

0' 100' 200' 400'  
SCALE IN FEET

**LEGEND :**

- ADJUSTED PROPERTY LINE
  - ORIGINAL PROPERTY LINE
  - - - SECTIONAL LINES
  - OWNERSHIP CORNERS
  - ⊕ SECTION CORNER
- (2N-10E-05) ASSESSOR'S MAP NUMBER  
(E.-W. 1320') DEED BEARING & DISTANCE

# PARTITION PLAT

TAX LOTS 2N-10E-05 100 AND 107  
A REPLAT OF PARCELS 1 & 2, PARTITION #89-189  
IN THE NE.1/4 OF SECTION 5,  
TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M.  
HOOD RIVER COUNTY, OREGON  
FEBRUARY 18, 2008

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

Survey No. CS2008014  
Filed 3-12-08  
By Bradley R. Huffmon

RECORDING INFORMATION  
Plat Number 200802P  
instrument received on the 7<sup>th</sup>  
day of March, 2008,  
at 11:07 A.M.  
Leah Day - Clark  
Hood River County Director of  
Records and Assessments.

**SURVEYOR'S CERTIFICATE:**  
I, BRADLEY R. HUFFMON,  
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  
instrument #2007-02275, dated May 18, 2007.  
Hood River County Deed Records to  
DOG HILL ORCHARDS, LLC

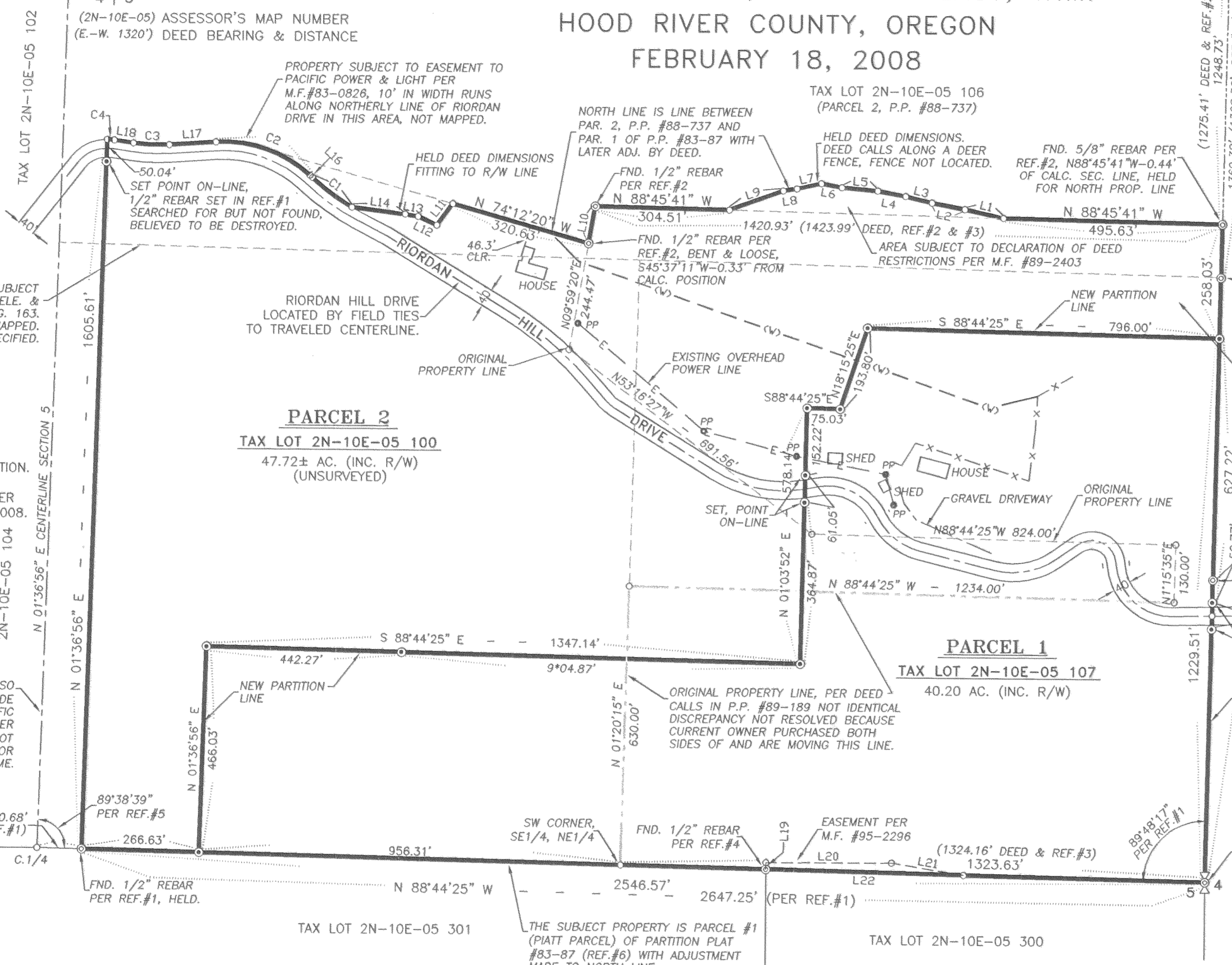
**OWNER:**  
DOG HILL ORCHARDS, LLC  
3624 SW NEVADA STREET  
PORTLAND, OR. 97219  
PH. (503) 706-3331  
CYNTHIA LAUREN MILLS,  
MEMBER

**DECLARATION:**  
Dog Hill Orchards, LLC as owner 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.  
Cynthia Lauren Mills  
DOG HILL ORCHARDS, LLC  
By Cynthia Lauren Mills, Member  
20 February 2008  
DATE

**ACKNOWLEDGEMENT:**  
State of Oregon  
County of Hood River  
This instrument was acknowledged  
before me on 20th of Feb., 2008  
by Cynthia Lauren Mills, Member of  
Dog Hill Orchards, LLC  
Rachel N. Fry  
(signature of notarial officer)  
Rachel N. Fry  
(printed name of notarial officer)  
COMMISSION No. 422147  
MY COMMISSION EXPIRES 10/8/2011

**APPROVALS:**  
I, hereby certify that I have examined the  
Survey Data, Monuments and Easements and  
hereby approve this plat on the 21<sup>st</sup>  
day of February, 2008.  
Bradley R. Huffmon  
Hood River County Surveyor  
I, hereby certify that all taxes and assessments  
due hereon have been fully paid as required by  
law and hereby approve this plat.  
Leah Day - Clark  
Hood River County Director of Budget and  
Finance.

I hereby certify that this partition plat was  
examined and approved as of this 26<sup>th</sup> day  
of February, 2008.  
Planning File Number 07-398  
Tom Benedict  
Hood River COUNTY Planning Director



- NOTES :**
- 1) BASIS OF BEARING: BEARINGS ARE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE GRID BY GPS OBSERVATION.
  - 2) MONUMENTS SET ON DECEMBER 28, 2007 AND JANUARY 2, 2008.

**PARCEL 2**  
TAX LOT 2N-10E-05 100  
47.72± AC. (INC. R/W)  
(UNSURVEYED)

**PARCEL 1**  
TAX LOT 2N-10E-05 107  
40.20 AC. (INC. R/W)

PARCEL 1 (TAX LOT 2N-10E-05 107) = 40.20 AC.  
PARCEL 2 (TAX LOT 2N-10E-05 100) = 47.72 AC.±  
TOTAL 87.92 AC.±  
(AREAS INCLUDE RIORDAN HILL DR. R/W)

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	12°48'25"	505.00'	112.88'	56.68'	S53°34'48"E	112.65'
C2	46°39'01"	292.00'	237.75'	125.91'	N70°30'06"W	231.23'
C3	12°18'25"	380.00'	81.62'	40.97'	S87°40'24"E	81.47'
C4	8°34'17"	105.00'	15.71'	7.87'	N85°48'19"W	15.69'

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
Bradley R. Huffmon 2/18/08  
BRADLEY R. HUFFMON DATE

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JAN. 21, 1997  
BRADLEY R. HUFFMON  
#2786

ENGINEER / SURVEYOR:  
TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
FAX 541-296-6657

EXPIRES: JUNE 30, 2009

SHEET 1 OF 2

RECEIVED MAR 10 2008

CS 2008 014-1

W.O. #12599pla

# PARTITION PLAT

TAX LOTS 2N-10E-05 100 AND 107  
 A REPLAT OF PARCELS 1 & 2, PARTITION #89-189  
 IN THE NE.1/4 OF SECTION 5,  
 TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M.  
 HOOD RIVER COUNTY, OREGON  
 FEBRUARY 18, 2008

**HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE**

Survey No. CS2008014  
 Filed 3-12-08  
 By Bradley Ruffmon

RECORDING INFORMATION  
 Plat Number 200802P  
 instrument received on the 7th  
 day of March, 2008,  
 at 11:07 A.M.  
Leah Day-Clerc  
 Hood River County Director of  
 Records and Assessments.

**OWNER:**

DOG HILL ORCHARDS, LLC  
 3624 SW NEVADA STREET  
 PORTLAND, OR. 97219  
 PH. (503) 706-13331  
 CYNTHIA LAUREN MILLS, MEMBER

**NOTES:**

- 1) BASIS OF BEARING: BEARINGS ARE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE GRID BY GPS OBSERVATION.
- 2) MONUMENTS SET ON DECEMBER 28, 2007 AND JANUARY 2, 2008.

**REFERENCES:**

- 1) SURVEY FOR JOHN PIATT BY DLC SURVEYING FILED MAY 9, 1995 C.S. #95-031
- 2) SURVEY FOR JOHN PIATT BY BISHOP SURVEYING FILED SEPTEMBER 31, 1979 C.S. #79-124
- 3) BOUNDARY LINE ADJUSTMENT FOR DONN & SANDY CRATON FILED SEPTEMBER 26, 2000 C.S. #2000-078
- 4) SURVEY FOR SETH LUBIN BY DLC SURVEYING FILED OCTOBER 16, 1995 C.S. #95-093
- 5) SURVEY FOR PALLADEAN LAND COMPANY AND LAGO BY DLC SURVEYING FILED OCTOBER 12, 1984 C.S. #84-060
- 6) PARTITION #83-87 OWNER/APPLICANT, DONALD L. HOFFMAN & JOHN F. PIATT RECORDED MAY 31, 1983 M.F. #83-0942
- 7) PARTITION #88-737 OWNER/APPLICANT, CHARLES GILBERT RECORDED DECEMBER 19, 1988 M.F. #88-2959
- 8) PARTITION #89-189 OWNER/APPLICANT, JOHN F. PIATT RECORDED DECEMBER 29, 1989 M.F. #89-3512
- 9) AMERITITLE PRELIMINARY TITLE REPORT #0037121 ISSUED FEBRUARY 6, 2007
- 10) SURVEY FOR JEFF LAHTI BY DLC SURVEYING FILED MARCH 9, 1981 C.S. #87-011
- 11) PROPERTY BOUNDARY LINE ADJUSTMENT SURVEY BY COLUMBIA RIVER SURVEYING & MAPPING FILED JUNE 5, 2007 C.S. #2007-067

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	12°48'25"	505.00'	112.88'	56.68'	S53°34'48"E	112.65'
C2	46°39'01"	292.00'	237.75'	125.91'	N70°30'06"W	231.23'
C3	12°18'25"	380.00'	81.62'	40.97'	S87°40'24"E	81.47'
C4	8°34'17"	105.00'	15.71'	7.87'	N85°48'19"W	15.69'

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOTS 2N-10E-05 100 AND 107 INTO TWO PARCELS OF A DIFFERENT CONFIGURATION. THE SUBJECT PROPERTIES ARE PARCELS 1 AND 2 OF PARTITION #89-189 WITH SOME ADJUSTMENT BY DEED. THEY LIE IN THE NE 1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M. PRIOR TO CONDUCTING THE FIELDWORK AND NECESSARY OFFICE CALCULATIONS FOR THIS SURVEY, A COPY OF THE TITLE REPORT FOR A RECENTLY COMPLETED TRANSACTION ON THIS PROPERTY WAS OBTAINED AND COPIES OF PRIOR SURVEYS CONDUCTED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY WERE OBTAINED. THE BASIS OF BEARING FOR THIS SURVEY IS OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE GRID BY GPS OBSERVATION.

IN THE FIELD, MONUMENTS WERE FOUND ON THE SOUTH LINE OF THE NORTHEAST 1/4 AS SHOWN. FROM THESE MONUMENTS, THE EAST AND WEST LINES OF THE NORTHEAST 1/4 WERE CALCULATED, AS SHOWN, FROM THE REFERENCE SURVEYS. ALSO IN THE FIELD, MONUMENTS WERE FOUND PER SURVEY REFERENCE #2 ALONG A PORTION OF THE NORTH BOUNDARY OF THE SUBJECT PROPERTY. THESE MONUMENTS WERE HELD AS SHOWN ON THE SURVEY. A MONUMENT FOUND NEAR THE NORTHEAST CORNER OF TAX LOT 100 WAS HELD FOR LINE AND THIS LINE THEN PROJECTED EAST TO INTERSECT THE EAST LINE OF THE NORTHEAST 1/4. THE WEST LINE OF THE SUBJECT PROPERTY WAS CALCULATED UTILIZING RECORD ANGLE FROM THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. RIORDAN HILL DRIVE POSITION WAS ESTABLISHED BY FIELD TIES TO THE TRAVELED CENTERLINE. THE NORTH LINE OF THE SUBJECT PROPERTY WAS CALCULATED BY DEED DIMENSIONS AND UTILIZING THE NORTH RIGHT-OF-WAY LINE OF RIORDAN HILL DRIVE, AS SHOWN ON THE SURVEY. THIS LINE IS CONSIDERED UNSURVEYED. A PORTION OF THE DEED CALLS WERE TO A DEER FENCE. THE DEER FENCE WAS NOT LOCATED. THIS COMPLETED THE RESOLUTION OF THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTIES. THE PROPERTIES WERE THEN PARTITIONED INTO A NEW CONFIGURATION PER LANDOWNER'S DIRECTION. SET MONUMENTS ON DIVISION LINE AS SHOWN, THE PARTITION PARCELS BEING OVER 10 ACRES IN SIZE AND DESCRIBED BY ALIQUOT SECTIONAL SUBDIVISION, ROAD RIGHT-OF-WAY AND FIRM DEED CALLS THE PLAT WAS NOT REQUIRED TO BE SURVEYED. BY VIRTUE OF THE FIELD WORK CONDUCTED FOR THE DIVISION LINE AND THE FOUND MONUMENTS PARCEL 1 IS SURVEYED, PARCEL 2 REMAINS UNSURVEYED. THE MAP ALSO SHOWS BY LOCATION OR NOTE EASEMENTS OR RESTRICTIONS OF RECORD PER REFERENCE #9.

SET MONUMENTS ARE A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON PLS 2786".

LINE	BEARING	DISTANCE
L1	N77°40'36"W	89.58'
L2	N79°19'42"W	75.83'
L3	S76°30'31"E	61.40'
L4	S79°29'34"E	64.36'
L5	S85°04'50"E	81.62'
L6	N79°21'30"W	47.36'
L7	S77°21'42"W	56.76'
L8	N81°33'52"E	31.33'
L9	N69°51'13"E	129.30'
L10	S9°59'20"W	85.08' (129.29' DEED) (PER DEED)
L11	N36°16'31"E	60.63' (PER DEED)
L12	N65°07'09"W	47.00' (PER DEED)
L13	N80°23'09"W	29.72' (PER DEED)
L14	S83°08'04"E	121.94' (68.91'± TO R/W)
L16	S47°10'35"E	1.63'
L17	N86°10'24"E	105.52'
L18	N81°31'11"W	43.88'
L19	S1°03'31"W	14.95'
L20	S89°47'12"W	284.59'
L21	N80°59'22"W	165.10'
L22	S88°45'26"E	448.19'

PARCEL 1 (TAX LOT 2N-10E-05 107) = 40.20 AC.  
 PARCEL 2 (TAX LOT 2N-10E-05 100) = 47.72 AC.±  
**TOTAL 87.92 AC.±**  
 (AREAS INCLUDE RIORDAN HILL DR. R/W)

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
Bradley R. Huffmon 2/18/08  
 BRADLEY R. HUFFMON DATE

**ENGINEER / SURVEYOR:**

TENNESON ENGINEERING CORP.  
 409 Lincoln Street,  
 The Dalles, Oregon. 97058  
 Ph. 541-296-9177  
 FAX 541-296-6657

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
Bradley R. Huffmon  
 OREGON  
 JAN. 21, 1997  
 BRADLEY R. HUFFMON  
 #2786



EXPIRES: JUNE 30, 2009