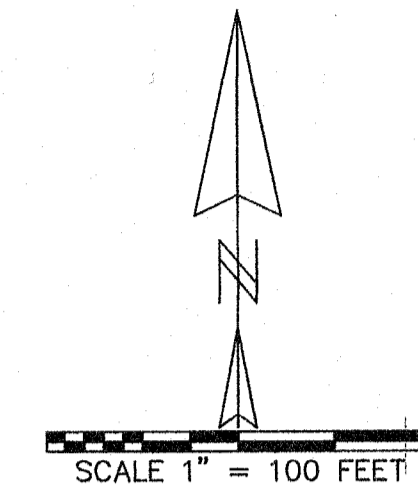


HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2016 012
FILED DATE: 2/11/2016
BY: BC



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-17
FEBRUARY 9, 2016

Partition Plat # 201601P
Instrument received on the 11th
day of FEBRUARY 2016
at 10:59 A.M.
du
Hood River Director of Records
and Assessments

DECLARATION:
I the owner of the land shown
herein, hereby declare that this division
of land has been made with my free
consent and in accordance with my desires
and also in accordance with the
provisions of ORS Chapter 92.
By this plat I create and grant the
private irrigation water pipeline easement
shown hereon.
Darrell Miller 2/10/16
DARRELL MILLER DATE
as Trustee of The Kathryn F. Miller
Revocable Living Trust dated April 12, 2011

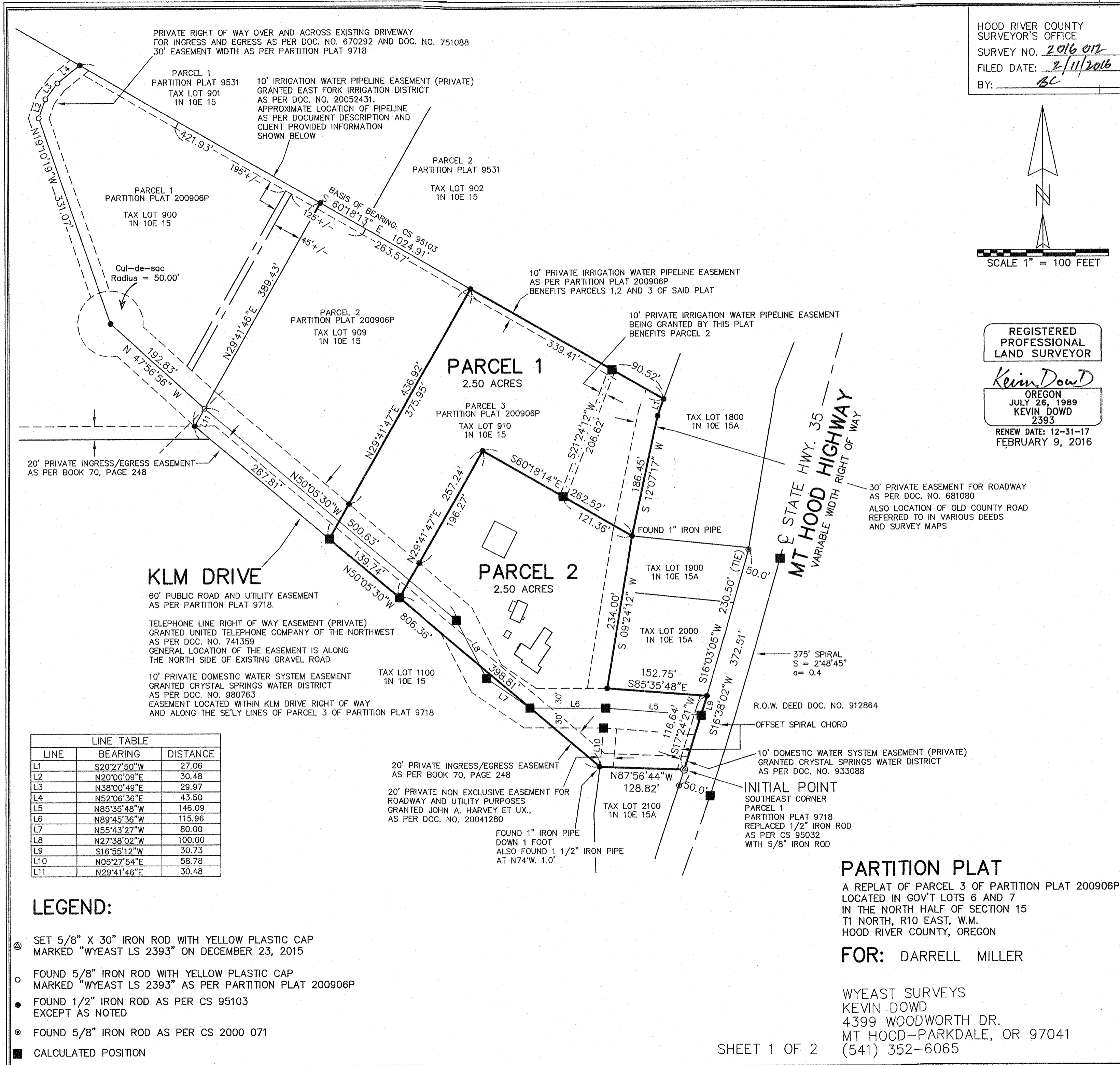
ACKNOWLEDGMENTS:
This instrument was acknowledged before me
on 10 day of FEBRUARY 2016
by Darrell Miller
as Trustee of The Kathryn F. Miller
Revocable Living Trust dated April 12, 2011

Annette Santavirta-Dowd
Notary signature
Annette Santavirta-Dowd
NOTARY PUBLIC - OREGON (Printed Name)
COMMISSION No. 926998
My commission expires March 31 2018

APPROVALS:
I hereby certify this partition was
examined and approved as of this 11th
day of FEBRUARY 2016
[Signature]
Hood River County Director of
Budget and Finance

I hereby certify this partition was
examined and approved as of this 11th
day of FEBRUARY 2016
[Signature]
Hood River County Surveyor

I hereby certify this partition was
examined and approved as of this 11th
day of FEBRUARY 2016
Planning File Number #P-15-0133
[Signature]
Hood River County Planning Director



PRIVATE RIGHT OF WAY OVER AND ACROSS EXISTING DRIVEWAY
FOR INGRESS AND EGRESS AS PER DOC. NO. 670292 AND DOC. NO. 751088
30' EASEMENT WIDTH AS PER PARTITION PLAT 9718

PARCEL 1
PARTITION PLAT 9531
TAX LOT 901
1N 10E 15
10' IRRIGATION WATER PIPELINE EASEMENT (PRIVATE)
GRANTED EAST FORK IRRIGATION DISTRICT
AS PER DOC. NO. 20052431.
APPROXIMATE LOCATION OF PIPELINE
AS PER DOCUMENT DESCRIPTION AND
CLIENT PROVIDED INFORMATION
SHOWN BELOW

PARCEL 2
PARTITION PLAT 9531
TAX LOT 902
1N 10E 15

PARCEL 1
PARTITION PLAT 200906P
TAX LOT 900
1N 10E 15
Cul-de-sac
Radius = 50.00'

PARCEL 2
PARTITION PLAT 200906P
TAX LOT 909
1N 10E 15

PARCEL 1
2.50 ACRES

PARCEL 3
PARTITION PLAT 200906P
TAX LOT 910
1N 10E 15

PARCEL 2
2.50 ACRES

KLM DRIVE
60' PUBLIC ROAD AND UTILITY EASEMENT
AS PER PARTITION PLAT 9718.

TELEPHONE LINE RIGHT OF WAY EASEMENT (PRIVATE)
GRANTED UNITED TELEPHONE COMPANY OF THE NORTHWEST
AS PER DOC. NO. 741359
GENERAL LOCATION OF THE EASEMENT IS ALONG
THE NORTH SIDE OF EXISTING GRAVEL ROAD

10' PRIVATE DOMESTIC WATER SYSTEM EASEMENT
GRANTED CRYSTAL SPRINGS WATER DISTRICT
AS PER DOC. NO. 980763
EASEMENT LOCATED WITHIN KLM DRIVE RIGHT OF WAY
AND ALONG THE SE'LY LINES OF PARCEL 3 OF PARTITION PLAT 9718

10' PRIVATE IRRIGATION WATER PIPELINE EASEMENT
AS PER PARTITION PLAT 200906P
BENEFITS PARCELS 1, 2 AND 3 OF SAID PLAT

10' PRIVATE IRRIGATION WATER PIPELINE EASEMENT
BEING GRANTED BY THIS PLAT
BENEFITS PARCEL 2

30' PRIVATE EASEMENT FOR ROADWAY
AS PER DOC. NO. 681080
ALSO LOCATION OF OLD COUNTY ROAD
REFERRED TO IN VARIOUS DEEDS
AND SURVEY MAPS

STATE HWY. 35
MT HOOD HIGHWAY
VARIABLE WIDTH RIGHT OF WAY

20' PRIVATE INGRESS/EGRESS EASEMENT
AS PER BOOK 70, PAGE 248

20' PRIVATE NON EXCLUSIVE EASEMENT FOR
ROADWAY AND UTILITY PURPOSES
GRANTED JOHN A. HARVEY ET UX.,
AS PER DOC. NO. 20041280

10' DOMESTIC WATER SYSTEM EASEMENT (PRIVATE)
GRANTED CRYSTAL SPRINGS WATER DISTRICT
AS PER DOC. NO. 933088

INITIAL POINT
SOUTHEAST CORNER
PARCEL 1
PARTITION PLAT 9718
REPLACED 1/2" IRON ROD
AS PER CS 95032
WITH 5/8" IRON ROD

LINE	BEARING	DISTANCE
L1	S20°27'50"W	27.06
L2	N20°00'09"E	30.48
L3	N38°00'49"E	29.97
L4	N52°06'36"E	43.50
L5	N85°35'48"W	146.09
L6	N89°45'36"W	115.96
L7	N55°43'27"W	80.00
L8	N27°38'02"W	100.00
L9	S16°55'12"W	30.73
L10	N05°27'54"E	58.78
L11	N29°41'46"E	30.48

LEGEND:

- ⊙ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
MARKED "WYEAST LS 2393" ON DECEMBER 23, 2015
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP
MARKED "WYEAST LS 2393" AS PER PARTITION PLAT 200906P
- FOUND 1/2" IRON ROD AS PER CS 95103
EXCEPT AS NOTED
- ⊙ FOUND 5/8" IRON ROD AS PER CS 2000 071
- CALCULATED POSITION

PARTITION PLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT 200906P
LOCATED IN GOV'T LOTS 6 AND 7
IN THE NORTH HALF OF SECTION 15
T1 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: DARRELL MILLER

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT 200906P INTO TWO PARCELS. CS 95103 WAS A SHADOW PLAT OF A 26.2 ACRE TRACT BY WHICH THE CONFIGURATION OF TEN PARCELS TO BE CREATED BY SERIES PARTITION WAS DEPICTED. THIS IS THE LAST PARTITION OF THE SERIES. CS 95103 HAD SET OR FOUND THE MAJORITY OF THE MONUMENTS NECESSARY FOR THE FUTURE PARTITIONS. I RECOVERED AND VERIFIED THE POSITION OF MONUMENTS ALONG THE EXTERIOR BOUNDARY OF PARCEL 3 AS SHOWN. OTHER MONUMENTS SHOWN WERE TIED OR SET BY THE SURVEY I CONDUCTED FOR PARTITION PLAT 200906P. AS WITH THE PREVIOUS PARTITIONS THE RECORD PARCEL CONFIGURATIONS DEPICTED BY CS 95103 WERE HELD. THE RECOVERED MONUMENTS WERE FOUND WITHIN ACCEPTABLE TOLERANCE OF THE RECORD DATA.

EASEMENTS (NOT SHOWN ON SHEET 1)

RIGHT OF WAY OR EASEMENT (PRIVATE) FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE GRANTED PACIFIC POWER AND LIGHT COMPANY
RECORDED JUNE 8, 1912 IN BOOK 7 AT PAGE 187,
AFFECTS GOVERNMENT LOT 7 WEST OF HIGHWAY AND OTHER TRACTS.

RIGHT OF WAY OR EASEMENT (PRIVATE) FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE GRANTED PACIFIC POWER AND LIGHT COMPANY BY AUGUSTINE NEX
RECORDED DECEMBER 5, 1945 IN BOOK 32 AT PAGE 386.
DOES NOT AFFECT SUBJECT PROPERTY.

RIGHT OF WAY OR EASEMENT (PRIVATE) FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE GRANTED PACIFIC POWER AND LIGHT COMPANY BY L. P. HICKMAN, ET UX
RECORDED DECEMBER 5, 1945 IN BOOK 32 AT PAGE 386.
ALSO 15 FOOT WIDE EASEMENT TO MT. HOOD LOOP HIGHWAY
DOES NOT AFFECT SUBJECT PROPERTY.

A 15 FOOT WIDE PRIVATE ROAD EASEMENT RESERVED IN DEED TO RALPH J. MELLICK AND HAZEL MELLICK
RECORDED OCTOBER 18, 1954 IN DEED BOOK 53 AT PAGE 558.
DOES NOT AFFECT SUBJECT PROPERTY.

PRIVATE EASEMENT FOR IRRIGATION PIPE LINE GRANTED LOREN D. MILLER, ET. UX.
RECORDED MAY 30, 1975 AS DOC. NO. 751091
BENEFITS PARENT PARCEL OF SUBJECT PROPERTY

RIGHT OF WAY EASEMENT (PRIVATE) GRANTED HOOD RIVER ELECTRIC COOPERATIVE
RECORDED OCTOBER 21, 1977 AS DOC. NO. 772466
BLANKET EASEMENT OVER PARENT PARCEL OF SUBJECT PROPERTY

REFERENCES

- R1) O.D.O.T. MAP 9B-30-5, MOUNT HOOD HIGHWAY MT. HOOD-LONG PRAIRIE ROAD SECTION, DATED APRIL 1988, NOVEMBER 1999 REVISION
- R2) CS 91018, SURVEY BY DANNY CRON LS 1028 FOR HANEL LUMBER COMPANY, DATED FEBRUARY 24, 1991, FILED APRIL 8, 1991, REVISED NOVEMBER 30, 1995
- R3) CS 93062, SURVEY BY DANNY CRON LS 1028 FOR HANEL LUMBER COMPANY, FILED AUGUST 24, 1993
- R4) CS 95032, SURVEY BY DANNY CRON LS 1028 FOR THE NORTH-WEST INSURANCE COMPANY AND LOREN MILLER, FILED MAY 9, 1995
- R5) CS 95075, SURVEY BY DANNY CRON LS 1028 FOR LOREN AND KATE MILLER, FILED JULY 28, 1995
- R6) CS 95088, PARTITION PLAT 9531 BY DANNY CRON LS 1028 FOR MARTHA PATTON-PARKER, FILED SEPTEMBER 14, 1995
- R7) CS 95103, SURVEY BY DANNY CRON LS 1028 FOR LOREN AND KATE MILLER, FILED NOVEMBER 7, 1995
- R8) CS 97052, PARTITION PLAT NO. 9718 BY DANNY CRON LS 1028 FOR LOREN AND KATE MILLER, FILED SEPTEMBER 12, 1997
- R9) CS 98023, PARTITION PLAT NO. 9811 BY KEVIN DOWD LS 2393 FOR LOREN MILLER, FILED MAY 12, 1998
- R10) CS 99078, PARTITION PLAT NO. 9922 BY KEVIN DOWD LS 2393 FOR LOREN MILLER, FILED OCTOBER 8, 1999
- R11) CS 2000071, SURVEY BY STEVEN MUMA LS 2747 FOR OREGON DEPARTMENT OF TRANSPORTATION, FILED SEPTEMBER 1, 2000
- R12) CS 2005053, PARTITION PLAT NO. 200513P BY KEVIN DOWD LS 2393 FOR LOREN MILLER, FILED JUNE 30, 2005
- R13) CS 2010001, PARTITION PLAT NO. 200906P BY KEVIN DOWD LS 2393 FOR LOREN MILLER, FILED FEBRUARY 11, 2010

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2016 012
FILED DATE: 2/11/2016
BY: B.C.

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 GOVERNMENT LOTS 6 AND 7 IN THE NORTH HALF 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" SET REPLACING A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 9718 IS THE INITIAL POINT OF THIS PLAT; AND THAT THE LAND REPRESENTED ON THIS PLAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 3 OF PARTITION PLAT 200906P, HOOD RIVER COUNTY PLAT RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393

RENEW DATE: 12-31-17
FEBRUARY 9, 2016

PARTITION PLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT 200906P
LOCATED IN GOV'T LOTS 6 AND 7
IN THE NORTH HALF OF SECTION 15
T1 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: DARRELL MILLER

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

SHEET 2 OF 2

CS # 2016 012 - 2