

Nov 19 1 01 PM '04

File Number 200412P
Instrument received on the 19th day of
November, 2004 at 1:01 P.M.
Janis S. Gaylord DEPUTY
Hood River County Director of Records
and assessments. CLERK

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 in this Partition
Plat, the boundaries being described in Instrument
file number 20040638, recorded February 19,
2004 & instrument file number 821433, recorded
July 12, 1982, Hood River County Deed Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roy O. Gaylord
OREGON
JULY 13, 1979
ROY O. GAYLORD
1815
Expires June, 2005

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.

Richard A. Phillips 11-17-04
OWNER DATE
Darlene A. Phillips 11-17-04
OWNER DATE

This instrument was acknowledged before me on
the 17th day of November, 2004
by Janis S. Gaylord
Janis S. Gaylord
Notary Signature

STATE OF Oregon }
COUNTY OF Hood River } s.s.

Janis S. Gaylord
NOTARY PUBLIC - OREGON
COMMISSION NO. 351940
MY COMMISSION EXPIRES
December 12, 2005

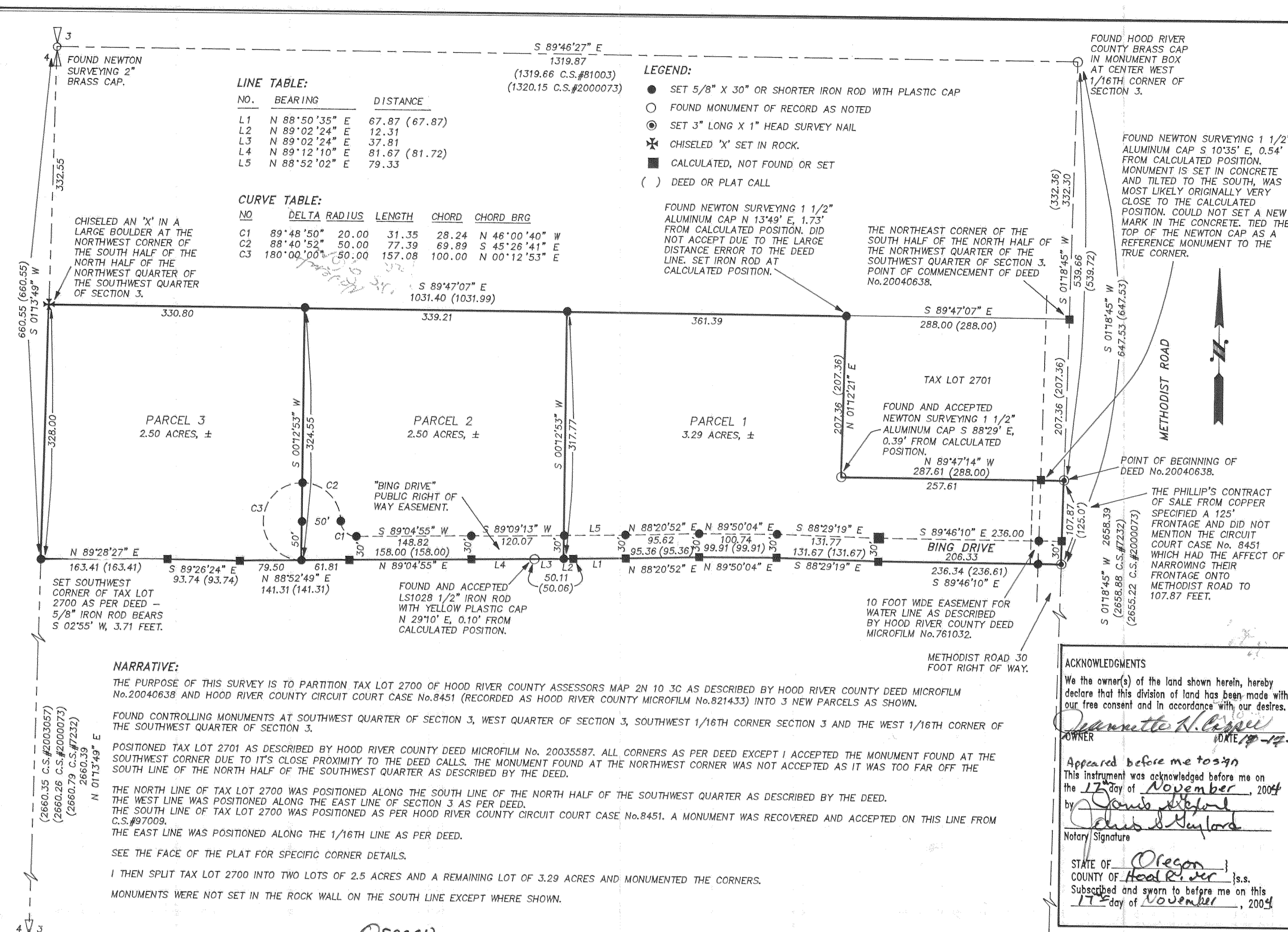
(Seal)

APPROVALS
I hereby certify that all taxes and assessments due
hereon have been fully paid as required by law.
Janis S. Gaylord
Hood River County Director of Budget and
FINANCE

I hereby certify this partition was ex-
amined and approved as of this 17th day
of November, 2004
Ronald L. White
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 19th day
of November, 2004

Planning File Number MP #04-088
W.D. Walker for Michael Benedict
Hood River County Planning Director



LINE TABLE:

NO.	BEARING	DISTANCE
L1	N 88°50'35" E	67.87 (67.87)
L2	N 89°02'24" E	12.31
L3	N 89°02'24" E	37.81
L4	N 89°12'10" E	81.67 (81.72)
L5	N 88°52'02" E	79.33

CURVE TABLE:

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	89°48'50"	20.00	31.35	28.24	N 46°00'40" W
C2	88°40'52"	50.00	77.39	69.89	S 45°26'41" E
C3	180°00'00"	50.00	157.08	100.00	N 00°12'53" E

- LEGEND:
- SET 5/8" X 30" OR SHORTER IRON ROD WITH PLASTIC CAP
 - FOUND MONUMENT OF RECORD AS NOTED
 - SET 3" LONG X 1" HEAD SURVEY NAIL
 - ✱ CHISELED 'X' SET IN ROCK.
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 2700 OF HOOD RIVER COUNTY ASSESSORS MAP 2N 10 3C AS DESCRIBED BY HOOD RIVER COUNTY DEED MICROFILM No.20040638 AND HOOD RIVER COUNTY CIRCUIT COURT CASE No.8451 (RECORDED AS HOOD RIVER COUNTY MICROFILM No.821433) INTO 3 NEW PARCELS AS SHOWN.

FOUND CONTROLLING MONUMENTS AT SOUTHWEST QUARTER OF SECTION 3, WEST QUARTER OF SECTION 3, SOUTHWEST 1/16TH CORNER SECTION 3 AND THE WEST 1/16TH CORNER OF THE SOUTHWEST QUARTER OF SECTION 3.

POSITIONED TAX LOT 2701 AS DESCRIBED BY HOOD RIVER COUNTY DEED MICROFILM No. 20035587. ALL CORNERS AS PER DEED EXCEPT I ACCEPTED THE MONUMENT FOUND AT THE SOUTHWEST CORNER DUE TO IT'S CLOSE PROXIMITY TO THE DEED CALLS. THE MONUMENT FOUND AT THE NORTHWEST CORNER WAS NOT ACCEPTED AS IT WAS TOO FAR OFF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER AS DESCRIBED BY THE DEED.

THE NORTH LINE OF TAX LOT 2700 WAS POSITIONED ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER AS DESCRIBED BY THE DEED. THE WEST LINE WAS POSITIONED ALONG THE EAST LINE OF SECTION 3 AS PER DEED. THE SOUTH LINE OF TAX LOT 2700 WAS POSITIONED AS PER HOOD RIVER COUNTY CIRCUIT COURT CASE No.8451. A MONUMENT WAS RECOVERED AND ACCEPTED ON THIS LINE FROM THE EAST LINE WAS POSITIONED ALONG THE 1/16TH LINE AS PER DEED.

SEE THE FACE OF THE PLAT FOR SPECIFIC CORNER DETAILS.

I THEN SPLIT TAX LOT 2700 INTO TWO LOTS OF 2.5 ACRES AND A REMAINING LOT OF 3.29 ACRES AND MONUMENTED THE CORNERS.

MONUMENTS WERE NOT SET IN THE ROCK WALL ON THE SOUTH LINE EXCEPT WHERE SHOWN.

REFERENCES:

- HOOD RIVER COUNTY ASSESSORS MAP 2N-10-3C REVISED 11/19/02.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#2003057.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#2000073.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#99030.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#98014.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#97009.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#81003.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#7232.
- HOOD RIVER COUNTY DEED MICROFILM No. 20040638.
- HOOD RIVER COUNTY CIRCUIT COURT CASE No.8451 RECORDED AS HOOD RIVER COUNTY MICROFILM #821433.
- HOOD RIVER COUNTY DEED MICROFILM No. 20035587.
- HOOD RIVER COUNTY DEED MICROFILM No. 891895.
- HOOD RIVER COUNTY DEED MICROFILM No. 841359.
- HOOD RIVER COUNTY DEED MICROFILM No. 761032.
- HOOD RIVER COUNTY DEED MICROFILM No. 731377.

LOCATION OF SURVEY:
PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON.

STATE OF Oregon }
COUNTY OF Hood River } s.s.
Subscribed and sworn to before me on this 17th day of November, 2004
by Janis S. Gaylord

STATE OF Oregon }
COUNTY OF Hood River } s.s.
Janis S. Gaylord
NOTARY PUBLIC - OREGON
COMMISSION NO. 351940
MY COMMISSION EXPIRES
December 12, 2005

STATE OF Oregon }
COUNTY OF Hood River } s.s.
Subscribed and sworn to before me on this 17th day of November, 2004
by Janis S. Gaylord

NAME Janis S. Gaylord
NOTARY PUBLIC - OREGON
COMMISSION NO. 351940
MY COMMISSION EXPIRES
12-12-05

DECLARATION:
I THE UNDERSIGNED, BEING THE FEE OWNER(S) OF THE LAND DESCRIBED HEREON, HEREBY OFFER FOR DEDICATION THE 30 FOOT IN EVEN WIDTH ROAD, LABELED HEREON AS "BING DRIVE", AS A PUBLIC RIGHT-OF-WAY FOR ROAD AND UNDERGROUND UTILITIES PURPOSE, TO BE MAINTAINED BY PARCEL OWNERS OF PROPERTIES USING THE ROADWAY.
Richard A. Phillips 11-17-04
DATE
Darlene A. Phillips 11-17-04
DATE

Jannette H. Copper 11/19/04
DATE
JANNETTE H. COPPER

PARTITION PLAT
FOR
RICHARD A. & DARLENE A. PHILLIPS

FILED
NOV 23 2004
Ronald L. White
COUNTY CLERK

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.
Jannette H. Copper
OWNER DATE

Appeared before me to sign
This instrument was acknowledged before me on
the 17th day of November, 2004
by Janis S. Gaylord
Janis S. Gaylord
Notary Signature

STATE OF Oregon }
COUNTY OF Hood River } s.s.

Subscribed and sworn to before me on this
17th day of November, 2004

SCALE: 1"=100 FEET
0 50 100 200
N.A.D. 1983, OREGON NORTH, GRID BEARINGS

TERRA SURVEYING

DATE: NOVEMBER, 2004
SCALE: 1" = 100'
PROJECT: 204039PART
ASSESSORS TAX MAP: 2N-10-3C
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-MAIL: terra@gorga.net

CS 2004 080

Area: 11/17/04
Hood River
Plat