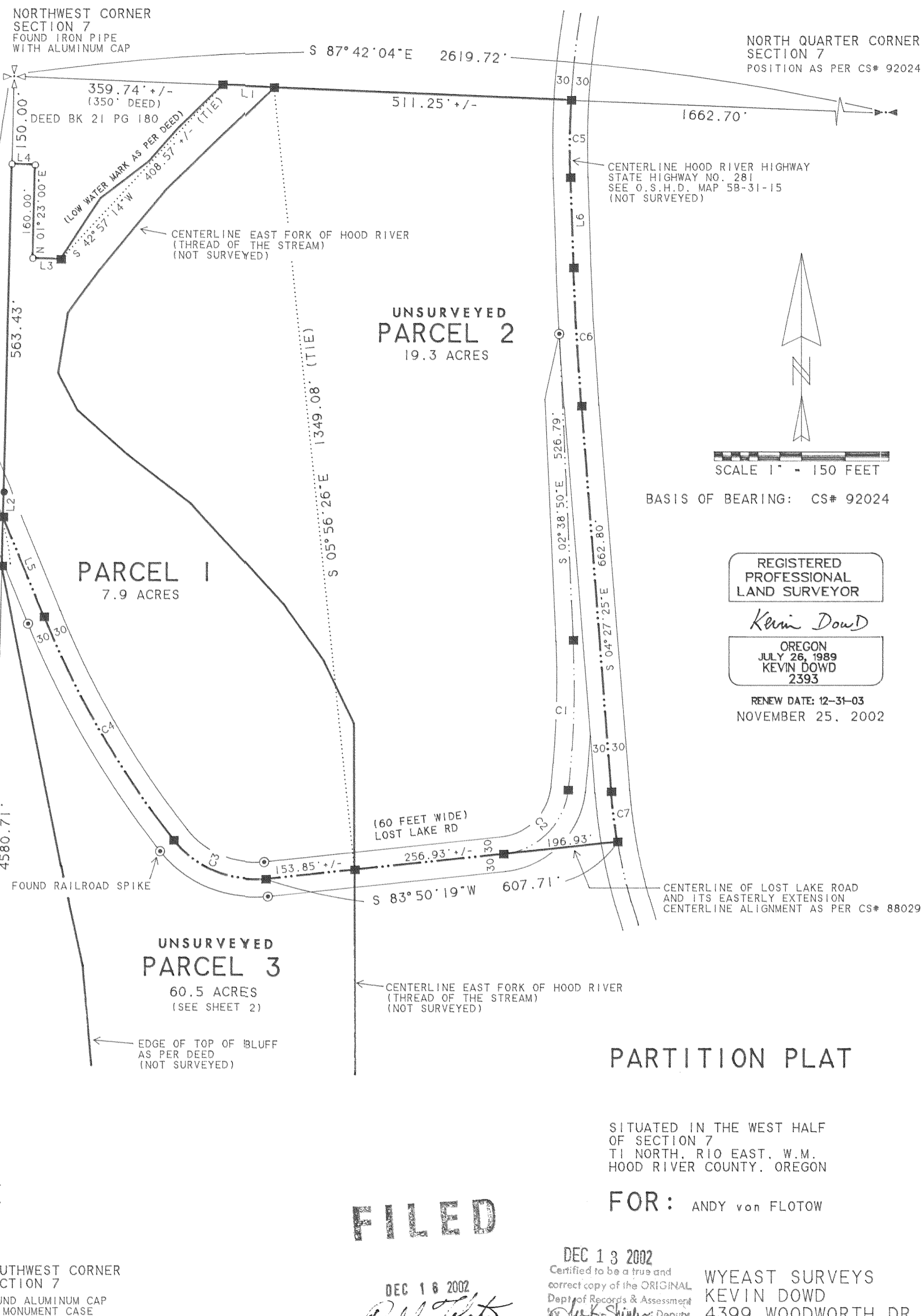
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST LS 2393"
- FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST PLS 2393" AS PER CS# 99053
- ⊙ FOUND 5/8" IRON ROD AS PER CS# 88029 EXCEPT AS NOTED
- CALCULATED POSITION
- ( ) DEED OR RECORD DATA

A WATER POLLUTION CONTROL FACILITIES PERMIT MAY NEED TO BE ISSUED THROUGH THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), PENDING EACH PARCEL/FACILITY'S SEWAGE WASTE STRENGTH AND/OR TOTAL DAILY SEWAGE FLOW (GREATER THAN 2500 GALLONS PER DAY).

ANY FUTURE DEVELOPMENT PROPOSED WITHIN THE FLOOD PLAIN BOUNDARIES OF A SUBJECT PARCEL CREATED BY THIS PARTITION IS SUBJECT TO THE PROVISIONS OF ARTICLE 44, THE COUNTY'S FLOOD PLAIN ZONING ORDINANCE, WHICH MAY CALL FOR SUBMITTAL OF A FLOOD PLAIN DEVELOPMENT PERMIT, AS WELL AS COMPLIANCE WITH THE SITE DEVELOPMENT STANDARDS OF THE FLOOD PLAIN ZONE.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	09° 12' 14"	1600.00'	257.02'	128.79'	256.74'	S 01° 57' 17" W
C 2	77° 16' 55"	125.00'	168.60'	99.93'	156.11'	S 45° 11' 51" W
C 3	57° 54' 52"	175.00'	176.89'	96.83'	169.45'	N 67° 12' 15" W
C 4	15° 55' 32"	1600.00'	444.72'	223.80'	443.29'	N 30° 17' 19" W
C 5	05° 18' 22"	1432.40'	132.65'	66.37'	132.60'	S 00° 34' 45" W
C 6	02° 22' 59"	5729.58'	238.31'	119.17'	238.29'	S 03° 15' 55" E
C 7	05° 12' 32"	954.93'	86.81'	43.44'	86.78'	S 07° 03' 41" E

LINE	BEARING	DISTANCE
L 1	S 87° 42' 04" E	86.03' +/-
L 2	N 01° 23' 00" E	42.89'
L 3	N 87° 42' 04" W	48.60' +/-
L 4	N 87° 42' 04" W	40.00'
L 5	N 22° 19' 33" W	185.62'
L 6	S 02° 04' 26" E	155.30'



FILED RECORDS AND ASSESSMENT HOOD RIVER CO.

Dec 13 2 15 PM '02

Partition Plat # 200259 P

Instrument received on the 13<sup>th</sup> day of December 2002 at 2:15 P.M. Kevin Dowd 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, and that this plat contains parcels not surveyed, and that the boundaries are described in instrument. FEE NO. 20002448 RECORDED 6-30-2000 FEE NO. 20014266 RECORDED 10-08-2001 HOOD RIVER COUNTY DEED RECORDS TO ANDY von FLOTOW

**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.

Andy von Flotow 10 Dec 2002 OWNER DATE STATE OF Oregon COUNTY OF Hood River I, s.s. Subscribed and sworn to before me this 10<sup>th</sup> day of December 2002

by Renee Webb OFFICIAL SEAL RENE WEBB NOTARY PUBLIC-OREGON COMMISSION NO. 356966 MY COMMISSION EXPIRES MAY 25, 2005

Notary Public for the State of Oregon My commission expires 5-25-06

OWNER DATE STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ I, s.s. Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

by \_\_\_\_\_

Notary Public for the State of \_\_\_\_\_ My commission expires \_\_\_\_\_

**APPROVALS:**

I hereby certify that all taxes and assessment due hereon have been fully paid as required by law.

Kevin Dowd Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this day of December 2002 Kevin Dowd Hood River County Surveyor

I hereby certify this partition was examined and approved as of this day of Dec 2002 Planning File Number 02-066 Kevin Dowd Hood River County Planning Director

**PARTITION PLAT**

SITUATED IN THE WEST HALF OF SECTION 7 T1 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: ANDY von FLOTOW

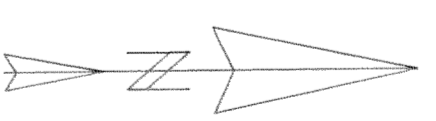
FILED

DEC 16 2002 Kevin Dowd COUNTY SURVEYOR DEPUTY

DEC 13 2002 Certified to be a true and correct copy of the ORIGINAL Dept of Records & Assessment Kevin Dowd Deputy

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

200225P



SCALE 1" = 300 FEET

BASIS OF BEARING: CS# 92024

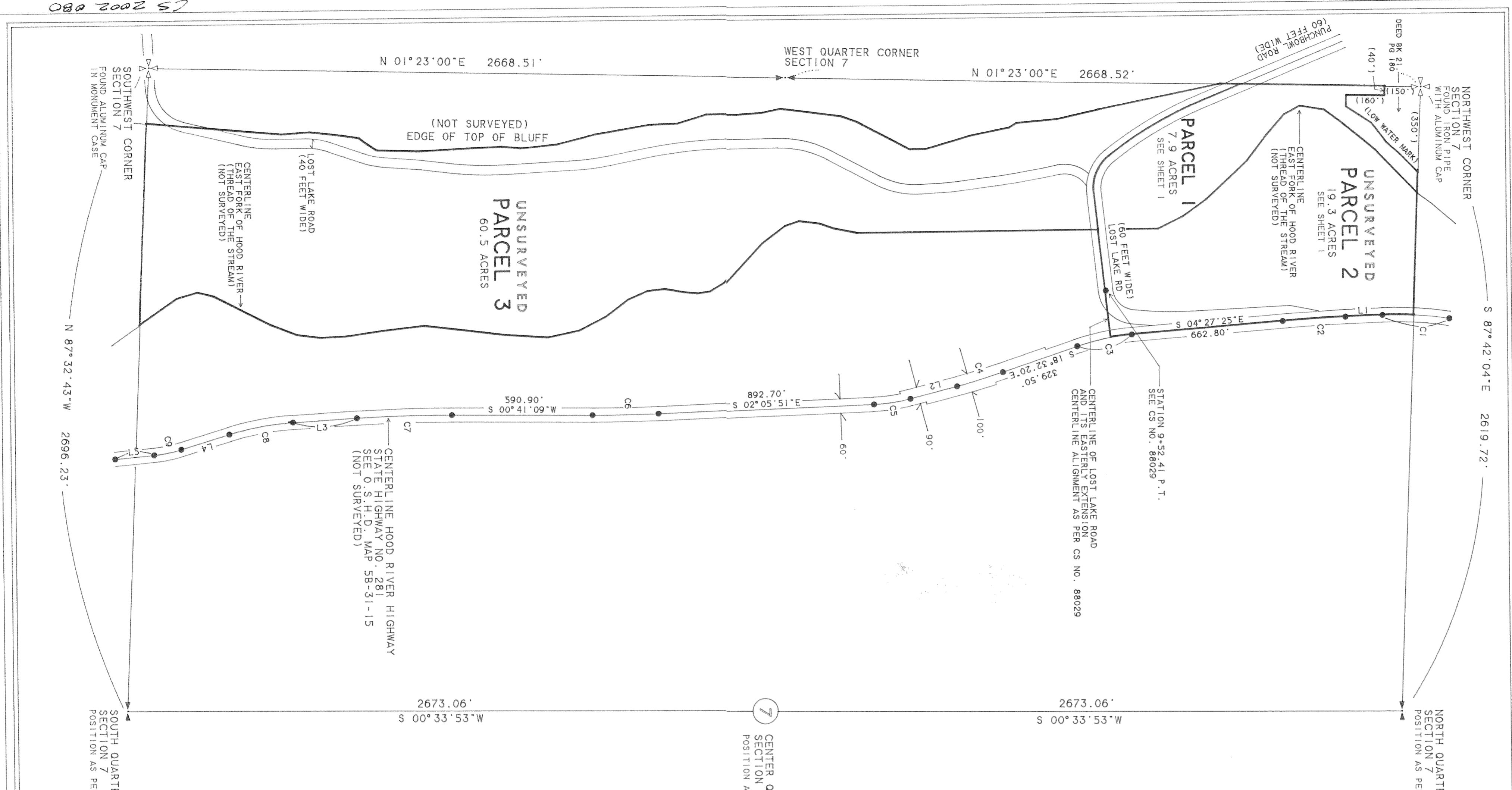
LEGEND:

( ) DEED OR RECORD DATA

CURVE	DELTA ANGLE	RADIUS	ARC
C 1	11° 17' 00"	1432.40'	282.10'
C 2	02° 23' 00"	5729.58'	238.30'
C 3	14° 05' 00"	954.93'	234.70'
C 4	04° 02' 00"	2864.79'	201.70'
C 5	12° 22' 00"	716.20'	154.60'
C 6	02° 47' 00"	5729.82'	278.30'
C 7	04° 00' 00"	5729.58'	400.00'
C 8	13° 38' 00"	1145.92'	272.70'
C 9	11° 39' 00"	572.96'	116.50'

LINE	BEARING	DISTANCE
L 1	S 02° 04' 26" E	155.30'
L 2	S 14° 30' 18" E	210.20'
L 3	S 03° 18' 51" E	268.40'
L 4	S 16° 56' 57" E	210.90'
L 5	S 05° 17' 57" E	164.70'



7 CENTER QUARTER CORNER SECTION 7 POSITION AS PER CS# 92024

REGISTERED PROFESSIONAL LAND SURVEYOR

*Kevin Dowd*

OREGON JULY 26, 1989 KEVIN DOWD 2393

RENEW DATE: 12-31-05

NOVEMBER 25, 2002

PARTITION PLAT

SITUATED IN THE WEST HALF OF SECTION 7, T10N, R10E, S11M, HOOD RIVER COUNTY, OREGON

**FILED**

FOR: ANDY von FLOWW

DEC 16 2002

*Kevin Dowd*

COUNTY CLERK

DEPUTY

WYEAST SURVEYS

KEVIN DOWD

4399 WOODWORTH DR

MT. HOOD, OR 97041

(541) 352-6065