

PARTITION PLAT

LOCATED IN THE NE 1/4 OF SECTION 2,
T. 2N, R. 10E. W.M. HOOD RIVER COUNTY,
STATE OF OREGON.
2N. 10E. 2A TAX LOT 2100.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 2100 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 10E 2A. THE BOUNDARIES BEING MORE PARTICULARLY DESCRIBED IN BOOK 69, PAGE 330 HOOD RIVER COUNTY DEED RECORDS.

THE EXTERIOR BOUNDARY WAS ESTABLISHED BY OUR FIRM IN A PREVIOUS SURVEY AND RECORDED AS COUNTY SURVEY NO. 2005-104. DURING THIS SURVEY ALL EXTERIOR MONUMENTS WERE FIELD VARIED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCE. NEW MONUMENTS WERE THEN SET ON THE NEW DIVISION LINES AND ALONG THE EXTERIOR OF THE ACCESS EASEMENT AS SHOWN.

FOR THE INITIAL POINT I HELD A WAGON SKEIN FOUND 1 FOOT DEEP WHICH I ACCEPTED AS THE TRUE C-E 1/16 TH CORNER OF SECTION 2 T2N. R10E. W.M.

EXISTING EASEMENTS

AN IRRIGATION DITCH EASEMENT, RECORDED IN BOOK 1 OF DEEDS AT PAGE 581, OF HOOD RIVER COUNTY RECORDS. (SHOWN ON THE PLAT)

A RIGHT OF WAY EASEMENT ALONG THE SOUTH 20 FEET RECORDED IN BOOK 27 OF DEEDS AT PAGE 305, OF THE HOOD RIVER COUNTY RECORDS. ALSO RECORDED IN BOOK 28 OF DEEDS AT PAGE 518, OF THE HOOD RIVER COUNTY RECORDS (SHOWN ON THE PLAT)

AN IRRIGATION DITCH OR FLUME EASEMENT RECORDED IN IN BOOK 27 OF DEEDS AT PAGE 305, OF THE HOOD RIVER COUNTY RECORDS. ALSO RECORDED IN BOOK 28 OF DEEDS AT PAGE 518, OF THE HOOD RIVER COUNTY RECORDS (SHOWN ON THE PLAT)

AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT RECORDED IN MICROFILM NO. 770831, OF THE HOOD RIVER COUNTY RECORDS. (NOT SHOWN)

A PIPELINE EASEMENT RECORDED IN MICROFILM NO. 200900663, OF THE HOOD RIVER COUNTY RECORDS. (SHOWN ON THE PLAT)

REFERENCED DEEDS

INSTRUMENT RECORDED IN BOOK 69, PAGE 330.
INSTRUMENT RECORDED IN BOOK 27, PAGE 305.
INSTRUMENT RECORDED IN BOOK 28, PAGE 518.
INSTRUMENT RECORDED IN BOOK 1 OF DEEDS AT PAGE 581
INSTRUMENT RECORDED IN MICROFILM NO. 770831
INSTRUMENT RECORDED IN MICROFILM NO. 200900663

REFERENCED SURVEYS

R1 SURVEY BY TERRA SURVEYING CS NO. 2000-008
R2 SURVEY BY KLEIN AND ASSOCIATES CS NO. 2005-104

MAINTENANCE AGREEMENT

THE PARCELS SHOWN ON THIS PLAT ARE BOUNDED BY A SEPARATE DOCUMENT TITLED "MAINTENANCE AGREEMENT" AND IS MADE APART OF THIS PLAT. SEE INSTRUMENT NO. 2009-01896, HOOD RIVER COUNTY RECORDS.

COVENANTS, CONDITIONS AND RESTRICTIONS:

ALL LOTS WITHIN THE PLAT ARE SUBJECT TO A DOCUMENT TITLED "COVENANTS, CONDITIONS AND RESTRICTIONS" SAID DOCUMENT IS RECORDED IN INSTRUMENT NUMBER 2009-01896 HOOD RIVER DEED RECORDS. SAID DOCUMENTS SHALL BE CONSIDERED PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

EASEMENT NOTES:

1. A JOINT ACCESS AND UTILITY EASEMENT THROUGH PARCELS 1, 2 AND 3 FOR THE BENEFIT OF ALL PARCEL WITHIN THIS PARTITION PLAT.
2. 10.00 WIDE WATERLINE EASEMENT FOR THE BENEFIT OF ICE FOUNTAIN WASTER DISTRICT.
3. A VARIED WIDTH IRRIGATION WATERLINE EASEMENT LYING SOUTH OF THE LINE SHOWN ON PARCEL 1, FOR THE BENEFIT OF FARMERS IRRIGATION COMPANY.

VIEW EASEMENT NOTE

HEIGHT RESTRICTION AREA, NO BUILDING OR TREE SHALL BE HIGHER IN ELEVATION THAN 18 FEET ABOVE BASE GROUND ELEVATION. SAID BASE GROUND ELEVATION IS DERIVED FROM THE TOP OF AN EXISTING CONCRETE PAD LOCATED ON THE NORTH SIDE OF A EXISTING HOUSE SITED ON PARCEL 1 OF THIS PARTITION. THE BASE GROUND ELEVATION = 566.5' ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

CERTIFICATION NOTE:

I JAMES M. KLEIN CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE PARTITION.

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

PARTITION PLAT NO. 200904P

INSTRUMENT RECEIVED ON THE 15 DAY
OF May, 2009 9:19 AT A M

James M. Klein
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. CS 2009 021

FILED 612-09

BY Robert Level

SURVEYS CERTIFICATE

I, JAMES M. KLEIN, 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 MORE PARTICULARLY DESCRIBED IN BOOK 69, PAGE 330 TO ROBERT N. & ZEIMA J. LEVEL DATED SEPTEMBER 13, 1969.

James M. Klein
JAMES M. KLEIN PLS. 59002

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.

WE HEREBY DEDICATE, THE SOUTH 30.00 FEET OF PARCEL 1, TO HOOD RIVER COUNTY FOR ROAD AND UTILITIES PURPOSES.

FURTHER, WE GRANT ALL EASEMENTS SHOWN ON THIS PLAT FOR THEIR DESIGNATED PURPOSE.

Donald R. Level 5/19/09
DONALD R. LEVEL DATE

David R. Level 5/19/09
DAVID R. LEVEL DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/14, 2009, BY THE ABOVE SIGNED

Roxanne R. Cochran
NOTARY SIGNATURE

Roxanne R. Cochran
NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 431696

MY COMMISSION EXPIRES 5-17-2012

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

David R. Level
HOOD RIVER COUNTY ~~CLERK~~/TREASURER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 14th DAY OF MAY, 2009.

Robert Level
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 14th DAY OF MAY, 2009.

M. Benedick
HOOD RIVER COUNTY PLANNING DIRECTOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2009

Klein & Associates, Inc.
LAND SURVEYING
1308 12th Street
Hood River, Oregon 97031
Tel: (541)386-3322

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

2 2N. 10E.

SURVEY PERFORMED FOR:
ROBERT LEVEL
DATE: FEBRUARY 10, 2009
PROJECT: 08-06-19
FILE: 080619.DWG
DRAFT: JMK

OWNER

DONALD R. LEVEL
DAVID R. LEVEL

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

RECEIVED MAY 18 2009

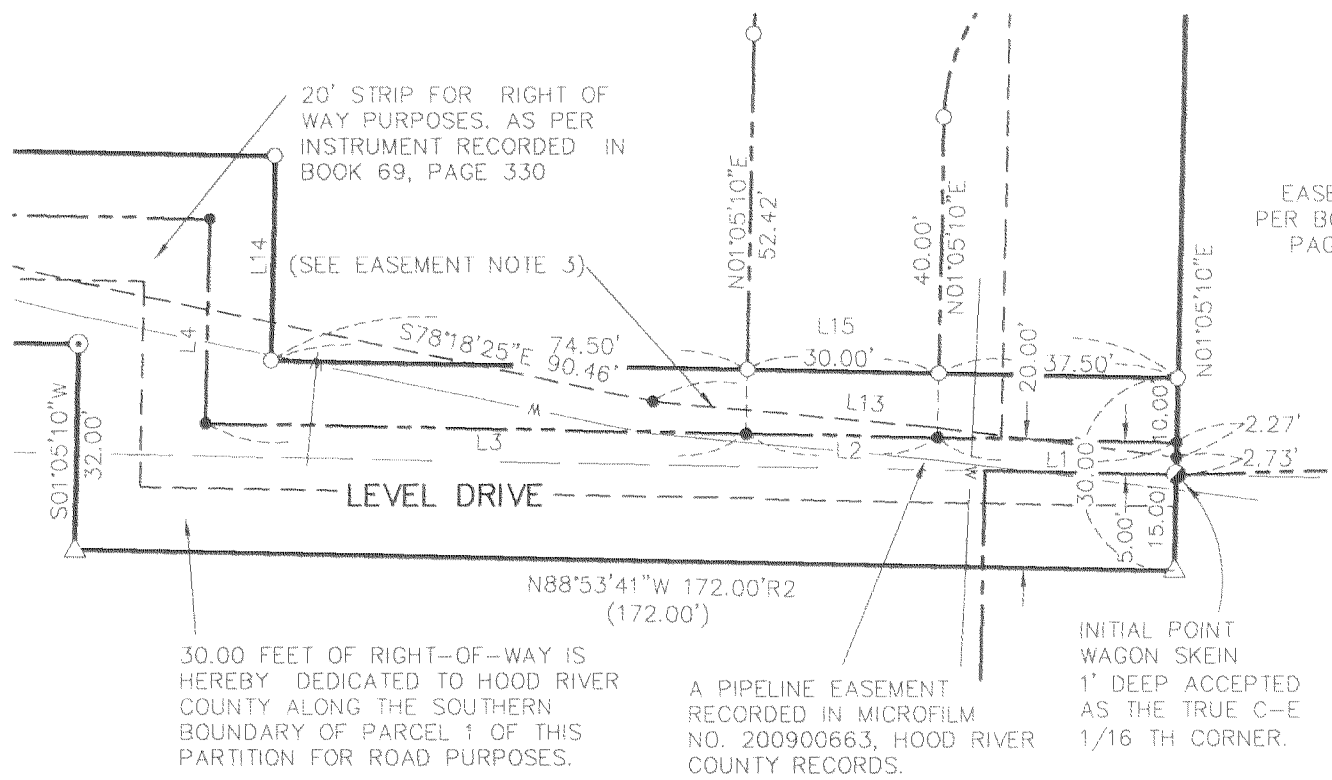
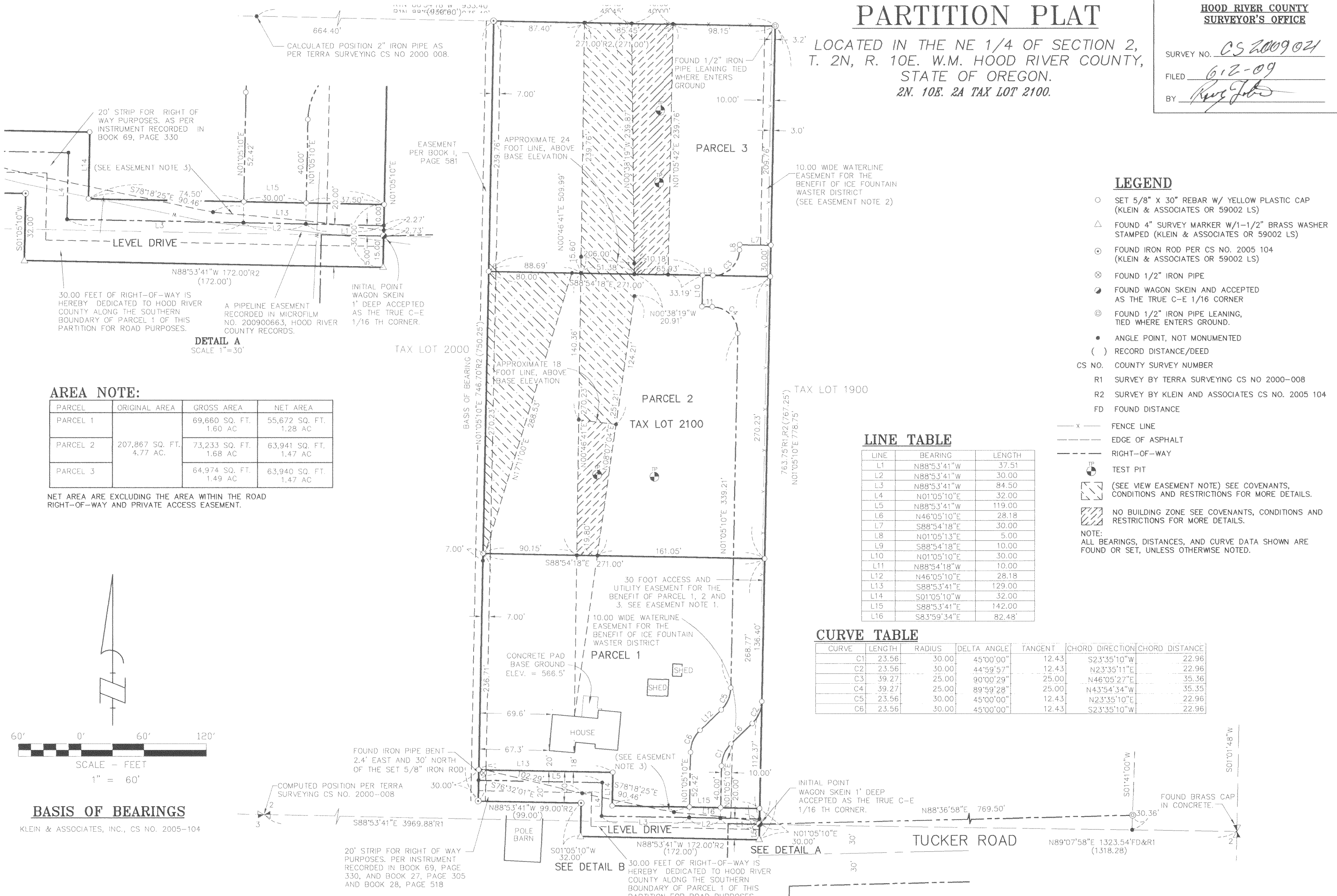
CS 2009 021-1

PARTITION PLAT

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

LOCATED IN THE NE 1/4 OF SECTION 2,
T. 2N, R. 10E. W.M. HOOD RIVER COUNTY,
STATE OF OREGON.
2N. 10E. 2A TAX LOT 2100.

SURVEY NO. CS 2009 021
FILED 6-2-09
BY [Signature]



DETAIL A
SCALE 1"=30'

AREA NOTE:

PARCEL	ORIGINAL AREA	GROSS AREA	NET AREA
PARCEL 1		69,660 SQ. FT. 1.60 AC	55,672 SQ. FT. 1.28 AC
PARCEL 2	207,867 SQ. FT. 4.77 AC	73,233 SQ. FT. 1.68 AC	63,941 SQ. FT. 1.47 AC
PARCEL 3		64,974 SQ. FT. 1.49 AC	63,940 SQ. FT. 1.47 AC

NET AREA ARE EXCLUDING THE AREA WITHIN THE ROAD
RIGHT-OF-WAY AND PRIVATE ACCESS EASEMENT.

LINE TABLE

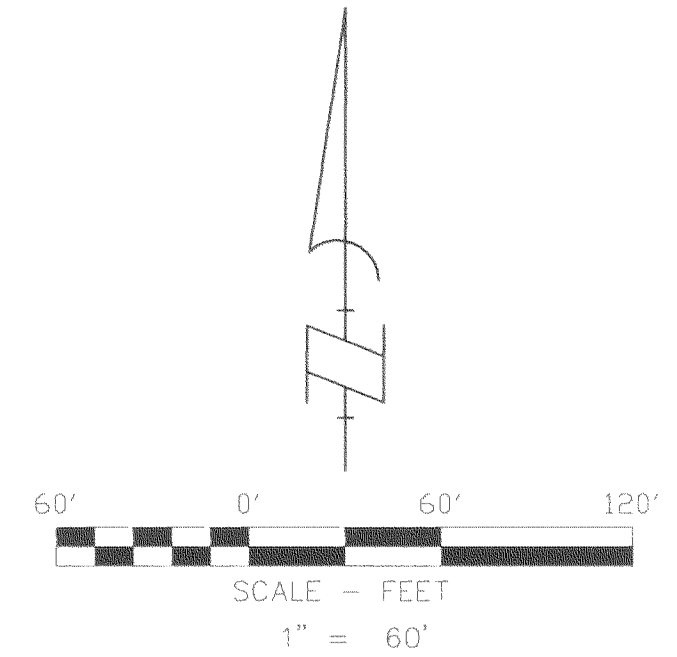
LINE	BEARING	LENGTH
L1	N88°53'41"W	37.51
L2	N88°53'41"W	30.00
L3	N88°53'41"W	84.50
L4	N01°05'10"E	32.00
L5	N88°53'41"W	119.00
L6	N46°05'10"E	28.18
L7	S88°54'18"E	30.00
L8	N01°05'13"E	5.00
L9	S88°54'18"E	10.00
L10	N01°05'10"E	30.00
L11	N88°54'18"W	10.00
L12	N46°05'10"E	28.18
L13	S88°53'41"E	129.00
L14	S01°05'10"W	32.00
L15	S88°53'41"E	142.00
L16	S83°59'34"E	82.48'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD DISTANCE
C1	23.56	30.00	45°00'00"	12.43	S23°35'10"W	22.96
C2	23.56	30.00	44°59'57"	12.43	N23°35'11"E	22.96
C3	39.27	25.00	90°00'29"	25.00	N46°05'27"E	35.36
C4	39.27	25.00	89°59'28"	25.00	N43°54'34"W	35.35
C5	23.56	30.00	45°00'00"	12.43	N23°35'10"E	22.96
C6	23.56	30.00	45°00'00"	12.43	S23°35'10"W	22.96

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002 LS)
- △ FOUND 4" SURVEY MARKER W/1-1/2" BRASS WASHER STAMPED (KLEIN & ASSOCIATES OR 59002 LS)
- ⊙ FOUND IRON ROD PER CS NO. 2005 104 (KLEIN & ASSOCIATES OR 59002 LS)
- ⊗ FOUND 1/2" IRON PIPE
- FOUND WAGON SKEIN AND ACCEPTED AS THE TRUE C-E 1/16 CORNER
- ⊙ FOUND 1/2" IRON PIPE LEANING, TIED WHERE ENTERS GROUND.
- ANGLE POINT, NOT MONUMENTED
- () RECORD DISTANCE/DEED
- CS NO. COUNTY SURVEY NUMBER
- R1 SURVEY BY TERRA SURVEYING CS NO 2000-008
- R2 SURVEY BY KLEIN AND ASSOCIATES CS NO. 2005 104
- FD FOUND DISTANCE
- x — FENCE LINE
- — — EDGE OF ASPHALT
- - - - - RIGHT-OF-WAY
- ⊙ TEST PIT
- ⊠ (SEE VIEW EASEMENT NOTE) SEE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MORE DETAILS.
- ▨ NO BUILDING ZONE SEE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MORE DETAILS.
- NOTE: ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.



BASIS OF BEARINGS

KLEIN & ASSOCIATES, INC., CS NO. 2005-104

SURVEY PERFORMED FOR:
ROBERT LEVEL
DATE OF MONUMENTATION:
FEBRUARY 10, 2009
PROJECT: 08-06-19
FILE: 080619.DWG
DRAFT: JMK

OWNER

DONALD R. LEVEL
DAVID R. LEVEL

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JAMES M. KLEIN
59002
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SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
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CS 2009 021-2