

TERRA SURVEYING

PARTITION PLAT

for

TERRY BRANDT, as Trustee of the Terry R. Brandt Revocable Living Trust

BASIS OF BEARING  
N 89°31'24" W 2649.00'

BRASS CAP FOUND AT 1/4  
CORNER IN MONUMENT CASE

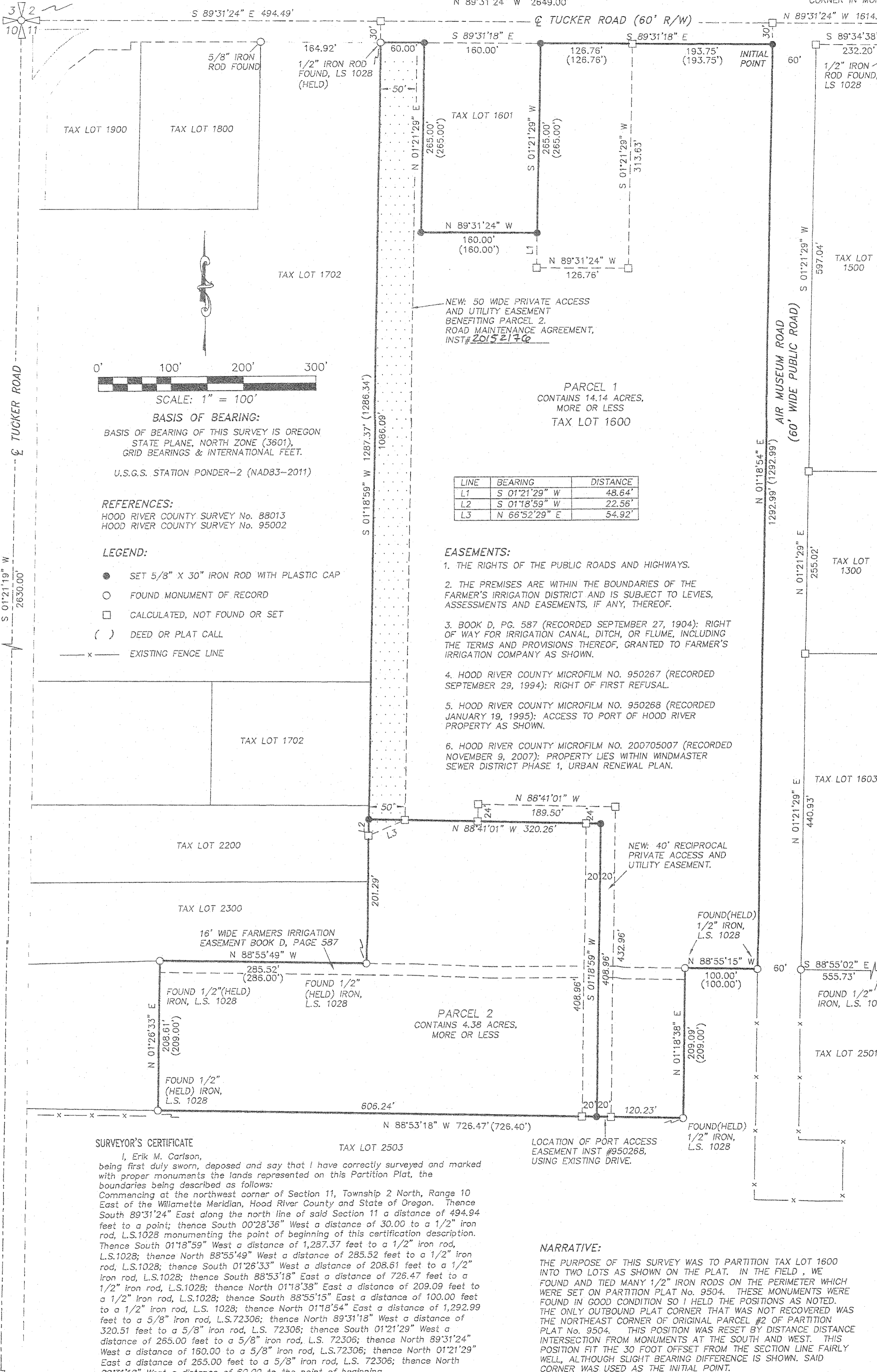
HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2015027

DATE FILED: 06-24-15

BY: MTD

BRASS CAP FOUND  
AT SECTION CORNER  
IN MONUMENT CASE



SCALE: 1" = 100'

BASIS OF BEARING:

BASIS OF BEARING OF THIS SURVEY IS OREGON  
STATE PLANE, NORTH ZONE (3601),  
GRID BEARINGS & INTERNATIONAL FEET.

U.S.G.S. STATION PONDER-2 (NAD83-2011)

REFERENCES:

HOOD RIVER COUNTY SURVEY No. 88013  
HOOD RIVER COUNTY SURVEY No. 95002

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- x— EXISTING FENCE LINE

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1, L2, and L3.

EASEMENTS:

- 1. THE RIGHTS OF THE PUBLIC ROADS AND HIGHWAYS.
- 2. THE PREMISES ARE WITHIN THE BOUNDARIES OF THE FARMER'S IRRIGATION DISTRICT AND IS SUBJECT TO LEVIES, ASSESSMENTS AND EASEMENTS, IF ANY, THEREOF.
- 3. BOOK D, PG. 587 (RECORDED SEPTEMBER 27, 1904); RIGHT OF WAY FOR IRRIGATION CANAL, DITCH, OR FLUME, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO FARMER'S IRRIGATION COMPANY AS SHOWN.
- 4. HOOD RIVER COUNTY MICROFILM NO. 950267 (RECORDED SEPTEMBER 29, 1994); RIGHT OF FIRST REFUSAL.
- 5. HOOD RIVER COUNTY MICROFILM NO. 950268 (RECORDED JANUARY 19, 1995); ACCESS TO PORT OF HOOD RIVER PROPERTY AS SHOWN.
- 6. HOOD RIVER COUNTY MICROFILM NO. 200705007 (RECORDED NOVEMBER 9, 2007); PROPERTY LIES WITHIN WINDMASTER SEWER DISTRICT PHASE 1, URBAN RENEWAL PLAN.

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described as follows: Commencing at the northwest corner of Section 11, Township 2 North, Range 10 East of the Willamette Meridian, Hood River County and State of Oregon. Thence South 89°31'24" East along the north line of said Section 11 a distance of 494.94 feet to a point; thence South 00°28'36" West a distance of 30.00 to a 1/2" iron rod, L.S.1028 monumenting the point of beginning of this certification description. Thence South 01°18'59" West a distance of 1,287.37 feet to a 1/2" iron rod, L.S.1028; thence North 88°55'49" West a distance of 285.52 feet to a 1/2" iron rod, L.S.1028; thence South 01°26'33" West a distance of 208.61 feet to a 1/2" iron rod, L.S.1028; thence South 88°53'18" East a distance of 726.47 feet to a 1/2" iron rod, L.S.1028; thence North 01°18'38" East a distance of 209.09 feet to a 1/2" iron rod, L.S.1028; thence South 88°55'15" East a distance of 100.00 feet to a 1/2" iron rod, L.S. 1028; thence North 01°18'54" East a distance of 1,292.99 feet to a 5/8" iron rod, L.S.72306; thence North 89°31'18" West a distance of 320.51 feet to a 5/8" iron rod, L.S. 72306; thence South 01°21'29" West a distance of 265.00 feet to a 5/8" iron rod, L.S. 72306; thence North 89°31'24" West a distance of 160.00 feet to a 5/8" iron rod, L.S.72306; thence North 01°21'29" East a distance of 265.00 feet to a 5/8" iron rod, L.S. 72306; thence North 89°31'18" West a distance of 60.00 to the point of beginning.

The initial point is a 5/8" x 30" iron rod with plastic cap L.S.72306 located at the northeast corner of the above description.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 1600 INTO TWO LOTS AS SHOWN ON THE PLAT. IN THE FIELD, WE FOUND AND TIED MANY 1/2" IRON RODS ON THE PERIMETER WHICH WERE SET ON PARTITION PLAT No. 9504. THESE MONUMENTS WERE FOUND IN GOOD CONDITION SO I HELD THE POSITIONS AS NOTED. THE ONLY OUTBOUND PLAT CORNER THAT WAS NOT RECOVERED WAS THE NORTHEAST CORNER OF ORIGINAL PARCEL #2 OF PARTITION PLAT No. 9504. THIS POSITION WAS RESET BY DISTANCE DISTANCE INTERSECTION FROM MONUMENTS AT THE SOUTH AND WEST. THIS POSITION FIT THE 30 FOOT OFFSET FROM THE SECTION LINE FAIRLY WELL, ALTHOUGH SLIGHT BEARING DIFFERENCE IS SHOWN. SAID CORNER WAS USED AS THE INITIAL POINT.

File Number 201508P  
Instrument received on the 24th day of  
JUNE, 2015 at 9:20 A.M.

LOCATION OF SURVEY:  
PARCEL OF LAND LOCATED IN THE  
NORTHWEST 1/4 OF SECTION 11, TOWNSHIP  
2 NORTH, RANGE 10 EAST, WILLAMETTE  
MERIDIAN, HOOD RIVER COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2015

DECLARATION  
I the owner 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 in accordance with the provisions of ORS 92  
and grant the easements as shown on this Plat.  
TERRY R. BRANDT, TRUSTEE DATE

State of Oregon }  
County of Hood River } s.s.

This instrument was acknowledged before me on  
June 22, 2015 (date)  
by Terry R. Brandt  
as Trustee of the Terry R. Brandt Revocable Living  
Trust, dated June 18, 2012.  
Notary Signature  
Public Notary - OREGON  
My Commission expires: April 3, 2017  
My Commission number: 477164

I hereby certify that all taxes and assessments due  
hereon have been fully paid as required by law.  
Hood River County Director of Budget and  
Finance, Treasurer/Tax Collector

I hereby certify this partition was ex-  
amined and approved as of this 23rd  
day of JUNE, 2015  
Hood River County Surveyor

I hereby certify this partition was ex-  
amined and approved as of this 24  
day of June, 2015  
A-13-0070  
Hood River County Planning Director

TERRA SURVEYING

MONUMENTATION DATE: NOVEMBER 14, 2014  
SCALE: 1" = 100'  
PROJECT: 12069PART  
ASSESSORS MAP: 2N-10E-11B TL 1600  
HOOD RIVER, OREGON 97031  
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E-Mail: terra@gorge.net  
www.terralandsurveying.com