

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.

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 Survey No: CS 2014 024
 Filed Date: 7-1-14
 By: [Signature]

RECORDING INFORMATION:
 PARTITION PLAT No. 2014-06P
 instrument received on the 30th
 day of June, 2014
 at 9:00 A.M.
[Signature]
 Hood River County Director of Records and Assessments

NARRATIVE:

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 INSTRUCTION.

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 ADJUTS 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. 65117216, 711305 & 801062 THAT PROVIDE ACCESS TO THE PERRY TRACT FROM COUNTRY CLUB ROAD.

REFERENCES:

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)
 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, 1979, 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).

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 "COUNTRY 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.

BASIS OF BEARINGS:

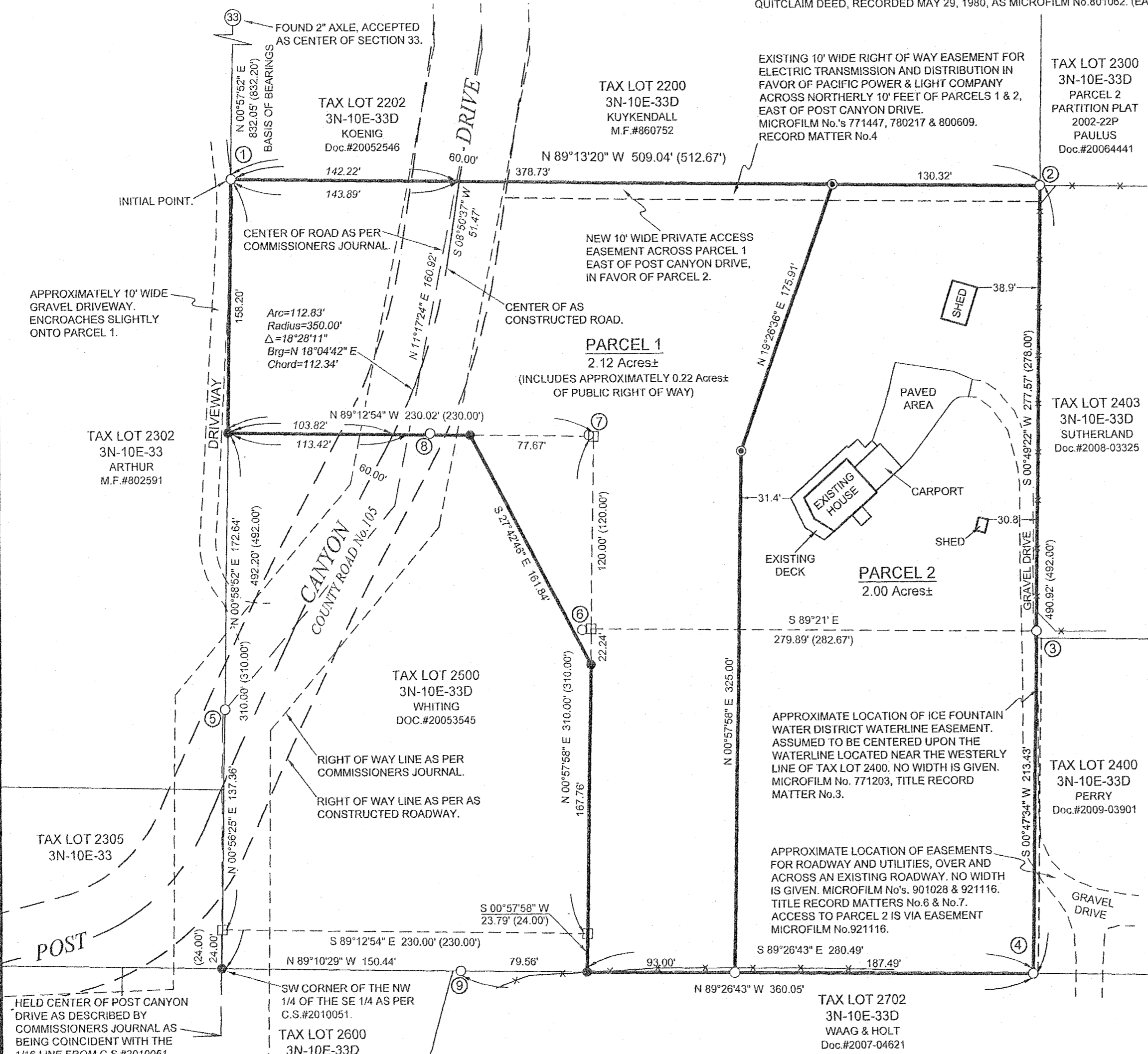
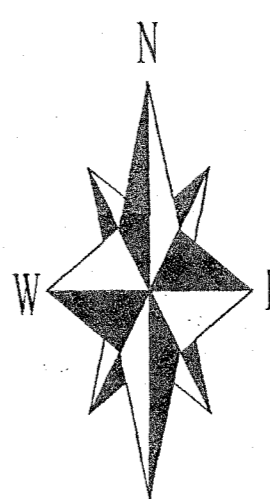
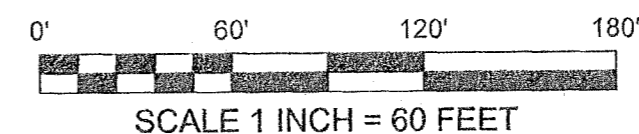
N.A.D.83 (CORS96) (EPOCH 2002) OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS.
 THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY AND THE MONUMENTS
 FOUND FROM C.S.#2010051 AT THE CENTER OF SECTION 33 AND THE NW CORNER OF
 THE SUBJECT TRACT IS ALSO SHOWN.

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. 771217.
- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. ACCEPTED AS MONUMENTING THE SE CORNER OF DEED MICROFILM No. 771217.
- FOUND P.L.S. 2393 1/2" IRON ROD WITH YELLOW PLASTIC CAP FROM C.S.#8042. 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.
- 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.
- 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 LOCATION.
- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. THE MONUMENT IS N 73°25'23" W, 3.93' 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 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:

- 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
- (XX.XX) DEED DISTANCE OR PREVIOUS SURVEY DISTANCE AS NOTED



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051

RENEWS: 12/31/2015

PROJECT NUMBER: 2013004.
 DATE OF DRAWING: MAY 16, 2014.
 DATE OF MONUMENTATION: MARCH 20, 2013.
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-33D.

**COLUMBIA RIVER
 SURVEYING
 & MAPPING**

1767 12th St, #191
 HOOD RIVER, OREGON, 97031
 PHONE: 541-386-9002
 EMAIL: INFO@COLUMBIASURVEYING.COM

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 plat.

[Signature]
 Stephen K. Ford
[Signature]
 Karen T. Ford
 Date: 6/3/14

ACKNOWLEDGMENTS:

State of Oregon
 County of Hood River
 This instrument was acknowledged before me on this 3 Day of June, 2014

by Stephen K. Ford & Karen T. Ford

[Signature]
 Notary Signature
[Signature]
 Notary Name
 COMMISSION No. 458820
 MY COMMISSION EXPIRES 5/30/2015

APPROVALS:

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
[Signature]
 Hood River County Treasurer.

I hereby certify this partition was examined and approved as of this 30th day of JUNE, 2014
[Signature]
 Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this 30th day of JUNE, 2014
 FILE #11-0068
[Signature]
 Hood River County Planning Director.

CS 2014 024