

PARTITION PLAT

TAX LOT 1800, 1N-10E-15

PORTION OF GOVERNMENT LOT 14 LOCATED IN THE SW 1/4 OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON.
FOR MAIDEE & ARNOLD KIRKEBY

FILED

APR 18 2007

April Photo
COUNTY SURVEYOR
DEPUTY

RECORDING INFORMATION:

PARTITION PLAT No. 2007010P
instrument received on the 12th
day of April, 2007
at 2:07 P.M.
Bradley J. Cross
Hood River County Director of Records and Assessments

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 #20054131, recorded August 5, 2005, Hood River County Records to Arnold C. Kirkeby, Trustee of the Arnold C. Kirkeby Trust.

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

ACKNOWLEDGMENTS:

I, the owner of the land shown herein, hereby declare that this division of land has been made with my free consent and in accordance with my desires.

I, the undersigned hereby dedicate, grant and donate 30.00 feet of right-of-way as shown on this plat to the use of the public forever for road and utility purposes.

Arnold C. Kirkeby 10/10/06
Arnold C. Kirkeby, Trustee of the Arnold C. Kirkeby Trust

This instrument was acknowledged before me on this 10th Day of October 2006 by the above signed.

Camille M. Laraneta
Camille M. Laraneta
Notary Signature
Notary Name

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
COMMISSION No. 1679392
MY COMMISSION EXPIRES 7/21/2010

APPROVALS:

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
Amanda Boray
Amanda Boray
Hood River County Director of Budget and Finance.

I hereby certify this partition was examined and approved as of this 25th day of OCTOBER, 2006.
April Photo
April Photo
Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this AND day of April, 2007.
M. Benedict #05-253
M. Benedict #05-253
Hood River County Planning Director.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1800, OF HOOD RIVER COUNTY ASSESSORS MAP 1N-10E-15 INTO TWO NEW PARCELS AS SHOWN. AMERITITLE PRELIMINARY TITLE REPORT #3, TITLE No.0033911, DATED AUGUST 2, 2005, WAS PROVIDED BY THE CLIENT AND DESCRIBES THE LAND IN THE LEGAL DESCRIPTION TITLED "AMENDED EXHIBIT A". THE LEGAL DESCRIPTION IS THE SAME AS THAT IN STATUTORY WARRANTY DEED DOCUMENT #20054131. THE LEGAL DESCRIPTION APPEARS TO BE BASED ON THE PROPERTY LINE ADJUSTMENT C.S.#2005060, DATED AUGUST, 2005. ALL RELEVANT CORNERS FORM C.S.#2005060 WERE RECOVERED AND CORRELATE WITH THE LEGAL DESCRIPTION. THE SOUTH LINE OF SECTION 15, ALSO BEING THE SOUTH LINE OF GOVERNMENT LOT 14 WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT FOR THE SOUTH QUARTER CORNER OF SECTION 15 AND PRODUCING THE LINE THROUGH A POINT 1.57 FEET SOUTH OF THE 1" IRON PIPE FOUND NEAR THE SOUTHEAST CORNER OF GOVERNMENT LOT 14 AS PER C.S.#2005060. 30 FEET OF RIGHT OF WAY IS BEING DEDICATED AS SHOWN BY THIS PLAT.

REFERENCES:

THE FOLLOWING DOCUMENTS WERE USED IN PREPARING THIS SURVEY.

AMERITITLE PRELIMINARY TITLE REPORT #3, TITLE NUMBER 0033911, DATED AUGUST 2, 2005.
STATUTORY WARRANTY DEED, RECORDED AUGUST 5, 2005, AS DOCUMENT #20054131. (TAX LOT 1800).
WARRANTY DEED RECORDED MARCH 17, 1993, AS MICROFILM #930798. (EXCEPTION OF HIGHWAY FROM TAX LOT 1800).

EASEMENTS NOTED IN THE TITLE REPORT SPECIAL EXCEPTIONS:

- #10: RIGHT OF WAY EASEMENT RECORDED NOVEMBER 29, 1897, IN BOOK H OF DEEDS AT PAGE 556, FOR A DITCH, CANAL OR FLUME IN FAVOR OF THE EAST FORK IRRIGATING COMPANY. DESCRIBES A TRACT 40 FEET WIDE IN SECTIONS 22 AND 15 AS STAKED OUT AND SURVEYED THROUGH THE LAND AND BEING MORE PARTICULARLY DESCRIBED ON THE EAST FORK IRRIGATION COMPANY MAP TO BE FILED WITHIN 60 DAYS AFTER THE COMPLETION OF THE DITCH, CANAL OR FLUME. NO MAP IS ATTACHED TO THE RIGHT OF WAY DEED. IT IS NOT KNOWN AT THIS TIME IF THERE ARE EAST FORK IRRIGATION LINES OR DITCHES ON THE PROPERTY AND THEREFORE THE EASEMENT, IF IT EXISTS ON THIS PROPERTY, IS NOT SHOWN ON THIS SURVEY.
- #11: RIGHT OF WAY EASEMENT RECORDED JUNE 12, 1912, IN BOOK 7 OF DEEDS AT PAGE 195, FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY. NO WIDTH IS GIVEN. DESCRIBES THE LOCATION AS BEING "AT THE LOCATION NOW CONSTRUCTED" IN SECTIONS 15 AND 22. NO LINES EXIST ON THE PROPERTY AND THEREFORE THE EASEMENT IS NOT SHOWN ON THIS SURVEY. IT MAY BE POSSIBLE TO HAVE THIS EXCEPTION REMOVED.
- #12: RIGHT OF WAY EASEMENT RECORDED NOVEMBER 12, 1921, IN BOOK 15 OF DEEDS AT PAGE 581, FOR THE MOUNT HOOD LOOP HIGHWAY IN FAVOR OF THE COUNTY OF HOOD RIVER. THE EASEMENT IS NOT LOCATED ON THE PROPERTY OR SHOWN ON THIS SURVEY. IT MAY BE POSSIBLE TO HAVE THIS EXCEPTION REMOVED.
- #13: RIGHT OF WAY EASEMENT RECORDED OCTOBER 24, 1955, IN BOOK 56 OF DEEDS AT PAGE 35, FOR A PIPELINE EASEMENT 8 FEET IN WIDTH IN FAVOR OF THE CRYSTAL SPRINGS WATER DISTRICT. THE LOCATION IS GIVEN AS BEING AS PERMANENTLY SURVEYED, MAPPED AND STAKED OUT ON THE GROUND IN THE SE 1/4 OF THE SW 1/4 OF SECTION 15. IT IS NOT KNOWN AT THIS TIME IF THERE IS A PIPELINE ON THE PROPERTY AND THEREFORE THE EASEMENT, IF IT EXISTS ON THIS PROPERTY, IS NOT SHOWN ON THIS SURVEY.
- #14: EASEMENT RECORDED OCTOBER 11, 1966, AS DOCUMENT #661977 FOR A PIPELINE EASEMENT 20 FEET IN WIDTH IN FAVOR OF THE CRYSTAL SPRINGS WATER DISTRICT. THE APPROXIMATE LOCATION OF THE EASEMENT IS SHOWN ON THIS SURVEY. IT MAY BE NECESSARY TO VERIFY THE PIPELINE LOCATION AND IF IN FACT IT IS STILL IN USE TO DETERMINE IF THIS EASEMENT IS STILL REQUIRED AND PLOTTED IN THE CORRECT LOCATION.
- #15: IRRIGATION PIPELINE EASEMENT RECORDED APRIL 23, 1975, AS DOCUMENT #750741 & DOCUMENT #750742, FOR AN IRRIGATION PIPELINE EASEMENT 20 FEET WIDE IN FAVOR OF THE EAST FORK IRRIGATION DISTRICT. LOCATED OVER THE CENTERLINE OF THE PIPELINE AS NOW LOCATED IN PLACE. THE APPROXIMATE LOCATION OF THE EASEMENT IS SHOWN ON THIS SURVEY. IT MAY BE NECESSARY TO VERIFY THE PIPELINE LOCATION AND IF IN FACT IT IS STILL IN USE TO DETERMINE IF THIS EASEMENT IS STILL REQUIRED AND PLOTTED IN THE CORRECT LOCATION.
- #16: RIGHT OF WAY EASEMENT RECORDED SEPTEMBER 30, 1977, AS DOCUMENT #772273, FOR ELECTRICAL UTILITIES IN FAVOR OF THE HOOD RIVER ELECTRICAL COOPERATIVE. GIVES NO WIDTH OR LOCATION EXCEPT TO DESCRIBE THE EASEMENT AS BEING ON TAX LOTS 1701 AND 1800. NOT SHOWN ON THIS SURVEY.

ADDITIONAL DEED DOCUMENTS:
WARRANTY DEED, RECORDED MARCH 9, 2005, AS DOCUMENT #20051123. (TAX LOT 1700).
WARRANTY DEED, RECORDED OCTOBER 2, 1996, AS MICROFILM #963181. (TAX LOT 1900).

SURVEYS:
PARTITION PLAT 9117 RECORDED JULY 17, 1991 & FILED JULY 26, 1991, AS C.S.#91051.
PARTITION PLAT 9213 RECORDED AUGUST 17, 1992 & FILED AUGUST 28, 1992, AS C.S.#92064.
PARTITION PLAT 9723 RECORDED OCTOBER 16, 1997 & FILED NOVEMBER 24, 1997, AS C.S.#97059.
PARTITION PLAT 9809 RECORDED APRIL 3, 1998 & FILED MAY 12, 1998, AS C.S.#98035.
PARTITION PLAT 9925 RECORDED OCTOBER 14, 1999 & FILED OCTOBER 27, 1999, AS C.S.#99071.
BOUNDARY LINE ADJUSTMENT, FILED AUGUST 3, 2005, AS C.S.#2005060.

HOOD RIVER COUNTY ASSESSORS MAP 1N-10E-15 REVISED AUGUST 29, 2005.

BASIS OF BEARINGS:

C.S.#2005060.

REGISTERED PROFESSIONAL LAND SURVEYOR

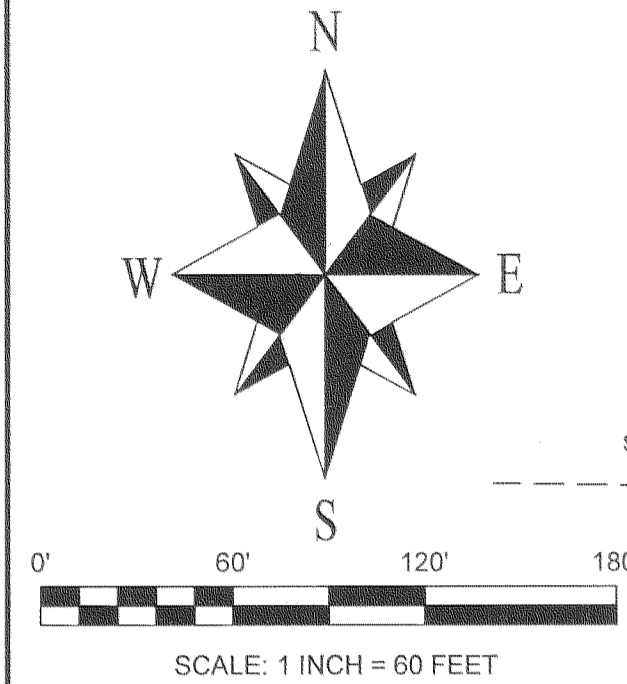
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2007

PROJECT NUMBER: 2006025
DATE OF SURVEY: AUGUST, 2006
DATE OF DRAWING: AUGUST 30, 2006
HOOD RIVER COUNTY ASSESSORS MAP: 1N-10E-15

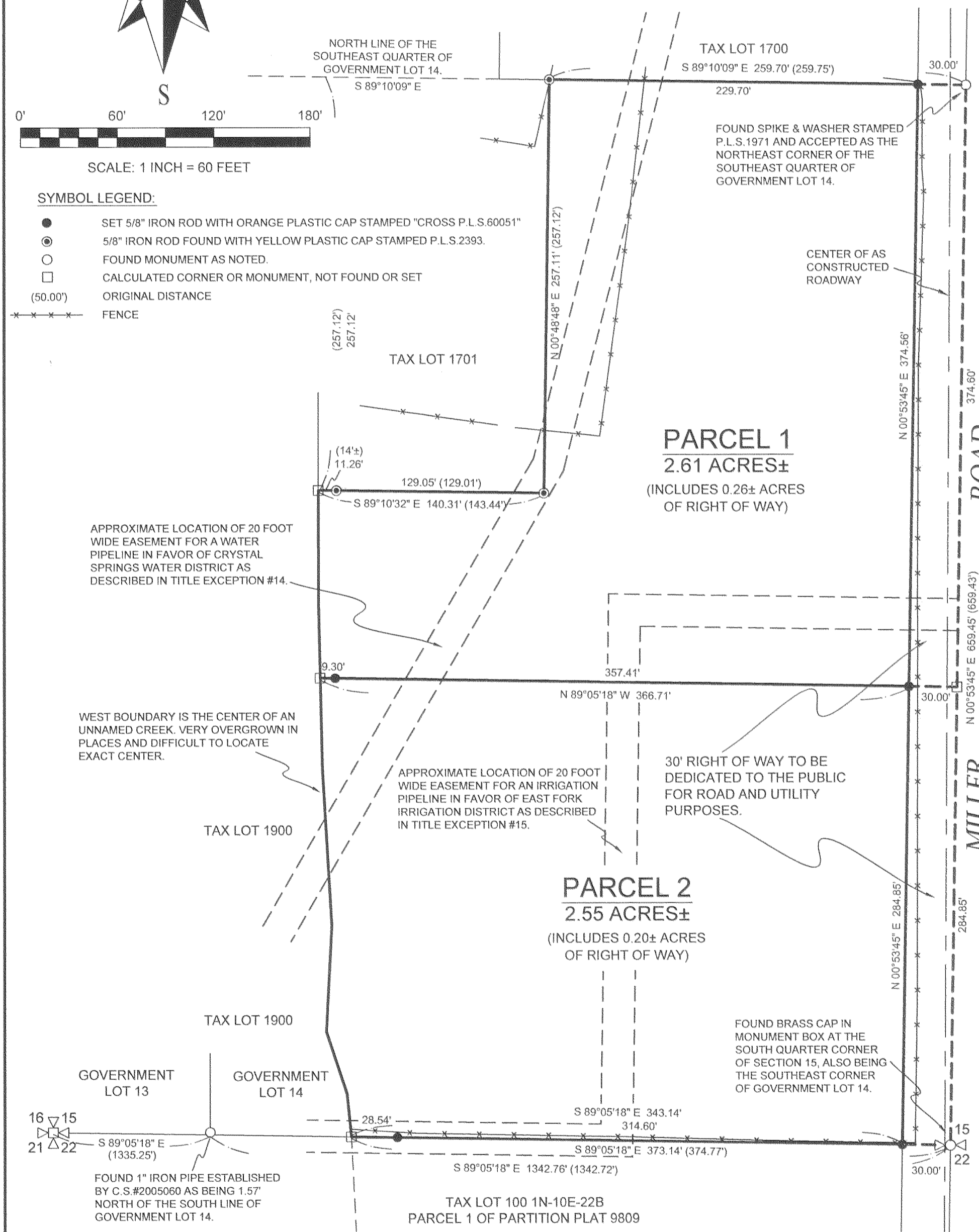
COLUMBIA RIVER SURVEYING & MAPPING

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



SYMBOL LEGEND:

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S.60051"
- ⊙ 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED P.L.S.2393.
- FOUND MONUMENT AS NOTED.
- CALCULATED CORNER OR MONUMENT, NOT FOUND OR SET
- (50.00') ORIGINAL DISTANCE
- FENCE



Rec'd 10-12-06 1200
4-17-07 1900

CS 2007 041

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
By *L. Alay* Deputy