

C-E 1/16 CORNER
SECTION 2
FOUND WAGON SKEIN

TUCKER ROAD

N89°09'02"W 1323.49'

368.65'

EAST QUARTER CORNER
SECTION 2
FOUND 2" ALUMINUM CAP

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2015042
FILED DATE: 10-14-2015
BY: BC

LEGEND

- FOUND 5/8" IRON ROD AS PER CS 2006058
- ⊙ FOUND SPIKE AND BRASS WASHER AS PER CS 2006058 OR CS 2007054
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION

EASEMENT FOR ROADWAY AND UTILITY PURPOSES
AS PER DOC. NO. 801499 AND OTHER DOCUMENTS

PARCEL 2
PARTITION PLAT 200718P
TAX LOT 201
2N 10E 2DA

50' WIDE NONEXCLUSIVE EASEMENT FOR
ROADWAY AND UTILITIES
AS PER DOCUMENT NO. 793149.
WEST LINE OF EASEMENT IS 408.75' WEST OF AND
PARALLEL WITH THE EAST LINE OF SECTION 2.

FOUND IRON ROD
AS PER CS 2007054

INITIAL POINT

TAX LOT 1300
2N 10E 2DA

TAX LOT 301
2N 10E 2DA

N89°07'06"W 150.03'

N89°09'43"W 141.34'

SANITARY DRAIN FIELD AND PIPELINE EASEMENT
AS PER DOCUMENT NO. 20153530
THE EASEMENT AREA TO BE USED FOR
REPLACEMENT DRAIN FIELD AS NEEDED.

101.25'

SOUTH LINE OF EASEMENT
DOC. NO. 793149

FOUND 1" IRON PIPE
INSIDE 3" IRON PIPE

PARCEL 2
DOC. NO. 801506

TAX LOT 1100
2N 10E 2DA

PARCEL 1
1.26 ACRES

TAX LOT 1200
2N 10E 2DA

SANITARY DRAIN FIELD AND PIPELINE EASEMENT
AS PER DOCUMENT NO. 20153530

187.87'
S88°44'41"E 247.30'

TAX LOT 1700
2N 10E 2DA

EASEMENT FOR ROADWAY AND UTILITY PURPOSES
AS PER DOC. NO. 801499 AND OTHER DOCUMENTS

TAX LOT 1600
2N 10E 2DA

50' WIDE EASEMENT FOR ALL MODES OF TRAVEL
AS PER DEED BOOK 76, PAGE 156.
WEST LINE OF EASEMENT IS 408.75' WEST OF AND
PARALLEL WITH THE EAST LINE OF SECTION 2.

EASEMENTS (ALL EASEMENTS NOTED ARE PRIVATE.)

THE RIGHT AND EASEMENT TO INSTALL, REPLACE AND MAINTAIN AN IRRIGATION WATER PIPELINE GRANTED TO MARTIN S. LUCICH ET UX, BY DEED RECORDED NOVEMBER 1, 1952 IN DEED BOOK 49, PAGE 30. A HEADBOX AND DITCH IS MENTIONED BUT NO SPECIFIC LOCATION IS GIVEN. THE SERVIENT TENEMENT IS A PARENT PARCEL OF THE SUBJECT TRACT.

AN EASEMENT 50 FEET WIDE FOR ALL MODES OF TRAVEL GRANTED TO HAROLD SCHULL AND ADELINE SCHULL BY DEED RECORDED MAY 19, 1964 IN DEED BOOK 76, PAGE 156. LOCATION AS SHOWN ON MAP. BENEFITS A TRACT COMPRISED OF TAX LOT 1700 AND A WESTERLY PORTION OF TAX LOT 1600.

A NONEXCLUSIVE EASEMENT FOR ROADWAY AND UTILITIES AS DESCRIBED IN CONTRACT BETWEEN SCHULL ENTERPRISES, INC., AS SELLER AND GEORGE IMAI AS PURCHASER, RECORDED DECEMBER 31, 1979 AS DOCUMENT NO. 793149. LOCATION AS SHOWN ON MAP. BENEFITS TAX LOT 1300.

A NONEXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY PURPOSES GRANTED TO HAROLD M. SCHULL AND ADELINE M. SCHULL BY EASEMENT DOCUMENT RECORDED JULY 14, 1980 AS DOCUMENT NO. 801499. THE EASEMENT IS FOR THE BENEFIT OF THE GRANTOR, GRANTEE AND OTHERS. SIMILAR EASEMENT DESCRIPTIONS WERE FOUND IN OTHER DOCUMENTS, INCLUDING DOCUMENT NO.S 801506 AND 91804. THE EASEMENT BOTH BENEFITS AND ENCUMBERS THE SUBJECT TRACT. THE EASEMENT DESCRIPTION CONTAINS SOME AMBIGUOUS LANGUAGE. IN THE CAPTION THE EASEMENT IS CALLED TO BE 30 FEET WIDE. IN THE BODY OF THE DESCRIPTION THE EASEMENT IS CALLED TO BE ALONG THE CENTERLINE OF A 50 FOOT EASEMENT TO A POINT AND THEN ALONG THE CENTERLINE OF A 30 FOOT EASEMENT. I INTERPRET THE EASEMENT TO BE LOCATED AS PER THE BODY OF THE DESCRIPTION. LOCATION AS SHOWN ON MAP.

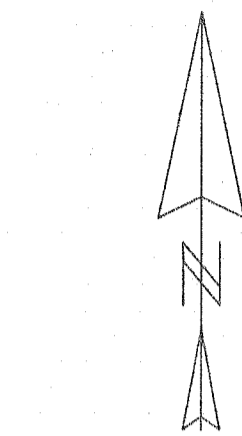
AN EXCLUSIVE EASEMENT FOR UNDERGROUND SEPTIC DRAINFIELD AND PIPELINE AS DESCRIBED IN DEED TO CHARLES LEE MOORE AND NONA FAYE MOORE, RECORDED JULY 14, 1980 AS DOCUMENT NO. 801506. THE EASEMENT BURDENS THE SUBJECT TRACT FOR THE BENEFIT OF A PORTION OF TAX LOT 1600. THE EASEMENT WAS ALSO GRANTED TO MICHAEL D. MOORE AND EYE M. MOORE BY DEED RECORDED MARCH 11, 1994 AS DOCUMENT NO. 940849. A QUITCLAIM DEED RECORDED JUNE 22, 2015 AS DOCUMENT NO. 2015-02128 GRANTED THEIR RIGHT, TITLE AND INTEREST IN SAID EASEMENT TO THE SERVIENT TENEMENT. THE DEED WAS RE-RECORDED AS DOCUMENT NO. 20153529 TO CORRECT A DEED CITATION. THE EASEMENT DESCRIBED IN DOCUMENT NO. 801506 WAS EXTINGUISHED BY DOCUMENT NO. 20153530.

A NON-EXCLUSIVE EASEMENT FOR UNDERGROUND SEPTIC TANK DRAIN FIELD AND PIPELINE AS PER DECLARATION OF EASEMENT AND EXTINGUISHMENT OF EXISTING EASEMENT RECORDED October 9, 2015 AS DOCUMENT NO. 20153530. THE EASEMENT BURDENS THE SUBJECT TRACT FOR THE BENEFIT OF TAX LOT 1600. THE EASEMENT CONTAINS LANGUAGE THAT IT EXTINGUISHES THE EXCLUSIVE EASEMENT DESCRIBED IN DOCUMENT NO. 801506. LOCATION AS SHOWN ON MAP.

SURVEYOR'S CERTIFICATE

I, KEVIN DOWD, REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF OREGON, SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PLAT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A SPIKE AND BRASS WASHER FOUND AT THE NORTHEAST CORNER OF PARCEL 2 OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO CHARLES LEE MOORE AND NONA FAYE MOORE, RECORDED JULY 14, 1980 AS DOCUMENT NO. 801506, HOOD RIVER COUNTY DEED RECORDS, IS THE INITIAL POINT OF THIS PLAT; SAID INITIAL POINT BEARS NORTH 89°09'02" WEST A DISTANCE OF 368.65 FEET AND SOUTH 00°52'50" WEST, A DISTANCE OF 264.93 FEET FROM A 2 INCH ALUMINUM CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 2; AND THAT THE LAND REPRESENTED ON THIS PLAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT; THENCE ALONG THE NORTH LINE OF SAID MOORE TRACT, NORTH 89°09'43" WEST, A DISTANCE OF 141.34 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 200718P; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°07'06" WEST, A DISTANCE OF 150.03 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID MOORE TRACT; THENCE ALONG THE WEST LINE OF SAID MOORE TRACT, SOUTH 00°55'56" WEST, A DISTANCE OF 80.21 FEET TO AN IRON PIPE; THENCE CONTINUING SOUTH 00°55'56" WEST, A DISTANCE OF 133.44 FEET TO THE SOUTHWEST CORNER OF SAID MOORE TRACT; THENCE ALONG THE SOUTH LINE OF SAID MOORE TRACT, SOUTH 88°44'41" EAST, A DISTANCE OF 3.43 FEET TO AN IRON ROD REFERENCE MONUMENT; THENCE CONTINUING SOUTH 88°44'41" EAST, A DISTANCE OF 243.87 FEET TO A SPIKE AND BRASS WASHER FOUND AT THE SOUTHEAST CORNER OF SAID MOORE TRACT; THENCE ALONG THE EASTERLY LINES OF SAID MOORE TRACT, NORTH 00°51'54" EAST, A DISTANCE OF 150.04 FEET TO AN IRON ROD; THENCE NORTH 42°41'54" EAST, A DISTANCE OF 66.46 FEET; THENCE NORTH 00°52'50" EAST, A DISTANCE OF 15.80 FEET TO THE INITIAL POINT.



SCALE 1" = 40 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-15
OCTOBER 2, 2015

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°52'50"E	15.80
L2	N00°52'50"E	6.23
L3	S88°44'41"E	3.43
L4	N89°09'43"W	15.10
L5	N00°52'50"E	23.09
L6	N42°41'54"E	43.83
L7	N42°41'54"E	22.64
L8	N89°09'43"W	25.00

**PARTITION PLAT
PARCEL VALIDATION**

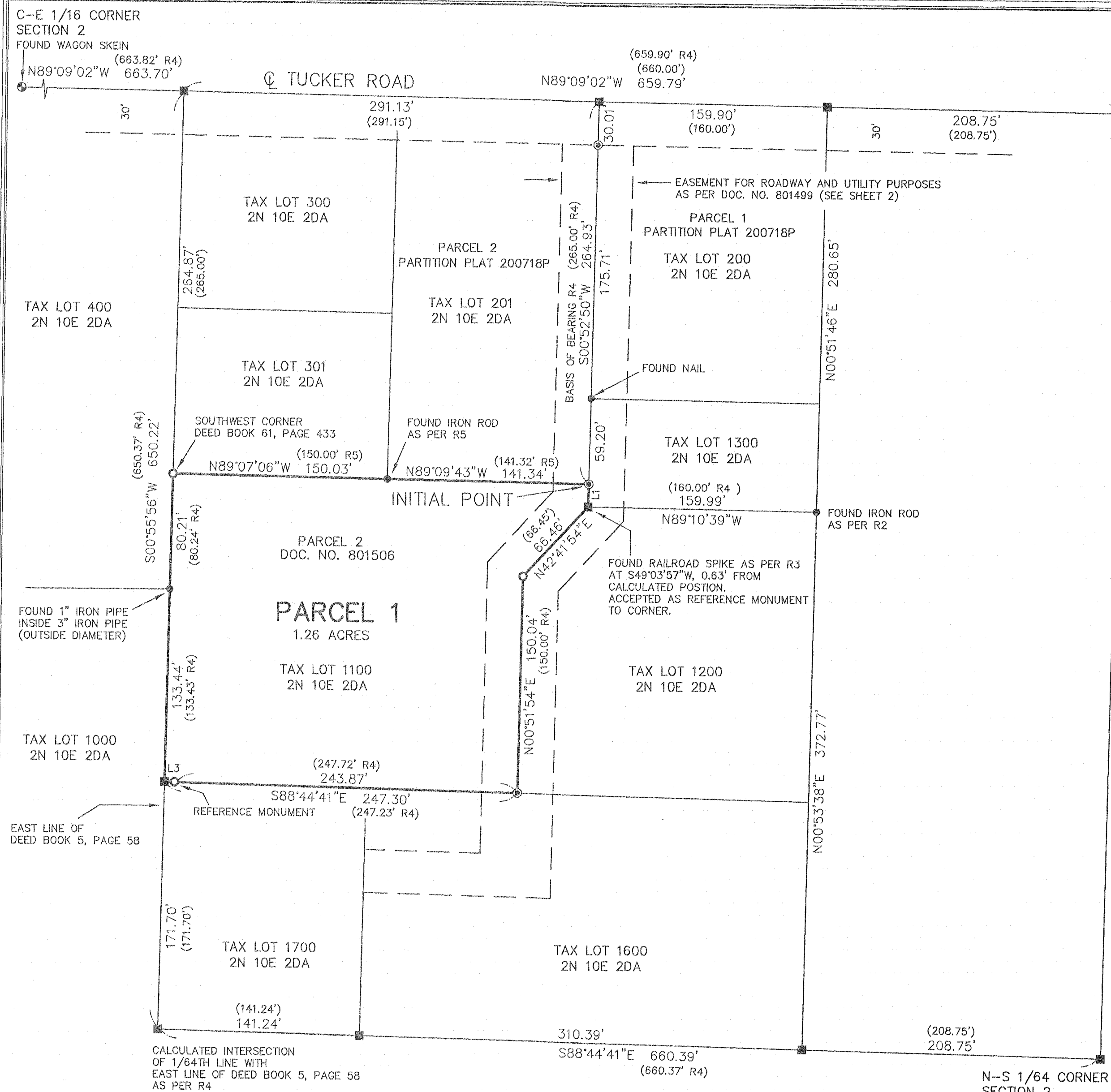
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 2
T2 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: LEE AND NONA MOORE

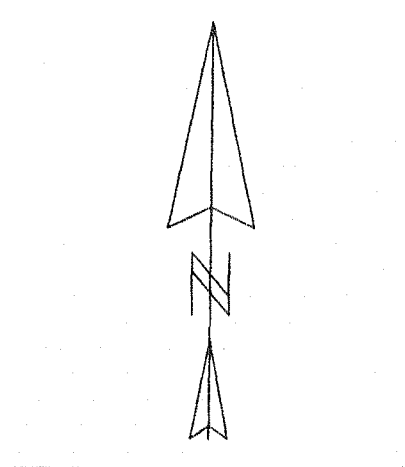
WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD PARKDALE, OR 97041
(541) 352-6065

SHEET 2 OF 2

CS 2015 042 - 2



HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2015042
FILED DATE: 10-14-2015
BY: BC



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-15
OCTOBER 2, 2015

Partition Plat # 201512P
Instrument received on the 9th
day of October 2015
at 2:26 p. M.
Charles Lee Moore
Hood River Director of Records
and Assessments

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 also in accordance with the provisions of ORS chapter 92.
Charles Lee Moore 10-7-15
CHARLES LEE MOORE DATE
Nona Faye Moore 10-7-15
NONA FAYE MOORE DATE

ACKNOWLEDGMENTS:
This instrument was acknowledged before me on 7 day of October 2015
by Charles Lee Moore
Annette Santacrose-Dowd
Notary signature
Annette Santacrose-Dowd
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 926898
My commission expires March 31, 2018

This instrument was acknowledged before me on 7 day of October 2015
by Nona Faye Moore
Annette Santacrose-Dowd
Notary signature
Annette Santacrose-Dowd
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 926898
My commission expires March 31, 2018

LEGEND

- FOUND 5/8" IRON ROD AS PER CS 2006058
- FOUND SPIKE AND BRASS WASHER AS PER CS 2006058 OR CS 2007054
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- (xxx) DEED OR RECORD DATA

**PARTITION PLAT
PARCEL VALIDATION**

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 2
T2 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: LEE AND NONA MOORE

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

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO VALIDATE PARCEL 2 OF THOSE TRACTS OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 801506 AS A LEGAL PARCEL AS PER O.R.S. 92.176. THE TRACT IS CURRENTLY NOT CONSIDERED A LEGAL PARCEL BECAUSE A PARTITION WAS REQUIRED TO SUBDIVIDE LAND AT THE TIME OF THE DEED. THE TRACT IS A PORTION OF PARCEL 1 OF MINOR PARTITION 79-083. A SURVEY OF THAT MINOR PARTITION WAS FILED AS CS 79126. THE COURSES CITED IN THE DEED DESCRIPTION AND ASSOCIATED EASEMENTS OF THE SUBJECT TRACT WERE DERIVED FROM CS 79126. A RECORD OF SURVEY OF THE SUBJECT TRACT WAS FILED AS CS 2006058. CS 79126 WAS USED AS A BASIS FOR THAT SURVEY WITH SOME SIGNIFICANT DIFFERENCES. CS 2006058 ACCEPTED A WAGON SKEIN FOR THE C-E 1/16TH CORNER. CS 79126 HAD ESTABLISHED THIS CORNER AT MID-POINT BETWEEN THE EAST AND CENTER QUARTER CORNERS. THE DEED DESCRIPTION CALLS FOR THE WEST LINE TO BE COINCIDENT WITH THE EAST LINE OF DEED BOOK 5, PAGE 58. CS 2006058 ESTABLISHED SAID EAST LINE AS PER THE DEED CALL OF 660 FEET WEST OF THE EAST QUARTER CORNER. CS 79126 HAD ESTABLISHED SAID LINE AS THE 1/64TH LINE. IN OTHER ASPECTS CS 2006058 ACCEPTED THE RESOLUTION OF CS 79126. AFTER REVIEW, I HAVE ACCEPTED THE CONCLUSIONS OF CS 2006058. I RECOVERED AND ACCEPTED MONUMENTS FROM CS 2006058 IN THEIR FOUND POSITIONS TO ESTABLISH THE BOUNDARIES.

REFERENCES

- R1) CS 7505 ANTHONY KLEIN FOR WEST SIDE FIRE DEPT., 1973
- R2) CS 79126 BISHOP FOR SCHULL ENTERPRISES, INC., 1979
- R3) CS 89032 GAYLORD FOR SCHULL ENTERPRISES, INC., 1989
- R4) CS 2006058 JAMES KLEIN FOR LEE AND MIKE MOORE, 2006
- R5) CS 2007054 (PARTITION PLAT 200718P) JAMES KLEIN FOR SCHULL ENTERPRISES, INC., 2007