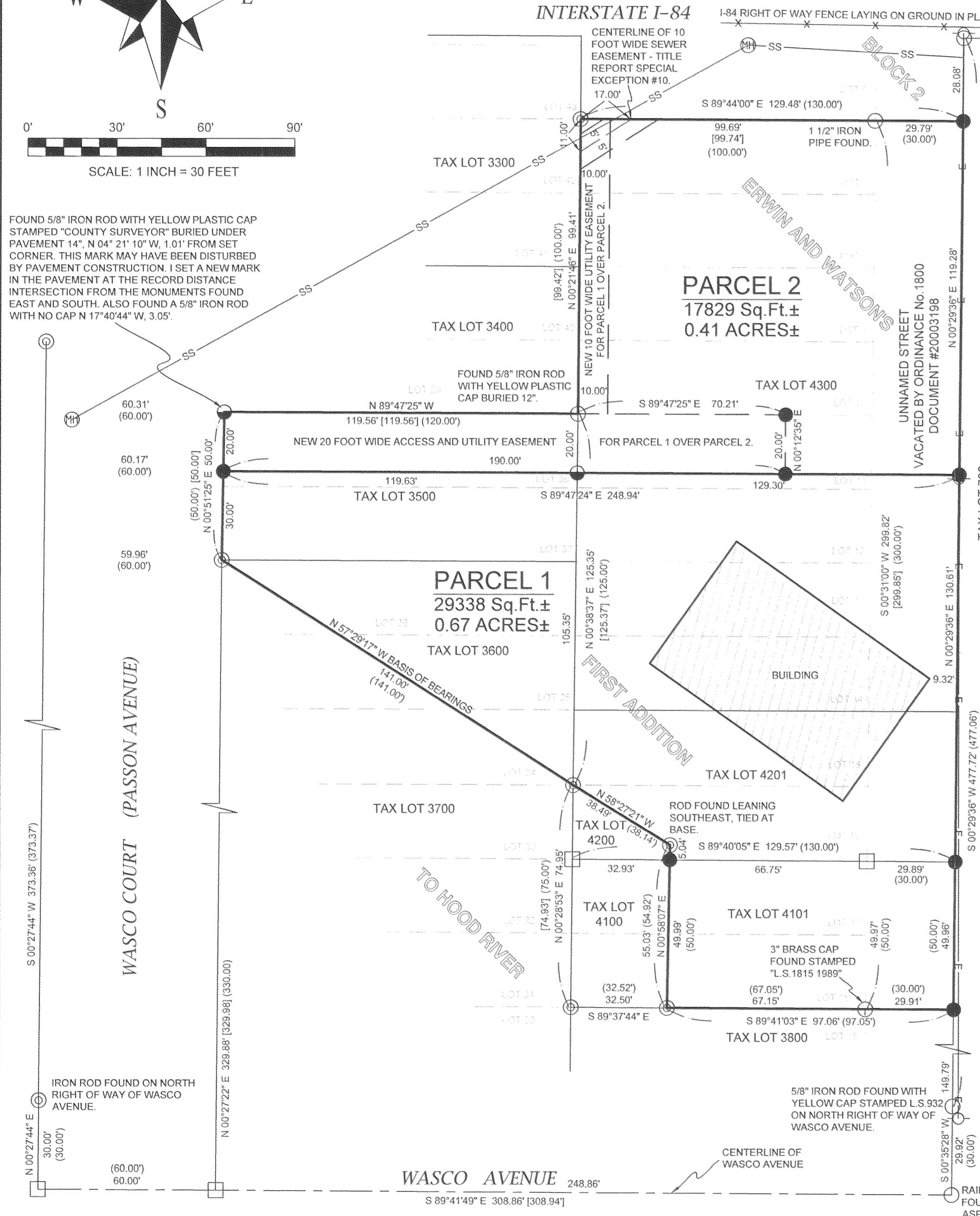


SCALE: 1 INCH = 30 FEET

PARTITION PLAT
TAX LOTS 3500, 3600, 4300, 4201 & 4101, 3N-10E-26CA, IN THE NE 1/4 OF THE SW 1/4 OF SECTION 26 T3N, R10E, W.M., CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON, FOR BRUCE PETERSON & AMY PETERSON.

FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COUNTY SURVEYOR" BURIED UNDER PAVEMENT 14", N 04° 21' 10" W, 1.01' FROM SET CORNER. THIS MARK MAY HAVE BEEN DISTURBED BY PAVEMENT CONSTRUCTION. I SET A NEW MARK IN THE PAVEMENT AT THE RECORD DISTANCE INTERSECTION FROM THE MONUMENTS FOUND EAST AND SOUTH. ALSO FOUND A 5/8" IRON ROD WITH NO CAP N 17° 40' 44" W, 3.05'.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOTS 3500, 3600, 4300, 4201 & 4101, OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-26CA INTO TWO NEW PARCELS AS SHOWN. THE LAND IS DESCRIBED IN DEED OF TRUST, RECORDED DECEMBER 14, 2004, AS DOCUMENT #20045716. MONUMENTS WERE FOUND FROM BOUNDARY LINE ADJUSTMENT C.S.#99074 AND ACCEPTED EXCEPT FOR THE NORTHWEST CORNER OF TAX LOT 3500 AS SHOWN. THE UNNAMED STREET VACATED BY DOCUMENT #20003198 CREATES ADDITIONAL LAND IN THIS PARTITION NOT DESCRIBED IN THE ABOVE REFERENCED DEED. MONUMENTS FROM C.S.#90015 WERE FOUND AND ACCEPTED ON THE EAST LINE OF THIS VACATED STREET. TWO NEW EASEMENTS ARE CREATED BY THIS PARTITION AS SHOWN. NO EXISTING EASEMENT WAS LOCATED FOR THE POWER LINE ON THE EAST LINE OF THE PROPERTY, THIS IS LIKELY DUE TO IT BEING IN A PORTION OF VACATED PUBLIC ROADWAY, THERE MAY NOW BE A PRESCRIPTIVE EASEMENT FOR THIS LINE.

REFERENCES:

- THE FOLLOWING DOCUMENTS WERE USED IN PREPARING THIS SURVEY.
- AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE NUMBER 0035551, DATED APRIL 5, 2006.
 - VACATION ORDINANCE No.1800, RECORDED AUGUST 24, 2000, AS DOCUMENT #20003198.
- TITLE REPORT SPECIAL EXCEPTIONS:
- #9: EASEMENTS CONTAINED IN WARRANTY DEED RECORDED MARCH 24, 1923, IN BOOK 17 OF DEEDS, PAGE 162. DESCRIBES A PIPELINE RIGHT OF WAY FROM AN EXISTING SPRING ON THE PROPERTY AND A 20 FOOT WIDE PRIVATE ROADWAY RIGHT OF WAY, LIKELY OVER A ROAD THAT EXISTED IN 1923. NO EXACT LOCATION GIVEN AND NOT LOCATED ON THIS SURVEY.
 - #10: SEWER EASEMENT RECORDED OCTOBER 29, 1971, AS MICROFILM #712201. LOCATED AS SHOWN.
 - #11: EASEMENT RECORDED DECEMBER 2, 1992, AS MICROFILM #923517. FOR ACCESS TO AN IRRIGATION BOX, DESCRIBES THE LOCATION TO BE WEST OF THE PROPERTY. NOT SHOWN ON THIS SURVEY.
 - #12: BOUNDARY LINE ADJUSTMENT RECORDED SEPTEMBER 14, 1999, AS DOCUMENT #994136. (INCORRECTLY DESCRIBED AS DOCUMENT #994186 BY THE TITLE REPORT). CREATED THE LINES SEPARATING THE CURRENT TAX LOTS 3600, 3700, 4100, 4200, 4101 & 4201.
 - #13: TEMPORARY EASEMENT RECORDED JULY 28, 2000, AS DOCUMENT #20002784. FOR USE OF A PRIVATE DRIVEWAY TO ACCESS TAX LOT 700 TO THE EAST OF THE SUBJECT PROPERTY. NO WIDTH GIVEN AND NOT SHOWN ON THIS SURVEY.
 - #14: TEMPORARY EASEMENT RECORDED JULY 28, 2000, AS DOCUMENT #20002785. FOR INSTALLATION OF PRIVATE WATER LINE AND NATURAL GAS SERVICE TO RUN FROM THE WESTERLY SIDE OF WASCO COURT TO THE PRIVATE DRIVEWAY ON THE SUBJECT PROPERTY. NO WIDTH GIVEN AND NOT SHOWN ON THIS SURVEY.
 - #15: DECLARATION OF DEED RESTRICTIONS, RECORDED AUGUST 24, 2000, AS DOCUMENT #20003206.
 - #16: DEED OF TRUST, RECORDED DECEMBER 14, 2004, AS DOCUMENT #20045716.
 - #17: ASSIGNMENTS OF RENTS, RECORDED DECEMBER 14, 2004, AS DOCUMENT #20045717.

ADDITIONAL DEED DOCUMENTS:

- WARRANTY DEED RECORDED OCTOBER 30, 2001, AS DOCUMENT #20014619. (TAX LOT 3800).
 - QUITCLAIM DEED RECORDED MAY 8, 2000, AS DOCUMENT #20001655. (TAX LOTS 4100 & 4200).
 - BARGAIN AND SALE DEED, RECORDED MAY 8, 1997, AS MICROFILM #971568. (TAX LOTS 3300 & 3400).
- SURVEYS:
- PLAT OF ERWIN AND WATSON'S FIRST ADDITION TO HOOD RIVER, DATED AUGUST 16, 1890.
 - SURVEY, FILED APRIL 20, 1990, AS C.S.#90015.
 - SURVEY, FILED APRIL 20, 1990, AS C.S.#90020.
 - PROPOSED LAND EXCHANGE AND BOUNDARY LINE ADJUSTMENT, FILED JANUARY 6, 1999, AS C.S.#99001.
 - BOUNDARY LINE ADJUSTMENT, FILED OCTOBER 27, 1999, AS C.S.#99074.
 - RIGHT OF WAY DEDICATION SURVEY, FILED SEPTEMBER 22, 2004, AS C.S.#2004060.
 - PLAT OF "WASCO BUSINESS PARK" SUBDIVISION, FILED OCTOBER 12, 2005, AS C.S.#2005081.
- HOOD RIVER COUNTY ASSESSORS MAPS: 3N-10E-26CA AND 3N-10E-26CA.

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051"
- SET 3" LONG NAIL WITH 1" TOP STAMPED "SURVEY MARK"
- 5/8" IRON ROD FOUND WITH RED PLASTIC CAP STAMPED P.L.S.1815.
- FOUND MONUMENT OF RECORD AS NOTED.
- CALCULATED CORNER OR MONUMENT, NOT FOUND OR SET
- (50.00') ORIGINAL DISTANCE
- [50.00'] C.S.#99074 DISTANCE
- X-X FENCE
- Ⓜ SANITARY SEWER MAN HOLE
- SS— SANITARY SEWER LINE
- E— OVERHEAD POWER LINE
- POWER POLE

BASIS OF BEARINGS:

1986 CITY OF HOOD RIVER DATUM AS PER C.S.#99074.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2007

PROJECT NUMBER: 2006001
DATE OF SURVEY: APRIL & MAY, 2006
DATE OF DRAWING: MAY 10, 2006
HOOD RIVER COUNTY ASSESSORS MAP: 3N-10E-26CA

COLUMBIA RIVER SURVEYING & MAPPING

216 CASCADE AVE, SUITE 23
HOOD RIVER, OREGON, 97031
PHONE/FAX: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM

FILED

JUN 7 2006
BRUCE PETERSON

PARTITION PLAT No. 200616P
instrument received on the 2ND
day of JUNE, 2006
at 10:48 A.M.

SURVEYOR'S CERTIFICATE:
I, Bradley J. Cross, 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 Document #20045716, recorded December 14, 2006, Hood River County Records to Bruce Peterson and Amy Peterson.

Bradley J. Cross
Bradley J. Cross P.L.S.60051

ACKNOWLEDGMENTS:
We, the owners 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 and by this plat create the easements shown hereon for the stated purposes.

Bruce Peterson 5-26-06
Bruce Peterson Date

Amy Peterson 5-26-06
Amy Peterson Date

This instrument was acknowledged before me on this 26 Day of May, 2006 by the above signed.

Robert K. Wymore
Notary Signature

Roberta K. Wymore
Notary Name

STATE OF OREGON
COUNTY OF HOOD RIVER
COMMISSION No. 380421
MY COMMISSION EXPIRES 5-29-08

APPROVALS:
I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.

Donald Brown
Hood River County Director of Budget and Finance.

I hereby certify this partition was examined and approved as of this 30th day of MAY, 2006

Ronald Tolts
Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this 1st day of JUNE, 2006

Cynthia Walbridge
Hood River City Planning Director.