

Dec 29 2 58 PM '05

Partition Plat # 2005270

Instrument received on the 29<sup>th</sup>  
day of December 2005  
at 2:58 P.M.  
Kevin Dowd (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:  
MF NO. 982714, RECORDED JUNE 17, 1998  
HOOD RIVER COUNTY DEED RECORDS TO  
JEFFERY A. OSBORN AND  
JACQUELINE R. OSBORN

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.  
Jeff Osborn 12/9/05  
OWNER DATE

This instrument was acknowledged before me  
on 9<sup>th</sup> day of December 2005  
by Jeffery Osborn  
Jessie L. Slink  
Notary signature

NOTARY PUBLIC - OREGON  
COMMISSION No. 388790  
My commission expires 2/15/09  
Jacqueline R. Osborn 12/9/05  
OWNER DATE

This instrument was acknowledged before me  
on 9<sup>th</sup> day of December 2005  
by Jacqueline Osborn  
Renée Webb  
Notary signature

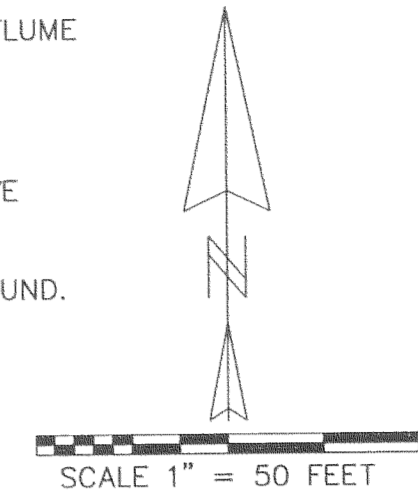
NOTARY PUBLIC - OREGON  
COMMISSION No. 356966  
My commission expires 5-25-06

APPROVALS:  
I hereby certify that all taxes and  
assessment due hereon have been fully  
paid as required by law.  
Hood River County Director of  
Budget and Finance  
I hereby certify this partition was  
examined and approved as of this 16<sup>th</sup>  
day of December, 2005  
Ronald Tolts  
Hood River County Surveyor

I hereby certify this partition was  
examined and approved as of this 22nd  
day of December, 2005  
Planning File Number #04-332  
Dee Bannard  
Hood River County Planning Director

SUBJECT TO RIGHT OF WAY EASEMENT FOR DITCH OR FLUME  
GRANTED TO FARMERS IRRIGATING COMPANY  
RECORDED SEPTEMBER 27, 1904 IN BOOK D, PAGE 587  
HOOD RIVER COUNTY DEED RECORDS.

IF THE CURRENT SEPTIC SYSTEM FAILS, AN ALTERNATIVE  
TREATMENT OR USE OF A HOLDING TANK SHALL BE  
REQUIRED IF A SUITABLE SITE FOR A REPLACEMENT  
SYSTEM WITH APPROPRIATE EASEMENTS CANNOT BE FOUND.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Kevin Dowd  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-05  
NOVEMBER 21, 2005

LEGEND:

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP  
STAMPED "WYEAST LS 2393"
- ⊙ SET NAIL WITH BRASS WASHER  
STAMPED "WYEAST SURVEYS 2393"
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION

LINE	LENGTH	BEARING
L1	32.62	N88°41'10"E
L2	31.47	S88°39'55"W
L3	0.46	N88°41'10"E
L4		NOT USED
L5		NOT USED
L6		NOT USED
L7	84.84	S00°00'00"E
L8	85.76	S88°39'55"W
L9	85.85	S89°17'57"E
L10	31.48	N89°16'27"W
L11	10.37	S00°22'03"W
L12	25.14	S71°55'42"W
L13	37.57	N90°00'00"E
L14	6.50	N00°00'00"E
L15	78.58	N88°41'10"E
L16	35.00	S00°00'00"E
L17	68.56	N90°00'00"W
L18	57.40	S00°00'00"E
L19	10.00	N90°00'00"W
L20	62.09	N00°00'00"E
L21	37.57	N90°00'00"W
L22	22.00	N00°00'00"E

PARTITION PLAT

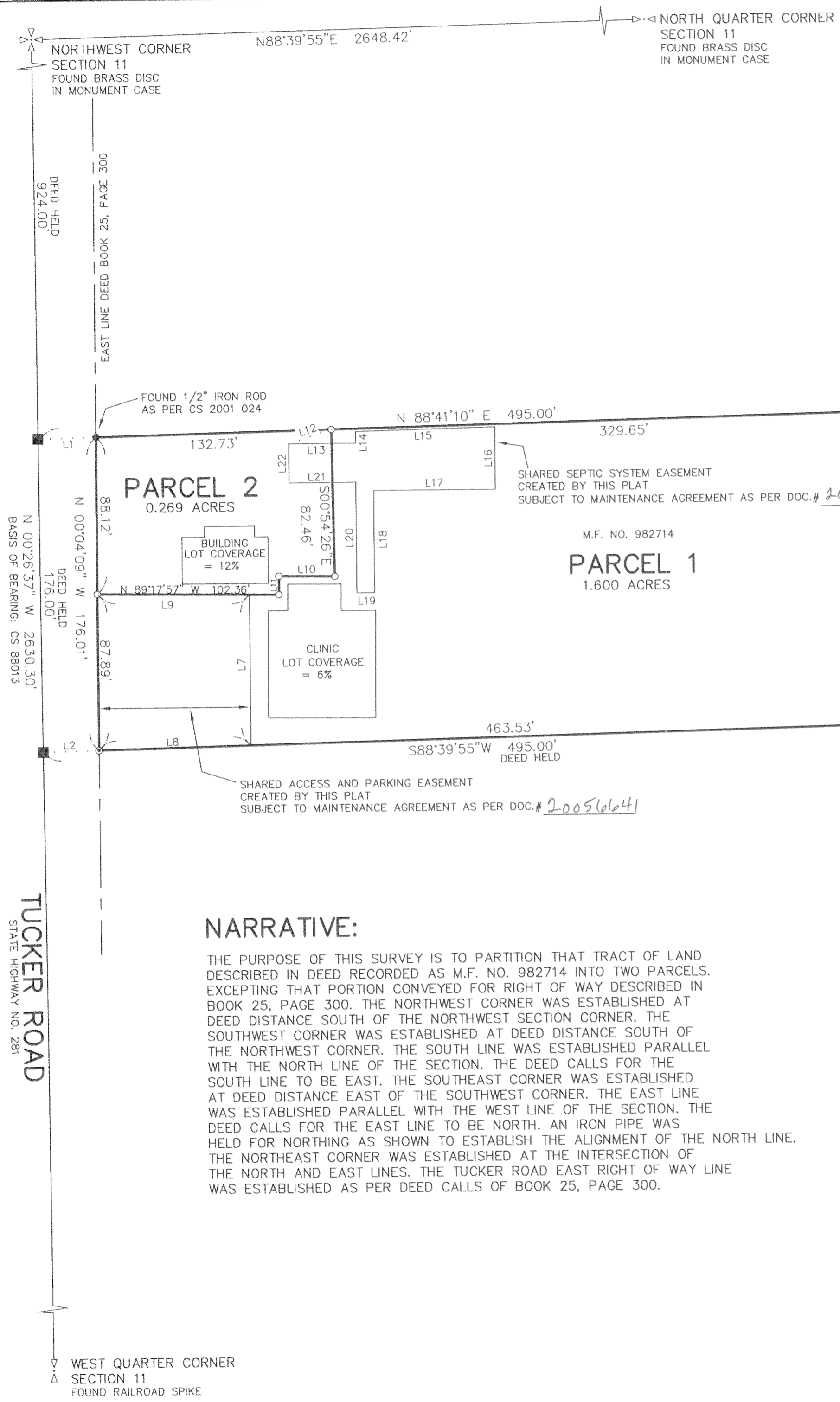
SITUATED IN THE NORTHWEST QUARTER  
OF SECTION 11  
T2 NORTH, R10 EAST, W.M.  
HOOD RIVER COUNTY, OREGON

FOR: JEFF OSBORN

FILED

JAN 5 2006  
Ronald Tolts  
Hood River County Surveyor

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



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND  
DESCRIBED IN DEED RECORDED AS M.F. NO. 982714 INTO TWO PARCELS.  
EXCEPTING THAT PORTION CONVEYED FOR RIGHT OF WAY DESCRIBED IN  
BOOK 25, PAGE 300. THE NORTHWEST CORNER WAS ESTABLISHED AT  
DEED DISTANCE SOUTH OF THE NORTHWEST SECTION CORNER. THE  
SOUTHWEST CORNER WAS ESTABLISHED AT DEED DISTANCE SOUTH OF  
THE NORTHWEST CORNER. THE SOUTH LINE WAS ESTABLISHED PARALLEL  
WITH THE NORTH LINE OF THE SECTION. THE DEED CALLS FOR THE  
SOUTH LINE TO BE EAST. THE SOUTHEAST CORNER WAS ESTABLISHED  
AT DEED DISTANCE EAST OF THE SOUTHWEST CORNER. THE EAST LINE  
WAS ESTABLISHED PARALLEL WITH THE WEST LINE OF THE SECTION. THE  
DEED CALLS FOR THE EAST LINE TO BE NORTH. AN IRON PIPE WAS  
HELD FOR NORTHING AS SHOWN TO ESTABLISH THE ALIGNMENT OF THE NORTH LINE.  
THE NORTHEAST CORNER WAS ESTABLISHED AT THE INTERSECTION OF  
THE NORTH AND EAST LINES. THE TUCKER ROAD EAST RIGHT OF WAY LINE  
WAS ESTABLISHED AS PER DEED CALLS OF BOOK 25, PAGE 300.