

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. CS 2011 020
FILED DATE: 6-2-11
BY: [Signature]

Partition Plat # 201104P
Instrument received on the 26th
day of MAY 2011
at 9:45 A.M.
[Signature]
Hood River Director of Records
and Assessments

SURVEYOR'S CERTIFICATE:
Kevin Dowd
say that I have correctly surveyed and
marked with proper monuments the lands
represented on this Partition Plat, the
boundaries being described in instrument:
PARCEL 1 OF PARTITION PLAT 2008 20P
RECORDED SEPTEMBER 3, 2008
TO JWCO LAND & LIVESTOCK, LLC.

DECLARATION:
We the owner(s) 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.
[Signature] 3/15/11
JEFFREY OSBORN DATE
AS MEMBER OF
JWCO LAND & LIVESTOCK, LLC

ACKNOWLEDGMENTS:
This instrument was acknowledged before me
on 15 day of March 2011
by Jeff Osborn
as Member of
JWCO LAND & LIVESTOCK, LLC
[Signature]
Notary signature
Terr L. Flink
NOTARY PUBLIC - OREGON
COMMISSION No. 436435
My commission expires 2/15/2013

APPROVALS:
I hereby certify that all taxes and
assessment due hereon have been fully
paid as required by law.
[Signature]
Hood River County Director of
Budget and Finance
I hereby certify this partition was
examined and approved as of this 26th
day of MAY, 2011
[Signature]
Hood River County Surveyor

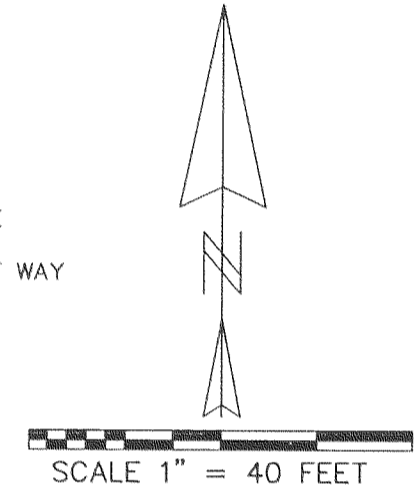
I hereby certify this partition was
examined and approved as of this 29th
day of MARCH, 2011
[Signature]
Hood River County Planning Director

LINE	BEARING	DISTANCE
L1	N88°41'10"E	32.62
L2	S88°39'55"W	31.47
L3	N00°43'33"E	14.00
L4	N89°16'27"W	20.00
L5	N00°43'33"E	10.00
L6	N89°16'27"W	10.00
L7	N89°16'27"W	31.48
L8	S00°22'03"W	10.37
L9	N88°41'10"E	32.87
L10	S47°35'52"E	134.36
L11	S01°18'50"E	13.76
L12	S01°18'50"E	107.51
L13	N42°24'08"E	30.00
L14	N71°01'27"E	24.03
L15	S18°58'33"E	40.00
L16	S71°01'27"W	24.03
L17	N88°41'10"E	7.68
L18	S88°41'10"W	3.53
L19	S01°54'50"E	41.79
L20	S48°55'51"E	45.50
L21	S01°54'50"E	37.33
L22	S48°55'51"E	68.37

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-11
MARCH 14, 2011



DOC# 2008-03026, NON-EXCLUSIVE EASEMENT COVENANTS,
CONTAINS A PROVISION TO CONVERT THE 60' NON-EXCLUSIVE
EASEMENT FOR ROAD AND UTILITY PURPOSES CREATED BY
PARTITION PLAT 2008 20P TO A DEDICATED PUBLIC RIGHT OF WAY

OSPREY DRIVE (SOUTHERLY EXTENSION)
60' PUBLIC ROAD AND UTILITY EASEMENT
DEDICATED TO THE PUBLIC BY THIS PLAT

DECLARATION:
We the owner(s) of the land shown
herein, dedicate to the public the right of way
shown on this plat for road and utility purposes.

[Signature] 3/15/11
JEFFREY OSBORN DATE
AS MEMBER OF
JWCO LAND & LIVESTOCK, LLC

This declaration was acknowledged before me
on 15 day of March 2011
by Jeff Osborn
as Member of
JWCO LAND & LIVESTOCK, LLC

[Signature]
Notary signature
Terr L. Flink
NOTARY PUBLIC - OREGON
COMMISSION No. 436435
My commission expires 2/15/2013

[Signature] 3-14-11
ROSS BROWN DATE
AS MEMBER OF
FISHER BROWN & BAKER, LLC

This declaration was acknowledged before me
on 14 day of March 2011
by Ross Brown
as Member of
FISHER BROWN & BAKER, LLC

[Signature]
Notary signature
Terr L. Flink
NOTARY PUBLIC - OREGON
COMMISSION No. 436435
My commission expires 2/15/2013

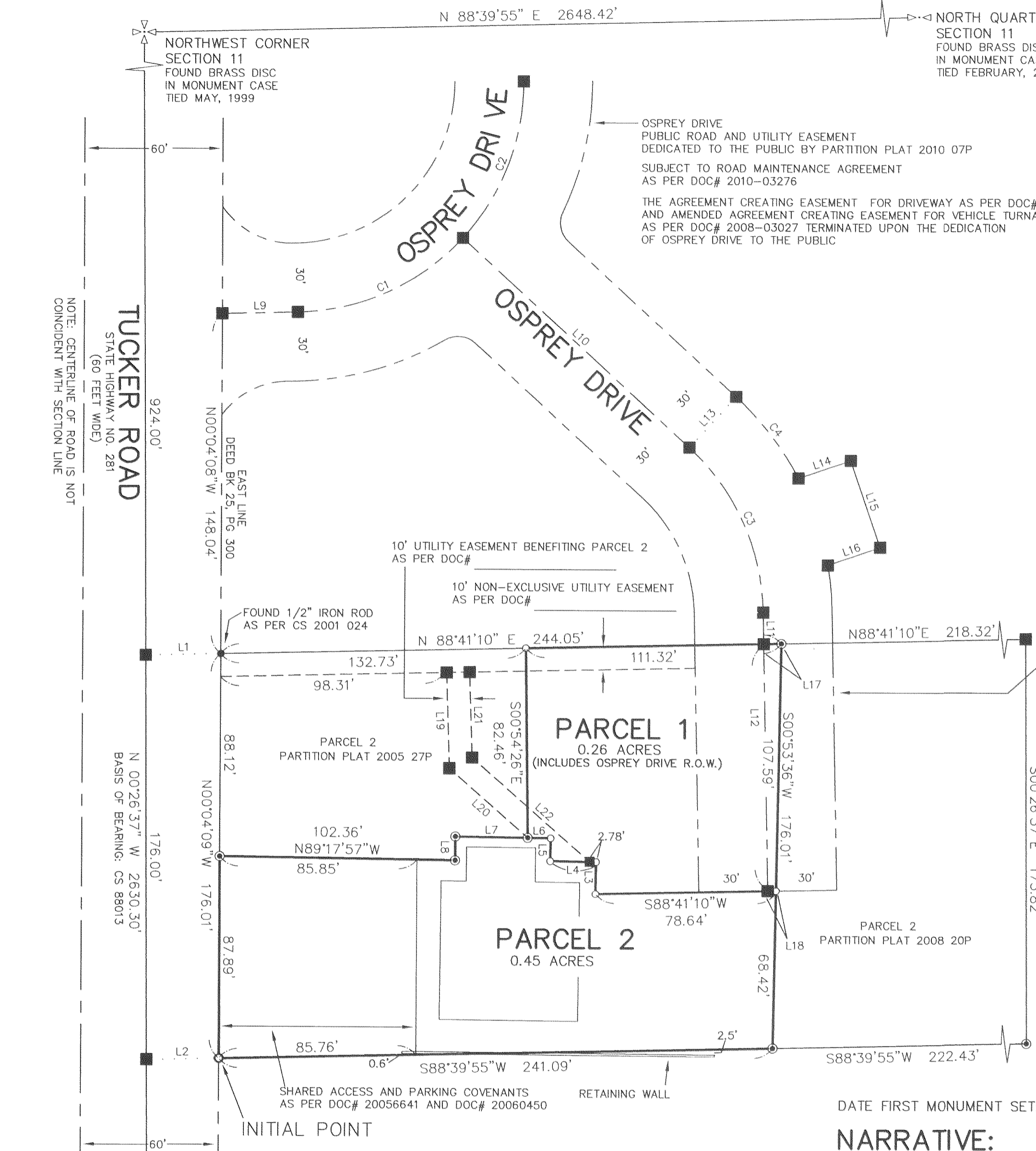
DATE FIRST MONUMENT SET: DECEMBER 3, 2010

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1
OF PARTITION PLAT 2008 20P INTO TWO PARCELS.
MONUMENTS WERE RECOVERED FROM SAID PLAT TO
ESTABLISH THE BOUNDARIES. THE PARTITION LINES
WERE ESTABLISHED AS PER CLIENT INSTRUCTION.

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
MARKED "WYEAST LS 2393"
 - FOUND 5/8" IRON ROD AS PER PARTITION PLAT 2005 27P
OR PARTITION PLAT 2008 20P
 - FOUND NAIL AND WASHER AS PER PARTITION PLAT 2005 27P
 - FOUND MONUMENT AS NOTED
 - CALCULATED POSITION

PARTITION PLAT
LOCATED IN THE NORTHWEST QUARTER
OF SECTION 11
T2 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: JEFF OSBORN
WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD, OR 97041
(541) 352-6065



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	46°17'02"	100.00	80.78	42.74	N65°32'39"E	78.60
C2	42°50'45"	100.00	74.78	39.24	N20°58'46"E	73.05
C3	46°17'02"	100.00	80.78	42.74	N24°27'21"W	78.60
C4	19°46'19"	130.00	44.86	22.66	N37°42'42"W	44.64