

PARTITION PLAT FOR ROY WEBSTER ORCHARDS.

LOCATED IN THE NW 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON.

TAX LOT 2200, 2N-10E-24.

SEPTEMBER 25, 2007.

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HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No. CS 2007 122
Filed Date December 10, 2007
By: Ronald J. Tolto

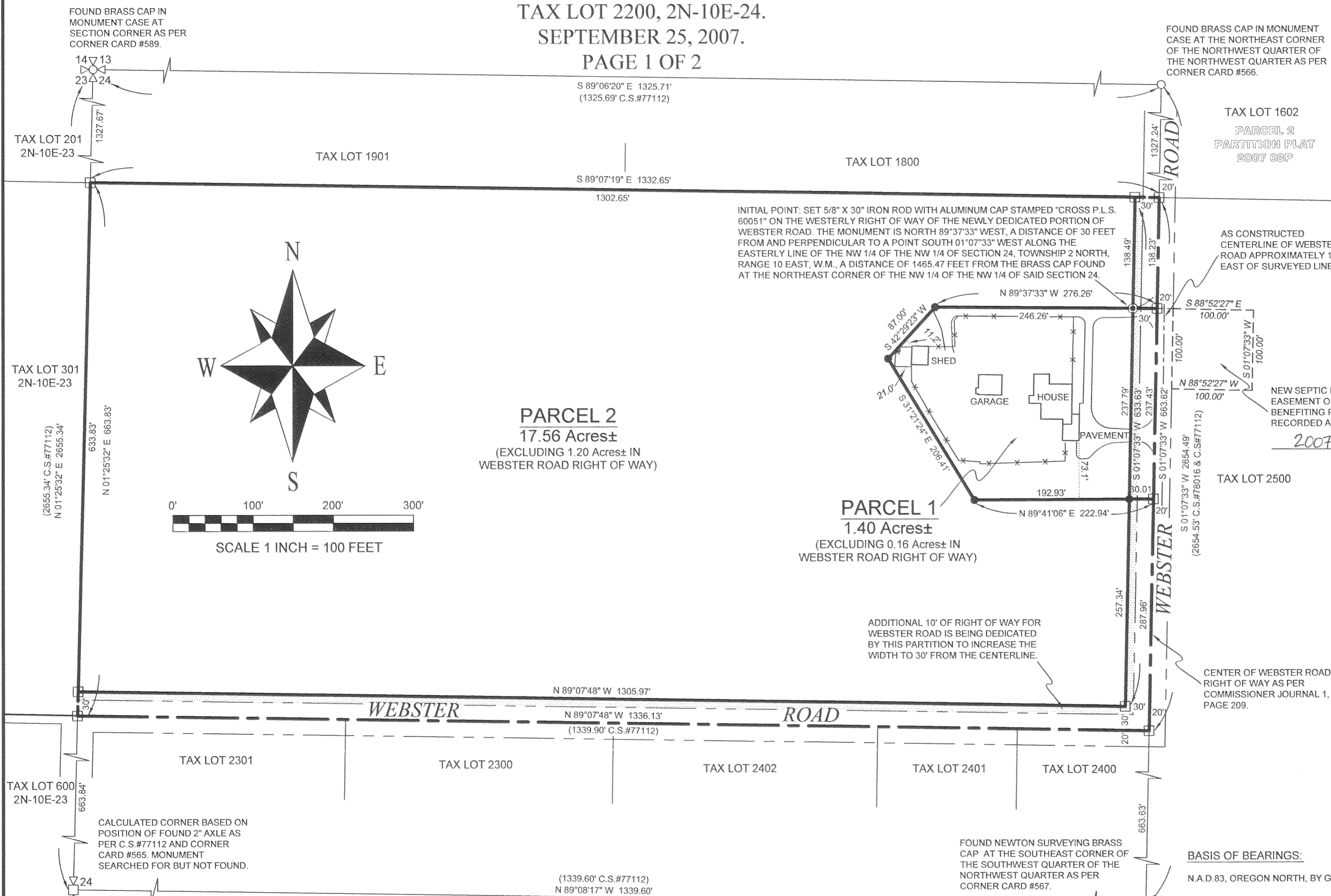
RECORDING INFORMATION:
PARTITION PLAT No. 2007361P
instrument received on the 4th
day of DECEMBER, 2007
at 9:53 A.M.
Trish Day-Clerc
Hood River County Director of Records and Assessments.

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 Deed Book 54, Page 292, Recorded January 21, 1955, Hood River County Deed Records to Roy Webster Orchards, INC., an Oregon Corporation.
Bradley J. Cross P.L.S. 60051

DECLARATION:
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.
I, the undersigned hereby dedicate, grant and donate 10.00 feet of right-of-way as shown on this plat to the use of the public forever for road and utility purposes.
Adison Webster 11-8-07
Date
Adison Webster, President of Roy Webster Orchards, INC.

ACKNOWLEDGMENTS:
State of Oregon
County of Hood River
This instrument was acknowledged before me on this 8th Day of November, 2007 by Adison Webster as President of Roy Webster Orchards, INC.
Sandra R. Belcher
Notary Signature
Sandra R. Belcher
Notary Name
COMMISSION No. 378171
MY COMMISSION EXPIRES 04/30/08

APPROVALS:
I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
Hood River County Treasurer.
I hereby certify this partition was examined and approved as of this 3rd day of DECEMBER, 2007.
Ronald J. Tolto
Hood River County Surveyor.
I hereby certify this partition was examined and approved as of this 4TH day of DECEMBER, 2007.
M. Benedetto # 07-146
Hood River County Planning Director.



- SYMBOL LEGEND:**
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051"
 - ⊙ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "CROSS P.L.S. 60051"
 - FOUND MONUMENT OF RECORD AS NOTED.
 - CALCULATED CORNER, NOT FOUND OR SET
 - (25.00') ORIGINAL OR PREVIOUS DISTANCE
 - 15' EASEMENT OR OFFSET DISTANCE
 - - - - - FENCE

By Bradley J. Cross Deputy
Dept. of Records & Assessment
correct copy of the ORIGINAL
Certified to be a true and

CERTIFICATION NOTE:
AS PER O.R.S. 92.120(3) I, BRADLEY J. CROSS, CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL PLAT RECORDED IN THE COUNTY RECORDERS OFFICE.

REGISTERED PROFESSIONAL LAND SURVEYOR
Bradley J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051
RENEWAL DATE: 12/31/2007

PROJECT NUMBER: 2007033.
DATE OF SURVEY MONUMENTATION: SEPTEMBER 25, 2007.
DATE OF DRAWING: OCTOBER 29, 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-24.
COLUMBIA RIVER SURVEYING & MAPPING
216 CASCADE AVE, SUITE 23
HOOD RIVER, OREGON, 97031
PHONE/FAX: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM

RECEIVED DEC - 5 2007 1330

CS 2007 122-1

**PARTITION PLAT
FOR ROY WEBSTER ORCHARDS.**

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HOOD RIVER COUNTY, OREGON.

TAX LOT 2200, 2N-10E-24.

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HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: *CS 2007 122*

Filed Date: *November 10, 2007*

By: *Bradley J. Cross*

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 2200 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-24 INTO TWO NEW PARCELS AS SHOWN. TAX LOT 2200 IS DESCRIBED BY PARCEL 7 OF THE TITLE REPORT PROVIDED BY THE CLIENT AS THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24.

I FOUND MONUMENTS OF RECORD AT THE NORTHWEST CORNER OF SECTION 24 AND THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24. I USED THESE MONUMENTS AND THE DISTANCES AS SHOWN ON C.S.#77112 TO CALCULATE THE LOCATION OF THE MONUMENT WHICH I COULD NOT LOCATE AT THE WEST QUARTER CORNER OF SECTION 24. C.S.#77112 APPEARS TO BE THE LAST SURVEY OF RECORD WHICH LOCATED THE MONUMENT. THE ANGLE FORMED AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 IS WITHIN 10 SECONDS OF THE ANGLE AS PER C.S.#77112. I FOUND THE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, BEING A BRASS CAP IN MONUMENT BOX AS NOTED ON C.S.#77112 AND C.S.#78016. C.S.#2006106 & C.S.#2007029 NOTE THE MONUMENT AS BEING A 3/4" IRON PIPE AND DID NOT ACCEPT THE POSITION BUT USED A CALCULATED PRO-RATED POSITION BETWEEN THE NORTHEAST CORNER OF SECTION 24 AND THE NORTH QUARTER CORNER. THE CALCULATED POSITION SHOWED ON THOSE SURVEYS IS ONLY 0.9' FROM THE FOUND MONUMENT. I SAW NO REASON NOT TO ACCEPT THE MONUMENT LOCATION. I THEN BROKE DOWN THE PORTION OF SECTION 24 FORMED BY THESE CONTROLLING CORNERS TO DETERMINE THE LOCATION OF THE REQUIRED ALIQUOT PART OF THE SECTION. MONUMENTS WERE THEN SET AS PER CLIENT INSTRUCTION TO DEFINE PARCEL 1. THE EXTERIOR 4 CORNERS OF PARCEL 2 WERE NOT MONUMENTED AS IT IS GREATER THAN 10 ACRES.

WEBSTER ROAD IS CURRENTLY 40 FEET WIDE, THIS PARTITION IS DEDICATING ANOTHER 10 FEET ADJACENT TO THE SUBJECT TRACT.

MEASURE 37 WAIVER NOTICE:

THE PARCELS ON THIS PLAT WERE ALLOWED BY HOOD RIVER COUNTY AND THE STATE OF OREGON PURSUANT TO O.R.S. 197.352 AND COUNTY RESOLUTION No. 1346 ADOPTED NOVEMBER 29, 2004. HOOD RIVER COUNTY MAKES NO WARRANTIES AS TO THE TRANSFERABILITY OF THE PARCELS AND/OR DEVELOPMENT RIGHTS RELATED TO THEM.

REFERENCES:

AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0036437, DATED SEPTEMBER 15, 2006.

HOOD RIVER COUNTY SURVEYORS OFFICE:
CORNER CARDS, No.'s 589, 566, 565 & 567.
C.S.#2007029, FILED MARCH 28, 2007 AND RECORDED AS PARTITION PLAT 2007 08P.
C.S.#2006106, FILED NOVEMBER 30, 2006.
C.S.#92012, FILED MARCH 18, 1992.
C.S.#83042, FILED AUGUST 4, 1983.
C.S.#82014, FILED DECEMBER 2, 1982.
C.S.#78016, FILED MARCH 28, 1978.
C.S.#77112, FILED FEBRUARY 7, 1978.
C.S.#495, DATED NOVEMBER 8, 1957.
COMMISSIONERS JOURNAL 1, PAGE 209, DATED AUGUST 7, 1912. (WEBSTER ROAD DEDICATION).

HOOD RIVER COUNTY ASSESSORS MAPS:
02N-10E-24, REVISED MAY 11, 2007.
02N-10E-23, REVISED NOVEMBER 19, 2002.

HOOD RIVER COUNTY DEED RECORDS:
WARRANTY DEED, RECORDED JANUARY 21, 1955, AS BOOK 54, PAGE 292. (TAX LOTS 2200 & 1800).
CRYSTAL SPRINGS WATER DISTRICT EASEMENT, RECORDED NOVEMBER 25, 1987, AS MICROFILM No.872497.
REAL PROPERTY SALES CONTRACT, RECORDED FEBRUARY 14, 1957, AS BOOK 59, PAGE 252. (TAX LOT 2500).
WARRANTY DEED, RECORDED AUGUST 25, 1993, AS MICROFILM No.932875. (TAX LOT 2400).
WARRANTY DEED, RECORDED JULY 9, 1980, AS MICROFILM No.801468. (TAX LOT 2401).
STATUTORY WARRANTY DEED, RECORDED JUNE 10, 1991, AS MICROFILM No.911411. (TAX LOT 2402).
WARRANTY DEED, RECORDED JANUARY 18, 1999, AS MICROFILM No.940211. (TAX LOT 2300).
WARRANTY DEED, RECORDED NOVEMBER 12, 2001, AS DOCUMENT No.20014846. (TAX LOT 2301).
WARRANTY DEED, RECORDED JANUARY 18, 1984, AS MICROFILM No.840094. (TAX LOT 301).
WARRANTY DEED, RECORDED FEBRUARY 28, 1984, AS MICROFILM No.840338. (TAX LOT 600).

EASEMENTS:

TITLE REPORT SPECIAL EXCEPTION #19, CRYSTAL SPRINGS WATER DISTRICT EASEMENT, RECORDED NOVEMBER 25, 1987, AS MICROFILM No.872497 NOTES A 20 FOOT WIDE WATER PIPELINE EASEMENT FOR TAX LOTS 2200, 2500 & 1800. NO EXACT LOCATION IS GIVEN AND THE EASEMENT IS NOT SHOWN ON THIS SURVEY.

A NEW EASEMENT IS TO BE CREATED BENEFITING PARCEL 2 ON TAX LOT 2500 FOR THE EXISTING SEPTIC DRAIN FIELD SERVICING PARCEL 2 AS SHOWN. A SEPARATE DOCUMENT IS TO BE RECORDED CREATING THE EASEMENT.

CERTIFICATION NOTE:

AS PER O.R.S. 92.120(3) I, BRADLEY J. CROSS, CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL PLAT RECORDED IN THE COUNTY RECORDERS OFFICE.

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



RENEWAL DATE: 12/31/2007

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**COLUMBIA RIVER
SURVEYING
& MAPPING**

216 CASCADE AVE, SUITE 23
HOOD RIVER, OREGON, 97031
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