

JAN 22 1 30 PM '03

5/8" IRON ROD
FOUND IN MONUMENT
BOX AT 1/16
CORNER.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF HOOD RIVER COUNTY PARTITION PLAT #200220P INTO 2 NEW PARCELS AS SHOWN.

NO MAJOR DISCREPANCIES WERE FOUND.

THE ORIGINAL PARCEL IS SUBJECT TO AN AGREEMENT FOR WATER FLOW RECORDED IN MICROFILM #952476, RECORDS OF HOOD RIVER COUNTY, OREGON.

MICROFILM #20013861, RECORDS OF HOOD RIVER COUNTY, OREGON, DESCRIBES AN IRRIGATION WATER DISTRIBUTION AGREEMENT WHICH AFFECTS THE ORIGINAL PARCEL.

SEE FACE OF PLAT FOR FURTHER DETAILS.

LOCATION OF SURVEY:

PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

BASIS OF BEARING:

N.A.D. 83 OREGON NORTH, TRUE BEARINGS.

REFERENCES:

HOOD RIVER COUNTY SUBDIVISION OF STONEGATE EAST PHASE ONE, HOOD RIVER COUNTY PARTITION PLAT #9338.
HOOD RIVER COUNTY PARTITION PLAT #9530.
HOOD RIVER COUNTY PARTITION PLAT #200220P.
HOOD RIVER COUNTY SURVEY (C.S.) #79081.
HOOD RIVER COUNTY SURVEYORS OFFICE C.S. #89046.
HOOD RIVER COUNTY SURVEYORS OFFICE C.S. #89093.
HOOD RIVER COUNTY DEED RECORDS MICROFILM #783928.
HOOD RIVER COUNTY DEED RECORDS MICROFILM #891839.

SPECIAL EXCEPTIONS:

HOOD RIVER COUNTY MINOR PARTITION MICROFILM #852296.
HOOD RIVER COUNTY DEED RECORDS MICROFILM #952476.
HOOD RIVER COUNTY DEED RECORDS MICROFILM #20013861.
HOOD RIVER COUNTY DEED RECORDS MICROFILM #20022419.

MICROFILM #20013861, RECORDS OF HOOD RIVER COUNTY, OREGON, CONTAINS AN EASEMENT OVER THE NORTH 10 FEET OF THE PARCEL FOR THE USE AND MAINTENANCE OF A BURIED SANITARY SEWER LINE.

PRIVATE 10 FOOT WIDE SANITARY SEWER EASEMENT FOR UNDERGROUND LINE & MAINTENANCE IN FAVOR OF PARCEL 1. CREATED BY HOOD RIVER COUNTY PARTITION PLAT #200220P.

FILINGS:

NEW: IRREGULAR SHAPED PUBLIC INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT UNDER, OVER AND ACROSS PARCEL 1 & 2 OF THIS PARTITION PLAT AS SHOWN.

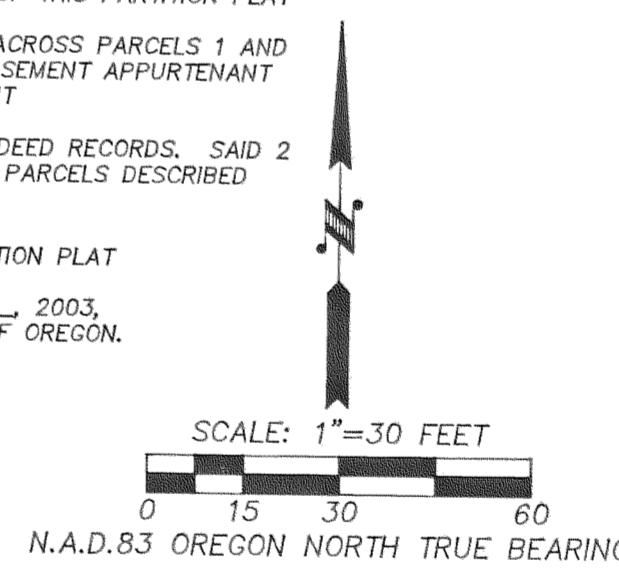
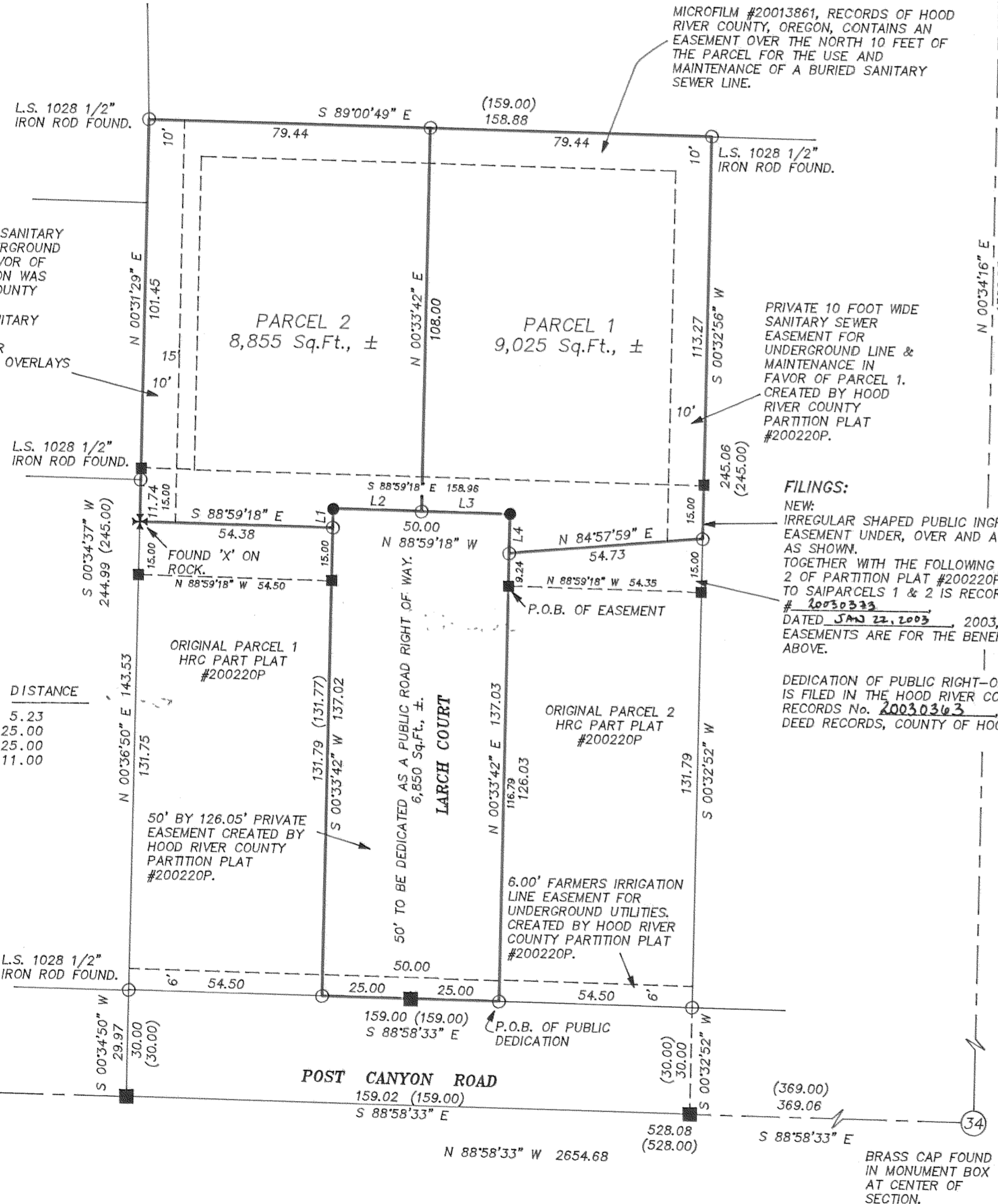
TOGETHER WITH THE FOLLOWING RECORDED EASEMENT ACROSS PARCELS 1 AND 2 OF PARTITION PLAT #200220P. THE NEW PUBLIC EASEMENT APPURTENANT TO SAIPARCELS 1 & 2 IS RECORDED UNDER INSTRUMENT #20030333

DATED JAN 22, 2003, HOOD RIVER COUNTY DEED RECORDS. SAID 2 EASEMENTS ARE FOR THE BENEFIT AND USE OF ALL 4 PARCELS DESCRIBED ABOVE.

DEDICATION OF PUBLIC RIGHT-OF-WAY FOR THE PARTITION PLAT IS FILED IN THE HOOD RIVER COUNTY MICROFILM RECORDS No. 20030363, DATED JAN 24, 2003, DEED RECORDS, COUNTY OF HOOD RIVER AND STATE OF OREGON.

THE PRIVATE 10 FOOT WIDE SANITARY SEWER EASEMENT FOR UNDERGROUND LINE & MAINTENANCE IN FAVOR OF PARCEL 2 OF THAT PARTITION WAS CREATED BY HOOD RIVER COUNTY PARTITION PLAT #200220P. A NEW PUBLIC 15' WIDE SANITARY SEWER EASEMENT FOR AN UNDERGROUND LINE AND FOR MAINTENANCE THEREOF NOW OVERLAYS THE PRIVATE 10' EASEMENT.

LINE NO.	BEARING	DISTANCE
L1	N 00°33'42" E	5.23
L2	N 88°59'18" W	25.00
L3	S 88°59'18" E	25.00
L4	N 00°33'42" E	11.00



- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
 - FOUND 5/8" IRON ROD, PLS 1815 - UNLESS NOTED
 - ✱ FOUND 'X' ON ROCK
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL

FILED
JAN 28 2003
Rondel Platts
COUNTY SURVEYOR

TERRA SURVEYING
DATE: JANUARY, 2003
SCALE: 1" = 30'
PROJECT: 203002
ASSESSORS MAP: JN-10-34BD
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail terra@gorge.net

File Number 200302P
Instrument received on the 22nd day of
January, 2003 at 1:30 P.M.
Cindy Juch Deputy Clerk
Hood River County Director of Records
and Assessments.

SURVEYOR'S CERTIFICATE
I, Roy O. Gaylord,
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
200013861, Warranty Deed With Irrigation Water
Distribution Agreement granted to the Cohn Federation
Inc., recorded September 11, 2001 Hood River County
deed records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 1979
ROY O. GAYLORD
1815
Expires June, 2003

ACKNOWLEDGMENTS
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.
Rondel Platts 1-21-03
OWNER DATE
Bette Jean Dinsdale 1-21-03
OWNER DATE

STATE OF Oregon }
COUNTY OF Hood River }s.s.
Subscribed and sworn to before me on this
21st day of January, 2003
by Heidi & Stephen
NOTARY PUBLIC - OREGON
COMMISSION NO. 357239
MY COMMISSION EXPIRES:
June 1, 2006
Date

APPROVALS
I hereby certify that all taxes and assessments due
hereon have been fully paid as required by law.
Dorinda K. Brown
Hood River County Director of Budget (and)
Finance

I hereby certify this partition was ex-
amined and approved as of this 22nd day
of January, 2003.
Rondel Platts
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 22nd day
of January, 2003.
Planning File Number #02-334
Linda Walker for Michael Benedict
Hood River County Planning Director

JAN 22 2003
Certified to be a true and
correct copy of the ORIGINAL
Deed of Records & Assessment
by Cindy Juch Deputy

PARTITION PLAT
for
COHN FEDERATION, INC.

Rondel 1-24-03 1440

CS 2003 004