

NORTH QUARTER CORNER  
SECTION 15  
FOUND IRON PIPE  
TIED JULY 1994

| CURVE TABLE |             |         |        |         |               |        |
|-------------|-------------|---------|--------|---------|---------------|--------|
| 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

*Kevin Dowd*  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393

RENEW DATE: 12-31-17  
OCTOBER 13, 2016

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2016 073  
FILED DATE: 10/19/2016  
BY: BL

Partition Plat # 201612P

Instrument received on the 19  
day of October 2016  
at 10:32 A.M.

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 easements shown hereon.

*Joseph Betzing* 10/17/2016  
JOSEPH BETZING DATE

*Les Perkins* 10/17/2016  
LES PERKINS DATE

ACKNOWLEDGMENTS:

This instrument was acknowledged before me on 17<sup>th</sup> day of October 2016

by Joseph Betzing

*Rich Brock*  
Notary signature  
**Rich Brock**  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION No. 920468

My commission expires October 16 2017

This instrument was acknowledged before me on 17<sup>th</sup> day of October 2016

by Les Perkins

*Rich Brock*  
Notary signature  
**Rich Brock**  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION No. 920488

My commission expires October 16 2017

APPROVALS:

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

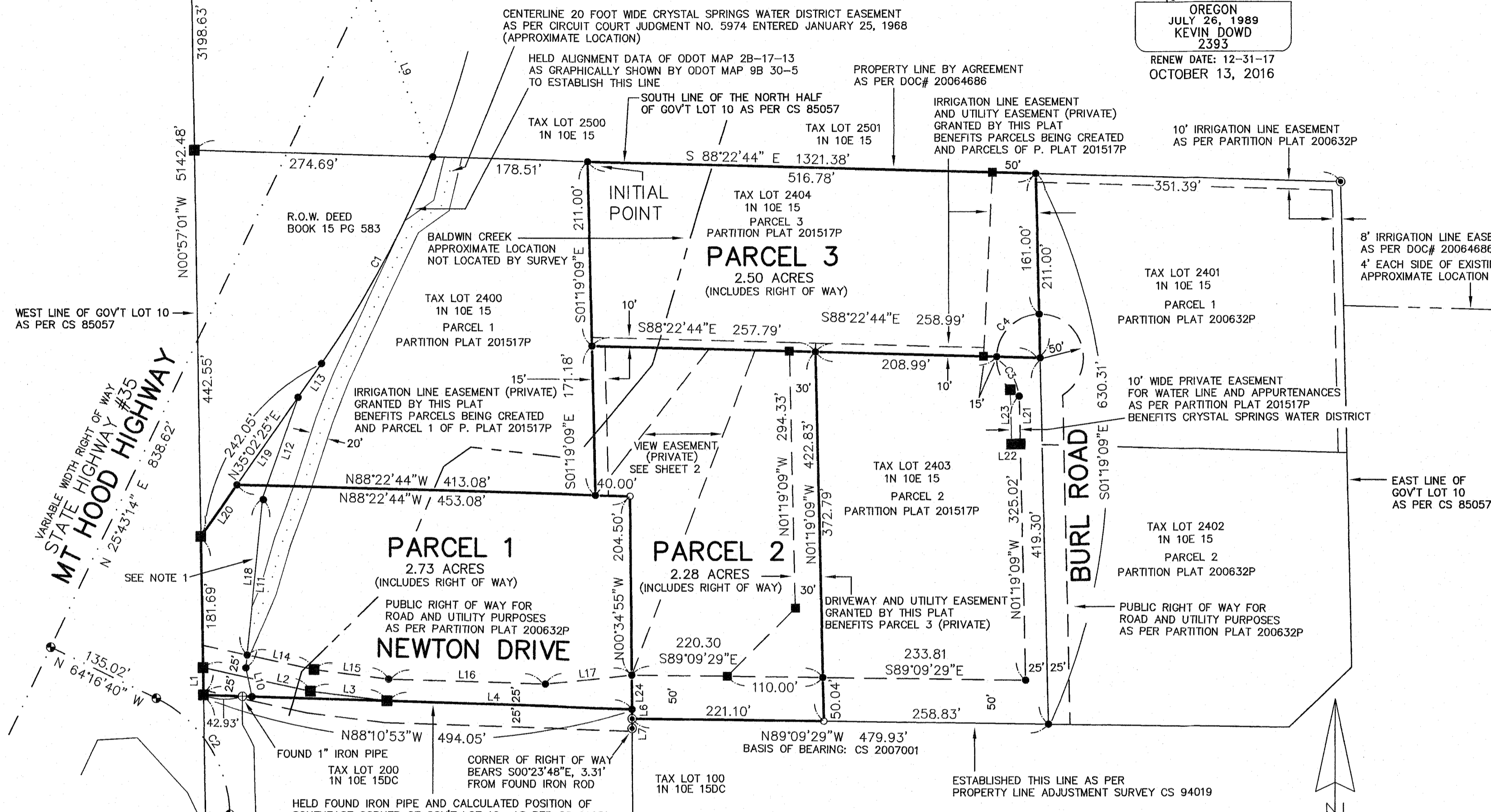
*Kevin Dowd*  
Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 19<sup>th</sup> day of October, 2016

*Kevin Dowd*  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 19<sup>th</sup> day of October, 2016

Planning File Number #16-0016  
*Kevin Dowd*  
Hood River County Planning Director



NOTE 1) APPARENT EAST RIGHT OF WAY LINE OF MILLER ROAD BY USE BASED ON CLEARING AND EXISTING UTILITY LOCATION. OLD ROAD PAVEMENT HAS BEEN DEMOLISHED, SUBSEQUENT TO REALIGNMENT OF INTERSECTION WITH HIGHWAY #35. SUBJECT PARCEL USES THE RIGHT OF WAY TO ACCESS NEWTON DRIVE.

STRUCTURAL DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE SETBACK STANDARDS OF THE RURAL RESIDENTIAL (RR.5) ZONE. THE PARCELS OF 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 JULY 9, 2016 OR OCTOBER 13, 2016
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" AS PER PARTITION PLAT 200632P OR PARTITION PLAT 201517P
- ⊙ 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

P. PLAT PARTITION PLAT

| LINE TABLE |             |        |
|------------|-------------|--------|
| 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  |
| L24        | S00°23'48"E | 39.31  |

PARTITION PLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT 201517P 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

# 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 201517P 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 201517P, RECORDED DECEMBER 17, 2015, HOOD RIVER COUNTY PLAT RECORDS.

## 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 ACCURATELY 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.

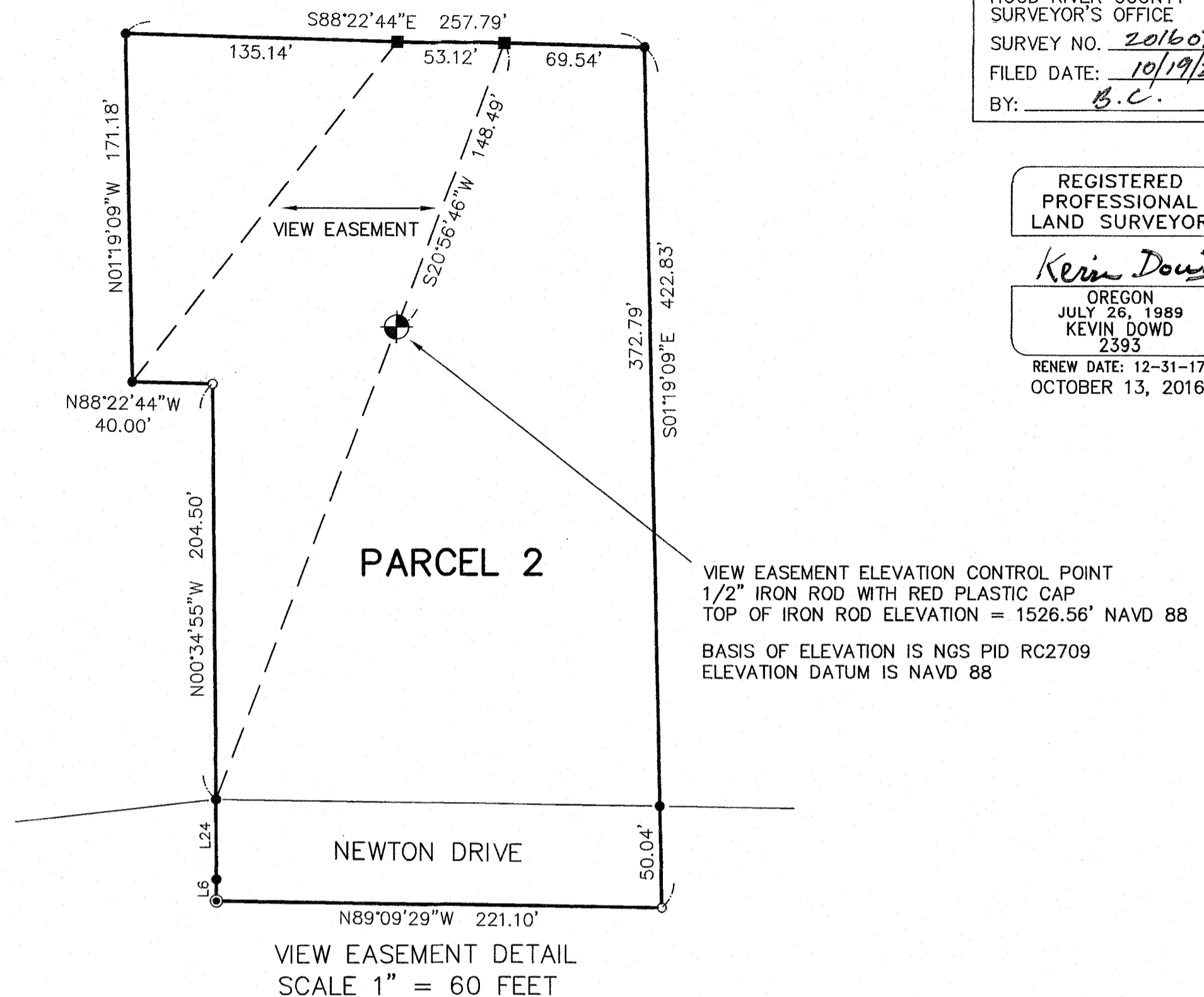
A 10 FOOT WIDE IRRIGATION LINE EASEMENT GRANTED AS PER PARTITION PLAT 200632P. THE EASEMENT BENEFITS THE PARCELS CREATED BY SAID PLAT. LOCATION AS SHOWN ON MAP.

## 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, FILED APRIL 29, 1983
- R6) CS 85057, SURVEY BY RICHARD ARNOLD LS 2038 FOR HOOD RIVER COUNTY, FILED SEPTEMBER 1985
- R7) CS 88002, SURVEY BY DANNY CRON LS 1028 FOR ZEMAN, SCHECHTEL AND COBB, FILED FEBRUARY 23, 1988
- 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, FILED JULY 26, 1991
- R10) CS 94019, SURVEY BY DANNY CRON LS 1028 FOR MARIE HOWARD, FILED FEBRUARY 28, 1994
- R11) CS 95125, SURVEY BY DANNY CRON LS 1028 FOR JUDY COBB, FILED DECEMBER 26, 1995
- R12) CS 2000071, SURVEY BY STEVEN MUMA LS 2747 FOR OREGON DEPARTMENT OF TRANSPORTATION, FILED SEPTEMBER 1, 2000
- R13) CS 2007001, PARTITION PLAT NO. 200632P BY KEVIN DOWD LS 2393 FOR GENE BARNHART, FILED JANUARY 3, 2007
- R14) CS 2015055, PARTITION PLAT NO. 201517P BY KEVIN DOWD LS 2393 FOR JOE BETZING AND LES PERKINS, FILED DECEMBER 23, 2015

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT 201517P INTO THREE PARCELS. MONUMENTS WERE RECOVERED FROM SAID PLAT TO ESTABLISH THE EXTERIOR BOUNDARIES OF PARCEL 3. THE PARCEL LINES BEING CREATED WERE ESTABLISHED AS PER CLIENT INSTRUCTION. PARCEL 2 BEING CREATED IS UNDER 2.5 ACRES IN AREA AS PER AN APPROVED VARIANCE. THIS IS THE FINAL PLAT OF A SERIES PARTITION OF A 17.5 ACRE PARENT TRACT. SEE PARTITION PLATS 200632P AND 201517P FOR ADDITIONAL DETAILS ON THE ESTABLISHMENT OF THE PARENT TRACT BOUNDARIES.



A PRIVATE VIEW EASEMENT/ HEIGHT RESTRICTION IS BEING CREATED BY THIS PLAT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 3. NO BUILDING OR STRUCTURE MAY BE ERRECTED OR ANY TREE OR VEGETATION BE ALLOWED TO GROW WITHIN THE EASEMENT AREA HIGHER THAN AN ELEVATION OF 1546.5'. THIS EQUATES TO A HEIGHT OF APPROXIMATELY 20 FEET ABOVE A 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "CONT. PT." SET FLUSH WITH THE EXISTING GROUND ELEVATION. THE LOCATION AND ELEVATION OF THE IRON ROD CONTROL POINT IS AS SHOWN ON THE DETAIL ABOVE. TRIMMING AND TOPPING OF TREES OR VEGETATION ABOVE THE ELEVATION OF 1546.5' SHALL NOT BE DONE MORE THAN ONCE PER CALENDER YEAR AND ONLY AFTER THIRTY DAYS WRITTEN NOTICE TO THE OWNER OF PARCEL 2. THE TRIMMING AND TOPPING SHALL BE AT THE SOLE EXPENSE OF THE OWNER OF PARCEL 3, WHO SHALL FURTHER BE RESPONSIBLE FOR REMOVAL OF THE DEBRIS ASSOCIATED THEREWITH.

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE  
 SURVEY NO. 2016073  
 FILED DATE: 10/19/2016  
 BY: B.C.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Kevin Dowd*

OREGON  
 JULY 26, 1989  
 KEVIN DOWD  
 2393  
 RENEW DATE: 12-31-17  
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## PARTITION PLAT

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WYEAST SURVEYS  
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SHEET 2 OF 2