

MAR 30 2 16 PM '05

File Number 200508P
Instrument received on the 30th day of
March, 2005 at 2:16 P.M.

Yvonne Day-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
No. 20041145, Memorandum of Contract of Sale,
Recorded March 24, 2004, 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.

Black & White Real Estate LLC
Eric Shemp *Janis S. Gaylord*
OWNER DATE
3/24/05

This instrument was acknowledged before me on
the 24th day of March, 2005

by *Eric Shemp*
Janis S. Gaylord
Notary Signature

STATE OF Oregon }
COUNTY OF Hood River } s.s.
Subscribed and sworn to before me on this
24th day of March, 2005

Name: *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.

Andrew Brown
Hood River County Director of Budget and
Finance

I hereby certify this partition was ex-
amined and approved as of this 24th day
of MARCH, 2005

Roy O. Gaylord
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 29th day
of MARCH, 2005

Planning File Number 2004-53
GS
City of Hood River Planning Director

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.
William Family Trust *3/26/2005*
OWNER DATE
Scot Van Ras *3/26/2005*
OWNER DATE
This instrument was acknowledged before me on
the 26th day of March, 2005
by *Scot Van Ras*
by *Patricia H. Kofczynski*
Notary Signature
STATE OF Oregon }
COUNTY OF Benton } s.s.
Subscribed and sworn to before me on this
26th day of March, 2005.
Name: *Patricia H. Kofczynski*
NOTARY PUBLIC - OREGON
COMMISSION NO. 376105
MY COMMISSION EXPIRES
JAN 9, 2008

LOCATION OF SURVEY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3
NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER
COUNTY, OREGON.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- ⊙ FOUND 1" HEAD X 3" LONG SURVEY NAIL
- ✱ FOUND RAILROAD SPIKE IN ASPHALT
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

FOUND "T" BAR (VERTICAL IRON
RAIL) WITH A DIMPLE HOLE MADE
BY TERRA SURVEYING IN 1985.
THE IRON RAIL IS SHOWN ON THE
OLD RAILROAD MAPS AS AN
ANGLE POINT OF THEIR ORIGINAL
RIGHT OF WAY.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION
THE PREVIOUSLY SURVEYED TAX LOT 200 BY TERRA
SURVEYING. PROPERTY CORNERS WERE LOCATED AND
VERIFIED THAT NONE HAD BEEN DISTURBED. TWO
NEW CORNERS WERE SET TO DEFINE PARCEL 1 AND
2. EASEMENTS WERE REVIEWED AND THE LOCATABLE,
EXISTING ONES ARE SHOWN ON THE FACE OF THE
PLAT. NO NEW EASEMENTS WERE CREATED DURING
THE COURSE OF THE PARTITION.

REFERENCES:

- HOOD RIVER COUNTY SURVEY NO. 0691.
- HOOD RIVER COUNTY SURVEY NO. 88024.
- HOOD RIVER COUNTY SURVEY NO. 98048.
- HOOD RIVER COUNTY SURVEY NO. 2000051.
- HOOD RIVER COUNTY DEED RECORDING NO. 20024088.
- HOOD RIVER COUNTY SURVEY NO. 2004074.

FILED

APR 4 2005
Roy O. Gaylord
COUNTY SURVEYOR

MEADOW OUTDOOR ADVERTISING LEASE No. 962609
HAS A SOMEWHAT INDEFINITE LEGAL DESCRIPTION
BUT APPEARS TO REFER TO THIS AREA. SIGN
BILLBOARDS THAT ARE VISIBLE TO EASTBOUND AND
WESTBOUND TRAVELERS ON HWY. 84.

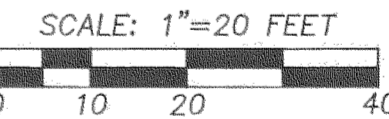
SEARCHED FOR THE PERKINS
IRON PIPE AND FOUND NOTHING.
SET NEW 5/8" IRON ROD AT
CORNER AT THE CALCULATED
POSITION DURING THE PREVIOUS
BOUNDARY SURVEY.

23.24 47.05
N 01°27'40" E 73.59
S 57°08'14" E 136.45
CITY OF HOOD RIVER 10'
SANITARY SEWER LINE EASEMENT
RECORDING No. 671198 APPEARS
TO AFFECT THE WESTERLY 10
FEET OF PARCELS 2 AS SHOWN.
THE DESCRIPTION APPEARS TO
DESCRIBE SOMETHING BUT AM
NOT SURE OF IT'S LOCATION.
THESE 2 POINTS ARE
THE SAME POINT. THE
LINE WAS BROKEN TO
FIT THE DRAWING ON
THE MAP
(217.00)
216.32
FOUND THE 5/8" INSIDE DIAMETER IRON
PIPE SET BY PERKINS IN MAY OF 1957.
USED THE PIPE AND THE CALCULATED
POINT AT THE SOUTHWEST CORNER TO
PROJECT THE DEED LINE ON NORTH.
FOUND A 3/4" IRON PIPE PARTLY
OUT OF THE GROUND AND BENT
OVER. WAS ABOUT 0.4'
NORTHEASTERLY OF THE
CALCULATED LINE. SET A 5/8"
IRON ROD DURING THE BOUNDARY
SURVEY AT CORNER & ADJACENT
TO THE BENT PIPE. LET THE PIPE
REMAIN IN THE GROUND.
FOUND A 5/8" INSIDE DIAMETER IRON PIPE OF
PERKINS. HELD FOR LINE
AND DISTANCE.
FOUND TERRA 5/8" IRON ROD
SET DURING PREVIOUS SURVEY.
THE PREVIOUS SURVEY WAS
BASED IN DATA COLLECTED IN
1986.
FOUND 3/8" IRON PIPE BEFORE
THE RECONSTRUCTION OF THE OLD
INDUSTRIAL STREET. I LOCATED THE
PIPE AND SHOWED IT ON COUNTY
SURVEY (C.S. #) 88024. A SURVEY
NAIL WAS SET AT THIS POSITION
DUE TO ROAD WORKS ON THE
STREET.
FOUND RAILROAD
SPIKE WITH DIMPLE
IN ASPHALT
REPLACED THE 5/8" IRON ROD SET IN
1988 BECAUSE THERE HAD BEEN FILL
PLACED ON THE ADJACENT PROPERTY.
SET THE CORNER AT THE DEED CALL
DISTANCE.
THIS POINT BEING 591.98 FEET FROM THE DLC
No. 38'S NORTHEAST CORNER.
TELEPHONE RIGHT OF WAY EASEMENT No. 891123(3) IS
CONTAINED WITHIN THE PUBLIC EASEMENT & HAS AN
APPROXIMATE LOCATION AS SHOWN.
PORT DEDICATION OF A PUBLIC RIGHT OF WAY RECORDING
No. 982906 (DOT HATCHED AREA). THE DEDICATION IS
SHOWN WITH DIMENSIONS ON PARTITION PLAT 9817,
RECORDED JUNE 29, 1998, HOOD RIVER COUNTY PARTITION
PLAT RECORDS.

PARCEL 2
CONTAINS 33,045 Sq. Ft., ±

PARCEL 1
CONTAINS 16,070 Sq. Ft., ±

THE HILLYARDS GRANTED THE CITY OF HOOD RIVER AN
EASEMENT FOR A PUBLIC STREET, ETC BY INSTRUMENT
No. 860409, RECORDED MARCH 10, 1986. I USED 50'
RADIUS, CHORD OF 88.67' AND THE CLOSING DISTANCE
OF 30' TO BEST FIT THE EASEMENT TO MY SURVEY.



BASIS OF BEARING:
1986 CITY OF HOOD RIVER DATUM.

TERRA SURVEYING

DATE: MARCH, 2005
SCALE: 1" = 20'
PROJECT: 205011PARTITION
ASSESSORS MAP: 3N-10E-25CB TL. 200
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

PARTITION PLAT
for
BLACK AND WHITE REAL ESTATE, L.L.C.

GS 2005 025