

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS P.L.S. 60051".
- ⊙ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051" FOUND FROM C.S.#2009063.
- FOUND MONUMENT OF RECORD AS DESCRIBED.
- ⊙ 5/8" IRON ROD FOUND, LIKELY FROM C.S.#79084.
- CALCULATED CORNER, NOT FOUND OR SET.
- (25.00') DEED DISTANCE OR PREVIOUS SURVEY DISTANCE AS NOTED.
- FENCE LINE

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No: 2016 015
Filed Date: 2/26/2016
By: BL

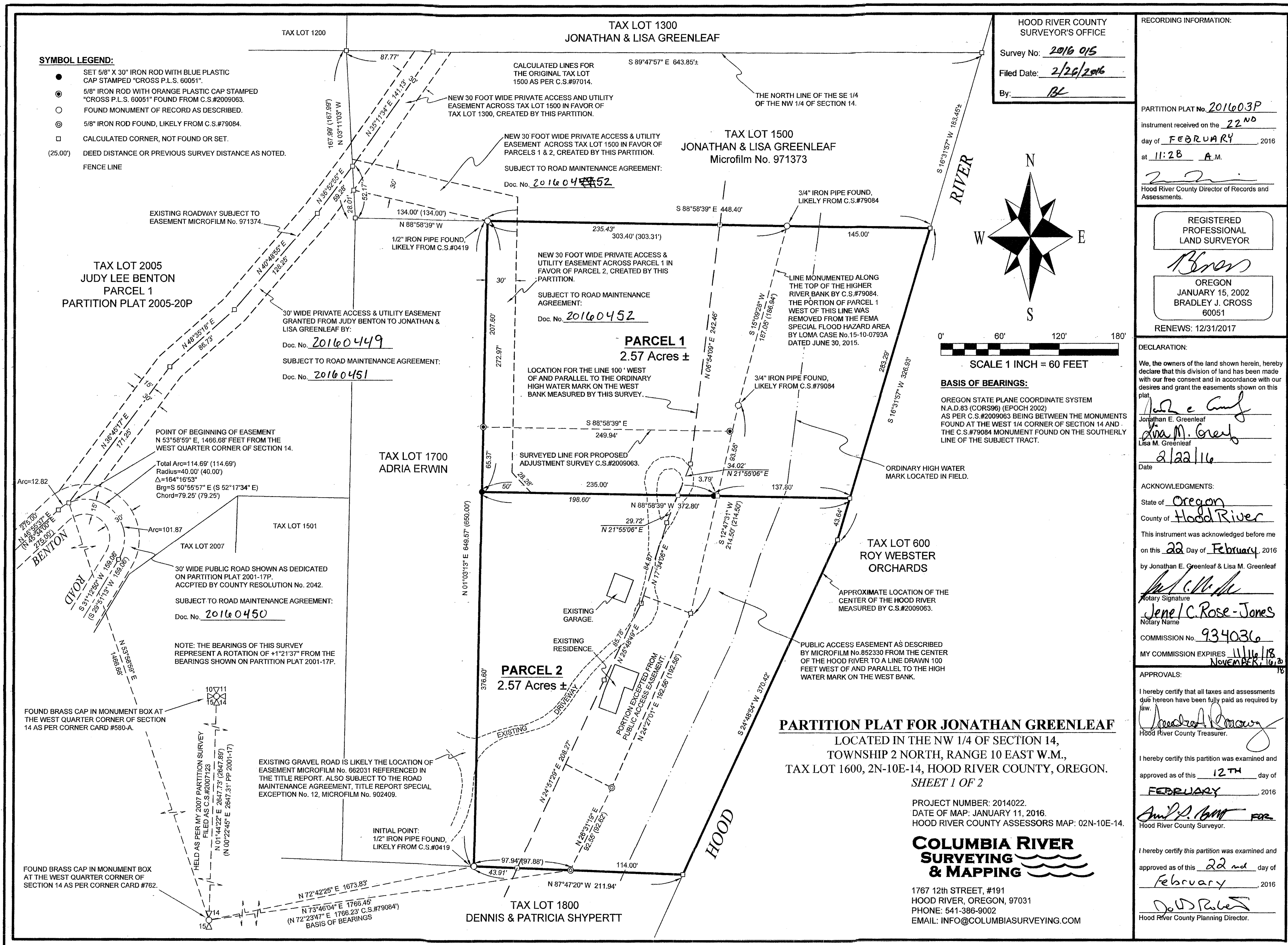
RECORDING INFORMATION:
PARTITION PLAT No. 201603P
instrument received on the 22ND
day of FEBRUARY, 2016
at 11:28 A.M.
[Signature]
Hood River County Director of Records and Assessments.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051
RENEWS: 12/31/2017

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 grant the easements shown on this plat.
[Signature]
Jonathan E. Greenleaf
[Signature]
Lisa M. Greenleaf
Date 2/22/16

ACKNOWLEDGMENTS:
State of Oregon
County of Hood River
This instrument was acknowledged before me on this 22 Day of February, 2016
by Jonathan E. Greenleaf & Lisa M. Greenleaf
[Signature]
Notary Signature
Jene C. Rose-Jones
Notary Name
COMMISSION No. 934036
MY COMMISSION EXPIRES 11/16/18
NOVEMBER, 16, 2018

APPROVALS:
I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
[Signature]
Hood River County Treasurer.
I hereby certify this partition was examined and approved as of this 12TH day of FEBRUARY, 2016
[Signature]
Hood River County Surveyor.
I hereby certify this partition was examined and approved as of this 22nd day of February, 2016
[Signature]
Hood River County Planning Director.



PARTITION PLAT FOR JONATHAN GREENLEAF
LOCATED IN THE NW 1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
TAX LOT 1600, 2N-10E-14, HOOD RIVER COUNTY, OREGON.
SHEET 1 OF 2

PROJECT NUMBER: 2014022.
DATE OF MAP: JANUARY 11, 2016.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-14.

**COLUMBIA RIVER
SURVEYING
& MAPPING**
1767 12th STREET, #191
HOOD RIVER, OREGON, 97031
PHONE: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM

Survey No: 2016 015

Filed Date: 2/26/2016

By: BC

PARTITION PLAT FOR JONATHAN GREENLEAF

LOCATED IN THE NW 1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
TAX LOT 1600, 2N-10E-14, HOOD RIVER COUNTY, OREGON.
SHEET 2 OF 2

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1600 INTO TWO PARCELS AND CREATE ACCESS EASEMENTS.

TAX LOT 1600 IS DESCRIBED BY WARRANTY DEED DOCUMENT No.2009-01460.

I PERFORMED A SURVEY FILED AS C.S.#2009063, DECEMBER 22, 2009. THAT SURVEY WAS A PROPOSED BOUNDARY LINE ADJUSTMENT WITH TAX LOT 1500 TO THE NORTH OF THE SUBJECT TRACT. THE ADJUSTED TRACTS WERE NOT CONVEYED. I FOUND ALL CORNER MONUMENTS OF RECORD AND VERIFIED THE PROPERTY BOUNDARIES AS PER C.S.#2009063.

EASEMENT MICROFILM No. 662031 REFERENCED IN THE SUBJECT TITLE REPORT DESCRIBES ACCESS FROM TUCKER ROAD ACROSS THE EXISTING GRAVEL ROAD TO THE SOUTHERLY PORTION OF TAX LOT 1600 (PARCEL 2).

BENTON ROAD IS SHOWN AS DEDICATED TO THE PUBLIC ON PARTITION PLAT 2001-17P, AND ACCEPTED BY COUNTY RESOLUTION No 2042, DATED JULY 2015.

THERE IS ALSO ACCESS TO TAX LOTS 1300 & 1500 AS GRANTED BY MICROFILM No. 971374 ACROSS BENTON ROAD AND ITS EXTENSION TO THE NORTH, HOWEVER NO EXACT LOCATION OR WIDTH IS GIVEN.


A NEW EASEMENT IS BEING CREATED TO DOCUMENT THE LOCATION AND WIDTH OF ACCESS EASEMENTS TO TAX LOTS 1500 AND 1300.

THE ACCESS EASEMENT FROM BENTON ROAD TO THE WEST LINE OF TAX LOT 1500 IS TO BE CREATED BY A SEPARATE DOCUMENT. THE RECORDING NUMBER FOR THE EASEMENT IS ALSO TO BE SHOWN ON THE FACE OF THIS SURVEY PRIOR TO THE PLAT RECORDING. THE ACCESS EASEMENT ACROSS TAX LOT 1500 TO TAX LOT 1300 IS CREATED BY THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, Bradley J. Cross, 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 by Statutory Warranty Deed Document No.2009-01460, conveyed to Jonathan E. Greenleaf, recorded April 14, 2009, Hood River County Deed Records, the initial point being an 1/2" iron pipe found at the Southwest corner thereof, being North 72° 42' 25" East, a distance of 1673.83 feet from the West quarter corner of Section 14, Township 2 North, Range 10 East, Willamette Meridian, and further described as follows:

Beginning at the said initial point, thence North 01°03'13" East along the Westerly line of the said Greenleaf tract a distance of 649.57 feet to a 1/2" iron pipe found at the Northwest corner thereof; thence South 88°58'39" East along the Northerly line of the said Greenleaf tract a distance of 448.40 feet more or less to the Northeasterly corner thereof being the center of the Hood River; Thence Southwesterly along the center of the Hood River, being the Easterly line of the said Greenleaf tract, to a point South 87°47'20" East a distance of 211.94 from the initial point; thence North 87°47'20" West along the Southerly line of the said Greenleaf tract a distance of 211.94 feet to the initial point.


Bradley J. Cross P.L.S.60051

2/12/16
Date

REFERENCES:

COLUMBIA GORGE TITLE, PRELIMINARY TITLE REPORT, ORDER No. 09-0070JS, DATED MARCH 12, 2009, FOR TAX LOT 1600.

HOOD RIVER COUNTY SURVEYORS OFFICE:

UNDATED SURVEY BY GEORGE FREY FILED AS C.S.#0419.

SURVEY FOR ELLERY KIMBER BY P.L.S. 1028, FILED SEPTEMBER 4, 1979, AS C.S.#79084.

SURVEY FOR TERRY BENTON BY P.L.S. 1028, FILED MARCH 18, 1997, AS C.S.#97014.

PARTITION PLAT 2001-17P FOR CHARLES AND JUDY BENTON BY P.L.S. 932, FILED MAY 30, 2001.

PARTITION PLAT 2005-20P FOR JUDY BENTON BY P.L.S. 932, FILED SEPTEMBER 14, 2005.

PARTITION PLAT 2007-37P FOR ROY WEBSTER ORCHARDS, BY MYSELF P.L.S. 60051, FILED DECEMBER 10, 2007, AS C.S.#2007123.

BOUNDARY LINE ADJUSTMENT SURVEY FOR JONATHAN GREENLEAF, BY MYSELF P.L.S. 60051, FILED DECEMBER 22, 2009, AS C.S.#2009063.

HOOD RIVER COUNTY ASSESSORS MAP:
02N-10E-14, REVISED DECEMBER 17, 2012.

HOOD RIVER COUNTY DEED DOCUMENTS:

WARRANTY DEED MICROFILM No.971373, RECORDED APRIL 25, 1997. (TAX LOT 1500).

WARRANTY DEED DOCUMENT No.2009-01460, RECORDED APRIL 14, 2009. (TAX LOT 1600).

ACCESS EASEMENT & AGREEMENT MICROFILM No. 971374, RECORDED APRIL 25, 1997.

TITLE REPORT SPECIAL EXCEPTIONS & EASEMENTS:

THE FOLLOWING SPECIAL EXCEPTIONS REFER TO COLUMBIA GORGE TITLE PRELIMINARY TITLE REPORT, ORDER No. 09-0070JS, DATED MARCH 19, 2009, PROVIDED FOR TAX LOT 1600:

#6. REGULATIONS, LEVIES, LIENS ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS FOR DITCHES AND CANALS OF THE FARMERS IRRIGATION DISTRICT.

#7. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND HAS BEEN REMOVED FROM OR BROUGHT WITHIN THE SUBJECT LAND'S BOUNDARIES BY THE PROCESS OF ACCRETION OR RELICTION OR ANY CHANGE IN THE LOCATION OF HOOD RIVER.

#8. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETTED TO SUCH PORTIONS SO CREATED, OR BASED ON THE PROVISIONS OF O.R.S. 274.905 THROUGH 274.940.

#9. RIGHTS OF THE PUBLIC, RIPARIAN OWNERS AND GOVERNMENT BODIES AS TO THE USE OF THE WATERS OF HOOD RIVER AND THE NATURAL FLOW THEREOF ON AND ACROSS THAT PORTION OF THE SUBJECT LAND LYING BELOW THE HIGH WATER LINE OF SAID WATERWAY.

#10. RIGHT OF WAY EASEMENT FOR ELECTRIC TRANSMISSION LINE AND APPURTENANCES, GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED JUNE 13, 1949, IN DEED BOOK 40, PAGE 413. NO WIDTH OR EXACT LOCATION GIVEN AND NOT SHOWN ON THIS SURVEY.

#11. EASEMENT FOR PUBLIC ACCESS FOR RECREATIONAL FISHING ONLY, ALONG AND ACROSS LANDS LOCATED ADJACENT TO HOOD RIVER, GRANTED TO THE STATE OF OREGON, THROUGH ITS DEPARTMENT OF FISH AND WILDLIFE, RECORDED DECEMBER 19, 1985, AS MICROFILM No.852330. PLOTTED AS SHOWN.


#12. ROAD MAINTENANCE AGREEMENT FOR A GRAVEL ROAD, RECORDED SEPTEMBER 14, 1990 AS MICROFILM No.902409. EXACT LOCATION NOT GIVEN BUT IS ASSUMED TO BE FOR THE GRAVEL ROAD ACCESSING THE SOUTHWESTERLY PART OF TAX LOT 1600.

THE TITLE REPORT ALSO NOTES A ROADWAY EASEMENT RECORDED OCTOBER 20, 1966, AS MICROFILM No.662031. NO EXACT LOCATION OR WIDTH IS GIVEN BUT APPEARS TO PERTAIN TO THE SAME EXISTING GRAVEL ROAD AS THE ABOVE MENTIONED ROAD MAINTENANCE AGREEMENT FOR THE DRIVEWAY ACCESSING THE SOUTHWESTERLY PART OF TAX LOT 1600.

NOTE:

THE HOOD RIVER IS DESIGNATED ESSENTIAL SALMONID HABITAT (ESH), AND THERE ARE WETLANDS MAPPED ALONG THIS PARCEL'S RIVER FRONTAGE ON THE NATIONAL WETLAND INVENTORY MAP. IF THESE WETLANDS ARE ESH WETLANDS (AS DETERMINED IN THE FUTURE BY A FIELD INVESTIGATION), A 0 CUBIC YARD REMOVAL-FILL THRESHOLD WOULD APPLY TO THEM, SUBJECT TO OREGON DEPARTMENT OF STATE LANDS' REQUIREMENTS: A WETLAND DELINEATION MAY BE REQUIRED AT THE TIME OF DEVELOPMENT.

REGISTERED
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LAND SURVEYOR



OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2017

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