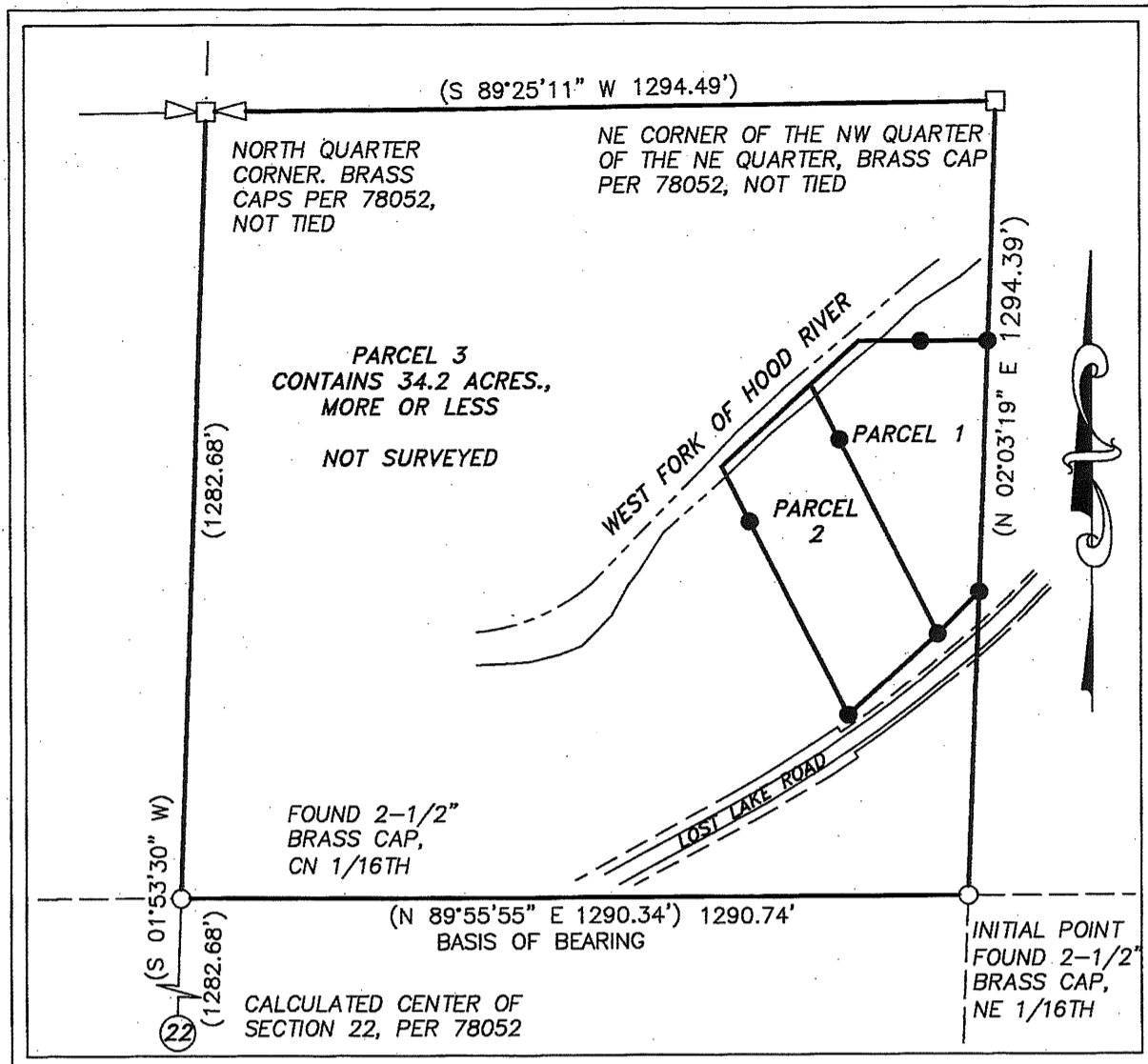


TERRA SURVEYING

PARTITION PLAT
for
Detay, LLC

LOCATION OF SURVEY:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.



EXPANDED VIEW:
SCALE 1" = 300'

NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO DIVIDE THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER INTO 3 PARCELS USING A COUNTY MEASURE 49 APPLICATION WITH THE COUNTY. WE RETRACED THE BOUNDARIES OF THE QUARTER-QUARTER BY TYING FOUND MONUMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF TAX LOT 300. THIS RETRACEMENT MEASURES VERY WELL WITH A SURVEY COMPLETED BY DAN CORN IN 1978 (C.S. 78052). I USED THIS BASELINE TO CALCULATE THE NORTHEAST AND NORTHWEST CORNERS OF TAX LOT 300, THE ENTIRE TRACT WAS NOT SURVEYED AS IT EXCEEDS THE SIZE REQUIRED. PARCELS 1 AND 2 ARE MONUMENTED AS THEY HAVE A MAXIMUM PARCEL SIZE OF 2 ACRES EACH. IT SHOULD BE NOTED THAT THE NORTHERN BOUNDARIES OF PARCELS 1 AND 2 ARE TO THE CENTER OF THE RIVER, THIS PORTION OF THE RIVER IS RELATIVELY WIDE AND FLAT, THEREFORE THE PHYSICAL CENTERLINE SHOULD BE HELD.

THE WEST FORK OF THE HOOD RIVER AS SHOWN WAS PROVIDED BY THE COUNTY AND WERE ORIGINATED BY THE COUNTY LIDAR PROJECT.

INITIAL POINT IS A 3" BRASS CAP AT THE SOUTHEAST CORNER OF PARCEL 3.

NOTE: "NONE OF THE PARCELS CREATED BY THIS PLAT ARE LOCATED WITHIN A WATER DISTRICT AND, THEREFORE, THEIR ABILITY TO BE DEVELOPED WITH RESIDENCES IN THE FUTURE WILL BE CONTINGENT UPON AN APPROPRIATE DOMESTIC WATER SERVICE BEING PROVIDED, SUCH AS A WELL(S) CAPABLE OF PRODUCING ENOUGH WATER TO REASONABLY ACCOMMODATE THE RESIDENCES AND BE AVAILABLE FOR FIRE PROTECTION."

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, being first and duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the land represented on this Partition Plat. The boundary being described as: The northwest quarter of the northeast quarter of Section 22, Township 1 North, Range 9 East of the Willamette Meridian, Hood River County, Oregon. The initial point is the southeast corner of said quarter-quarter, point being a 2-1/2" brass cap with witness signs.

LINE	BEARING	DISTANCE
L1	N 76°48'20" W	44.02'
L2	N 63°03'40" E	25.64'
L3	N 26°56'20" W	36.76'
L4	N 55°00'42" E	43.08'
L5	N 58°13'26" E	57.18'
L6	N 55°00'42" E	38.83'
L7	N 55°00'42" E	64.17'
L8	N 51°30'02" E	20.01'

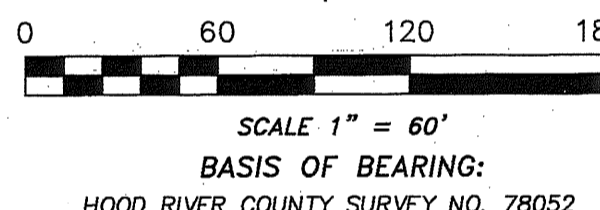
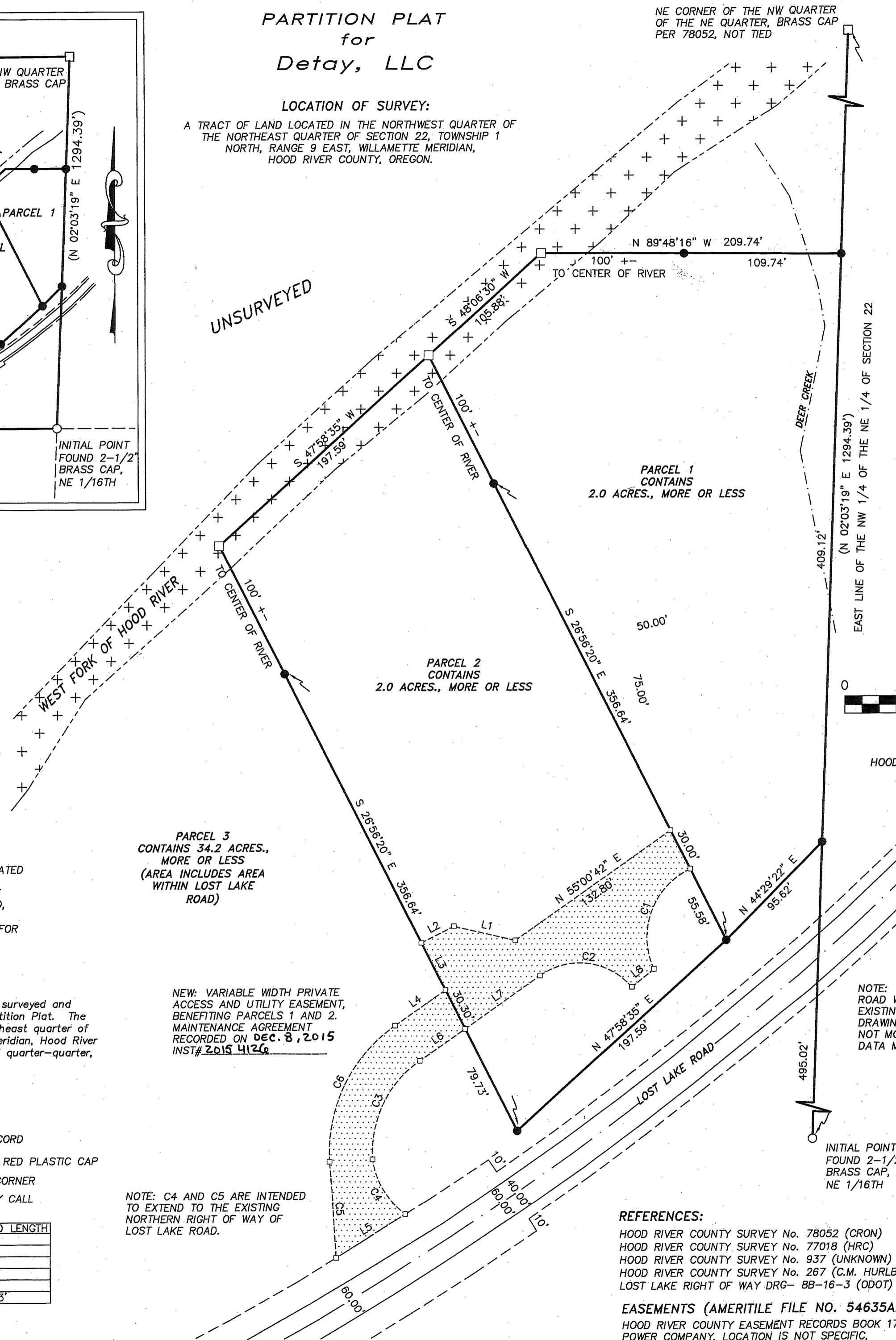
LEGEND:

- FOUND MONUMENT OF RECORD
- SET 5/8" IRON ROD WITH RED PLASTIC CAP
- CALCULATED BOUNDARY CORNER
- () DEED OR RECORD SURVEY CALL

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	82.23'	52.53'	89°41'12"	N 20°05'07" E	74.09'
C2	70.80'	48.00'	84°30'44"	S 82°48'42" E	64.55'
C3	79.29'	78.31'	58°00'27"	N 26°00'28" E	75.94'
C4	45.87'	56.23'	46°44'39"	S 31°14'22" E	44.61'
C5	66.84'	2395.12'	1°35'56"	N 03°50'55" W	66.83'
C6	109.66'	108.31'	58°00'27"	S 26°00'28" W	105.03'

NOTE: C4 AND C5 ARE INTENDED TO EXTEND TO THE EXISTING NORTHERN RIGHT OF WAY OF LOST LAKE ROAD.

NEW: VARIABLE WIDTH PRIVATE ACCESS AND UTILITY EASEMENT, BENEFITING PARCELS 1 AND 2. MAINTENANCE AGREEMENT RECORDED ON DEC. 8, 2015 INST# 2015 4126



NOTE: THE RIGHT OF WAY OF LOST LAKE ROAD WAS DETERMINED BY FITTING THE EXISTING CURVE GEOMETRY WITH ODOT DRAWING 8B-16-3, AS RIGHT OF WAY IS NOT MONUMENTED IN THIS AREA. CURVE DATA MATCHED FAIRLY WELL.

REFERENCES:

- HOOD RIVER COUNTY SURVEY No. 78052 (CRON)
- HOOD RIVER COUNTY SURVEY No. 77018 (HRC)
- HOOD RIVER COUNTY SURVEY No. 937 (UNKNOWN)
- HOOD RIVER COUNTY SURVEY No. 267 (C.M. HURLBERT, LS 768)
- LOST LAKE RIGHT OF WAY DRG- 8B-16-3 (ODOT)

EASEMENTS (AMERITILE FILE NO. 54635AM, DATED JUNE 17, 2015): HOOD RIVER COUNTY EASEMENT RECORDS BOOK 17, PAGE 217, DEE IRRIGATION AND POWER COMPANY. LOCATION IS NOT SPECIFIC.

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# 2015 053
DATE FILED: 12/10/15
BY: BC

OWNER:
Detay, LLC
c/o Derek DeBorde
3961 Barrett Drive
Hood River, Oregon 97031

Partition Plat Number 201515P
Instrument received on the 8th day of Dec., 2015 at 9:07 A.M.
Hood River County Director of Records and Assessments.

REGISTERED PROFESSIONAL LAND SURVEYOR
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.
Derek DeBorde, Member of Detay, LLC
Derek DeBorde, Member of Detay, LLC. date 7/21/15

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

This instrument was acknowledged before me on 21 (day) July (month) 2015
by Derek DeBorde
as a member of Detay, LLC
Marilyn L. Martin
Notary Signature
Public Notary OREGON
My Commission expires: 5-13-16
My Commission number: 468379

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 examined and approved as of this 21st day of JULY, 2015.
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 7th day of December, 2015.
Planning File Number P-15-0012
Hood River County Planning Director

TERRA SURVEYING
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
DATE MONUMENTED: JULY 8, 2015
PROJECT: 15072SITE
SCALE: 1" = 60'
ASSESSORS MAP: 1N-9E-22 TL 300