

PARTITION PLAT FOR ROY WEBSTER ORCHARDS.

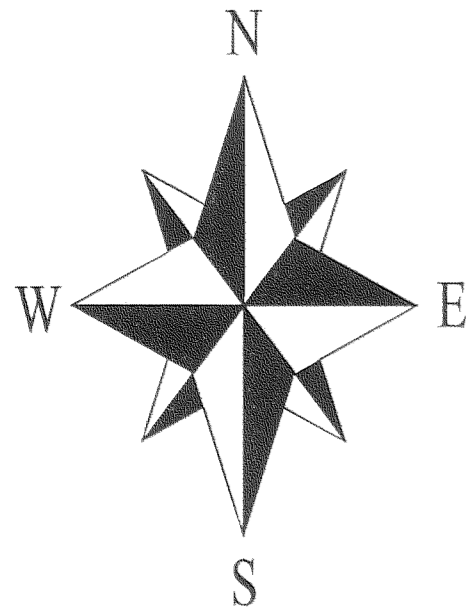
LOCATED IN THE NW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON.
PORTION OF TAX LOT 400, 2N-10E-14.

SEPTEMBER 17, 2007.

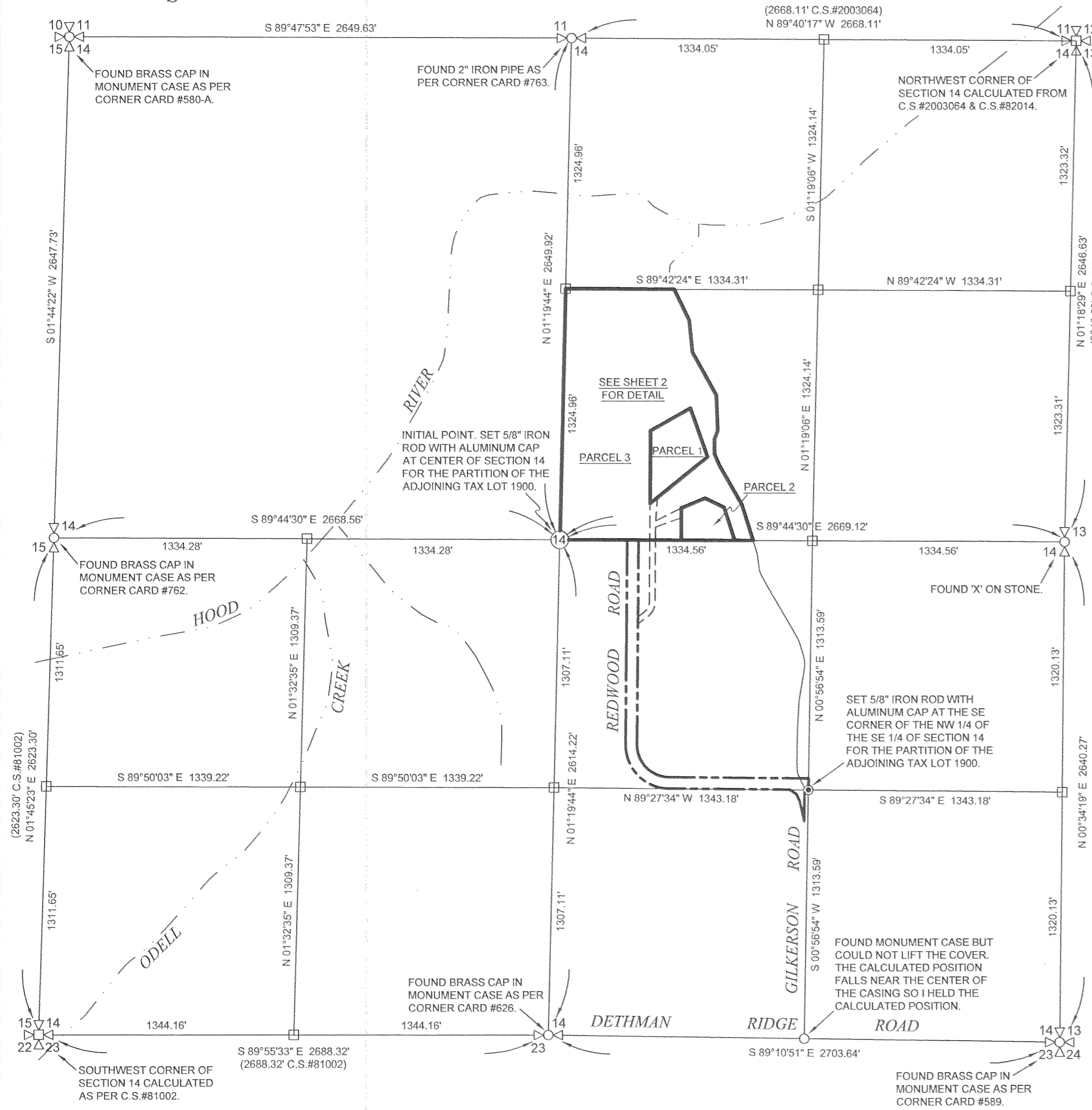
SHEET 1 OF 2

0' 500' 1000' 1500'

SCALE 1 INCH = 500 FEET



HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No: CS 200124
Filed Date: December 10, 2007
By: Russell Tolts



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PORTION OF TAX LOT 400 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-14 INTO THREE NEW PARCELS AS SHOWN. THE PRELIMINARY TITLE REPORT PROVIDED DESCRIBES THE SUBJECT TRACT AS BEING PORTION OF PARCEL 1, WHICH IS THAT PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14 LYING WESTERLY OF THE CENTERLINE OF THE STREAM SHOWN. THE TRACT IS ALSO DESCRIBED AS PARCEL 5 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. PORTIONS OF THE STREAM FORMING THE EASTERLY BOUNDARY OF TAX LOT 400 ADJACENT TO PARCEL 1 WERE FIELD LOCATED TO VERIFY ITS LOCATION.

A SHED ENCROACHES ACROSS THE SOUTHERLY LINE OF PARCEL 3 ONTO THE REMAINDER PORTION OF TAX LOT 400 WHICH IS IN CONTIGUOUS OWNERSHIP.

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.#2007066, 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.#87026, FILED MAY 7, 1984.
C.S.#82060, 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 & TAX LOTS 400, 500, 1400 & 1900).
WARRANTY DEED, RECORDED JANUARY 20, 1897, AS BOOK H OF DEEDS, PAGE 421. (EXCEPTION TO SUBJECT TRACT).
BARGAIN AND SALE DEED, RECORDED OCTOBER 15, 1990, AS MICROFILM No.902636. (TAX LOT 100).
WARRANTY DEED, RECORDED MARCH 16, 2001, AS DOCUMENT No.20010903. (TAX LOT 300).
WARRANTY DEED, RECORDED JANUARY 18, 1979, AS MICROFILM No.790106. (TAX LOT 3600).
EASEMENT DEED, RECORDED AUGUST 24, 1929, AS BOOK 21 OF DEEDS, PAGE 601 & 602. (SPECIAL EXCEPTION #14).
RIGHT OF WAY EASEMENT, RECORDED DECEMBER 19, 1945, AS BOOK 32 OF DEEDS, PAGE 416. (SPECIAL EXCEPTION #15).

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

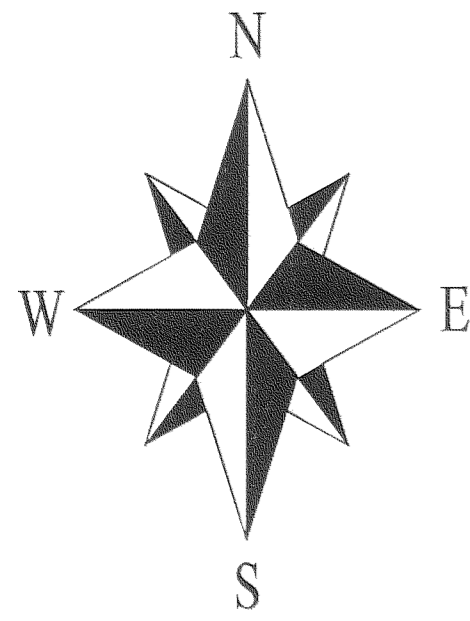
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2007

PROJECT NUMBER: 2007032.
DATE OF SURVEY MONUMENTATION: SEPTEMBER 17, 2007.
DATE OF DRAWING: DECEMBER 3, 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-14.

**COLUMBIA RIVER
SURVEYING
& MAPPING**

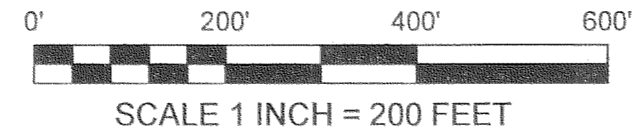
216 CASCADE AVE, SUITE 23
HOOD RIVER, OREGON, 97031
PHONE/FAX: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM



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LOCATED IN THE NW 1/4 SECTION 14, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON.
PORTION OF TAX LOT 400, 2N-10E-14.
SEPTEMBER 17, 2007.

SHEET 2 OF 2



HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No: CS 2007 124
Filed Date: December 10, 2007
By: Bradley J. Cross

RECORDING INFORMATION:
PARTITION PLAT No. 2007382
instrument received on the 4th
day of DECEMBER, 2007
at 10:27 A.M.
Bradley J. Cross
Hood River County Director of Records and Assessments.

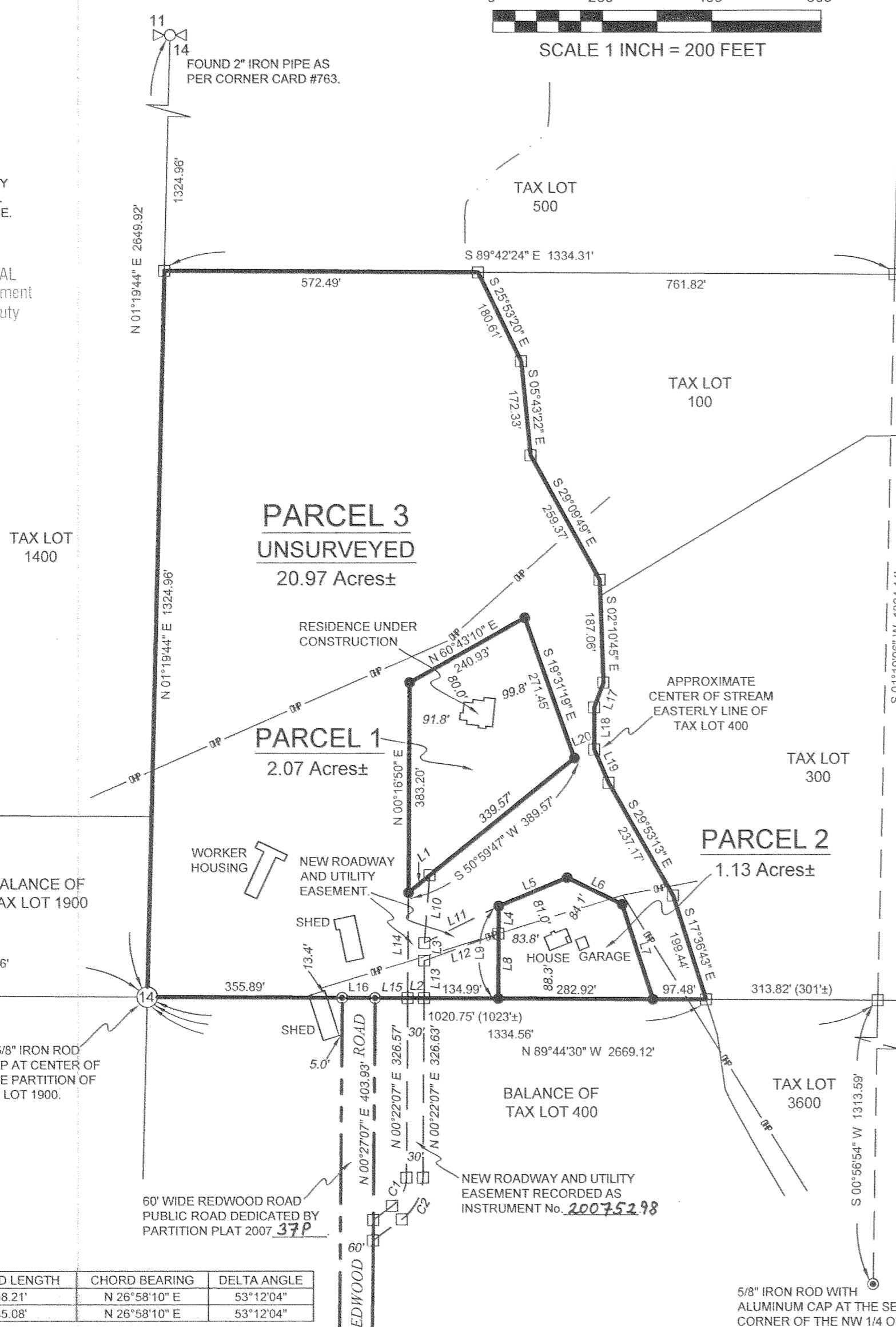
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Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By L. Way Deputy

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 50°59'47" E	50.00'
L2	N 89°44'30" W	30.00'
L3	N 00°22'07" E	32.43'
L4	N 00°20'27" E	50.00'
L5	N 67°22'26" E	135.33'
L6	S 64°15'48" E	111.91'
L7	S 17°56'01" E	182.47'
L8	N 00°20'27" E	118.87'
L9	N 00°20'27" E	168.87'
L10	S 04°22'29" W	123.85'
L11	N 63°40'29" E	151.00'
L12	S 69°56'22" W	143.99'
L13	S 00°22'07" W	68.87'
L14	N 00°22'07" E	193.18'
L15	N 89°44'30" W	59.46'
L16	N 89°44'30" W	60.00'
L17	S 20°25'54" W	48.61'
L18	S 00°10'52" E	77.03'
L19	S 23°22'00" E	66.01'
L20	N 67°05'07" E	39.85'



EASEMENTS:

TITLE REPORT SPECIAL EXCEPTION #14 - EASEMENT DEED, RECORDED AUGUST 24, 1929, BOOK 32 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.

TITLE REPORT SPECIAL EXCEPTION #15 - EASEMENT DEED, RECORDED DECEMBER 19, 1945, BOOK 32 OF DEEDS, PAGE 416, 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 NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY PURPOSES IS BEING CREATED. IT PROVIDES ACCESS FROM THE 60' WIDE PUBLIC ROADWAY (REDWOOD ROAD) DEDICATED TO THE PUBLIC BY THE RECENT PARTITION PLAT OF THE ADJACENT TAX LOT 1900, RECORDED AS PARTITION PLAT 2007 37P. THE NEW EASEMENT RUNS ACROSS THE REMAINING PORTION OF TAX LOT 400, AND PARCEL 3, TO PARCELS 1 & 2.

THE EASEMENT IS RECORDED AS INSTRUMENT No. 20075298.

Irrigation Easement #20075299

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.

BASIS OF BEARINGS:

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- FOUND MONUMENT OF RECORD AS NOTED.
- CALCULATED CORNER, NOT FOUND OR SET
- (25.00') ORIGINAL OR PREVIOUS DISTANCE
- 15' EASEMENT OR OFFSET DISTANCE
- OP — APPROXIMATE OVERHEAD POWER LINE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2007

PROJECT NUMBER: 2007032.
DATE OF SURVEY MONUMENTATION: SEPTEMBER 17, 2007.
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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

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	60.35'	58.21'	N 26°58'10" E	53°12'04"
C2	95.00'	88.21'	85.08'	N 26°58'10" E	53°12'04"

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 Parcel 13, of Deed Book 44, Page 610, Recorded March 13, 1951, Hood River County Deed Records to Roy Webster Orchards. Parcel 3 of this Partition Plat is unsurveyed.

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

Addison K. Webster 12/3/07 Date
President of Roy Webster Orchards, INC.

ACKNOWLEDGMENTS:

State of Oregon
County of Hood River

This instrument was acknowledged before me on this 3rd Day of December, 2007 by Addison K. Webster as President of Roy Webster Orchards, INC.

Jennifer R. Bailey Notary Signature
Jennifer R. Bailey Notary Name

COMMISSION No. 411706
MY COMMISSION EXPIRES 12/12/2010

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

Bradley J. Cross
Hood River County Surveyor.

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

DECEMBER, 2007

M. R. ...
Hood River County Planning Director.

CS 2007 124-2