PARTITION PLAT FOR STEPHEN K. FORD

LOCATED IN THE S.E. 1/4 OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M., HOOD RIVER COUNTY, OREGON.

NARRATIVE:

TAX LOT 2305

3N-10E-33

HELD CENTER OF POST CANYON

COMMISSIONERS JOURNAL AS -

BEING COINCIDENT WITH THE

1/16 LINE FROM C.S.#2010051

DRIVE AS DESCRIBED BY

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY INTO TWO NEW PARCELS. MY BOUNDARY LINE ADJUSTMENT SURVEY FILED AS C.S.#2010051 ESTABLISHED THE BOUNDARIES OF THE SUBJECT TRACT. MONUMENTS FROM C.S.#2010051 WERE RECOVERED AS SHOWN AND THE PARTITION LINE WAS MONUMENTED AS PER CLIENT

FURTHER INVESTIGATION OF THE RIGHT OF WAY FOR POST CANYON DRIVE REVEALED THAT IT IS 60 FEET WIDE, AND NOT 40 FEET AS SHOWN ON PREVIOUS SURVEYS, INCLUDING MY C.S.#2010051, AND THE ASSESSORS MAP. COMMISSIONERS JOURNAL 1, PAGE 102 DESCRIBES THE LOCATION BY MEETS AND BOUNDS AND GIVES A WIDTH OF 60 FEET. I HELD THE COURSES AS DESCRIBED FROM A POINT 894.6 FEET WESTERLY ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 33 FROM THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 AS ESTABLISHED BY C.S.#2010051. I THEN ROTATED THE DESCRIBED CENTER LINE SO THAT THE SOUTH END OF COURSE #7 WAS COINCIDENT WITH THE 1/16TH LINE AS DESCRIBED BY THE 1909 POST CANYON COUNTY ROAD MAP. THE MEETS AND BOUNDS LOCATION DOES NOT FIT THE AS CONSTRUCTED ROADWAY LOCATION VERY WELL SOUTH OF THE SUBJECT TRACT. MANY OF THE CONTROLLING CORNERS FOR THIS SECTION MAY ALSO NOT BE IN THE SAME LOCATIONS AS USED FOR THE ORIGINAL ROAD LOCATION SURVEY MAKING IT DIFFICULT TO REPOSITION THE DESCRIPTION WITH ANY CERTAINTY. THE AS CONSTRUCTED LOCATION OF THE ROADWAY MAY BETTER REFLECT THE LOCATION OF THE RIGHT OF WAY.

THE RECORD OF STATUS TITLE DOCUMENT NOTES RECORD MATTER No.7, EASEMENT MICROFILM No.921116 WHICH PROVIDES ACCESS TO PARCEL 2 OF THIS PARTITION ACROSS THE PERRY TRACT ADJACENT TO THE SOUTHEAST. THE STATUS OF RECORD TITLE DOES NOT DIRECTLY PROVIDE INFORMATION ABOUT DOCUMENTS INDICATING ACCESS ACROSS THE TRACT TO THE EAST OF THE PERRY TRACT THAT ABUTTS TO THE PUBLIC RIGHT OF WAY OF COUNTRY CLUB ROAD. THE PARTITION RECORDED AS MICROFILM No.892444 (STATUS OF RECORD TITLE ITEM No.5) THAT CREATED THE PERRY TRACT AND PORTION OF THIS PARTITION MENTIONS DEED MICROFILM No.'s 65117216, 711305 & 801062 THAT PROVIDE ACCESS TO THE PERRY TRACT FROM COUNTRY CLUB ROAD.

TAX LOT 2500

3N-10E-33D

WHITING

S 00°57'58" W 23.79' (24.00')

79.56'

DOC.#20053545

RIGHT OF WAY LINE AS PER

COMMISSIONERS JOURNAL.

CONSTRUCTED ROADWAY.

RIGHT OF WAY LINE AS PER AS

S 89°12'54" E 230.00' (230.00')

N 89°10'29" W 150.44'

SW CORNER OF THE NW

1/4 OF THE SE 1/4 AS PER

C.S.#2010051.

TAX LOT 2600

3N-10E-33D

REFERENCES:

S 89°21' E

279.89' (282.67')

MATTER No.3.

APPROXIMATE LOCATION OF ICE FOUNTAIN

WATERLINE LOCATED NEAR THE WESTERLY

LINE OF TAX LOT 2400. NO WIDTH IS GIVEN.

APPROXIMATE LOCATION OF EASEMENTS

FOR ROADWAY AND UTILITIES, OVER AND

ACROSS AN EXISTING ROADWAY, NO WIDTH

IS GIVEN. MICROFILM No's. 901028 & 921116.

TITLE RECORD MATTERS No.6 & No.7.

TAX LOT 2702

3N-10E-33D

WAAG & HOLT

Doc.#2007-04621

MICROFILM No.921116.

S 89°26'43" E 280.49'

N 89°26'43" W 360.05'

ACCESS TO PARCEL 2 IS VIA EASEMENT

MICROFILM No. 771203, TITLE RECORD

WATER DISTRICT WATERLINE EASEMENT. ASSUMED TO BE CENTERED UPON THE

HOOD RIVER COUNTY DEED DOCUMENTS WARRANTY DEED, RECORDED JULY 11, 2013, AS DOCUMENT No.2013-02594. (ADJUSTMENT TAX LOT 2401 TO 2500). WARRANTY DEED, RECORDED JULY 11, 2013, AS DOCUMENT No.2013-02595. (ADJUSTMENT TAX LOT 2500 TO 2401). STATUTORY WARRANTY DEED, RECORDED SEPTEMBER 1, 2009, AS DOCUMENT No. 2009-03443. (TAX LOT 2401). STATUTORY WARRANTY DEED, RECORDED JULY 7, 2005, AS DOCUMENT No.200535453. (TAX LOT 2500). WARRANTY DEED, RECORDED NOVEMBER 20, 1980, AS MICROFILM No.802591. (TAX LOT 2302). STATUTORY WARRANTY DEED, RECORDED OCTOBER 15, 2007, AS DOCUMENT No. 2007-04621. (TAX LOT 2702). DEED OF TRUST, RECORDED OCTOBER 6, 2009, AS DOCUMENT No.2009-03901. (TAX LOT 2400). NOTICE OF CLAIM OF LIEN, RECORDED AUGUST 25, 2008, AS DOCUMENT No. 2008-03325. (TAX LOT 2403) LINE OF CREDIT TRUST DEED, RECORDED SEPTEMBER 6, 2006, AS DOCUMENT No. 20064441. (TAX LOT 2300). DEED CREATING ESTATE BY ENTIRETY, RECORDED APRIL 30, 1986, AS MICROFILM No.860752. (TAX LOT 2200). STATUTORY WARRANTY DEED, RECORDED MAY 20, 2005, AS DOCUMENT No.20052546. (TAX LOT 2202). ICE FOUNTAIN EASEMENT REQUEST, RECORDED MAY 21, 1977, AS MICROFILM No.771203 (TITLE RECORD MATTER No.3). RIGHT OF WAY EASEMENT, RECORDED JUNE 23, 1977, AS MICROFILM No.771447. RE-RECORDED FEBRUARY 3, 1978, AS MICROFILM No.780217. RE-RECORDED APRIL 4, 1980, AS MICROFILM No.800609 (TITLE RECORD MATTER No.4) MAJOR PARTITION, RECORDED AUGUST 30, 1989, AS MICROFILM No.9892444 (TITLE RECORD MATTER No.5) EASEMENT FOR ROADWAY AND UTILITIES, RECORDED APRIL 16, 1990, AS MICROFILM No.901028 (TITLE RECORD MATTER No.6). EASEMENT FOR ROADWAY AND UTILITIES, RECORDED APRIL 14, 1992, AS MICROFILM No.921116 (TITLE RECORD MATTER No.7). WARRANTY DEED, RECORDED DECEMBER 23, 1965, AS MICROFILM No.65117216. (EASEMENT TO PUBLIC ROAD EAST OF TAX LOT 2400) WARRANTY DEED, RECORDED DECEMBER 23, 1965, AS MICROFILM No.65117216. (EASEMENT TO PUBLIC ROAD EAST OF TAX LOT 2400). EASEMENT DEED, RECORDED AUGUST 2, 1971, AS MICROFILM No.711305. (EASEMENT TO PUBLIC ROAD EAST OF TAX LOT 2400). QUITCLAIM DEED, RECORDED MAY 29, 1980, AS MICROFILM No.801062. (EASEMENT TO PUBLIC ROAD EAST OF TAX LOT 2400).

HOOD RIVER COUNTY SURVEYOR'S OFFICE

Survey No: 65 2014 024

REFERENCES (CONT.):

AMERITITLE STATUS OF RECORD TITLE TITLE No.0046572, DATED APRIL 8, 2014.

HOOD RIVER COUNTY SURVEYORS OFFICE: MY PROPOSED BOUNDARY LINE ADJUSTMENT SURVEY, FILED NOVEMBER 2 2010, AS C.S.#2010051.

HOOD RIVER COUNTY COMMISSIONERS JOURNAL 1, PAGE 102, DATED JUNE 6, 1910. MAP OF "COUNTY ROAD IN POST CANYON" FROM HOOD RIVER COUNTY ROAD CASE FILE, DATED 1909.

HOOD RIVER COUNTY ASSESSORS MAPS: 03N-10E-33D, REVISED JULY 23, 2013. 03N-10E-33, REVISED APRIL 15, 2010.

> No.2013-02594, recorded July 11, 2013, Hood River County Deed Records.

1300 P.L.S.60051 Bradley J. Cross

RECORDING INFORMATION

instrument received on the 3014

lood River County Director of Records and

I, Bradley J. Cross, being first duly sworn,

depose and say that I have correctly surveyed

and marked with proper monuments the lands

being described by Statutory Warranty Deed

, 2009, and Warranty Deed Document No.2013-02595, recorded July 11, 2013, and that portion excepted by Warranty Deed Document

represented on this Partition Plat, the boundaries

Document No.2009-03443 recorded September

SURVEYOR'S CERTIFICATE:

9:00

DECLARATION:

We, the owners 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 grant the easement shown on this

ACKNOWLEDGMENTS: State of <u>Ovegov</u>

on this 3 Day of June

by Stephen K. Ford & Karen T. Ford

APPROVALS:

hereby certify that all taxes and assessments due hereon have been fully paid as required by

Ladrot & solone Hood River County Treasurer.

hereby certify this partition was examined and

Hood River County Surveyor

hereby certify this partition was examined and

approved as of this 30 TH JUNE FILE #11-0068 Hood River County Planning Director

FOUND 2" AXLE, ACCEPTED AS CENTER OF SECTION 33. EXISTING 10' WIDE RIGHT OF WAY EASEMENT FOR TAX LOT 2300 ELECTRIC TRANSMISSION AND DISTRIBUTION IN 3N-10E-33D **FAVOR OF PACIFIC POWER & LIGHT COMPANY TAX LOT 2200** PARCEL 2 ACROSS NORTHERLY 10' FEET OF PARCELS 1 & 2, **TAX LOT 2202** 3N-10E-33D PARTITION PLAT EAST OF POST CANYON DRIVE. KUYKENDALL 3N-10E-33D MICROFILM No.'s 771447, 780217 & 800609 2002-22P M.F.#860752 KOENIG PAULUS **RECORD MATTER No.4** Doc.#20052546 Doc.#20064441 N 89°13'20" W 509.04' (512.67') 142.22' 130.321 143.89' INITIAL POINT. CENTER OF ROAD AS PER NEW 10' WIDE PRIVATE ACCESS COMMISSIONERS JOURNAL. **EASEMENT ACROSS PARCEL 1** EAST OF POST CANYON DRIVE, IN FAVOR OF PARCEL 2. APPROXIMATELY 10' WIDE ~ GRAVEL DRIVEWAY. CENTER OF AS Arc=112.83' CONSTRUCTED ROAD. **ENCROACHES SLIGHTLY** Radius=350.00' ONTO PARCEL 1. $\Lambda = 18^{\circ}28'11''$ PARCEL 1 Brg=N 18°04'42" E. 2.12 Acres± Chord=112.34' (INCLUDES APPROXIMATELY 0.22 Acres± OF PUBLIC RIGHT OF WAY) TAX LOT 2403 N 89°12'54" W 230.02' (230.00') 3N-10E-33D SUTHERLAND **TAX LOT 2302** Doc.#2008-03325 3N-10E-33 ARTHUR M.F.#802591 EXISTING PARCEL 2 2.00 Acres±

BASIS OF BEARINGS:

N A D.83 (CORS96) (EPOCH 2002) OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS. THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY AND THE MONUMENTS FOUND FROM C.S.#2010051 AT THE CENTER OF SECTION 33 AND THE NW CORNER OF THE SUBJECT TRACT IS ALSO SHOWN.

CORNER MONUMENT NOTES

- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. ACCEPTED AS MONUMENTING THE NW CORNER OF MICROFILM No.65-117216.
- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. ACCEPTED AS MONUMENTING THE NE CORNER OF DEED MICROFILM No.771277.
- 3. FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. ACCEPTED AS MONUMENTING THE SE CORNER OF DEED MICROFILM No.771277.
- 4. FOUND P.L.S.2393 1/2" IRON ROD WITH YELLOW PLASTIC CAP FROM C.S.#98042. 1.34' NORTH OF THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 AS PER C.S.#2010051. THE MONUMENT WAS INTENDED TO BE ON THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4.
- 5. FOUND P.L.S.1028 1/2" IRON ROD WITH YELLOW PLASTIC CAP FROM C.S.#95030 SURVEY OF TAX LOT 2302 TO THE WEST.
- 6. FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. THE MONUMENT IS S 84°08'15" W, 5.58' FROM THE CALCULATED SW CORNER OF DEED MICROFILM No.771217. I HELD THE CALCULATED POSITION DUE TO THE LARGE APPARENT ERROR IN THE MONUMENT
- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. THE MONUMENT IS N
- 73°25'23" W, 3.05' FROM THE CALCULATED NE CORNER OF DEED BOOK 48, PAGE 212. I HELD THE CALCULATED POSITION DUE TO THE LARGE APPARENT ERROR IN THE MONUMENT LOCATION. FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. THE MONUMENT IS
- 0.81' NORTHERLY OF THE THE CALCULATED NORTH LINE OF DEED BOOK 48, PAGE 212. FOUND P.L.S.932 5/8" IRON ROD WITH YELLOW PLASTIC CAP ON THE EASTERLY BANK OF A CREEK, EXPOSED 1.5 FEET. FROM C.S.#97034 SURVEY OF TAX LOT 2702 TO THE SOUTH.

SYMBOL LEGEND:

(XX.XX')

TAX LOT 2400

3N-10E-33D

PERRY

Doc.#2009-03901

GRAVEL

DRIVE

- SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS PLS 60051"
 - FOUND MY 5/8" BY 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED
- "CROSS PLS 60051" FROM C.S.#2010051 FOUND MONUMENT OF RECORD AS NOTED

DISTANCE AS NOTED

SCALE 1 INCH = 60 FEET

DEED DISTANCE OR PREVIOUS SURVEY

REGISTERED **PROFESSIONAL** LAND SURVEYOR

9191 **OREGON** JANUARY 15, 2002 BRADLEY J. CROSS 1767 12th St, #191

PROJECT NUMBER: 2013004.

DATE OF DRAWING: MAY 16, 2014.

60051 RENEWS: 12/31/2015 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-33D COLUMBIA RIVER SURVEYING ____ & MAPPING

DATE OF MONUMENTATION: MARCH 20, 2013.

HOOD RIVER, OREGON, 97031 PHONE: 541-386-9002 EMAIL: INFO@COLUMBIASURVEYING.COM