

CENTER QUARTER CORNER  
SECTION 21  
CALCULATED POSITION  
AS PER CS 7638  
FOUND IRON PIPE AS PER CS 7515  
AT S88°47'37"E, 16.58'

EAST QUARTER CORNER  
SECTION 21  
CALCULATED POSITION  
AS PER CS 7638  
WITNESS IRON PIPE POSITION AS CALCULATED  
FROM CORNER CARD 313 RR SPIKES  
BEARS N83°00'12"E, 42.24'

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. CS2013 017  
FILED DATE: 4.30.13  
BY: RJ

Partition Plat # 2013-04P  
Instrument received on the 26<sup>th</sup>  
day of April, 2013  
at 11:14 A.M.  
W. Keller  
Hood River Director of Records  
and Assessments

SURVEYOR'S CERTIFICATE:  
Kevin Dowd  
I say that I have correctly surveyed and  
marked with proper monuments the lands  
represented on this Partition Plat, the  
boundaries being described in instrument:  
DOC. NO. 711120 RECORDED JULY 7, 1971 &  
DOC. NO. 882140 RECORDED SEPT. 21, 1988  
HOOD RIVER COUNTY DEED RECORDS  
TO FRANKLIN A. DRAPER AND  
LILA J. DRAPER

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  
and by this plat dedicate the Leasure Drive  
right of way to the use of the public forever  
for road and utility purposes.  
And also by this plat create and grant the  
private easement for roadway and utility  
purposes shown hereon.

Lila J. Draper 4/23/2013  
OWNER DATE

ACKNOWLEDGMENTS:  
This instrument was acknowledged before me  
on 23 day of April, 2013  
by LILA J. DRAPER  
Cinrette Santacrose - Dowd  
Notary signature  
Anneke Santacrose Dowd  
NOTARY PUBLIC - OREGON  
COMMISSION No. 711563  
My commission expires Sept. 14, 2013

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

I hereby certify this partition was  
examined and approved as of this 24<sup>th</sup>  
day of April, 2013  
Randy Adams  
Hood River County Surveyor

I hereby certify this partition was  
examined and approved as of this 26<sup>th</sup>  
day of April, 2013  
Planning File Number #12-0080  
W. Benedetto  
Hood River County Planning Director



SCALE 1" = 200 FEET

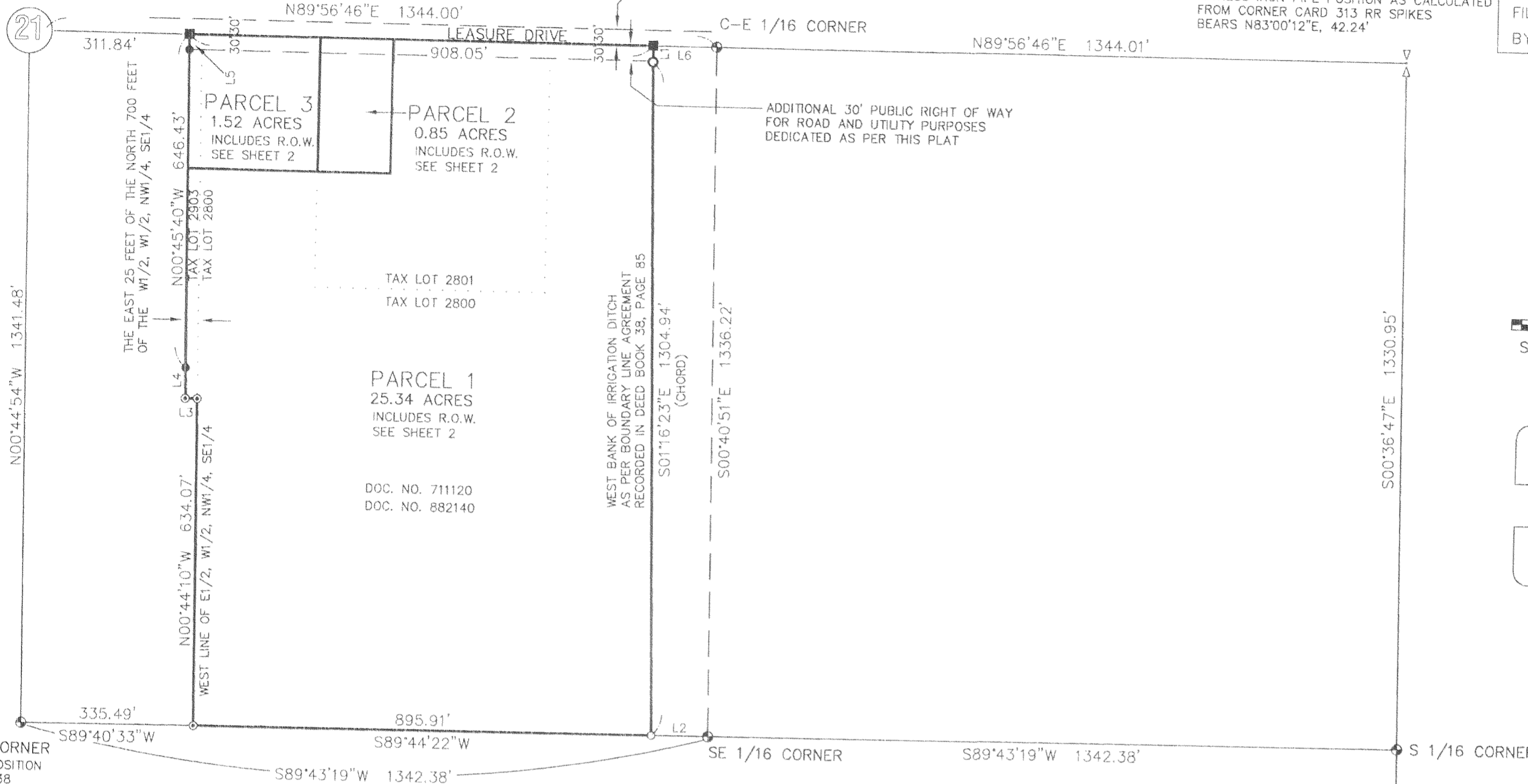
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Kevin Dowd

OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-13  
APRIL 22, 2013

S00°36'47"E 1330.95'

SOUTHEAST SECTION CORNER  
SECTION 21  
FOUND BRASS DISC  
IN MONUMENT CASE



BASIS OF BEARING: CS 7638 ROTATED CLOCKWISE 00°00'12"  
N89°49'50"E 2713.37'  
N89°49'38"E 2713.37'  
CS 7638 CALCULATED

WITNESS IRON PIPE POSITION AS CALCULATED  
FROM CORNER CARD 313 RR SPIKES  
HELD AS REFERENCE TO EAST QUARTER CORNER POSITION

BASIS OF BEARING DETAIL

PARCEL AREAS INCLUDE LEASURE DRIVE RIGHT OF WAY

FIRST MONUMENT SET ON SEPTEMBER 29, 2012

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393"
- FOUND IRON BAR AS PER DEED BOOK 38, PAGE 85
- FOUND IRON ROD AS PER CS 77059 EXCEPT AS NOTED
- ⊙ FOUND IRON ROD AS PER CS 90051
- CALCULATED POSITION

LINE	BEARING	LENGTH
L1	S00°03'14"E	31.93
L2	S89°43'19"W	110.98
L3	N89°55'45"W	23.56
L4	N00°50'33"W	59.35
L5	N00°45'40"W	30.18
L6	N89°56'46"E	124.12

PARTITION PLAT

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 21  
T1 NORTH R10 EAST, W.M.  
HOOD RIVER COUNTY, OREGON

FOR: LILA DRAPER

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

SHEET 1 OF 2

TAX LOTS 2800, 2801 AND 2903, 1N 10 21

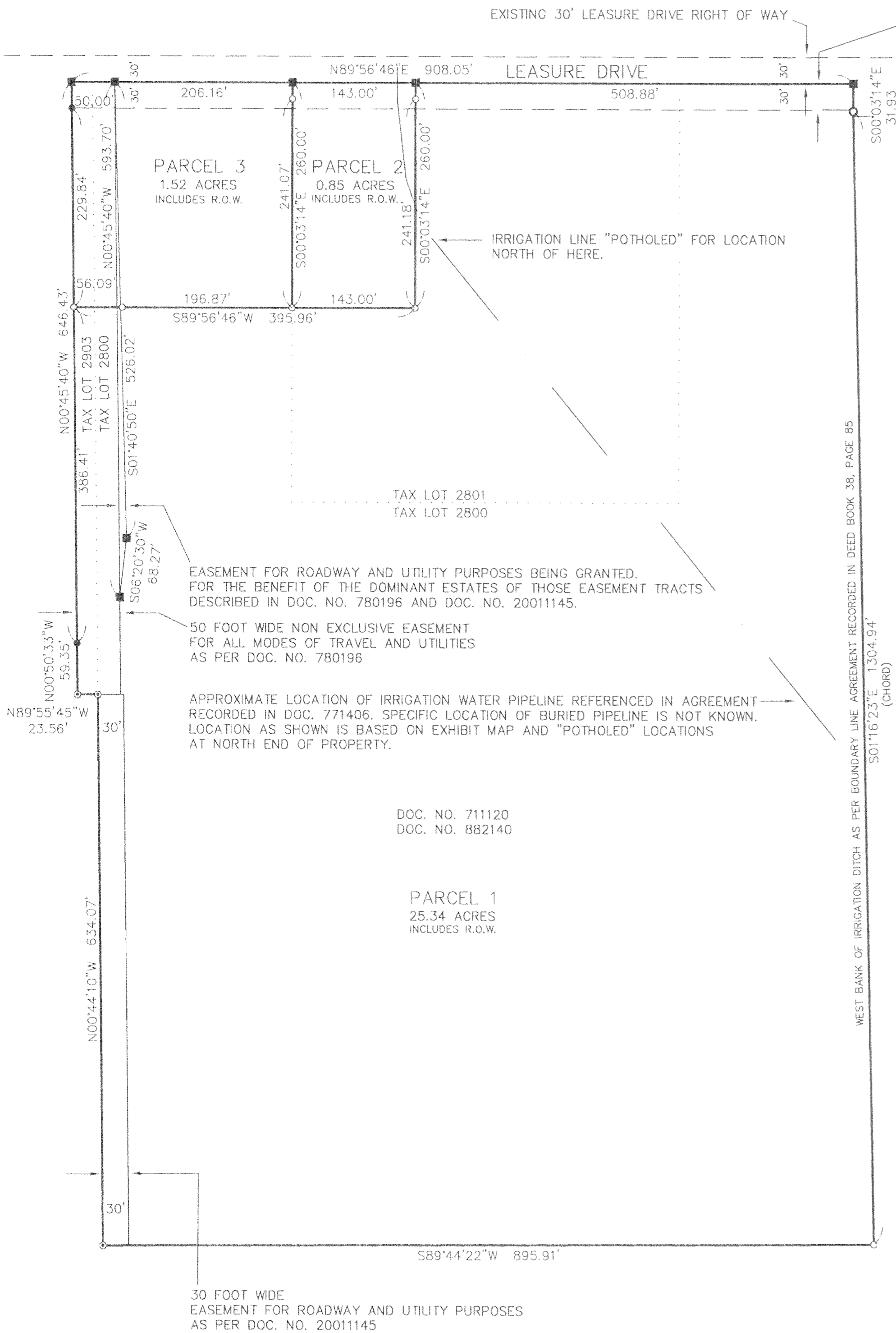
CS 20130171

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. **CS 2013 017**  
FILED DATE: **4-30-13**  
BY: *AD*



SCALE 1" = 100 FEET

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kevin Dowd*  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-13  
APRIL 22, 2013



**EASEMENTS**

RIGHT OF WAY FOR DITCH AND PIPE LINE FOR IRRIGATION PURPOSES IN FAVOR OF MT. HOOD IRRIGATION DISTRICT RESERVED IN DEED RECORDED DECEMBER 31, 1942 IN DEED BOOK 29 AT PAGE 573. NO SPECIFIC LOCATION GIVEN.

THE RIGHT TO TRANSPORT WATER THROUGH EXISTING PIPELINE AS PER AGREEMENT BETWEEN MT. HOOD IRRIGATION DISTRICT AND FRANKLIN AND MARY DRAPER RECORDED JUNE 20, 1977 AS DOC. NO. 771406. APPROXIMATE LOCATION AS SHOWN ON MAP.

A 50 FOOT WIDE EASEMENT FOR ALL MODES OF TRAVEL AND UTILITIES IN FAVOR OF ROBERT STANTON AND FRAUKE STANTON RECORDED FEBRUARY 2, 1978 AS DOC. NO. 780196. LOCATION AS SHOWN ON MAP.

RIGHT OF WAY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE GRANTED TO HOOD RIVER ELECTRIC COOPERATIVE RECORDED DECEMBER 13, 1979 AS DOC. NO. 793024. NO SPECIFIC LOCATION GIVEN.

A 30 FOOT WIDE EASEMENT FOR ROADWAY AND UTILITY PURPOSES GRANTED TO MARK J. MEARS AND JODIE RAE MEARS RECORDED MARCH 27, 2001 AS DOC. NO. 20011145. LOCATION AS SHOWN ON MAP.

EASEMENT FOR ROADWAY AND UTILITY PURPOSES BEING GRANTED BY THIS PLAT. LOCATION AS SHOWN ON MAP.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THOSE TRACTS OF LAND DESCRIBED IN DEEDS RECORDED AS DOC. NO. 711120 AND DOC. NO. 882140 INTO THREE PARCELS. CS 7638 DATA WAS HELD TO ESTABLISH THE NORTH LINE AND THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21. TIES AS SHOWN ON CS 7638 TO REFERENCE MONUMENTS TO THE EAST QUARTER CORNER AND CENTER QUARTER CORNER POSITIONS WERE HELD TO REESTABLISH THE CS 7638 SECTION SUBDIVISION. THE EAST LINE OF THE SOUTHEAST QUARTER WAS ESTABLISHED BY THE CALCULATED POSITION OF THE EAST QUARTER CORNER AND A BRASS CAP IN MONUMENT CASE FOUND AT THE SOUTHEAST SECTION CORNER. THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER WAS ESTABLISHED AT MIDPOINT BETWEEN THE SOUTHEAST SECTION CORNER AND THE EAST QUARTER CORNER. THE NORTH LINE OF THE SUBJECT TRACT WAS ESTABLISHED ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER. THE SOUTH LINE WAS ESTABLISHED ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER. THE WEST LINES OF THE SUBJECT TRACT HAS BEEN PREVIOUSLY SURVEYED AND MONUMENTED BY CS 77059 AND CS 90051. MONUMENTS FROM THOSE SURVEYS WERE HELD IN THEIR FOUND POSITIONS TO ESTABLISH THE WEST LINES. CS 77059 AS WELL AS OTHER SURVEYS CONDUCTED IN THAT TIME FRAME HAD USED A DOUBLE PROPORTIONED POSITION FOR THE SOUTHEAST SECTION CORNER. SUBSEQUENT TO THAT SURVEY A STONE WAS RECOVERED AND ACCEPTED FOR THE SOUTHEAST SECTION CORNER. THE POSITION IS CURRENTLY MONUMENTED BY A BRASS CAP IN MONUMENT CASE. THE CS 77059 MONUMENTS WERE FOUND ALONG A HEDGE ROW/ FENCE LINE AND ACCEPTED. THE EAST LINE WAS ESTABLISHED ALONG THE WEST BANK OF AN IRRIGATION DITCH AS PER A BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 38, PAGE 85. AN IRON BAR CALLED FOR BY THE AGREEMENT WAS RECOVERED NEAR THE NORTH LINE. THE IRRIGATION DITCH IS NOT CURRENTLY IN USE. THE DITCH WAS FOUND TO BE WELL DEFINED IN PLACES AND ILL DEFINED IN OTHERS. AN IRON BAR CALLED FOR BY THE AGREEMENT TO BE ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER WAS SEARCHED FOR BUT NOT FOUND. THE DITCH LOCATION IS NOT WELL DEFINED IN THIS AREA. THE SOUTHEAST CORNER OF THE SUBJECT TRACT WAS ESTABLISHED AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER WITH THE WEST BANK OF THE IRRIGATION DITCH USING THE CS 7638 LOCATION FOR SAID DITCH. THE PARCELS ARE ESTABLISHED AS PER CLIENT INSTRUCTION AND THE CONDITIONS OF APPROVAL OF THE COUNTY DECISION.

**LEGEND**

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393"
- FOUND IRON BAR AS PER DEED BOOK 38, PAGE 85
- FOUND IRON ROD AS PER CS 77059
- FOUND IRON ROD AS PER CS 90051
- CALCULATED POSITION

**PARTITION PLAT**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 T1 NORTH R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

**FOR: LILA DRAPER**

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