

NORTH QUARTER CORNER  
SECTION 15  
FOUND IRON PIPE  
TIED JULY 1994

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	13°08'22"	1175.92	269.67	135.43	N28°28'14"E	269.08
C2	63°18'32"	150.00	165.74	92.48	N32°37'57"W	157.44
C3	62°56'25"	50.00	54.93	30.60	S29°50'57"E	52.21
C4	87°03'35"	50.00	75.97	47.50	S45°09'03"W	68.87

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393

RENEW DATE: 12-31-15  
DECEMBER 15, 2015

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2015 055  
FILED DATE: 12/23/15  
BY: BC.

Partition Plat # 201517P

Instrument received on the 17<sup>th</sup>  
day of DECEMBER 2015  
at 02:33 P.M.  
*Asst. Dir.*  
Hood River Director of Records  
and Assessments

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 also in accordance with the provisions of ORS chapter 92. By this plat we create and grant the private water line easement shown hereon.

*Joseph Betzing* December 15, 2015  
JOSEPH BETZING DATE

*Les Perkins* December 15, 2015  
LES PERKINS DATE

ACKNOWLEDGMENTS:

This instrument was acknowledged before me on 15<sup>th</sup> day of DECEMBER 2015

by Joseph Betzing

*J M Brock*  
Notary signature  
JUNE M. BROCK  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION No. 923089  
My commission expires December 9, 2017

This instrument was acknowledged before me on 15<sup>th</sup> day of DECEMBER 2015

by Les Perkins

*J M Brock*  
Notary signature  
JUNE M. BROCK  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION No. 923089  
My commission expires December 9, 2017

APPROVALS:

I hereby certify that all taxes and assessment due hereon have been fully paid as required by law.

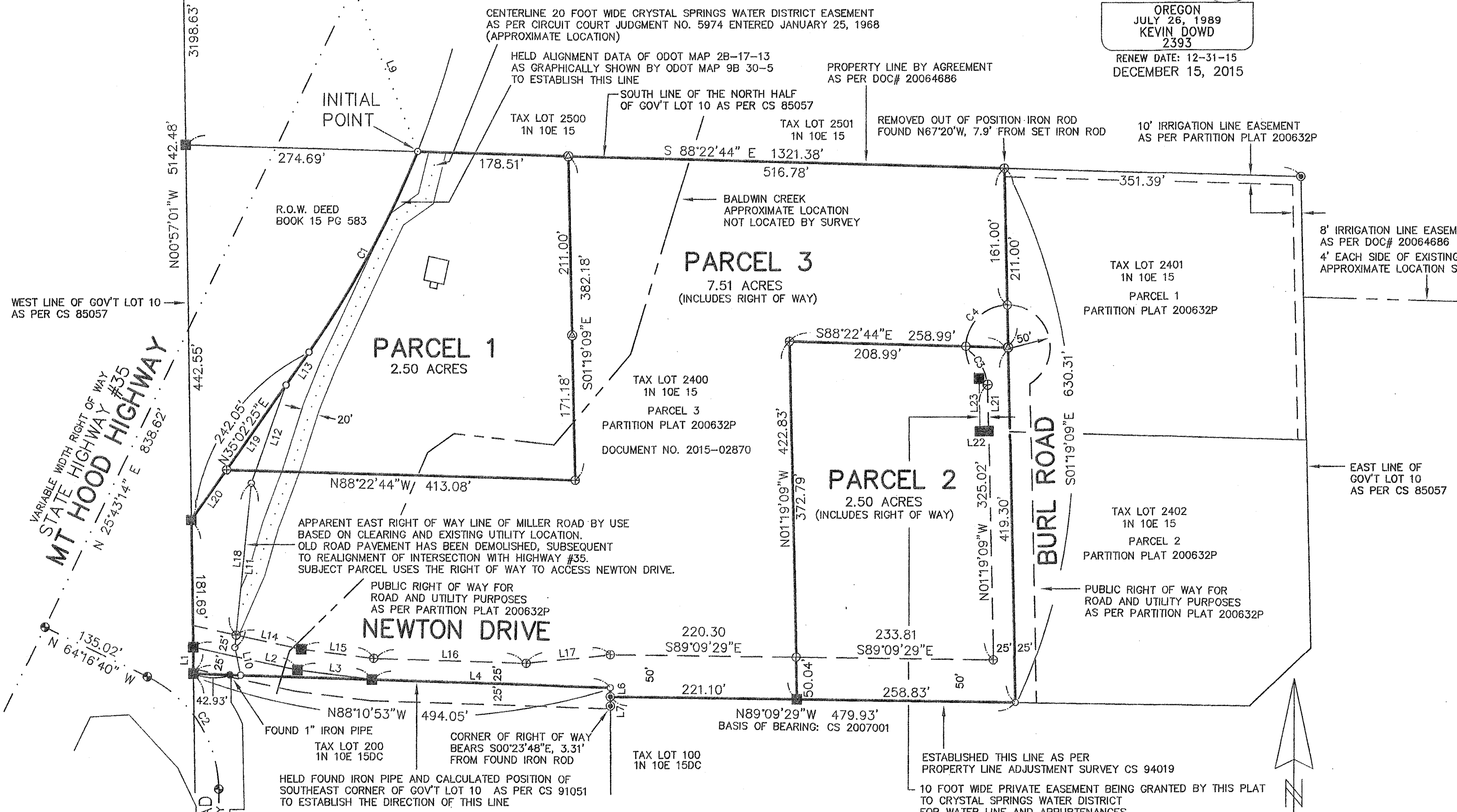
*[Signature]*  
Hood River County Director of  
Budget and Finance

I hereby certify this partition was examined and approved as of this 16<sup>th</sup> day of DECEMBER 2015

*[Signature]*  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 16<sup>th</sup> day of DECEMBER 2015

Planning File Number P-15-0187  
*[Signature]*  
Hood River County Planning Director



STRUCTURAL DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE SETBACK STANDARDS OF THE RURAL RESIDENTIAL (RR2.5) ZONE. PARCELS 2 AND 3 BEING CREATED BY THIS PLAT ARE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NO. 2006-06218.

LEGEND

- ⊕ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON DECEMBER 12 THROUGH DECEMBER 14, 2015
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" AS PER PARTITION PLAT 200632P
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" AS PER MINOR PARTITION #07-378 PARTITION NOT FINALIZED. PLAT WAS NOT RECORDED.
- ⊕ FOUND BRASS CAP AS PER CS 2000071 (TIED NOVEMBER, 2005)
- ⊙ FOUND 1/2" IRON ROD "LS 1028" AS PER CS 83003, CS 94019 OR CS 95125
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION

LINE	BEARING	LENGTH
L1	N00°57'01"W	31.33
L2	S77°40'50"E	126.49
L3	S82°52'16"E	89.03
L4	S88°10'53"E	282.55
L6	S00°23'48"E	10.70
L7	S00°23'48"E	11.01
L9	S21°32'07"E	208.65
L10	S12°08'08"E	33.64
L11	N05°37'10"E	194.76
L12	N19°25'26"E	123.16
L13	S35°02'25"W	47.34
L14	S77°40'50"E	78.90
L15	S82°52'16"E	86.73
L16	S88°10'53"E	180.89
L17	N83°36'22"E	100.00
L18	N05°37'10"E	179.96
L19	S35°02'25"W	122.31
L20	S35°02'25"W	72.39
L21	S01°19'09"E	54.73
L22	S88°40'51"W	10.00
L23	N01°19'09"W	62.32

SCALE 1" = 100 FEET

PARTITION REPLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT 200632P LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 T1 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: JOE BETZING  
LES PERKINS

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

## REFERENCES

- R1) O.D.O.T. MAP 2B-17-13, CONSTRUCTED LINE MOUNT HOOD LOOP HIGHWAY, DATED AUGUST 1925
- R2) O.D.O.T. MAP IR-2-687, STOCKPILE SITE, DATED SEPTEMBER 1938
- R3) CS 0090, SURVEY BY L.R. STEEVE FOR T.W. MILFORD, DATED JUNE 23, 1949
- R4) O.D.O.T. MAP 9B-2-11, MOUNT HOOD HIGHWAY PARKDALE-FIKES CORNER SECTION, DATED MAY 1967, AUGUST 1985 REVISION
- R5) CS 83003, SURVEY BY DANNY CRON LS 1028 FOR MARIE HOWARD
- R6) CS 85057, SURVEY BY RICHARD ARNOLD LS 2038 FOR HOOD RIVER COUNTY
- R7) CS 88002, SURVEY BY DANNY CRON LS 1028 FOR ZEMAN, SCHECHTEL AND COBB
- R8) O.D.O.T. MAP 9B-30-5, MOUNT HOOD HIGHWAY MT. HOOD-LONG PRAIRIE ROAD SECTION, DATED APRIL 1988, NOVEMBER 1999 REVISION
- R9) CS 91051, PARTITION PLAT NO. 9117 BY WILLIAM FROST LS 1971 FOR RAY AND ROSALEE BRODEHL
- R10) CS 94019, SURVEY BY DANNY CRON LS 1028 FOR MARIE HOWARD
- R11) CS 95125, SURVEY BY DANNY CRON LS 1028 FOR JUDY COBB
- R12) CS 2000071, SURVEY BY STEVEN MUMA LS 2747 FOR OREGON DEPARTMENT OF TRANSPORTATION
- R13) CS 2007001, PARTITION PLAT NO. 200632P BY KEVIN DOWD LS 2393 FOR GENE BARNHART

## EASEMENTS

EASEMENT FOR ROAD, 1 ROD WIDE, ALONG SOUTH SIDE OF GOVERNMENT LOT 10 RESERVED IN DEED, RECORDED MARCH 12, 1906 IN BOOK H AT PAGE 198. (AND AS PER OTHER DEEDS)  
THIS EASEMENT IS LOCATED IN NEWTON DRIVE, A PUBLIC RIGHT OF WAY, AS IT CROSSES PARCEL 3.

AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE AND APPURTENANCES GRANTED PACIFIC POWER AND LIGHT COMPANY BY EASEMENT DEED RECORDED JUNE 27, 1912 IN BOOK 7 AT PAGES 231 AND 232. AFFECTS GOVERNMENT LOT 10 IN SECTION 15. THE GENERAL LOCATION IS DESCRIBED TO BE ABOUT 18 FEET EAST OF THE WEST LINE OF SAID LOT 10.

A RIGHT OF WAY FOR ROAD GRANTED TO THE COUNTY OF HOOD RIVER BY RIGHT OF WAY DEED RECORDED NOVEMBER 12, 1921 IN DEED BOOK 15, PAGE 583. RIGHT OF WAY IS 60 FEET WIDE ACROSS THE LANDS OF LOUIS NEX IN THE SOUTHEAST QUARTER OF SECTION 15. I ESTABLISHED THE RIGHT OF WAY AS PER THE ALIGNMENT DATA OF O.D.O.T. MAP 2B-17-13 AS SHOWN ON MAP.

AN EASEMENT IN FAVOR OF CRYSTAL SPRINGS WATER DISTRICT AS PER CIRCUIT COURT JUDGMENT NO. 5974 ENTERED JANUARY 25, 1968. THE EASEMENT IS 20 FEET WIDE AND THE JUDGMENT PROVIDES A METES AND BOUNDS DESCRIPTION OF IT'S LOCATION. THE LOCATION AS SHOWN ON THE MAP IS BASED ON FIELD TIES TO THE RIGHT OF WAY CLEARING. I FELT THAT THIS MORE ACCURATERLY DEPICTS THE EASEMENT LOCATION. IF THE LOCATION IS IN DOUBT, CALL FOR A LOCATE.

CONVEYANCE OF ACCESS RIGHTS CONVEYED AND RELINQUISHED TO THE STATE OF OREGON, BY AND THROUGH IT'S STATE HIGHWAY COMMISSION RECORDED AUGUST 6, 1990 AS DOCUMENT NO. 902105. THIS DOCUMENT LIMITS ACCESS TO THE RELOCATED MT. HOOD HIGHWAY.

AGREEMENT FOR BOUNDARY CLARIFICATION, RESTRICTIVE COVENANT AND WATERLINE EASEMENT RECORDED SEPTEMBER 25, 2006 AS DOCUMENT NO. 20064686. THIS DOCUMENT ESTABLISHED THE NORTH LINE OF PARTITION PLAT 200632P BY AGREEMENT. THE DOCUMENT ALSO GRANTED AN 8 FOOT WIDE EASEMENT FOR AN IRRIGATION WATERLINE FOR THE BENEFIT OF SAID PARTITION PLAT PARCELS. THE APPROXIMATE LOCATION OF THE EASEMENT AS SHOWN ON MAP.

NEWTON DRIVE AND BURL ROAD, PUBLIC RIGHTS OF WAY FOR ROAD AND UTILITY PURPOSES AS DEDICATED PER PARTITION PLAT 200632P. SUBJECT TO ROAD MAINTENANCE AGREEMENT RECORDED DECEMBER 28, 2006 AS DOCUMENT NO. 2006-06218. THE PARCELS CREATED BY THIS PARTITION ARE SUBJECT TO AND BENEFIT FROM SAID AGREEMENT. THE LOCATION OF NEWTON DRIVE AND BURL ROAD ARE AS SHOWN ON MAP.

A 10 FOOT WIDE IRRIGATION LINE EASEMENT GRANTED AS PER PARTITION PLAT 200632P. THE EASEMENT BENEFITS THE PARCELS CREATED BY SAID PLAT. LOCATION AS SHOWN ON MAP.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT 200632P INTO THREE PARCELS. THE DESCRIPTION IN DOC. NO. 2015-02870 INCORRECTLY DESCRIBES PARCEL 3 AS LOT 3. THE BOUNDARIES WERE ESTABLISHED AS PER SAID PARTITION PLAT. A TRAVERSE WAS RAN AROUND THE SITE WITH PARCEL 3 MONUMENTS RECOVERED AND TIED. MONUMENTS WERE ALSO RECOVERED AND TIED FROM MINOR PARTITION #07-378, AN UNCOMPLETED PARTITION OF PARCEL 3. EXCEPT AS NOTED, THE RECOVERED MONUMENTS WERE FOUND WITHIN ACCEPTABLE LIMITS AS PER O.R.S. 92.060(4). THE IRON ROD FOUND AT THE NORTHEAST CORNER OF PARCEL 3 WAS FOUND OUT OF POSITION IN AN AREA OF IRRIGATION PIPELINE INSTALLATION. THE IRON ROD WAS REMOVED AND RESET AS PER PLAT DATA. THE PARCEL LINES BEING CREATED WERE ESTABLISHED AS PER CLIENT INSTRUCTION. ON PARTITION PLAT 200632P, I DEPICTED AND MONUMENTED THE EAST RIGHT OF WAY LINE OF MILLER ROAD NORTH OF THE REALIGNED INTERSECTION WITH THE MT. HOOD HIGHWAY BASED ON CLEARING AND USE. RESEARCH INDICATES THAT MILLER ROAD IS 40 FEET WIDE, BEING 20 FEET ON EACH SIDE OF THE NORTH-SOUTH CENTER OF SECTION LINE. AS ALSO SHOWN ON PARTITION PLAT 200632P THERE ARE TWO HISTORICALLY USED LOCATIONS FOR THE CENTER OF SECTION. THIS CREATES SOME AMBIGUITY ABOUT THE LOCATION OF THE 40 FOOT WIDE ROAD. ALSO THE SURVEY CONDUCTED IN THE FIELD AND REFERENCE 8 INDICATE THAT PORTIONS OF THE CONSTRUCTED ROAD MAY NOT FALL WITHIN SUCH A RIGHT OF WAY CENTERED ON THE NORTH-SOUTH CENTER OF SECTION LINE.

## 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 15, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" FOUND AT THE NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT 200632P IS THE INITIAL POINT OF THIS PLAT; AND THAT THE LANDS REPRESENTED ON THIS PLAT ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
PARCEL 3 OF PARTITION PLAT 200632P, RECORDED DECEMBER 28, 2006, HOOD RIVER COUNTY PLAT RECORDS.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2015 055  
FILED DATE: 12/23/15  
BY: B-C

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kevin Dowd*

OREGON  
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SHEET 2 OF 2

C.S. # 2015 055-2