

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO FILE FOR RECORD A PARTITION OF PARCEL 2 OF PARTITION PLAT 200225P, INTO TWO PARCELS. PARCEL 1 IS OVER 10 ACRES IN AREA AND WAS NOT SURVEYED IN ACCORDANCE WITH O.R.S. 92.060 (6). THE WESTERLY LINE OF PARCEL 2 WAS ESTABLISHED AS THE CENTER LINE OF THE MAIN TRACK OF THE MT. HOOD RAILROAD COMPANY EASEMENT BASED ON THE EXISTING AS CONSTRUCTED ALIGNMENT THE NORTHERLY LINE OF PARCEL 2 WAS ESTABLISHED AS THE THREAD OF THE STREAM OF BIRDIE CREEK. THE SOUTHERLY LINE OF PARCEL 2 WAS ESTABLISHED AS THE CENTERLINE OF LOST LAKE ROAD AND ITS EASTERLY EXTENSION TO THE CENTERLINE OF DEE HIGHWAY (HOOD RIVER HIGHWAY). THE CENTERLINE OF LOST LAKE ROAD WAS ESTABLISHED BASED ON CS# 88029 ALIGNMENT DATA. THE ALIGNMENT WAS BEST FIT TO THE FOUND RIGHT OF WAY MONUMENTS. SAID MONUMENTS WERE WITHIN 0.16 FEET OF THEIR CALCULATED POSITION EXCEPT AS SHOWN. THE EASTERLY LINE OF PARCEL 2 WAS ESTABLISHED AS THE CENTER LINE OF DEE HIGHWAY BASED ON O.S.H.D. MAP# 58-31-15 ALIGNMENT DATA. THE ALIGNMENT WAS BEST FIT TO FOUND RIGHT OF WAY MONUMENTS. SAID MONUMENTS WERE WITHIN 0.3 FEET OF THEIR CALCULATED POSITION.

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 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 IN FAVOR OF MT. HOOD RAILROAD COMPANY RECORDED JUNE 2, 1994, AS FEE NO. 942120. NOTE: PORTIONS OF PARCEL 2 BUILDINGS FALL WITHIN THE EASEMENT. RAILROAD ACCEPTS EASEMENT PREMISES IN THEIR PRESENT CONDITION AS PER FEE NO. 942120.

SUBJECT TO DEED RESTRICTION RECORDED DECEMBER 13, 2002 AS FEE NO. 20025944.

LEGEND:

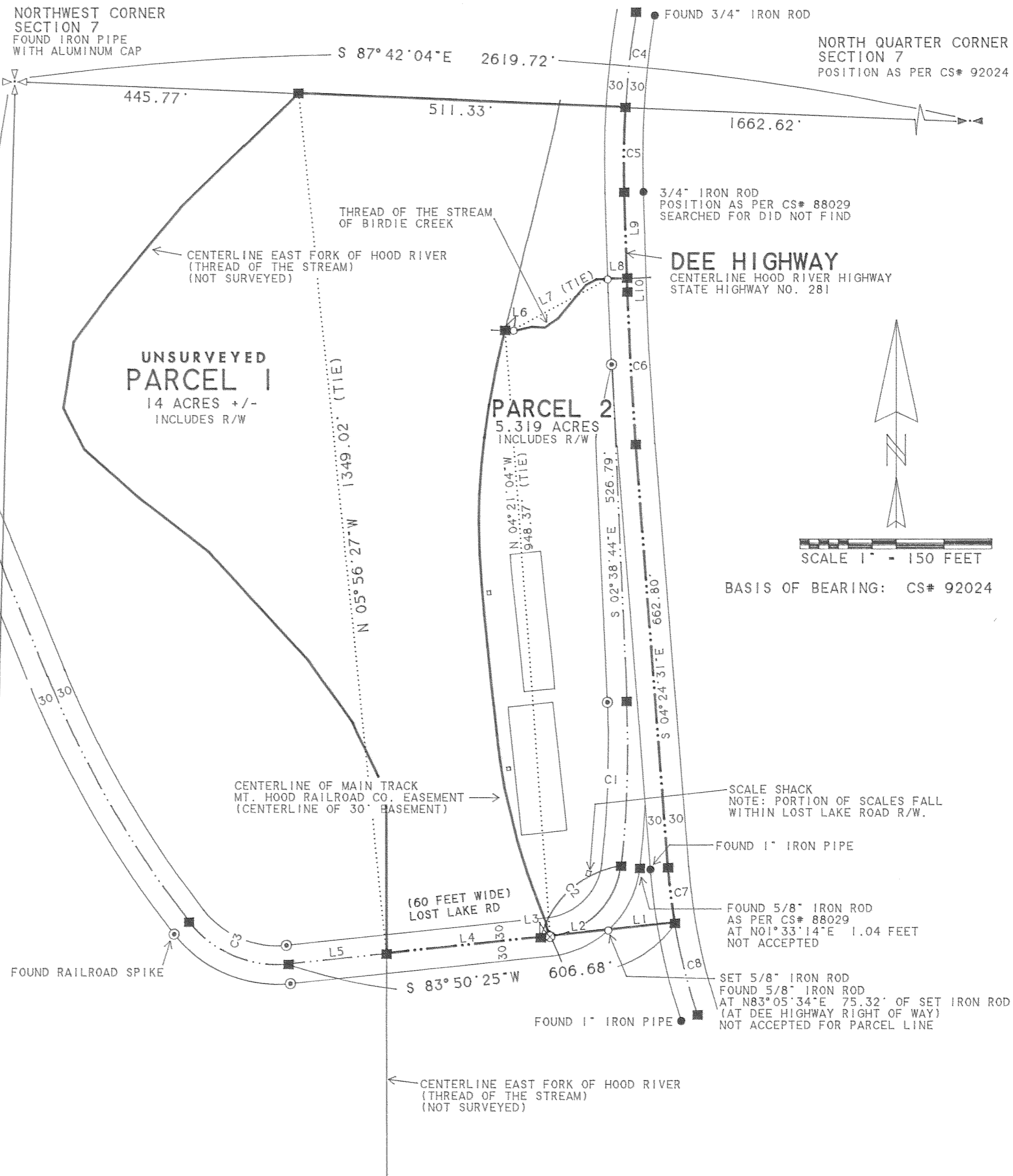
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST LS 2393"
- ⊗ SET PK NAIL
- FOUND MONUMENT AS NOTED
- ⊙ FOUND 5/8" IRON ROD AS PER CS# 88029 EXCEPT AS NOTED
- CALCULATED POSITION

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' 23" W
C 2	77° 16' 55"	125.00'	168.60'	99.93'	156.11'	S 45° 11' 57" W
C 3	57° 54' 52"	175.00'	176.89'	96.83'	169.45'	N 67° 12' 09" W
C 4	05° 59' 21"	1432.40'	149.73'	74.93'	149.66'	S 06° 15' 47" W
C 5	05° 17' 39"	1432.40'	132.35'	66.22'	132.30'	S 00° 37' 17" W
C 6	02° 22' 59"	5729.58'	238.31'	119.17'	238.29'	S 03° 13' 02" E
C 7	05° 13' 32"	954.93'	87.09'	43.58'	87.06'	S 07° 01' 17" E
C 8	08° 51' 23"	954.93'	147.60'	73.95'	147.46'	S 14° 03' 45" E

LINE	BEARING	DISTANCE
L 1	S 83° 50' 25" W	104.24'
L 2	S 83° 50' 25" W	91.08'
L 3	S 83° 50' 25" W	0.57'
L 4	S 83° 50' 25" W	257.03'
L 5	S 83° 50' 25" W	153.75'
L 6	S 88° 28' 17" E	10.95'
L 7	N 61° 44' 43" E	169.76'
L 8	N 86° 53' 09" E	30.01'
L 9	S 02° 01' 32" E	134.07'
L 10	S 02° 01' 32" E	21.23'



SOUTHWEST CORNER SECTION 7 FOUND ALUMINUM CAP IN MONUMENT CASE

FILED

NOV 24 2003
Renee Webb
 COUNTY CLERK
 HOOD RIVER, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

Kevin Dowd
 OREGON
 JULY 26, 1989
 KEVIN DOWD
 2393

RENEW DATE: 12-31-03
 JULY 23, 2003

NOV 17 2003

Certified to be a true and correct copy of the ORIGINAL
 Dept. of Records & Assessment
Renee Webb Deputy

PARTITION PLAT

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

FOR: ANDY von FLOTOW

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

FILED RECORDS AND ASSESSMENT HOOD RIVER CO.

Nov 17 2 32 PM '03

Partition Plat # 200323P

Instrument received on the 17th day of November 20 03

at 2:32 P.M.
Renee Webb
 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.

PARCEL 2 OF PARTITION PLAT 200225P RECORDED DECEMBER 13, 2002 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 21 Oct 2003
 OWNER DATE

This instrument was acknowledged before me on 21st day of October 20 03

by *Andy von Flotow*
Renee Webb
 Notary signature

NOTARY PUBLIC - OREGON
 COMMISSION No. 356966
 MY COMMISSION EXPIRES 5-25-06

OWNER

 This instrument was acknowledged before me on day of 20

by _____
 Notary signature

NOTARY PUBLIC - OREGON
 COMMISSION No. _____
 MY COMMISSION EXPIRES _____

APPROVALS:

I hereby certify that all taxes and assessment due hereon have been fully paid as required by law.
Renee Webb
 Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 31st day of July 20 03
Renee Webb
 Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 24th day of OCTOBER 20 03
 Planning File Number # 03-048

M. Benedek
 Hood River County Planning Director