

PARTITION PLAT

TAX LOTS 1700 & 1801, 3N-10E-35DB

PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

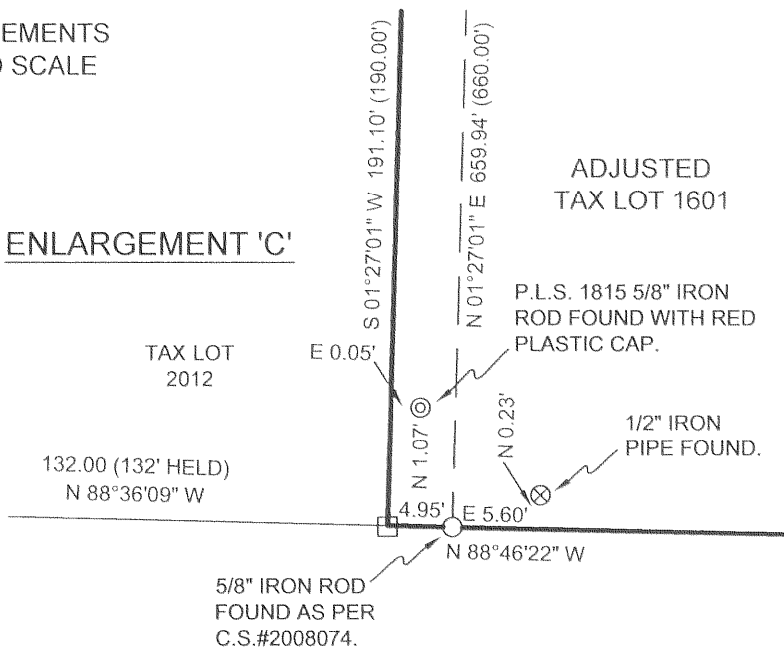
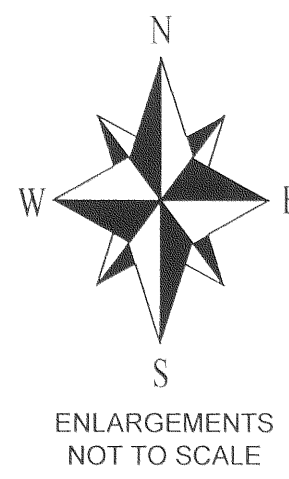
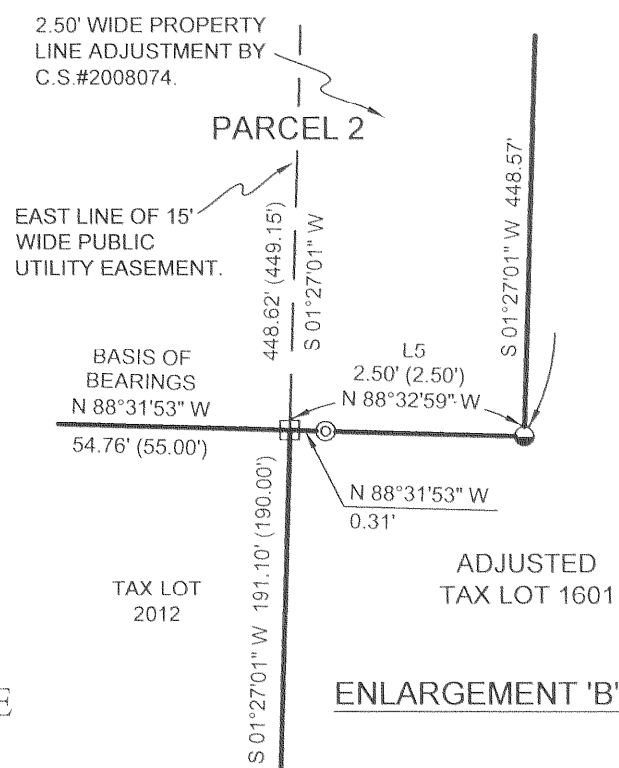
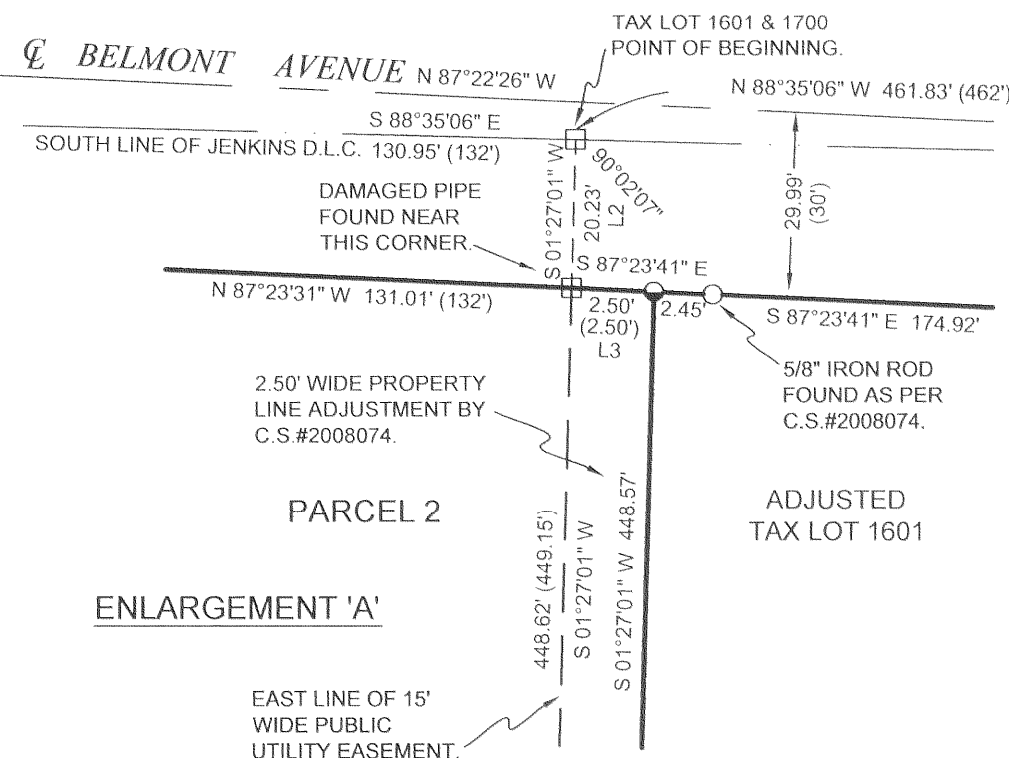
JULY 1, 2008.
SHEET 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: *CS 2010 017*

Filed Date: *4-21-10*

By: *[Signature]*



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOTS 1700 & 1801 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-35DB INTO THREE NEW PARCELS AS SHOWN. TAX LOTS 1700 AND 1801 ARE LOCATED AS DESCRIBED BY AMERITITLE SUBDIVISION GUARANTEE, ORDER No.0037697, DATED MAY 24, 2007. AN ADDITIONAL PORTION OF TAX LOT 1700 WAS ACQUIRED RECENTLY BY BOUNDARY LINE ADJUSTMENT AS RECORDED BY HOOD RIVER COUNTY QUITCLAIM DEED DOCUMENT 2008-03689, RECORDED SEPTEMBER 24, 2008. I CONDUCTED THE SURVEY FOR THE ADJUSTMENT (FILED SEPTEMBER 24, 2008, AS C.S.#2008074) WHICH ALSO ESTABLISHED THE ENTIRE EXTERNAL BOUNDARIES OF THIS PARTITION. ALL EXTERIOR CORNERS WERE RECOVERED.

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: Portion of the Northwest quarter of the Southeast quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the City of Hood River, Hood River County, Oregon, described as follows:

Beginning at a P.L.S. 932 5/8" iron rod with yellow plastic cap found on the Southerly right of way of Belmont Avenue, said point being the Northeast corner of that tract of land conveyed to L.M. Baldwin et ux., by deed recorded October 5, 1950, in Book 43, Page 609, deed records of Hood River County, said point of beginning being located 680 2/3 feet West of (measured as North 88°35'06" West, 679.68 feet) and 10 feet, more or less, South of the most Southerly Southeast corner of the William Jenkins Donation Land Claim No.38 (measured as South 00°39'37" West, 15.70 feet); thence South along the East line of said Baldwin tract 115 feet, to it's interior corner (measured as South 00°39'37" West, 114.27 feet to a 1/2" iron pipe); thence East along the interior South line of said Baldwin tract a distance of 20 feet to its exterior corner (measured as South 87°42'28" East, 19.92 feet to a 1/2" iron pipe); thence South along the Southerly East line of said Baldwin tract a distance of 545 feet to its Southeast corner, (measured as 530 feet, more or less), said point also being on the North line of the first tract of land described in that deed to Weber W. Chapman, recorded April 30, 1909, in Book 2, Page 450, deed records of Hood River County; thence East along the North line of said Chapman tract a distance of 66 2/3 feet to the Southwest corner of that tract of land conveyed to Louis C. Baldwin et ux., by deed recorded November 1, 1963, in Book 74, Page 453, deed records of Hood River County; thence North along the West line of said Baldwin tract 660 feet to its Northwest corner, said point being on the South line of said Belmont Avenue (measured as 642.50 feet) 86 2/3 feet to the place of beginning, EXCEPTING THEREFROM, that portion lying Northerly of the following line: Said line beginning at a point 142 feet South from the Northeast corner on the East line of this tract, and thence running Westerly at right angles to the East line, to the West line of the Herein described tract.

TOGETHER WITH:

Beginning at a point in the South Line of the William Jenkins Donation Land Claim No.38, which point is the Northeast corner of that tract of land conveyed to Peter Kopke by deed recorded April 18, 1907, in Book 43, Page 499, deed records of Wasco County (Book L, Page 299, Deed Records of Hood River County), which said corner is 462 feet West of the most Southerly Southeast corner of the Jenkins Donation Land Claim; thence South along the East line of the said Kopke tract a distance of 660 feet to the Southeast corner thereof; thence West along the South line of the said Kopke tract 132 feet to the Southeast corner of that tract of land conveyed to M.S. Ballard et ux., by deed recorded August 13, 1898, in Book Z, Page 9, deed records of Wasco County, (Book B, Page 207, deed records of Hood River County); thence North along the East line of said Ballard tract 660 feet to the North line of said Jenkins Donation Land Claim; thence East along the South line of said Jenkins Donation land Claim to the place of beginning. SUBJECT TO the rights of the public in the Belmont Avenue public right of way.

ALSO TOGETHER WITH:

Commencing at a point in the South line of the William Jenkins Donation Land Claim no.38, which point is the Northeast corner of that tract of land conveyed to Peter Kopke by deed recorded April 18, 1907, in Book 43, Page 499, Deed Records of Wasco County, (Book L, Page 299, Deed Records of Hood River County), which said Kopke corner is 462 feet West of the most Southerly Southeast corner of the Jenkins Donation Land Claim; thence South along the East line of said Kopke tract of land a distance of 20.23 feet to the Southerly Right of Way of Belmont Avenue and the Point of Beginning of the adjusted tract; thence continuing South along the East line of said Kopke tract of land a distance of 448.62 feet to the Northeast corner of the Lot designated as "Storm Water Retention Open Space Area" on the Plat of Hazelview's Second Addition, filed for record June 5, 2002, as Instrument No.20022711, Hood River County Records; thence Easterly at right angles to the East line of said Kopke tract of land a distance of 2.50 feet; thence Northerly parallel to the East line of said Kopke tract of land a distance of 448.57 feet to the said Southerly Right of Way of Belmont Avenue; thence Westerly along the said Southerly Right of Way of Belmont Avenue a distance of 2.50 feet to the Point of Beginning.

EXCEPTING THEREFROM:

That portion of the above described lands contained within the boundaries of the Plat of Hazelview's Second Addition, filed for record June 5, 2002, as Instrument No.20022711, Hood River County Records.

The initial point for this Partition Plat is a 1" diameter Brass Plug, inscribed "CROSS PLS 60051" set at the Northwest Corner of Lot 39 of the Plat of Hazelview's Second Addition.

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

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 *[Signature]* Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2011

REFERENCES:

- AMERITITLE SUBDIVISION GUARANTEE, ORDER No.0037697, DATED MAY 24, 2007.
- DEED DOCUMENTS:
QUITCLAIM DEED, RECORDED SEPTEMBER 24, 2008, AS DOCUMENT #2008-03689.
BARGAIN AND SALE DEED, RECORDED APRIL 17, 1996, AS MICROFILM #961054. (TAX LOT 1700 BEFORE ADJUSTMENT).
WARRANTY DEED, RECORDED APRIL 18, 1907, AS BOOK L OF DEEDS, PAGE 299. (CALLED IN DESCRIPTION FOR TAX LOT 1700).
DEED, RECORDED AUGUST 13, 1898, AS BOOK B OF DEEDS, PAGE 207. (CALLED IN DESCRIPTION FOR TAX LOT 1700).
BARGAIN AND SALE DEED, RECORDED APRIL 17, 1996, AS MICROFILM #961055. (TAX LOT 1801 BEFORE ADJUSTMENT).
WARRANTY DEED RECORDED, OCTOBER 5, 1950, AS BOOK 43 OF DEEDS, PAGE 609. (CALLED IN TAX LOT 1801 DESCRIPTION).
DEED, RECORDED APRIL 30, AS BOOK 2 OF DEEDS, PAGE 450. (CALLED IN TAX LOT 1801 DESCRIPTION).
WARRANTY DEED, RECORDED NOVEMBER 1, 1963, AS BOOK 74 OF DEEDS, PAGE 453. (CALLED IN TAX LOT 1801 DESCRIPTION).
WARRANTY DEED RECORDED, NOVEMBER 20, 2001, AS DOCUMENT #20014951. (ADJUSTED PORTION EXCEPTED FROM THE ORIGINAL DESCRIPTIONS FOR TAX LOTS 1700 & 1801).

SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE:
PROPERTY BOUNDARY LINE AND ADJUSTMENT SURVEY, FILED SEPTEMBER 24, 2008, AS C.S.#2008074.
PLAT OF HAZELVIEW'S SECOND ADDITION, FILED JUNE 10, 2002, AS C.S.#2002035.

HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-35DB, REVISED AUGUST 2, 2006.

PROJECT NUMBER: 2007018.
DATE OF SURVEY MONUMENTATION: JULY 1, 2008.
DATE OF DRAWING: JANUARY 14, 2010.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35DB.

COLUMBIA RIVER SURVEYING & MAPPING

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

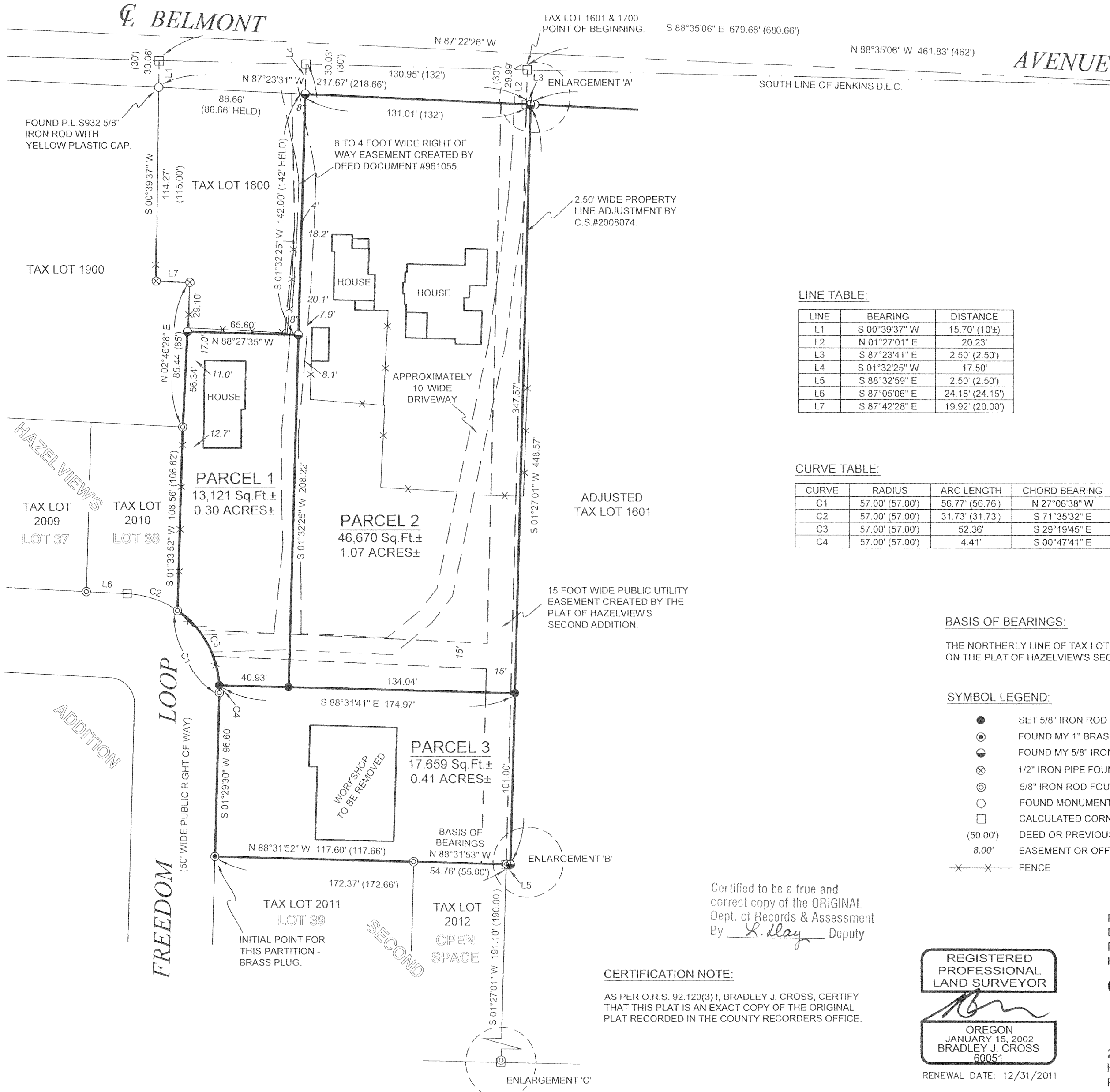
CS 2010 017_2

PARTITION PLAT
TAX LOTS 1700 & 1801, 3N-10E-35DB
 PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

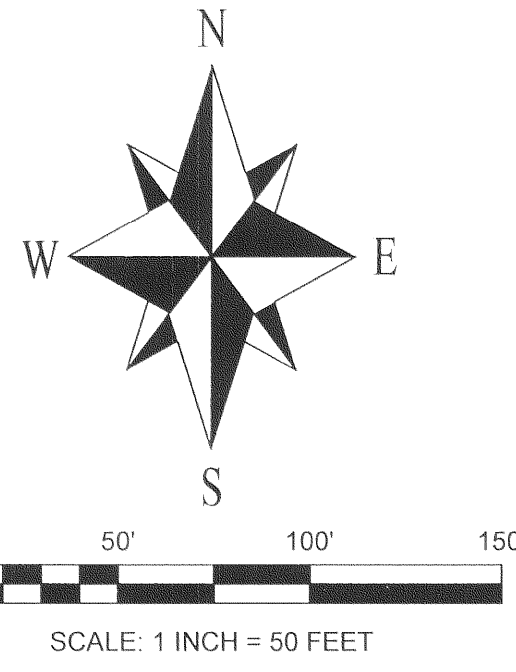
JULY 1, 2008.
 SHEET 1 OF 2

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 Survey No: CS 2010 017
 Filed Date: 4-21-10
 By: RJF

RECORDING INFORMATION:
 PARTITION PLAT No. 201001P
 instrument received on the 14th
 day of April, 2010
 at 2:49 P.M.
Joah Klau Clerk
 Hood River County Director of Records and Assessments.



BRASS CAP FOUND IN MONUMENT BOX AND ACCEPTED AS THE MOST SOUTHERLY SOUTHEAST CORNER OF THE JENKINS D.L.C. REFERRED TO IN THE LEGAL DESCRIPTIONS.



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 00°39'37" W	15.70' (10±)
L2	N 01°27'01" E	20.23'
L3	S 87°23'41" E	2.50' (2.50')
L4	S 01°32'25" W	17.50'
L5	S 88°32'59" E	2.50' (2.50')
L6	S 87°05'06" E	24.18' (24.15')
L7	S 87°42'28" E	19.92' (20.00')

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	57.00' (57.00')	56.77' (56.76')	N 27°06'38" W	54.46' (54.44')	57°04'08"
C2	57.00' (57.00')	31.73' (31.73')	S 71°35'32" E	31.32' (31.32')	31°53'41"
C3	57.00' (57.00')	52.36'	S 29°19'45" E	50.54'	52°37'53"
C4	57.00' (57.00')	4.41'	S 00°47'41" E	4.41'	04°26'15"

BASIS OF BEARINGS:
 THE NORTHERLY LINE OF TAX LOT 2012, SHOWN AS AN OPEN SPACE TRACT ON THE PLAT OF HAZELVIEWS SECOND ADDITION (C.S.#2002035).

- SYMBOL LEGEND:**
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S.60051"
 - ⊙ FOUND MY 1" BRASS PLUG STAMPED "CROSS P.L.S.60051" FROM C.S.#2008074
 - ⊙ FOUND MY 5/8" IRON ROD WITH ORANGE PLASTIC CAP FROM C.S.#2008074
 - ⊗ 1/2" IRON PIPE FOUND
 - ⊙ 5/8" IRON ROD FOUND WITH RED PLASTIC CAP STAMPED P.L.S. 1815.
 - FOUND MONUMENT AS NOTED.
 - CALCULATED CORNER OR MONUMENT, NOT FOUND OR SET
 - (50.00') DEED OR PREVIOUS SURVEY DISTANCE
 - 8.00' EASEMENT OR OFFSET DISTANCE
 - X-X- FENCE

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

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

 OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051
 RENEWAL DATE: 12/31/2011

PROJECT NUMBER: 2007018.
 DATE OF SURVEY MONUMENTATION: JULY 1, 2008.
 DATE OF DRAWING: JANUARY 14, 2010.
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35DB.
COLUMBIA RIVER SURVEYING & MAPPING
 216 CASCADE AVE, SUITE 23
 HOOD RIVER, OREGON, 97031
 PHONE/FAX: 541-386-9002
 EMAIL: INFO@COLUMBIASURVEYING.COM

ACKNOWLEDGMENTS:
 I, the owner of the land shown herein, hereby declare that this division of land has been made with my free consent and in accordance with my desires.
Virginia C. Baldwin 1/15/2010
 Virginia C. Baldwin Date
 Trustee under the Virginia C. Baldwin Living Trust, dated April 12, 1996.

This instrument was acknowledged before me on this 15th Day of JANUARY, 2010 by the above signed.
Jessica Kinder
 Notary Signature
Jessica Kinder
 Notary Name
 STATE OF OREGON
 COUNTY OF HOOD RIVER
 COMMISSION No. 421240
 MY COMMISSION EXPIRES 9-12-2011

APPROVALS:
 I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
Andrew Brown
 Hood River County Director of Budget and Finance.

I hereby certify this partition was examined and approved as of this 15th day of APRIL, 2010.
Randy Latta
 Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this 1st day of April, 2010.
Cynthia A. Walbridge
 City of Hood River Planning Director.

RECEIVED APR 15 2010

CS 2010 017-1