

**PARTITION PLAT
FOR ROY WEBSTER ORCHARDS.**

LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON.
PORTION OF TAX LOT 1900, 2N-10E-14.
SEPTEMBER 17, 2007.
SHEET 1 OF 3

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No. CS2007123
Filed Date: December 10, 2007
By: Randal Folts

RECORDING INFORMATION:
PARTITION PLAT No. 200737P
Instrument received on the 4th
day of DECEMBER, 2007
at 10:21 A.M.
Leah Day - Clerk
Hood River County Director of Records and Assessments.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PORTION OF TAX LOT 1900 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-14 INTO TWO NEW PARCELS AS SHOWN. THE PRELIMINARY TITLE REPORT PROVIDED DESCRIBES THE SUBJECT TRACT AS BEING THAT PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14 LYING SOUTHEASTERLY OF THE CENTERLINE OF THE HOOD RIVER, EXCEPTING THEREFROM THE TRACT DESCRIBED BY DEED MICROFILM No. 831450 WHICH IS TAX LOT 1901. THE PRELIMINARY TITLE REPORT INCLUDES OTHER TRACTS AS PART OF ITS DESCRIPTION AND DOES NOT ISOLATE TAX LOT 1900 AS A WHOLE. THE TRACT APPEARS TO BE ORIGINALLY DESCRIBED AS THE NE 1/4 OF THE SW 1/4 OF SECTION 14, BEING PARCEL 3 OF THE DEED OF CONVEYANCE RECORDED AS BOOK 44 OF DEEDS, PAGE 610 AND HAS SUBSEQUENTLY TRANSFERRED TAX LOT 1901 BY DEED MICROFILM No. 831450. THERE IS NO MENTION OF THAT PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14 NORTHWESTERLY OF THE CENTER OF THE HOOD RIVER IN BOOK 44 OF DEEDS, PAGE 610, HOWEVER IT IS NOTED AS NOT BELONGING TO TAX LOT 1900 IN THE PRELIMINARY TITLE REPORT AND THE DEED FOR TAX LOT 1800 WHICH IS ADJACENT TO THE NORTHWEST APPEARS TO HAVE TITLE TO THAT PORTION NORTHWESTERLY OF THE CENTER OF THE RIVER. (THE DEED FOR TAX LOT 1800 APPEARS TO HAVE DESCRIPTIVE ERRORS NOTING THE INCORRECT PORTION OF THE SECTION QUARTERS). IT IS LIKELY THAT IT WAS NOT KNOWN THAT THE HOOD RIVER RAN THROUGH THE NE 1/4 OF THE SW 1/4 OF SECTION 14 WHEN THE ORIGINAL DEED WAS WRITTEN. A NEW PUBLIC ROAD IS BEING DEDICATED THROUGH TAX LOTS 2800 AND 400 BY THIS PARTITION AS SHOWN. THE BOUNDARY OF TAX LOT 2800 IS DESCRIBED BY DOCUMENT No. 20045814. THE PORTION OF TAX LOT 400 THAT CONTAINS THE NEW PUBLIC ROAD IS DESCRIBED AS PARCEL 1 OF THE PRELIMINARY TITLE REPORT AND AS PARCEL 4 OF BOOK 44 OF DEEDS, PAGE 610.

SECTION 14 WAS BROKEN DOWN INTO THE REQUIRED ALIQUOT PARTS FROM THE CONTROLLING MONUMENTS FOUND AT THE NW CORNER, THE NORTH 1/4 CORNER, THE EAST 1/4 CORNER, THE SE CORNER, THE SOUTH 1/4 CORNER AND THE WEST 1/4 CORNER. THE SW AND NE CORNERS WERE CALCULATED BY DISTANCE, DISTANCE INTERSECTIONS FROM ADJACENT FOUND MONUMENTS AS SHOWN ON THE SURVEYS OF RECORD NOTED. THE WATER COURSES SHOWN, BEING THE HOOD RIVER, ODELL CREEK, THE UNNAMED CREEK AND THE STREAM FORMING THE EASTERLY BOUNDARY OF TAX LOT 400 WERE DIGITIZED FROM THE HOOD RIVER QUADRANGLE U.S.G.S. TOPOGRAPHIC MAP DATED 1994 AND ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FOR AREA CALCULATION. THE UNNAMED CREEK WAS FIELD LOCATED WHERE IT RUNS THROUGH PARCEL 1. PORTIONS OF THE STREAM FORMING THE EASTERLY BOUNDARY OF TAX LOT 400 WERE ALSO FIELD LOCATED TO VERIFY ITS LOCATION. THE BOUNDARY OF TAX LOT 1901 WAS CALCULATED BASED ON THE DEED DISTANCE CALLS TO THE ODELL CREEK LOCATION. THE LOCATION OF ODELL CREEK AS DIGITIZED OFF THE U.S.G.S. MAP IS SLIGHTLY DIFFERENT AS SHOWN.

A NEW ROADWAY AND UTILITY EASEMENT IS BEING CREATED FROM THE NEW PUBLIC ROAD ACROSS TAX LOT 400 TO PROVIDE ACCESS TO PARCELS 1 & 2.

2 STRUCTURES ENCROACH ACROSS THE NORTHERLY LINE OF PARCEL 2 ONTO THE REMAINDER PORTION OF TAX LOT 1900 WHICH IS IN CONTIGUOUS OWNERSHIP. THESE STRUCTURES ARE POSSIBLY TEMPORARY IN NATURE.

APPROVALS:

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

[Signature]
Hood River County Treasurer.

I hereby certify this partition was examined and approved as of this 3rd day of

DECEMBER, 2007
Randal Folts
Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this 4TH day of

DECEMBER, 2007
M. Benedict
Hood River County Planning Director.

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 as:

That portion of the Northeast quarter of the Southwest quarter of Section 14, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, which lies Southerly of the center line of the Hood River, EXCEPTING THEREFROM that portion conveyed to Frederick L. Plog, et ux., by deed recorded August 19, 1983 as Microfilm No. 831450, Hood River County Deed Records, described as follows:

Beginning at a point on the North-South center line of the Southwest quarter of Section 14, Township 2 North, Range 10 East of the Willamette Meridian, at the point where the said North-South center line crosses the center line of Odell Creek, as it flows on July 29, 1983; said point of intersection is located on said North-South center line 186 feet, more or less, North of the Southwest corner of the Northeast quarter of the Southwest quarter of said Section 14, which point of intersection is the point of beginning; thence North, along the West line of the Northeast quarter of Southwest quarter of said Section 14, 200 feet to a point on said West line; thence East 90 feet, more or less, to the center line of Odell Creek; thence Southwesterly along the center line of Odell Creek, 236 feet, more or less, to the point of beginning of the tract herein described.

The initial point for this Partition Plat is a 30" long, 5/8" diameter iron rod, with 1 1/2" Aluminum Cap, inscribed "CROSS PLS 60051" set at the Center of said Section 14. Parcel 2 of this Partition Plat is unsurveyed.

[Signature]
Bradley J. Cross P.L.S. 60051

REDWOOD ROAD DESCRIPTION:

The following described 60 foot wide roadway is to be dedicated to the public by this Partition Plat.

Portion of the Northwest quarter of the Southeast quarter of Section 14, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon described as follows:

Beginning at a point on the Northerly line of the Northwest quarter of the Southeast quarter of said Section 14, South 89°44'30" East, a distance of 355.89 feet from a 30" long, 5/8" diameter iron rod, with 1 1/2" Aluminum Cap, inscribed "CROSS PLS 60051" set at the Center of said Section 14; thence South 89°44'30" East along the Northerly line of the Northwest quarter of the Southeast quarter of said Section 14, a distance of 60.00 feet; thence South 00°27'07" West, a distance of 1079.30 feet; thence along a tangential 170.00 foot radius curve to the left, an arc distance of 266.77 feet (the long chord of which bears South 44°30'14" East, a distance of 240.23 feet; thence South 89°27'34" East a distance of 738.07 feet to the Easterly line of the Northwest quarter of the Southeast quarter of said Section 14; thence South 00°56'54" West along the Easterly line of the Northwest quarter of the Southeast quarter of said Section 14, a distance of 60.00 feet to a 30" long, 5/8" diameter iron rod, with 1 1/2" Aluminum Cap, inscribed "CROSS PLS 60051" set at the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 14; thence North 89°27'34" West along the Southerly line of the Northwest quarter of the Southeast quarter of said Section 14, a distance of 737.64 feet; thence along a tangential 230.00 foot radius curve to the right, an arc distance of 360.93 feet (the long chord of which bears North 44°30'14" West, a distance of 325.02 feet; thence North 00°27'07" East, a distance of 1079.10 feet to the point of beginning.

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 and by this plat create the 30 foot wide private roadway and utility easement shown hereon.

I, the undersigned hereby dedicate, grant and donate 60.00 feet of right-of-way as shown on this plat to the use of the public forever for road and utility purposes.

Addison K. Webster, President 11/30/07
Addison K. Webster, As President of Roy Webster Orchards, INC. Date

ACKNOWLEDGMENTS:

State of Oregon
County of Hood River

This instrument was acknowledged before me on this 30th Day of November 2007 by Addison K. 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

ADDITIONAL PORTION OF GILKERSON ROAD DESCRIPTION:

The following portion of roadway is to be dedicated to the public by this Partition Plat.

Portion of the Southwest quarter of the Southeast quarter of Section 14, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon described as follows:

Commencing at a 30" long, 5/8" diameter iron rod, with 1 1/2" Aluminum Cap, inscribed "CROSS PLS 60051" set at the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 14; thence North 89°27'34" West along the Northerly line of the Southwest quarter of the Southeast quarter of said Section 14, a distance of 20.00 feet to the Westerly right of way line of Gilkerson Road and the point of beginning; thence North 89°27'34" West along the Northerly line of the Southwest quarter of the Southeast quarter of said Section 14, a distance of 78.77 feet; thence South 57°10'08" East, a distance of 41.70 feet; thence South 26°16'16" East, a distance of 41.76 feet; thence South 12°01'47" East, a distance of 108.04 feet to the said Westerly right of way of Gilkerson road; thence North 00°56'55" East, along the said Westerly right of way of Gilkerson road, being parallel and 20 feet Westerly from the Easterly line of the Southwest Quarter of the Southeast Quarter of said Section 14, a distance of 165.00' to the point of beginning.

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 the right-of-way as shown on this plat to the use of the public forever for road and utility purposes.

William R. Gale, Pres. November 30, 2007
William R. Gale, As President of Gale Orchards, INC. Date

ACKNOWLEDGMENTS:

State of Oregon
County of Hood River

This instrument was acknowledged before me

on this 30th Day of November 2007 by William R. Gale as President of Gale Orchards, INC.

Sandi Schler
Notary Signature
Sandi Schler
Notary Name

COMMISSION No. 376003
MY COMMISSION EXPIRES 2/1/2008

EASEMENTS:

TITLE REPORT SPECIAL EXCEPTION #14 - EASEMENT DEED, RECORDED AUGUST 24, 1929, BOOK 21 OF DEEDS, PAGE 601, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY. A BLANKET EASEMENT ENCOMPASSING THE PACIFIC POWER AND LIGHT ELECTRICAL TRANSMISSION LINES ON THE TRACT. NO WIDTH IS GIVEN. THE APPROXIMATE LOCATION OF THE ELECTRICAL TRANSMISSION LINES ARE SHOWN. NO GUARANTEE IS MADE THAT ALL THE LINES ARE SHOWN OR THAT THEY ARE THE LINES REFERRED TO IN THE EASEMENT.

A NEW 30' WIDE NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY PURPOSES IS BEING CREATED AS SHOWN ON THIS PLAT. IT PROVIDES ACCESS FROM THE 60' WIDE ROADWAY TO BE DEDICATED TO THE PUBLIC ACROSS TAX LOT 400 TO PARCELS 1 & 2. # 20075292

Irrigation Easement #20075293

MEASURE 37 PRECAUTIONARY NOTICE:

THE PARCELS ON THIS PLAT OR IN THIS INSTRUMENT OF TRANSFER 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.

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 R. Riley Deputy

PROJECT NUMBER: 2007031.
DATE OF SURVEY MONUMENTATION: SEPTEMBER 17, 2007.
DATE OF DRAWING: NOVEMBER 28, 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-14.

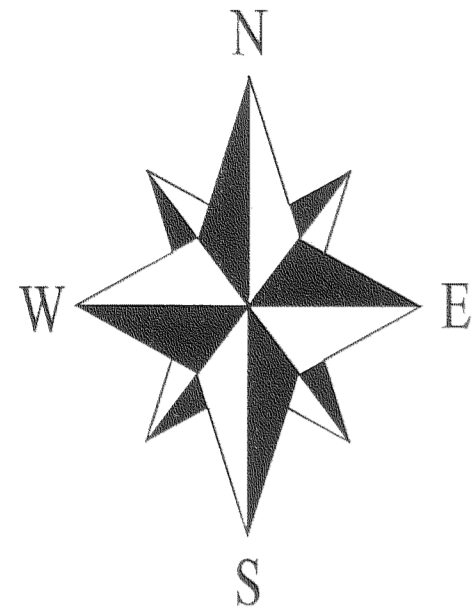
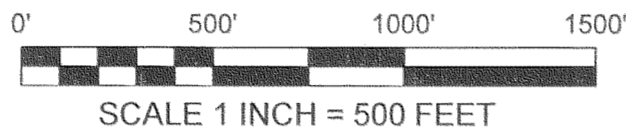
**COLUMBIA RIVER
SURVEYING
& MAPPING**

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

PARTITION PLAT FOR ROY WEBSTER ORCHARDS.

LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON.
PORTION OF TAX LOT 1900, 2N-10E-14.
SEPTEMBER 17, 2007.

SHEET 2 OF 3



HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No. CS 2007 123
Filed Date: December 10, 2007
By: Ronald L. Cross

REFERENCES:

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

HOOD RIVER COUNTY SURVEYORS OFFICE:
CORNER CARDS, No.'s 580-A, 589, 626, 762 & 763.
C.S.#2007063, FILED JUNE 5, 2007.
C.S.#2005065, FILED SEPTEMBER 14, 2005, AND RECORDED AS PARTITION PLAT 200520P.
C.S.#2003064, FILED SEPTEMBER 17, 2003.
C.S.#97014, FILED MARCH 18, 1997.
C.S.#87025, FILED MAY 7, 1984.
C.S.#82050, FILED DECEMBER 2, 1982.
C.S.#82059, FILED DECEMBER 2, 1982.
C.S.#82014, FILED DECEMBER 2, 1982.
C.S.#81100, FILED DECEMBER 30, 1981.
C.S.#81066, FILED JULY 29, 1981.
C.S.#81002, FILED JANUARY 25, 1981.
C.S.#76075, FILED DECEMBER 28, 1976.
C.S.#416, DATED APRIL 18, 1934.
C.S.#409, DATED DECEMBER, 1910.
C.S.#405, DATED SEPTEMBER 8, 1910.

HOOD RIVER COUNTY ASSESSORS MAP:
02N-10E-14, REVISED JUNE 5, 2006.

HOOD RIVER COUNTY DEED RECORDS:
DEED OF CONVEYANCE, RECORDED MARCH 13, 1951, AS BOOK 44 OF DEEDS, PAGES 610-618. (SUBJECT TRACT DEED).
BARGAIN AND SALE DEED, RECORDED AUGUST 19, 1983, AS MICROFILM No.831450. (EXCEPTION TO SUBJECT TRACT - TAX LOT 1901).
EASEMENT DEED, RECORDED AUGUST 24, 1929, AS BOOK 21 OF DEEDS, PAGE 601 & 602. (SPECIAL EXCEPTION #14).
EASEMENT, RECORDED DECEMBER 20, 2004, AS DOCUMENT No.20045814. (DESCRIBES TAX LOT 2800).
WARRANTY DEED, RECORDED OCTOBER 20, 1955, AS BOOK 56 OF DEEDS, PAGE 14. (NE PORTION OF TAX LOT 2800 & 20' FOR GILKERSON ROAD).
WARRANTY DEED, RECORDED, SEPTEMBER 14, 1990, AS MICROFILM No.902407. (TAX LOT 1800 - LEGAL DESCRIPTION MAY CONTAIN ERRORS).
WARRANTY DEED, RECORDED OCTOBER 30, 2001, AS DOCUMENT No.20014608. (TAX LOT 2400).
CORRECTIVE WARRANTY DEED, RECORDED APRIL 6, 2006, AS DOCUMENT No.20061753. (TAX LOTS 2401 & 1901).
WARRANTY DEED, RECORDED JANUARY 18, 1979, AS MICROFILM No.790106. (TAX LOT 3600).
SELLERS ASSIGNMENT OF REAL ESTATE CONTRACT, RECORDED JUNE 26, 1986, AS MICROFILM No.861133. (TAX LOT 3500 AND EAST 16' OF GILKERSON ROAD).

U.S.G.S. 7.5 MINUTE SERIES TOPOGRAPHIC MAP, HOOD RIVER QUADRANGLE 45151-F5-TF-024, DATED 1994.

DECLARATION OF DEED RESTRICTIONS:

THIS PARTITION PLAT IS SUBJECT TO THE
DECLARATION OF DEED RESTRICTIONS
RECORDED ON 12-04-07
AS INSTRUMENT No. 20075294
HOOD RIVER COUNTY RECORDS.

ROAD MAINTENANCE AGREEMENT:

THIS PARTITION PLAT IS SUBJECT TO THE ROAD
MAINTENANCE AGREEMENT
RECORDED ON 12-04-07
AS INSTRUMENT No. 20075295
HOOD RIVER COUNTY RECORDS.

BASIS OF BEARINGS:

N.A.D.83, OREGON NORTH, BY G.P.S. OBSERVATIONS.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2007

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

PROJECT NUMBER: 2007031.
DATE OF SURVEY MONUMENTATION: SEPTEMBER 17, 2007.
DATE OF DRAWING: NOVEMBER 28, 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-14.

**COLUMBIA RIVER
SURVEYING
& MAPPING**

216 CASCADE AVE, SUITE 23
HOOD RIVER, OREGON, 97031
PHONE/FAX: 541-386-9002
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CS 2007 123.2

PARTITION PLAT FOR ROY WEBSTER ORCHARDS.

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HOOD RIVER COUNTY, OREGON.
PORTION OF TAX LOT 1900, 2N-10E-14.

SEPTEMBER 17, 2007.

SHEET 3 OF 3

0' 200' 400' 600'



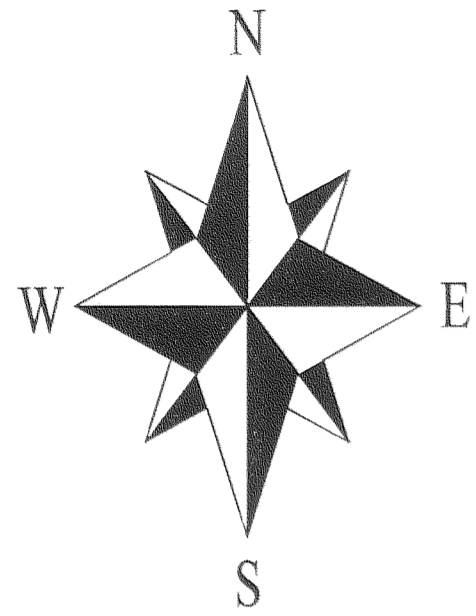
SCALE 1 INCH = 200 FEET

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No. **CS2007 123**

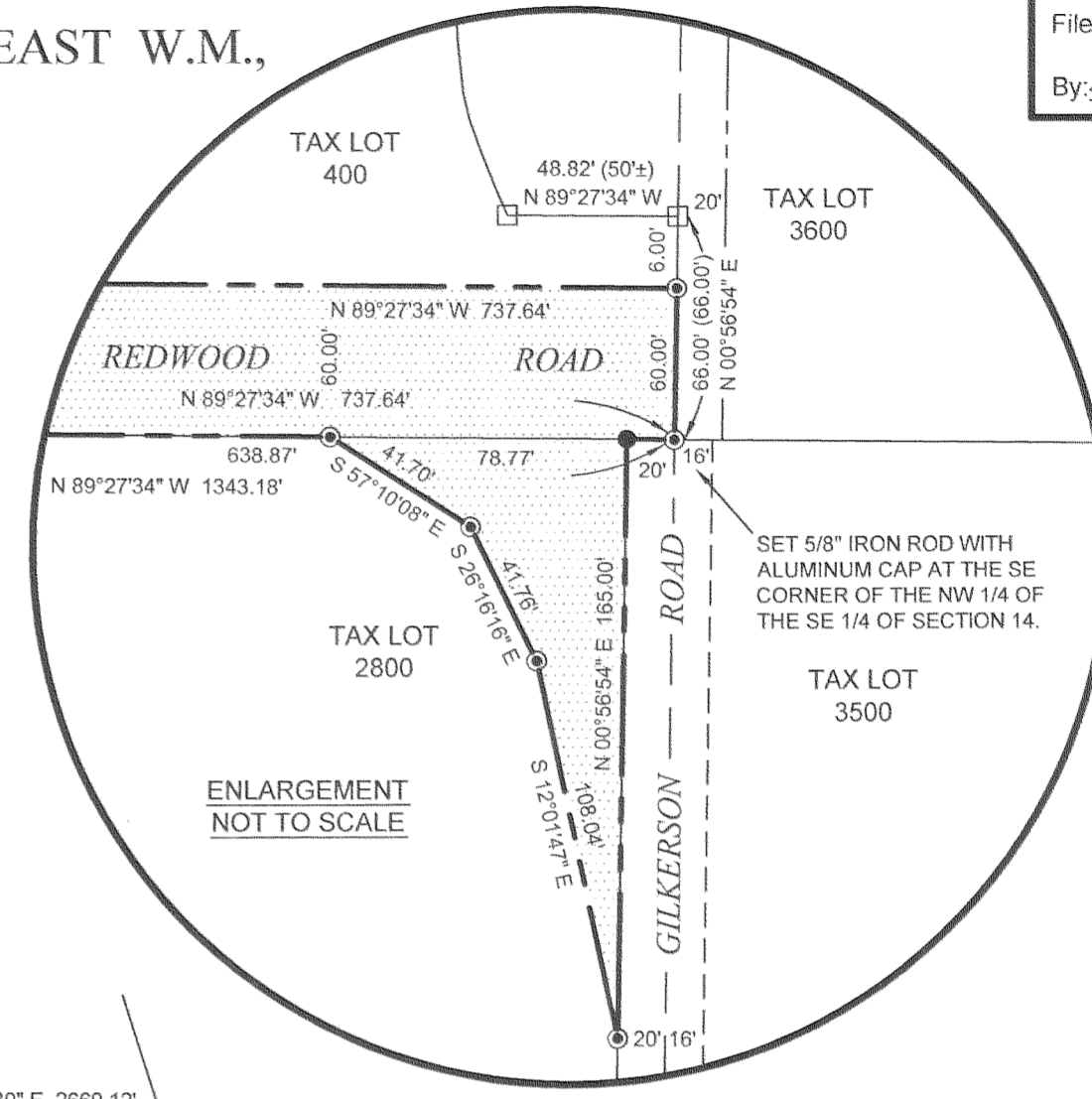
Filed Date: **December 10, 2007**

By: *Bradley J. Cross*



CERTIFICATION NOTE:

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ENLARGEMENT
NOT TO SCALE

BASIS OF BEARINGS:

N.A.D.83, OREGON NORTH, BY G.P.S. OBSERVATIONS.

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- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051"
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- (25.00') ORIGINAL OR PREVIOUS DISTANCE
- 15' EASEMENT OR OFFSET DISTANCE
- DP- APPROXIMATE OVERHEAD POWER LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2007

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LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 89°41'57" W	50.00'
L2	S 00°18'03" W	30.00'
L3	N 01°19'44" E	30.00'
L4	S 00°27'07" W	30.01'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	266.77'	240.23'	S 44°30'14" E	89°54'41"
C2	230.00'	360.93'	325.02'	N 44°30'14" W	89°54'41"

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

