

NORTHWEST CORNER
SECTION 3
FOUND BRASS CAP
TIED JULY 1998

LINE	LENGTH	BEARING
L1	53.31	S61°18'52"E
L2	19.71	S52°28'30"E
L3	46.75	S52°28'30"E
L4	18.37	S03°38'29"W
L5	29.74	S47°40'44"E
L6	27.62	S46°25'30"E
L7	46.36	N88°31'27"E
L8	21.68	S66°46'50"E
L9	48.56	S45°53'11"E
L10	19.47	S50°51'01"E
L11	35.00	N00°21'27"W
L12	50.00	N89°38'33"E
L13	25.15	S89°38'54"W
L14	14.64	S89°38'54"W
L15	4.92	S00°10'31"E
L16	50.00	S00°10'31"E
L17	30.00	N89°38'33"E

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THOSE TRACTS OF LAND DESCRIBED IN DEED RECORDED AS FEE NO. 931052 INTO TWO PARCELS. MONUMENTS FOUND AT THE NORTHWEST SECTION CORNER AND THE WEST QUARTER CORNER WERE ACCEPTED TO ESTABLISH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3. THE SOUTHWEST CORNER WAS ESTABLISHED AT DEED DISTANCE SOUTH OF THE NORTHWEST SECTION CORNER. SAID SOUTHWEST CORNER AND AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 9905 WERE HELD TO ESTABLISH THE DIRECTION OF THE SOUTH LINE. THE SOUTHEAST CORNER WAS ESTABLISHED AT THE INTERSECTION OF SAID SOUTH LINE WITH THE WESTERLY LINE OF THE FARMERS IRRIGATING COMPANY RIGHT OF WAY. THE MOST NORTHERLY CORNER WAS ESTABLISHED AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3. THE CENTERLINE OF THE IRRIGATION DITCH HAS HISTORICALLY BEEN ACCEPTED AS THE CENTERLINE OF THE RIGHT OF WAY. AT THE TIME OF THIS SURVEY A PIPELINE HAD BEEN INSTALLED AND THE DITCH FILLED IN. I HELD PARTITION PLAT 9905 DATA AND ABOVEGROUND EVIDENCE OF THE OLD DITCH TO ESTABLISH THE RIGHT OF WAY. THE PARTITION LINE WAS ESTABLISHED AS PER CLIENT INSTRUCTION.

SUBJECT TO AN EASEMENT FOR THE PURPOSE OF USING, MAINTAINING AND REPAIRING A WATER LINE AS SHOWN IN CONTRACT RECORDED OCTOBER 27, 1969 AS FEE NO. 691516.

PARTITION PLAT

SITUATED IN THE NORTHWEST QUARTER OF SECTION 3
T2 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: KEVIN AND KAREN BELLUS

Filed
Records and Assessment
Hood River Co.
Sep 30 10:31 AM '05

Partition Plat # 200523P
Instrument received on the 30th
day of September 2005
at 10:31 AM.
[Signature] (Clerk)
Hood River Director of Records
and Assessments

SURVEYOR'S CERTIFICATE:
Kevin Dowd
say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described in instrument: FEE NO. 931052, RECORDED APRIL 8, 1993 HOOD RIVER COUNTY DEED RECORDS TO FORREST KEVIN BELLUS AND KAREN BELLUS

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.
Kevin Bellus 8-28-05
OWNER DATE

This instrument was acknowledged before me on 28 day of August 2005 by Forrest Kevin Bellus

Annette Santacrose-Dowd
Notary signature
Annette Santacrose-Dowd
NOTARY PUBLIC - OREGON
COMMISSION No. 347922
My commission expires September 14, 2005

Karen E. Bellus 8-27-05
OWNER DATE

This instrument was acknowledged before me on 28 day of August 2005 by Karen E. Bellus

Annette Santacrose-Dowd
Notary signature
Annette Santacrose-Dowd
NOTARY PUBLIC - OREGON
COMMISSION No. 347922
My commission expires September 14, 2005

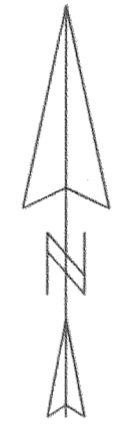
APPROVALS:
I hereby certify that all taxes and assessment due hereon have been fully paid or required by law.
[Signature]
Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 30th day of August, 2005
[Signature]
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 30th day of September, 2005
Planning File Number # 05-045
[Signature]
Hood River County Planning Director

REGISTERED PROFESSIONAL LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-05
AUGUST 27, 2005



SCALE 1 = 60 FEET
BASIS OF BEARING: ASSUMED

DEWAL DRIVE

30' NONEXCLUSIVE EASEMENT FOR ROADWAY AND UTILITIES AS PER FEE NO. 931052 (INTERSECTS WITH METHODIST ROAD TO EAST) SEE NOTES

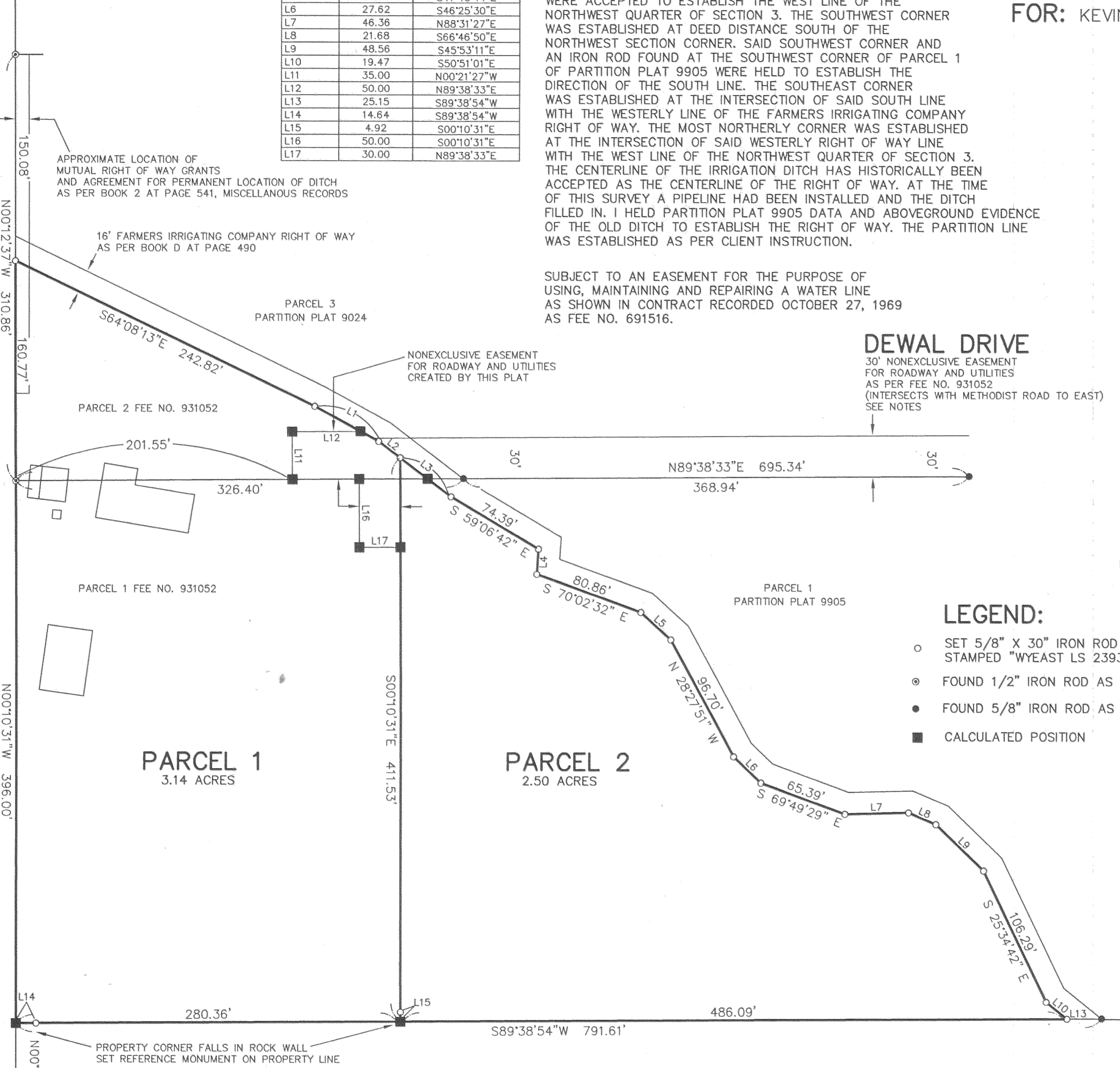
LEGEND:

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST LS 2393"
- ⊙ FOUND 1/2" IRON ROD AS PER PARTITION PLAT 9024
- FOUND 5/8" IRON ROD AS PER PARTITION PLAT 9905
- CALCULATED POSITION

FILED

OCT 3 2005
[Signature]
CLERK

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



APPROXIMATE LOCATION OF MUTUAL RIGHT OF WAY GRANTS AND AGREEMENT FOR PERMANENT LOCATION OF DITCH AS PER BOOK 2 AT PAGE 541, MISCELLANEOUS RECORDS

16' FARMERS IRRIGATING COMPANY RIGHT OF WAY AS PER BOOK D AT PAGE 490

NONEXCLUSIVE EASEMENT FOR ROADWAY AND UTILITIES CREATED BY THIS PLAT

PARCEL 2 FEE NO. 931052

PARCEL 1 FEE NO. 931052

PARCEL 1
3.14 ACRES

PARCEL 2
2.50 ACRES

PROPERTY CORNER FALLS IN ROCK WALL SET REFERENCE MONUMENT ON PROPERTY LINE

NOTES:

FEE NO. 931052 MODIFIED THE WESTERLY EXTENTS OF THE ROADWAY AND UTILITY EASEMENT AS DESCRIBED IN FEE NO. 790144 AND DEPICTED BY PARTITION PLAT 90-024.
THE TAX ASSESSOR'S MAP SHOWS COUNTY ORDINANCE NO. 117 IMPACTING THE SUBJECT PROPERTY. THE PURPOSE OF THE ORDINANCE IS TO ASSIGN A STREET NAME. THE EXISTING RIORDAN HILL DRIVE TERMINATES TO THE WEST OF THE SUBJECT PROPERTY. FOUND NO EVIDENCE OF AN EXISTING RIGHT OF WAY ENCUMBERING THE SUBJECT PROPERTY.

WEST QUARTER CORNER
SECTION 3
FOUND IRON PIPE/CAP

CS2005 077

TAX LOT 3401, 2N 10 3B