

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Kevin Dowd*  
 OREGON  
 JULY 26, 1989  
 KEVIN DOWD  
 2393  
 RENEW DATE: 12-31-13  
 OCTOBER 3, 2013

HOOD RIVER COUNTY SURVEYOR'S OFFICE  
 SURVEY NO. *CS 2013 042*  
 FILED DATE: *10-23-13*  
 BY: *[Signature]*

Partition Plat # *201307P*  
 Instrument received on the *15<sup>th</sup>*  
 day of *October* 20 *13*  
 at *11:10 A.M.*  
*M. Keller*  
 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:  
 DOC. NO. 20061025 RECORDED MARCH 1, 2006  
 HOOD RIVER COUNTY DEED RECORDS TO ANTONIO STEVEN ANDRADE AND MUHASIBI RUTH SHALOM, TRUSTEES OF THE ANDRADE/SHALOM 2001 LIVING TRUST

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 create and grant the easements shown hereon for their designated purposes. Furthermore we dedicate the Billings Road right of way to the use of the public forever for road and utility purposes.

*Antonio Steven Andrade*  
 ANTONIO STEVEN ANDRADE DATE AS TRUSTEE OF THE ANDRADE/SHALOM 2001 LIVING TRUST

ACKNOWLEDGMENTS:  
 This instrument was acknowledged before me on *15* day of *October* 20 *13*

BY ANTONIO STEVEN ANDRADE AS TRUSTEE OF THE ANDRADE/SHALOM 2001 LIVING TRUST  
*Antonio Steven Andrade*  
 Notary signature

*Marcela Avila Diaz*  
 NOTARY PUBLIC - STATE OF OREGON  
 COMMISSION No. *454910*  
 My commission expires *1-3-15*

*Muhāsibi Ruth Shalom*  
 MUHASIBI RUTH SHALOM DATE AS TRUSTEE OF THE ANDRADE/SHALOM 2001 LIVING TRUST

This instrument was acknowledged before me on *11<sup>th</sup>* day of *October* 20 *13*  
 BY MUHASIBI RUTH SHALOM AS TRUSTEE OF THE ANDRADE/SHALOM 2001 LIVING TRUST

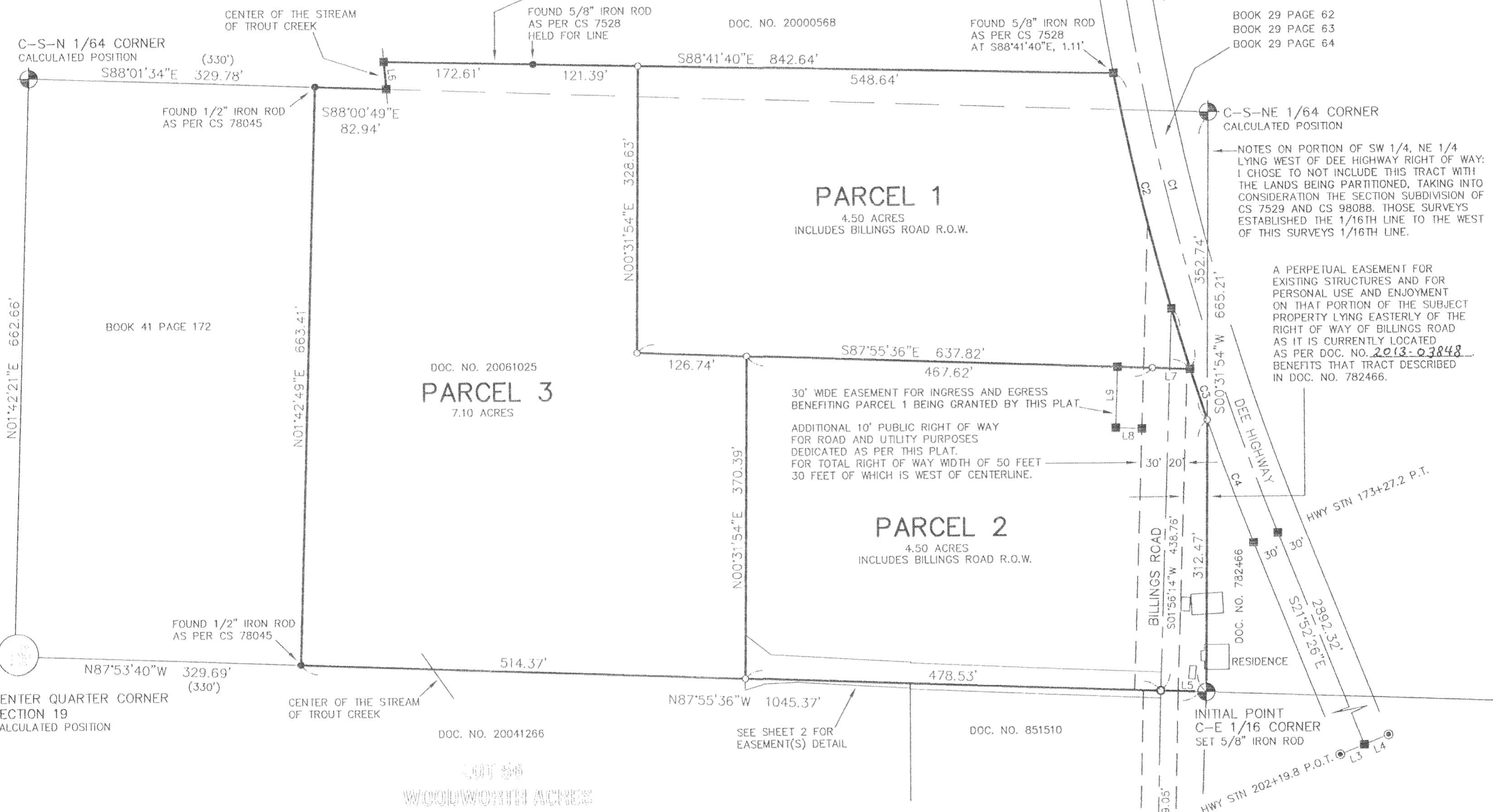
*Wendy Estrada*  
 Notary signature  
*Wendy Estrada*  
 NOTARY PUBLIC - CALIFORNIA  
 COMMISSION No. *2024803*  
 My commission expires *May 16, 2017*

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

I hereby certify this partition was examined and approved as of this *15<sup>th</sup>* day of *October*, 20 *13*  
*Kevin Dowd*  
 Hood River County Surveyor

I hereby certify this partition was examined and approved as of this *15<sup>th</sup>* day of *October*, 20 *13*  
*M. Reiser*  
 Hood River County Planning Director

SCALE 1" = 100 FEET



DATE OF FIRST MONUMENTATION: AUGUST 17, 2013

**LEGEND**

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393"
- FOUND RAILROAD SPIKE AS PER CS 78045
- FOUND IRON PIPE RIGHT OF WAY MONUMENT
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- (xxx) DEED OR RECORD DATA

LINE	BEARING	LENGTH
L1	N83°04'58"E	29.97
L2	N83°04'58"E	29.97
L3	N68°08'06"E	29.96
L4	N68°08'06"E	29.96
L5	N87°55'36"W	52.47
L6	N05°04'14"W	31.55
L7	S87°55'36"E	43.46
L8	N87°55'36"W	30.00
L9	N01°56'14"E	70.00

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	14°49'26"	2864.79	741.19	372.68	S14°27'43"E	739.13
C2	6°55'46"	2894.79	350.11	175.27	S14°12'15"E	349.89
C3	1°13'20"	2894.79	61.75	30.88	S18°16'48"E	61.75
C4	2°58'58"	2894.79	150.70	75.37	S20°22'57"E	150.68

ESTABLISHED 40' RIGHT OF WAY 20' ON EACH SIDE OF AS CONSTRUCTED CENTERLINE. AS SAID CENTERLINE WAS LOCATED BY CS 78045. WOODWORTH ACRES PLAT DEPICTS 40' RIGHT OF WAY 20 FEET ON EACH SIDE OF 1/16TH LINE.

**PARTITION PLAT**

LOCATED IN THE EAST HALF OF SECTION 19 T1 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON  
**FOR: ANTONIO ANDRADE**

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kevin Dowd*

OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393

RENEW DATE: 12-31-13  
OCTOBER 3, 2013



SCALE 1" = 30 FEET

LINE	BEARING	LENGTH
L10	S00°31'54"W	14.00
L11	S02°11'07"W	8.50
L12	S01°56'14"W	21.50
L13	S01°18'12"W	8.50
L14	N00°17'27"E	7.00
L15	N87°55'36"W	4.45
L16	S02°10'28"W	6.60
L17	N02°10'28"E	5.38
L18	S00°31'54"W	13.09
L19	S02°10'28"W	1.22

**LEGEND**

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393"
- FOUND RAILROAD SPIKE AS PER CS 78045
- CALCULATED POSITION
- (xxx) DEED OR RECORD DATA

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. *CS 2013 042*  
FILED DATE: *10-23-13*  
BY: *Ry*

PARCEL 3

NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES BENEFITING PARCEL 3 BEING GRANTED BY THIS PLAT. IT IS THE INTENT OF THIS PLAT THAT PARCEL 2 IS NOT TO USE THE ROAD CONSTRUCTED WITHIN THIS EASEMENT. ACCESS TO PARCEL 2 IS TO BE FROM THE BILLINGS ROAD RIGHT OF WAY.  
ALSO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS THAT PORTION OF THE ROADWAY AND TURNOUTS ACTUALLY CONSTRUCTED BENEFITING THAT TRACT DESCRIBED IN DOC. NO. 20041266, AS PER DOC. NO. 2013-03849

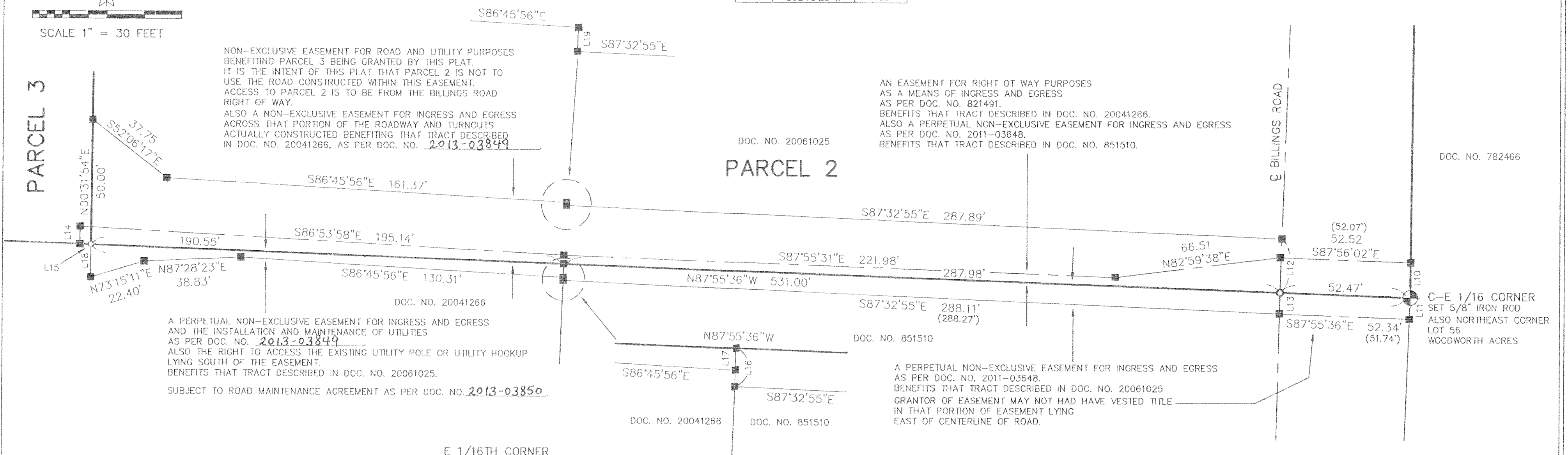
AN EASEMENT FOR RIGHT OF WAY PURPOSES AS A MEANS OF INGRESS AND EGRESS AS PER DOC. NO. 821491.  
BENEFITS THAT TRACT DESCRIBED IN DOC. NO. 20041266.  
ALSO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS PER DOC. NO. 2011-03648.  
BENEFITS THAT TRACT DESCRIBED IN DOC. NO. 851510.

DOC. NO. 20061025  
**PARCEL 2**

DOC. NO. 782466

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AS PER DOC. NO. 2013-03849  
ALSO THE RIGHT TO ACCESS THE EXISTING UTILITY POLE OR UTILITY HOOKUP LYING SOUTH OF THE EASEMENT.  
BENEFITS THAT TRACT DESCRIBED IN DOC. NO. 20061025.  
SUBJECT TO ROAD MAINTENANCE AGREEMENT AS PER DOC. NO. 2013-03850

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS PER DOC. NO. 2011-03648.  
BENEFITS THAT TRACT DESCRIBED IN DOC. NO. 20061025  
GRANTOR OF EASEMENT MAY NOT HAD HAVE VESIED TITLE IN THAT PORTION OF EASEMENT LYING EAST OF CENTERLINE OF ROAD.

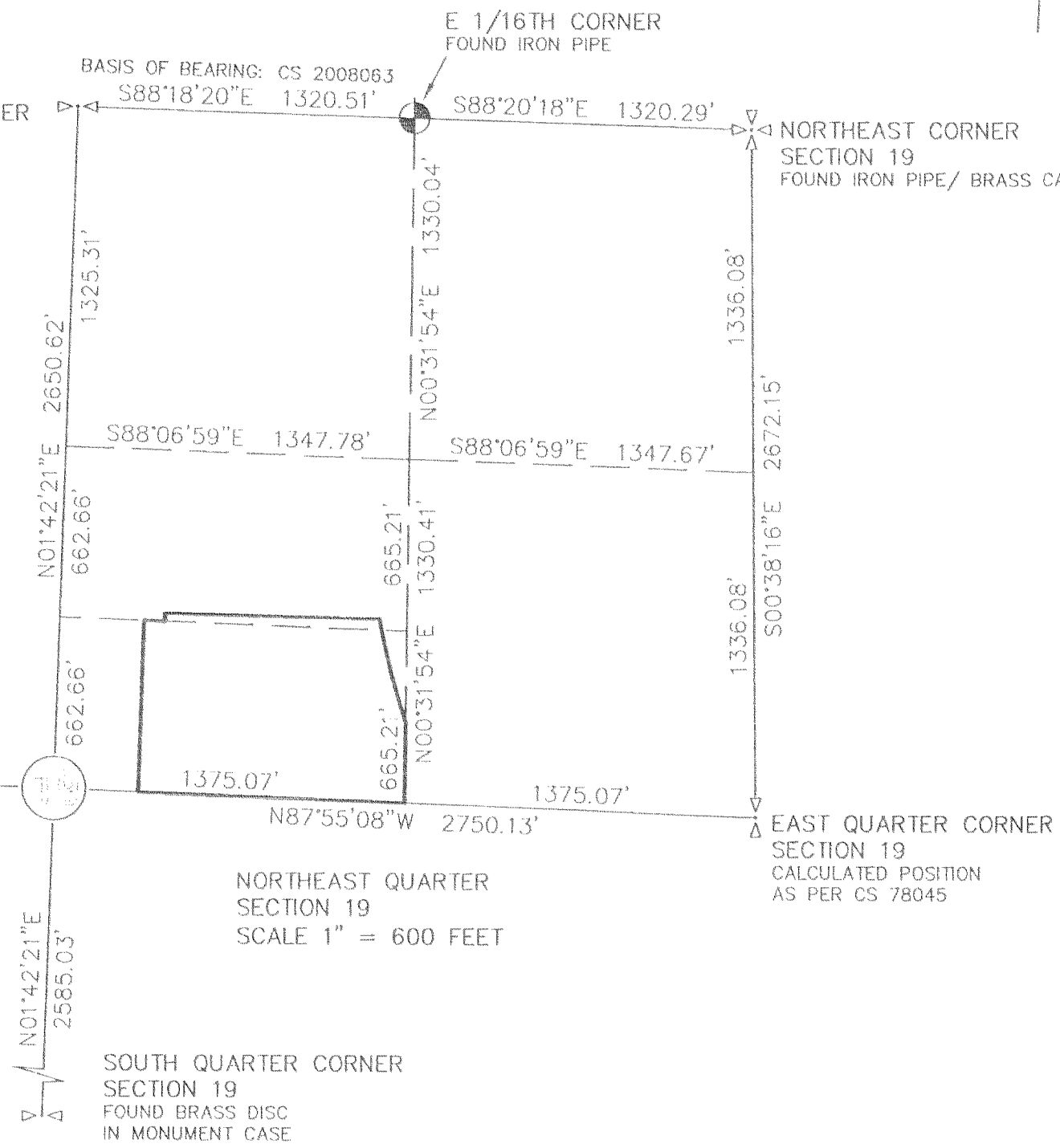


NORTH QUARTER CORNER  
SECTION 19  
FOUND IRON BOLT

NORTHEAST CORNER  
SECTION 19  
FOUND IRON PIPE/ BRASS CAP

WEST QUARTER CORNER  
SECTION 19  
FOUND IRON PIPE/ BRASS CAP

EAST QUARTER CORNER  
SECTION 19  
CALCULATED POSITION  
AS PER CS 78045



NORTHEAST QUARTER  
SECTION 19  
SCALE 1" = 600 FEET

SOUTH QUARTER CORNER  
SECTION 19  
FOUND BRASS DISC  
IN MONUMENT CASE

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOC. NO. 20061025 INTO THREE PARCELS. PARCELS 1 AND 2 ARE BELOW THE MINIMUM PARCEL SIZE OF 5 ACRES AS PER AN APPROVED VARIANCE. THE TRACT IS A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19. SAID SOUTH HALF WAS ESTABLISHED FOLLOWING SECTION SUBDIVISION PROCEDURES USING THE FOUND MONUMENTS AS SHOWN. THE EAST LINE AND SOUTHEAST CORNER WERE ESTABLISHED AS PER SAID SECTION SUBDIVISION. THE WEST LINE IS DEFINED BY THE EAST LINE OF THAT TRACT DESCRIBED IN DEED BOOK 41 AT PAGE 172. MONUMENTS WERE RECOVERED NEAR THE CALCULATED POSITIONS OF THE NORTHWEST AND SOUTHWEST CORNERS AND ACCEPTED. A PORTION OF THE NORTH LINE WAS ESTABLISHED AS PER THE DECREE OF CIRCUIT COURT CASE NO. 7203. THE DECREE QUIETED TITLE OF THE PROPERTY TO THE NORTH AS SAID PROPERTY WAS SURVEYED BY CS 7528. CS 7528 USED SINGLE PROPORTION POSITIONS FOR THE EAST AND WEST QUARTER CORNERS. SUBSEQUENT TO THE SURVEY AND COURT CASE, THE WEST QUARTER CORNER WAS RECOVERED AND A CALCULATED POSITION DEVELOPED FOR THE EAST QUARTER CORNER. THESE TWO POSITIONS ARE ACCEPTED BY THIS SURVEY AS WELL AS MOST SURVEYS CONDUCTED SINCE 1978. THE PORTION OF THE NORTH LINE THAT WAS NOT THE SUBJECT OF THE COURT CASE WAS ESTABLISHED AS PER THIS SURVEYS SECTION SUBDIVISION. HOWEVER THERE MAY BE INSTANCES WHERE IT IS APPROPRIATE TO USE THE SUBDIVISION OF CS 7528 AND OTHER SIMILAR SURVEYS BASED ON THE INFLUENCE OF THOSE SURVEYS ON EXISTING OCCUPATION. I CHOSE TO NOT INCLUDE THAT PORTION OF SAID SOUTH HALF LYING EAST OF THE DEE HIGHWAY RIGHT OF WAY IN THE LANDS BEING PARTITIONED BASED ON SAID INFLUENCE. SEE NOTES ON THE PLAT REGARDING ESTABLISHMENT OF THE DEE HIGHWAY AND BILLINGS ROAD RIGHTS OF WAY.

**PARTITION PLAT**

LOCATED IN THE EAST HALF  
OF SECTION 19  
T1 NORTH, R10 EAST, W.M.  
HOOD RIVER COUNTY, OREGON

FOR: ANTONIO ANDRADE

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