

JUN 12 10 10 AM '03

PARTITION IN
WEST HALF OF SECTION 7
T 1 N, R 10 E, W.M.
HOOD RIVER COUNTY, OREGON

PARTITION PLAT NO. 200315-P

Instrument received on the 12th day of
JUNE, 2003 at 10:10 A.M.

Carly Dadek Deputy Clerk
Hood River County Director of Records
and Assessments

SURVEYS CERTIFICATE

I, Anthony C. Klein, 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
No. 20030886 dated February 18, 2003, Hood
River County Records, to Rivers Edge Holdings
LLC.

Anthony C. Klein
ANTHONY C. KLEIN PLS. 932

ACKNOWLEDGMENTS

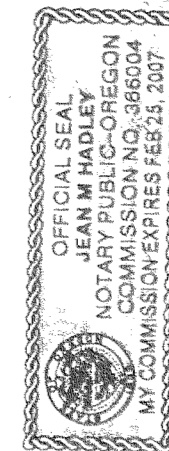
We the owners of the land shown herein,
hereby declare that this division of land
has been made with our free consent and
in accordance with our desires.

Harold president
Rivers Edge Holdings, LLC (PASCUAL BARONE) Title
6/4/03
Date

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON 6-4-2003 BY *Jean M. Hadley*
(Date) (PRINT NAME OF NOTARY PUBLIC)

Jean M. Hadley
Notary Signature
Hood River County
NOTARY PUBLIC-OREGON

COMMISSION No. 366004
MY COMMISSION EXPIRES 2-25-2007



BASIS OF BEARING
AS PER CS #92024

LEGEND

- = SET 5/8" IR WITH PLASTIC CAP MARKED OR #932 & WA #22098 EXCEPT AS NOTED
- ⊙ = FOUND MONUMENT AS NOTED
- ◆ = CALCULATED CORNER AS NOTED
- ⊠ = CALCULATED 1/4 COR AS NOTED
- ⊞ = CALCULATED SEC COR AS NOTED
- ◀ = FOUND 1/4 COR AS NOTED
- ⊞ = FOUND SEC COR AS NOTED

REFERENCE SURVEYS

SURVEY BY WYEAST SURVEYS
CS #2002-080, 2002-005, 2000-018, 99053
DLC SURVEYING, CS 92024
HOOD RIVER COUNTY, CS 88029

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO FILE
FOR RECORD A PARTITION OF LAND DESCRIBED
IN DEED RECORDED AS FEE NO. 20030886, HOOD
RIVER COUNTY DEED RECORDS. PARCEL 2 IS
OVER 10 ACRES IN AREA AND WAS NOT SURVEYED.
THE DATA ON THIS SURVEY WAS COMPRISED FROM
OTHER SURVEYS PERFORM IN THE AREA, RIGHT
OF WAY MAPS AND AERIAL PHOTOGRAPHS.

EASEMENTS

- 1) Pipeline, Transmission line and Roadway easement, Recorded Sept. 10, 1928, Book 21, Page 180.
- 2) Reservation 60ft logging railroad, Recorded Dec. 16, 1944, Book 31, Page 378. NOT WITHIN THE BOUNDARY'S OF THIS PARTITION
- 3) Electric transmission and distribution line, Recorded June 14, 1947, Book 35, Page 16.
- 4) Right of way for ditch, canal, flume or pipeline, Recorded Nov. 21, 1947, Book 36, Page 254. NOT WITHIN THE BOUNDARY'S OF THIS PARTITION
- 5) Electric transmission and distribution line, Recorded Feb. 5, 1952, Book 47, Page 121. Modification, Nov. 5, 1991, Instrument No. 912569
- 6) Right of way for road and telephone line 66 ft in width, Recorded June 18, 1952, Book 48, Page 126. NOT WITHIN THE BOUNDARY'S OF THIS PARTITION
- 7) Railroad right of way, Recorded Jan. 29, 1954, Book 51, Page 590 County road easement for use of strip of land, Recorded March 23, 1983, Instrument No. 830485
- 8) Corrected Statutory Warranty Deed, Recorded Oct. 3, 1986, Instrument No. 861878.
- 9) Electric transmission and distribution line, Recorded June 9, 1992, Instrument No. 921750.
- 10) Easement for Mt. Hood Railroad, Recorded June 2, 1994, Instrument 942120.
- 11) Pipeline Easement for Ice fountain Water District, Recorded Aug. 8, 1997, Instrument No. 972650.
- 12) Equitable Servitude and Easement, Recorded Aug. 21, 1998, Instrument 983711.
- 13) Property Line Adjustment, Recorded Dec. 31, 1998, Instrument No. 985830.
- 14) Easement for Seeder Tree and Ice Fountain Water District, Recorded June 20, 1999, Instrument No. 993362

FILED

JUN 17 2003
Ronald Tolato
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1970
ANTHONY C. KLEIN
932
EXPIRES 6-30-03



Klein & Assoc.

LAND SURVEYING
1412 13th Street
Hood River, Oregon 97031
Tel: (541)386-3322
DATE SURVEYED: APRIL 2003
JOB NO.: 03010

PARTITION
FOR
PERRON - BARONE

SHEET 1 OF 3
IN 10 7 TAX LOT 201

APPROVALS

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

Harold Perron
Hood River County Director of Budget and
Finance.

I hereby certify this partition was examined
and approved as of this 11th day of
JUNE, 2003

Ronald Tolato
Hood River County Surveyor

I hereby certify this partition was examined
and approved as of this 11th day of
JUNE, 2003

M. Benedict
Hood River County Planning Director

JUN 12 2003

Certified to be a true and
correct copy of the ORIGINAL
Depty of Records & Assessment
by *Carly Dadek* Deputy

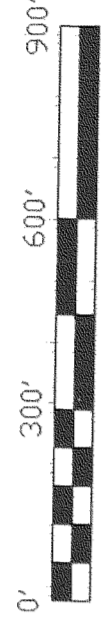
CS 2003 049(1)

6/13/03
2:45 pm

FILED

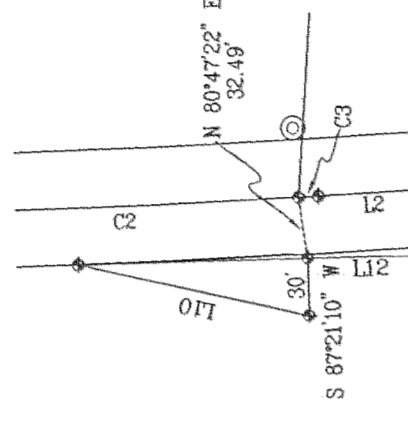
JUN 17 2003

Paul Klein
COUNTY SURVEYOR
CLATSOP COUNTY



SCALE 1"=300'

1N 10 7 TAX LOT 201



DETAIL
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL QUALITY NOTE
PENDING EACH PARCEL/FACILITY'S SEWAGE WASTE STRENGTH AND/OR TOTAL DAILY SEWAGE FLOW (CREATED FROM 2,000 GALLONS PER DAY), A WATER POLLUTION CONTROL FACILITIES PERMITS MAY NEED TO BE ISSUED THROUGH THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).

FLOOD PLAIN NOTE
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 OF THE COUNTY ZONING ORDINANCE.

AREA NOTE
ALL AREA ARE CALCULATED TO THE CENTER OF EXISTING ROADS AND/OR HIGHWAYS.

WATER LINE EASEMENT
AS RECORDED IN INSTRUMENT No. _____ DATED _____

WATER LINE EASEMENT
AS RECORDED IN INSTRUMENT No. _____ DATED _____

CROSS OVER EASEMENT
AS RECORDED IN INSTRUMENT No. _____ DATED _____

AGREEMENT FOR DRAIN FIELD
AS RECORDED IN INSTRUMENT No. _____ DATED _____

MAINTENANCE AGREEMENT
AS RECORDED IN INSTRUMENT No. _____ DATED _____

RIGHTS TO THE PUBLIC IN ROADS AND HIGHWAYS

PARTITION

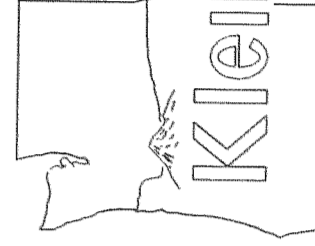
FOR

PERRON - BARONE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1970
ANTHONY C. KLEIN
932

Expires 6-30-03



Klein & Assoc.

LAND SURVEYING

1412 13th Street

Hood River, Oregon 97031

Tel: (541)386-3322

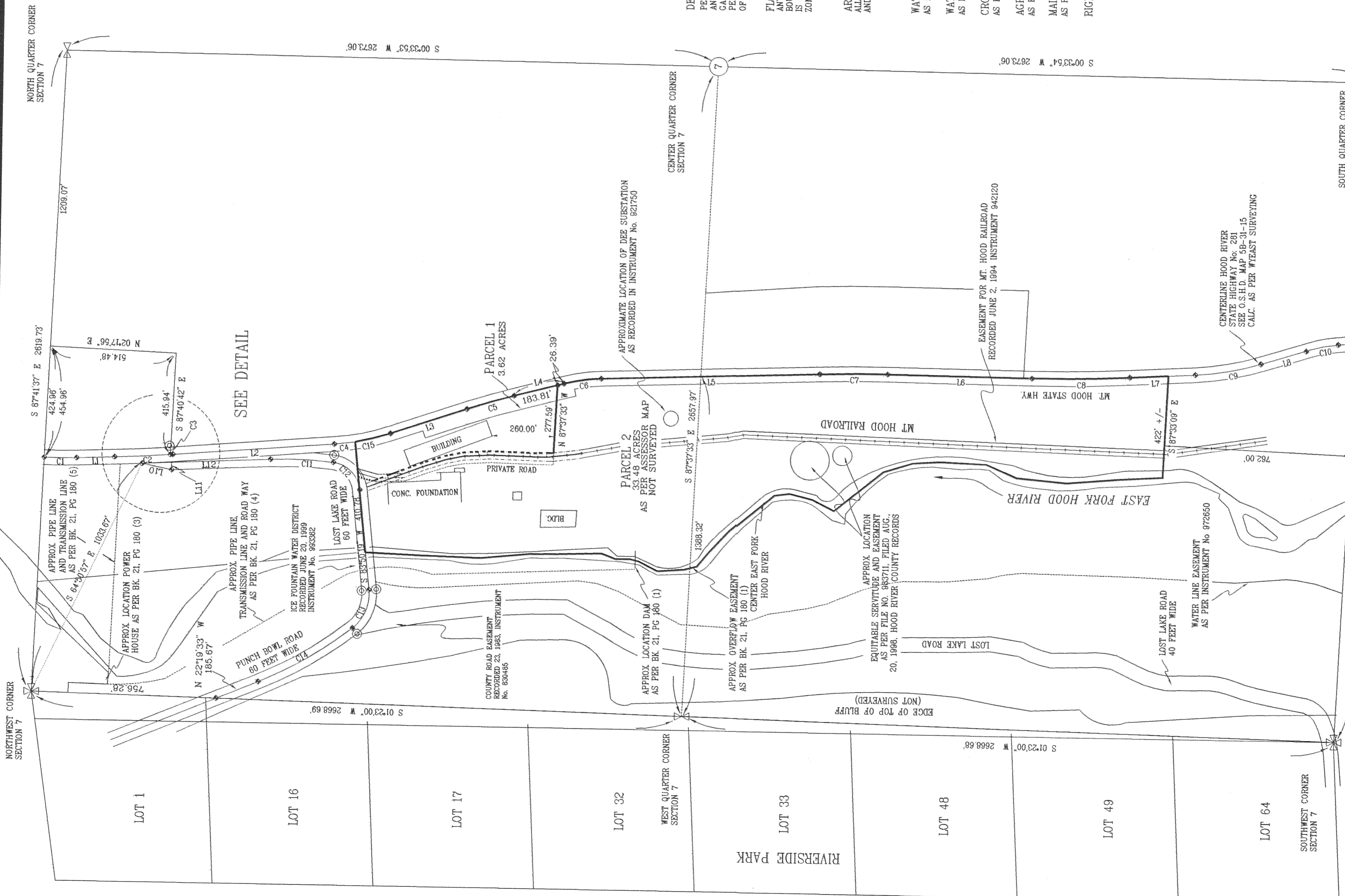
DATE SURVEYED: MARCH 2003

JOB NO.: 03010

SHEET 2 OF 3

CS 2003 049(z)

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by *[Signature]* Deputy



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1432.40	132.59	132.54	N 00°00'53" E	05°18'13"
C2	5729.58	227.98	227.98	N 03°12'49" W	02°16'47"
C3	5729.58	10.33	10.33	N 04°24'19" W	00°06'12"
C4	954.93	86.62	86.59	N 07°03'23" W	05°11'50"
C5	2864.79	201.63	201.63	S 16°31'20" E	04°02'00"
C6	716.20	154.60	154.27	S 08°19'18" E	12°22'00"
C7	5729.82	276.30	276.32	S 00°42'21" E	02°47'00"
C8	5729.58	400.00	399.91	N 01°18'51" W	04°00'00"
C9	1145.92	272.70	272.02	N 11°07'27" E	13°38'00"
C10	572.96	116.50	116.30	S 11°07'27" E	11°39'00"
C11	1600.00	257.03	256.75	S 01°57'17" W	09°12'15"
C12	125.00	168.60	156.11	S 45°11'49" W	77°16'50"
C13	175.00	176.89	169.46	N 67°12'31" W	57°54'54"
C14	1600.00	444.72	443.29	N 30°17'19" W	15°55'31"
C15	954.93	148.07	147.92	S 14°05'50" E	08°53'03"

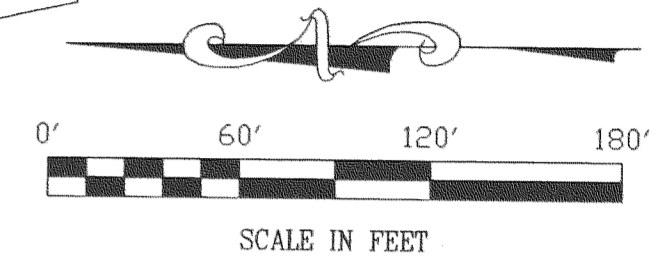
LINE	BEARING	DISTANCE
L1	S 02°04'26" E	155.30
L2	S 04°27'25" E	682.80
L3	S 18°32'20" E	328.50
L4	S 14°20'18" F	210.20
L5	S 02°05'51" E	882.70
L6	S 00°41'09" W	590.90
L7	S 03°18'51" E	288.40
L8	S 16°56'57" E	210.90
L9	S 05°17'57" E	164.70
L10	S 11°23'20" W	123.69
L11	N 87°21'10" E	50.00
L12	S 02°38'50" E	526.79

CS 2003 049(z)

JUN 12 10 10 AM '03

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	954.93'	86.62'	86.59'	N 07°03'23" W	05°11'50"
C5	2864.79'	201.63'	201.63'	S 16°31'20" E	04°02'00"
C6	716.20'	154.60'	154.27'	S 08°19'18" E	12°22'00"
C12	125.00'	168.60'	156.11'	S 45°11'49" W	77°16'50"
C15	954.93'	148.07'	147.92'	S 14°05'50" E	08°53'03"

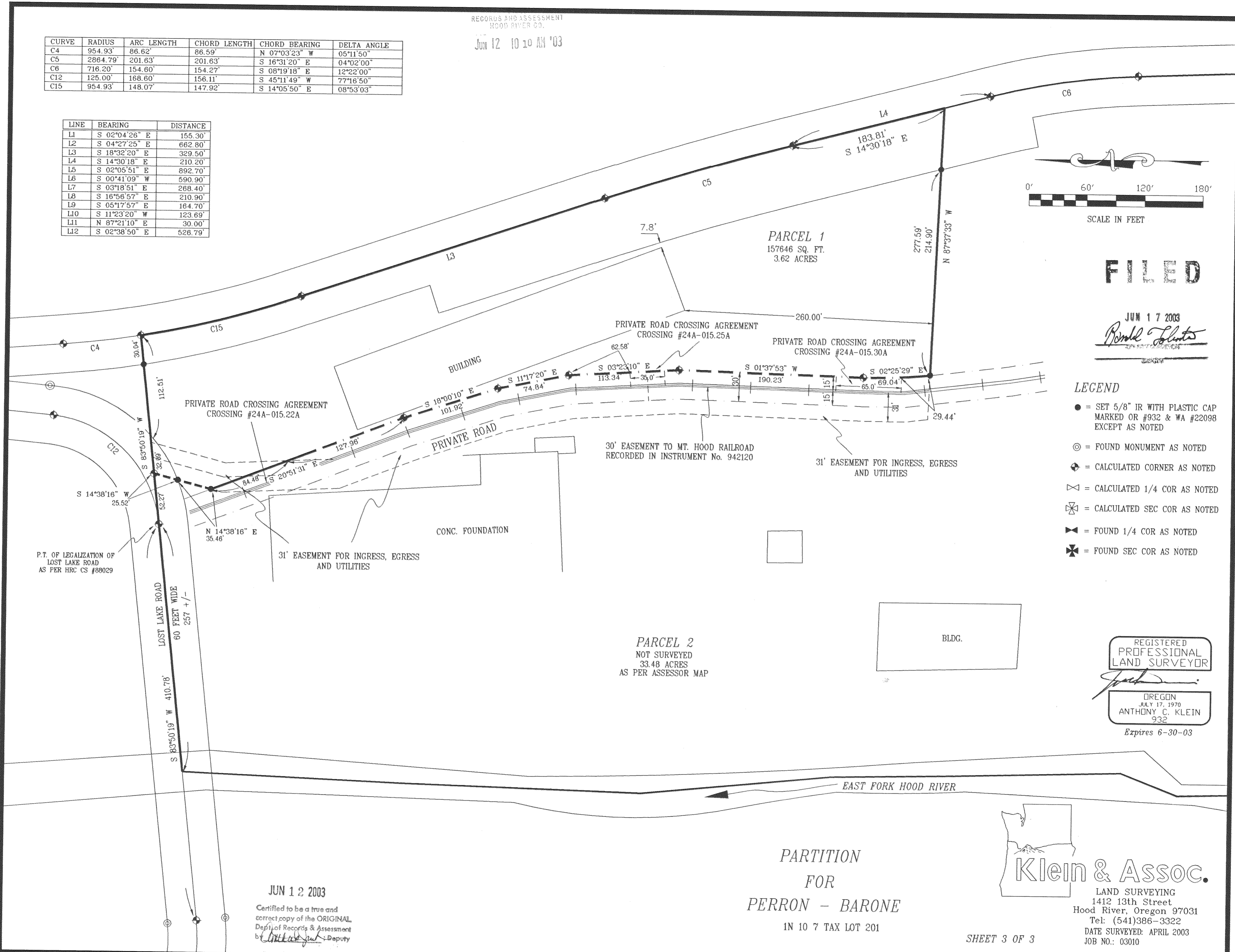
LINE	BEARING	DISTANCE
L1	S 02°04'26" E	155.30'
L2	S 04°27'25" E	682.80'
L3	S 18°32'20" E	329.50'
L4	S 14°30'18" E	210.20'
L5	S 02°05'51" E	892.70'
L6	S 00°41'09" W	590.90'
L7	S 03°18'51" E	268.40'
L8	S 16°56'57" E	210.90'
L9	S 05°17'57" E	164.70'
L10	S 11°23'20" W	123.69'
L11	N 87°21'10" E	30.00'
L12	S 02°38'50" E	526.79'



FILED

JUN 17 2003
Ronald Blantz
REGISTERED PROFESSIONAL LAND SURVEYOR

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 - ⊗ = FOUND 1/4 COR AS NOTED
 - ⊗ = FOUND SEC COR AS NOTED



P.T. OF LEGALIZATION OF LOST LAKE ROAD AS PER HRC CS #88029

JUN 12 2003
Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment by *[Signature]* Deputy

PARTITION FOR PERRON - BARONE
1N 10 7 TAX LOT 201

Klein & Assoc.
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