

AUG 3 2012

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By *Micaela Keller*, Deputy
MICAELA KELLER

EAST QUARTER CORNER SECTION 17 FOUND BRASS CAP IN MONUMENT CASE

HOOD RIVER COUNTY SURVEYOR'S OFFICE
SURVEY NO. *CS 2012 033*
FILED DATE: *8-13-12*
BY: *RJ*

Partition Plat # *201206P*
Instrument received on the *3rd* day of *AUGUST* 20 *12* at *9:07* A.M. by *Micaela Keller*
Hood River Director of Records and Assessments

SURVEYOR'S CERTIFICATE:

I, *Kevin Dowd*, say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described as Parcel 2 of Document No. 20060996, recorded February 28, 2006, Hood River County Deed Records. Parcel 2 of this Partition Plat is unsurveyed.

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. We grant all easements shown for their designated purposes.

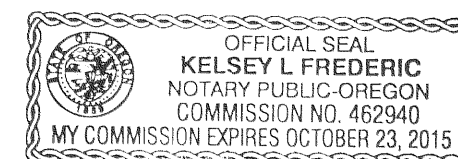
Jeffrey Andrews 6/9/12
DATE
JEFFREY ANDREWS as Owner of WyEast Orchards, LLC

ACKNOWLEDGMENTS:

This instrument was acknowledged before me on *9* day of *June* 20 *12* by Jeffrey Andrews as owner of WyEast Orchards, LLC

Kelsey L Frederic
Notary signature

NOTARY PUBLIC - OREGON
COMMISSION No. *462940*
My commission expires *10/23/2015*



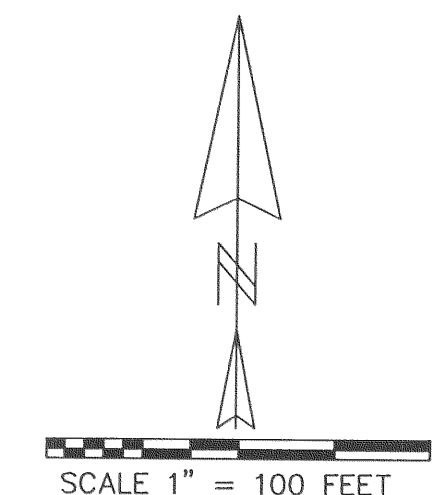
APPROVALS:

I hereby certify that all taxes and assessment due hereon have been fully paid as required by law.
Deanna Hamhart
Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this *2/15* day of *JUNE*, 20 *12*
Kevin Dowd
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this *28th* day of *JUNE*, 20 *12*

Planning File Number *#11-0208*
Sm Pamela A
Hood River County Planning Director



SCALE 1" = 100 FEET

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: 12-31-13
APRIL 28, 2012

OVERHEAD ELECTRIC TRANSMISSION LINES INDICATES APPROXIMATE LOCATION OF RIGHT OF WAY EASEMENT GRANTED PACIFIC POWER AND LIGHT COMPANY AS PER DOCUMENT NO. 670795

COMMISSIONER'S JOURNAL "A", PAGE 69 DESCRIBES BOTH REED ROAD AND BISHOP ROAD (SKYLINE ROAD) AS BEGINNING 18 RODS NORTH OF THE SOUTHEAST CORNER OF SECTION 17. REED ROAD AND SKYLINE DRIVE RIGHT OF WAYS WERE ESTABLISHED BASED ON THE AS-CONSTRUCTED ALIGNMENT.

SEE SHEET 2
PARCEL 1
4034 SQ. FT. GROSS
1923 SQ. FT. NET

WEST OF THIS POINT THE AS-CONSTRUCTED ALIGNMENT WAS NOT FIELD LOCATED. THE RIGHT OF WAY IS SHOWN AS SCALED FROM THE ASSESSOR'S MAP. COMMISSIONER'S JOURNAL "A", PAGE 69 DESCRIBES ROAD AS RUNNING WEST ALONG SOUTH LINE OF SECTION 17.

NORTHWEST CORNER S1/2, SE1/4, SE1/4 SECTION 17 CALCULATED POSITION AS PER CS 80080

SECTION LINE CENTERLINE OF ROAD

NORTHEAST CORNER S1/2, SE1/4, SE1/4 SECTION 17

S 89°53'12" E 1308.91'

PARCEL 2 DOC. NO. 20060996

UNSURVEYED
PARCEL 2
18.85 ACRES GROSS
AS PER ASSESSOR'S MAP

N 00°12'05" E 661.38'

SOUTHEAST CORNER SECTION 17 FOUND 2 3/8" IRON PIPE WITH TACK IN LEAD

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393"
- CALCULATED POSITION
- ⊕ UTILITY POLE

PARTITION PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: WYEAST ORCHARDS, LLC
ICE FOUNTAIN WATER DISTRICT

SHEET 1 OF 2

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

LINE	BEARING	LENGTH
L1	S00°14'34"W	27.63
L2	S45°25'25"W	32.41
L3	N82°06'56"W	48.74
L4	S02°02'14"E	7.28
L5	N89°53'12"W	9.38
L6	N88°14'04"W	79.07
L7	S61°34'43"W	23.79
L8	S33°56'21"W	36.70
L9	S42°33'47"W	26.41
L10	S59°00'51"W	4.24
L11	N80°55'26"W	91.96

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C1	57°48'25"	90.27	91.07	N29°08'46"E	87.26
C2	12°37'34"	502.21	110.67	S51°44'09"W	110.45
C3	52°27'39"	109.43	100.20	N71°39'14"E	96.73
C4	18°46'55"	67.985	22.29	S88°29'40"W	22.19
C5	47°23'16"	67.985	56.23	S55°24'30"W	54.64
C6	33°45'07"	67.985	40.05	S14°50'17"W	39.47
C7	40°03'43"	71.19	49.78	N79°02'44"E	48.77

EASEMENTS

RIGHT OF WAY IN FAVOR OF VALLEY IMPROVEMENT COMPANY
RECORDED JUNE 18, 1903 IN BOOK C AT PAGE 475.
R.O.W. BEING NOT LESS THAN 25 FEET WIDE.
12 1/2 FEET ON EACH SIDE OF CENTERLINE OF CANAL OR FLUME.
AFFECTS S1/2 SE1/4 SE1/4 SECTION 17.

DEED OF EASEMENT IN FAVOR OF DAN J. HUKARI ET AL,
RECORDED JUNE 24, 1957 IN BOOK 60 AT PAGE 168.
RIGHT TO INSTALL AND MAINTAIN AN IRRIGATION WATER PIPE
UNDERGROUND, OVER AND ACROSS THE NORTH SIDE OF
S1/2 SE1/4 SE1/4 SECTION 17. NO WIDTH GIVEN.

EASEMENT IN FAVOR OF RICHARD MOODY
RECORDED DECEMBER 16, 1965 AS DOCUMENT NO. 65-117167.
A PIPELINE EASEMENT THROUGH THE PLACE PREVIOUSLY KNOWN AS
THE ARBUCKLE PLACE. NO LOCATION OR WIDTH GIVEN.

RIGHT OF WAY EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY
RECORDED JUNE 15, 1967 AS DOCUMENT NO. 670795.
R.O.W., 25 FEET IN WIDTH FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES.
DOCUMENT EXHIBIT MAP SHOWS APPROXIMATE LOCATION OF R.O.W.
UTILITY POLES WERE LOCATED AS SHOWN ON SHEET 1.

EASEMENT IN FAVOR OF VINSON V. SLY ET UX,
RECORDED MAY 12, 1982 AS DOCUMENT NO. 820703.
PERPETUAL NON EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES.
LOCATION AS SHOWN ON SHEET 2.

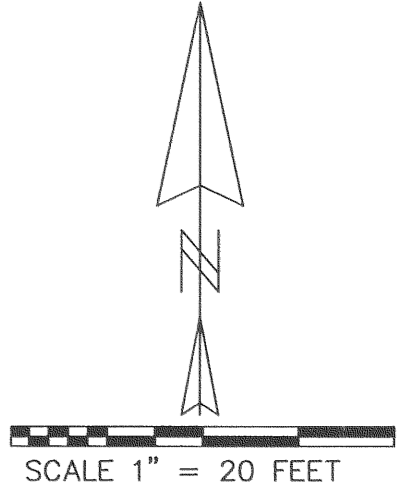
EASEMENT FOR INGRESS AND EGRESS OVER PARCEL 1
FOR THE BENEFIT OF PARCEL 2 BEING CREATED.
LOCATION AS SHOWN ON SHEET 2.

EASEMENT FOR INGRESS AND EGRESS OVER PARCEL 2
FOR THE BENEFIT OF PARCEL 1 BEING CREATED.
LOCATION AS SHOWN ON SHEET 2.

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C4	18°46'55"	67.985	22.29	S88°29'40"W	22.19
C5	47°23'16"	67.985	56.23	S55°24'30"W	54.64
C6	33°45'07"	67.985	40.05	S14°50'17"W	39.47
C7	40°03'43"	71.19	49.78	N79°02'44"E	48.77
C8	4°01'58"	87.985	6.19	S72°18'24"W	6.19

LINE TABLE		
LINE	BEARING	LENGTH
L4	S02°02'14"E	7.28
L10	S59°00'51"W	4.24
L12	S32°59'40"E	19.83
L13	N77°59'40"W	10.72
L14	S57°00'20"W	24.18
L15	S37°06'00"W	10.45
L16	N32°59'40"W	15.81
L17	N00°06'53"E	60.00
L18	N89°48'30"W	24.00
L19	S15°03'04"W	62.08

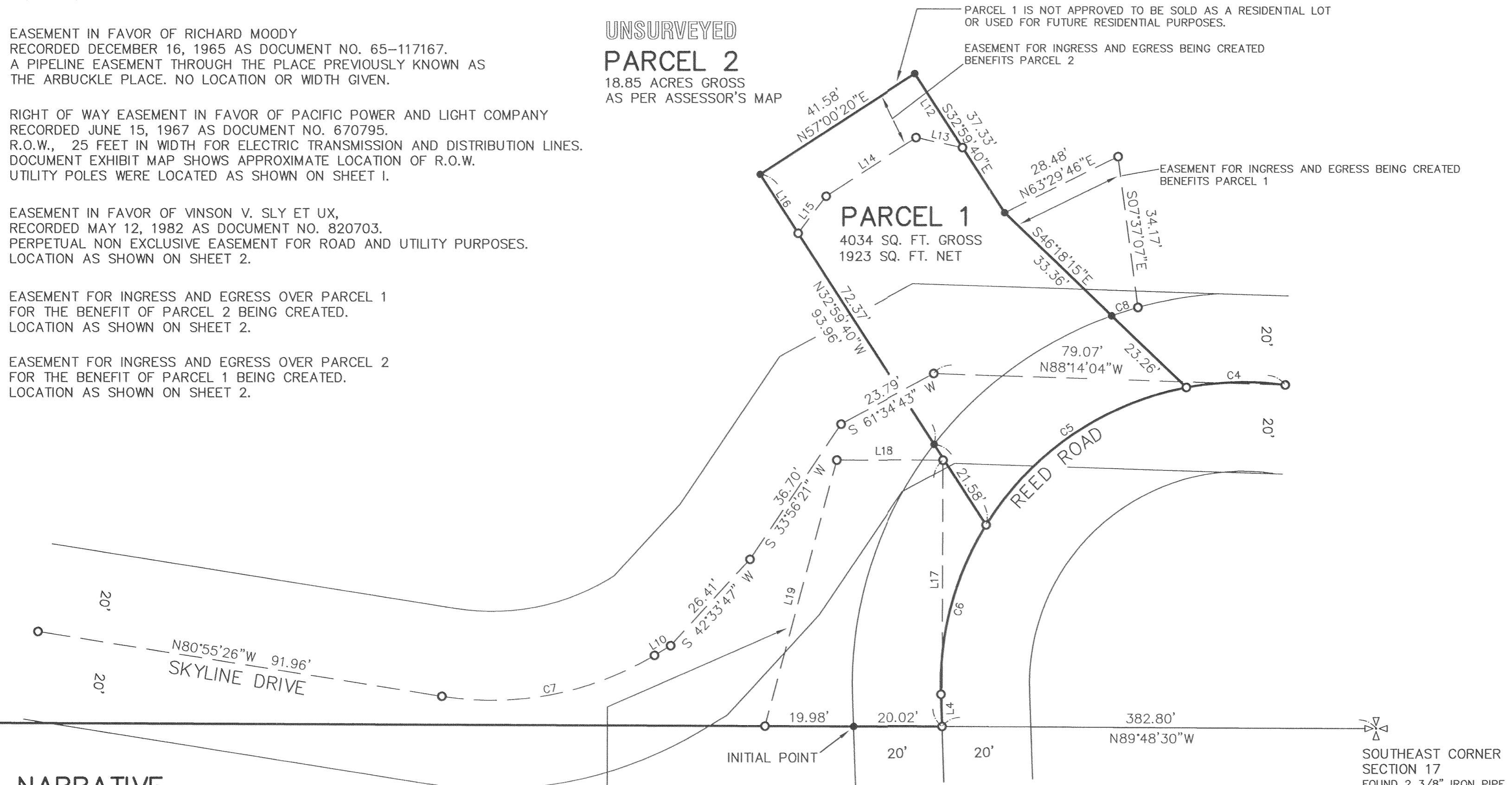
HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. **CS 2012 033**
FILED DATE: **8-13-12**
BY: *AB*



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
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PARCEL 2 DOC. NO. 20060996
**UNSURVEYED
PARCEL 2**
18.85 ACRES GROSS
AS PER ASSESSOR'S MAP

PARCEL 1
4034 SQ. FT. GROSS
1923 SQ. FT. NET



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 2 OF THOSE TRACTS OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 20060996 INTO TWO PARCELS. THE DEED DESCRIPTION DESCRIBES AN ALIQUOT PART OF SECTION 17 EXCEPTING THAT TRACT DESCRIBED IN DOCUMENT NO. 701454. MONUMENTS AT THE SOUTHEAST SECTION CORNER, SOUTH AND EAST QUARTER CORNERS WERE RECOVERED AND TIED. THOSE MONUMENTS TOGETHER WITH A CALCULATED POSITION FOR THE CENTER QUARTER CORNER AS PER CS 80080 WERE USED TO ESTABLISH THE ALIQUOT PART. THE EXCEPTED PARCEL IS DESCRIBED AS THAT PORTION OF THE ALIQUOT PART THAT IS SOUTHERLY AND EASTERLY OF THE CENTERLINE OF REED ROAD AS SAID ROAD WAS ESTABLISHED AND IMPROVED AT THE TIME OF THE DEED (1970). I FIELD LOCATED THE PAVEMENT EDGE TO DETERMINE THE AS CONSTRUCTED CENTERLINE. I COULD FIND NO EVIDENCE THAT SAID CENTERLINE LOCATION WOULD DIFFER SIGNIFICANTLY FROM THAT WHICH EXISTED IN 1970. PARCEL 1 BOUNDARIES WERE ESTABLISHED FOR A PROPOSED ICE FOUNTAIN WATER DISTRICT BOOSTER PUMP STATION. PARCEL 2 IS OVER 10 ACRES IN AREA AND WAS NOT MONUMENTED AS PER O.R.S. 92.060.

DATE OF FIRST MONUMENTATION: APRIL 24, 2012

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393"
- CALCULATED POSITION

PARTITION PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: WYEAST ORCHARDS, LLC
ICE FOUNTAIN WATER DISTRICT

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

SHEET 2 OF 2