

CS# 2017-009

DATE FILED: 3/15/2017

BY: BL

File Number 201704P
Instrument received on the 10th day of MARCH, 2017 at 9:35 A.M.

Hood River County Director of Records and Assessments.

OWNER:
TAX LOT 800
TIMOTHY W. HELTZEL
3705 SW DOSCH CT.
PORTLAND, OR 97221

LOCATION OF SURVEY:
LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR
Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2017

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 our desires and in accordance with the provisions of ORS 92 and to create the new private easement as shown.
T. W. Heltzel 3/2/17
OWNER DATE

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

This instrument was acknowledged before me on March 2, 2017 (date)

by Timothy Heltzel
mycarlson
Notary Signature
Nancy Jane Carlson

Notary Public - OREGON
My Commission expires: Nov 14, 2019
My Commission No: 939097

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
Andrew Brown
Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 7th day of MARCH, 2017.
Blago

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 9th day of March, 2017.

Planning File Number FILE #14-0174
N. W. Robert
Hood River County Planner

LINE	BEARING	DISTANCE
L33	S 39°42'44" W	(121.99')
L34	N 40°32'16" W	(79.67')
L35	S 34°13'49" W	(112.22')
L36	N 77°00'29" W	(121.59')
L37	N 80°52'25" W	(175.67')
L38	S 61°59'48" W	(123.78')
L39	N 21°06'36" E	(40.29')
L40	N 87°48'35" E	(25.09')
L41	N 12°25'54" E	(67.69')
L42	N 83°40'55" E	(21.21')
L43	S 75°46'11" W	(118.69')
L44	S 19°05'05" W	(50.27')
L45	N 55°45'53" E	(32.20')
L46	N 18°38'03" E	(41.02')
L47	N 49°10'30" E	(52.39')
L48	S 67°59'45" W	(77.14')

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 lands represented on this Partition Plat is described as: All that portion of the following described tract of land that is easterly and southerly of a line that is 100 feet southeasterly of and parallel with the high water mark on the East or right bank of the stream of Hood River as said stream flows northerly through said Section 31, and North and West of the Centerline of the Mt. Hood Railroad Company right of way, as the same now runs in an northeast and southwest direction through said Section 31: The east half of the northwest quarter and Government Lots 1 and 2 all being in Section 31, Township 2 North, Range 10 East of the Willamette Meridian and State of Oregon., Excepting therefrom a tract described in Book 53, Page 465 of Hood River County Deed records and that certain strip of land 60 foot wide, conveyed to Mt. Hood Railroad Company by deed recorded June 21, 1905 in Book G, page 426 of deed records of Hood River County. Initial point is a 5/8" iron rod, L.S. 60051, being located at the extreme north corner of above described parcel measuring South 76°26'43" East a distance of 1818.99 feet from the northwest corner of Section 31.

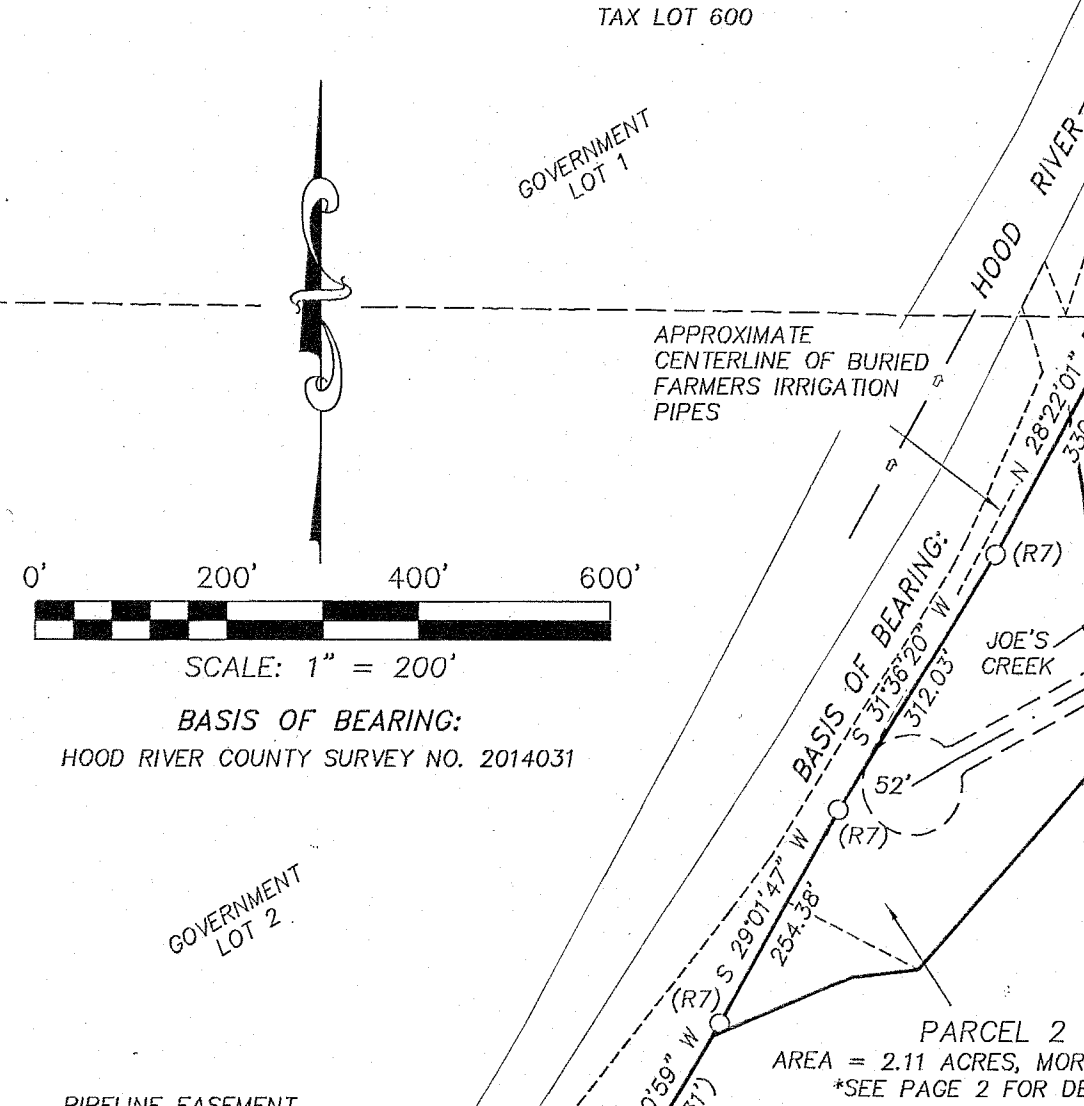
PAGE INDEX:
1) BOUNDARY AND EASEMENTS
2) DETAIL OF PARTITION PARCEL 2 AND LIST OF TITLE REPORT EASEMENTS
3) ROAD ACCESS EASEMENT DETAIL
4) ROAD ACCESS EASEMENT DETAIL
5) ROAD ACCESS EASEMENT DETAIL
6) ROAD ACCESS EASEMENT DETAIL

LINE	BEARING	DISTANCE
L1	N 37°37'10" E	98.62'
L2	N 43°37'09" E	121.02'
L3	S 81°21'26" W	15.66'
L4	S 07°04'01" E	90.88'
L5	S 39°38'29" W	68.88'
L6	N 33°12'56" E	(149.00')
L7	N 53°31'06" E	(58.68')
L8	S 25°59'04" W	(48.13')
L9	S 42°24'46" W	(73.14')
L10	S 61°03'45" W	(16.87')
L11	N 00°38'07" W	30.00'
L12	S 89°02'11" W	45.00'

DATE: SEPTEMBER 26, 2016
SCALE: 1" = 200'
PROJECT: 15055PLAT
ASSESSORS MAP: 2N-10E-31
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO COMPLETE A MAJOR PARTITION (#14-0174) ON EXISTING TAX LOT 800, TOWNSHIP 2 NORTH, RANGE 10 EAST, SECTION 31, HOOD RIVER COUNTY. THIS PARTITION SERVES TO DIVIDE A 2.21 ACRE PARCEL FROM AN EXISTING 55.0 ACRE PARCEL. THE 2.21 ACRE PARCEL CONTAINS AN EXISTING IRRIGATION WATER INTAKE AND DISTRIBUTION FACILITY OWNED AND OPERATED BY THE FARMERS IRRIGATION DISTRICT. FARMERS IRRIGATION INTENDS TO PURCHASE PARCEL 2 AFTER IT IS CREATED THROUGH THIS PLAT. THE BOUNDARIES OF PARCEL 2 ARE FOLLOWING A MAJORITY OF THE BOUNDARIES OF HOOD RIVER COUNTY EASEMENT #2002-4770. ONCE THIS PROPERTY HAS BEEN PURCHASED BY FARMERS IRRIGATION, THE EXISTING FARMERS IRRIGATION EASEMENT SHOULD NO LONGER BE NECESSARY.

IN THE FIELD, WE HAVE TIED INTO THE NORTHWEST QUARTER OF SECTION 31 SEVERAL TIMES IN THE LAST THREE YEARS, WHICH ALLOWED US TO COMPUTE THE SURVEY MONUMENTATION RELATIVE TO THE EASTERN AND WESTERN BOUNDARIES OF OUR LARGE TRACT. THE ENTIRE BOUNDARY OF TAX LOT 800 WAS NOT SURVEYED DUE TO ITS SIZE. WE USED COUNTY SURVEY #2014-031 AS OUR BASIS OF BEARING AND HAD A FIRM AGREEMENT WITH MEASUREMENTS OF RECORD. TYING INTO THE MONUMENTS SET BY L.S.60051 PRODUCED THE WESTERN BOUNDARY OF BOTH PROPOSED PARCEL 1 AND 2 AS THIS BOUNDARY IS DESCRIBED AS FOLLOWING THE 100 FOOT OFFSET FROM THE ORDINARY HIGH WATER MARK, I AGREE WITH HOW THIS LINE WAS ESTABLISHED. THE EXISTING ACREAGE OF TAX LOT 800 COMES FROM THE ASSESSORS MAP AND REDUCED BY THE 2.21 ACRES OF PARCEL 2. MONUMENTS FOUND DURING THE COURSE OF THE SURVEY ARE NOTED ON THE PLAT. IN ADDITION TO CREATING THESE PARCELS WE WERE CHARGED WITH CLARIFYING THE EXISTING ROAD EASEMENT AS MANY OF THE EASEMENTS WERE PREPARED BEFORE MUCH OF THE ROAD WAS BUILT, USING "FOLLOWING A PRACTICAL GRADE." LANGUAGE. THE PHYSICAL ROADWAY HAS BEEN FIELD LOCATED SO AS TO PROVIDE NEW ACCESS EASEMENTS THROUGH SEPERATE DOCUMENTS NOTED ON PLAT.



SCALE: 1" = 200'
BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY NO. 2014031

- LEGEND:**
- FOUND 5/8" IRON ROD OF RECORD, LS 60051, UNLESS NOTED ON PLAT
 - SET 5/8" IRON ROD WITH CAP, L.S. 72306 (SEPT 15TH 2015)
 - CALCULATED BOUNDARY CORNER
 - () DEED DISTANCE OR PREVIOUS SURVEY DISTANCE

PARTITION PLAT
for
TIMOTHY W. HELTZEL
PAGE 1 OF 6

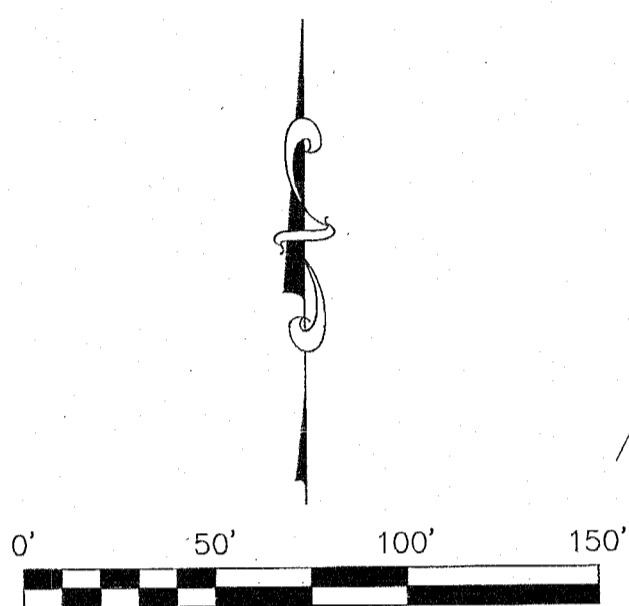
201704P

TERRA SURVEYING

PARTITION PLAT for TIMOTHY W. HELTZEL

PAGE 2 OF 6

LOCATION OF SURVEY:
LAND LOCATED IN THE NORTHWEST QUARTER OF
SECTION 31, TOWNSHIP 2 NORTH, RANGE 10
EAST, WILLAMETTE MERIDIAN, HOOD RIVER
COUNTY, OREGON.



SCALE: 1" = 50'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY NO. 2014031

TAX LOT 800

HOOD RIVER

PRIVATE FARMERS IRRIGATION
EASEMENT #2002-3804,
BENEFITING FARMERS
IRRIGATION, NOT A PART OF
THIS PARTITION.

FARMERS IRRIGATION
CONCRETE STRUCTURES

NOTE: PARCEL 2 IS NOT APPROVED
TO BE SOLD AS A RESIDENTIAL LOT
OR USED FOR FUTURE RESIDENTIAL
PURPOSES.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	20.00'	8.14'	N 80°56'36" E	8.08'	23°19'15.34"
C2	20.00'	8.80'	N 40°14'56" E	8.73'	25°13'23.73"

LINE	BEARING	DISTANCE
L13	N 30°50'59" E	15.44'
L14	N 20°27'38" W	42.66'
L15	N 28°10'19" E	15.43'
L16	N 81°37'59" W	12.53'

LEGEND:

- FOUND 5/8" IRON ROD OF RECORD, LS 60051, UNLESS NOTED ON PLAT
- SET 5/8" IRON ROD WITH CAP, L.S. 72306 (SEPT 15TH 2015)
- CALCULATED BOUNDARY CORNER
- () DEED DISTANCE OR PREVIOUS SURVEY DISTANCE

CENTERLINE OF A 30' WIDE ROAD
ACCESS EASEMENT.
*SEE PAGE 6 FOR DETAILS
INST# 2017-00683

COLUMBIA GORGE LAND DEVELOPMENT REPORT, ORDER No.15-0163ED:
*TOGETHER WITH ADDITIONAL EASEMENTS NOT ON TITLE REPORT.

WASCO COUNTY RIGHT OF WAY DEED (1897) BOOK X, PAGE 353, WHEELER TO VALLEY
IMPROVEMENT CO. DESCRIBES A 50 FOOT WIDE FLUME/CANAL EASEMENT WITHIN THE
SOUTHWEST 1/4 OF SECTION 31.

HOOD RIVER (WASCO) COUNTY DEED BOOK G, PAGE 426. MT. HOOD RAIL ROAD RIGHT
OF WAY, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31.
CALLS OUT A 60 FOOT WIDE RIGHT OF WAY CENTERED ON THE TRACTS.

HOOD RIVER COUNTY EASEMENT, BOOK 18, PAGE 454. FARMERS IRRIGATION FLUME
EASEMENT (1925). RELOCATED CANAL IS AS SHOWN AND EASEMENT IS DESCRIBED AS
24 FEET WIDE, 12 FEET EITHER SIDE OF CENTERLINE.

HOOD RIVER COUNTY EASEMENT, BOOK 23, PAGE 124. DESCRIBES A 20 FOOT WIDE
ROADWAY EASEMENT IN FAVOR OF FARMERS IRRIGATION. ROADWAY IS DESCRIBED IN A
GENERAL MANNER, PHYSICAL ROAD WAS LOCATED AND DIMENSIONED AS SHOWN.

HOOD RIVER COUNTY EASEMENT, BOOK 31, PAGE 583. DESCRIBES A RIGHT OF WAY
FOR PACIFIC POWER AND LIGHT CO. ACROSS THE NORTHWEST QUARTER OF SECTION 31.
THE EASEMENT IS NOT SPECIFIC, THEREFORE THE LOCATION OF THE UTILITY WOULD
HOLD AS EASEMENT LOCATION.

HOOD RIVER COUNTY DEED BOOK 53, PAGE 465. DESCRIBES AN INGRESS EGRESS
EASEMENT TO BE ESTABLISHED WITHIN ONE YEAR. NOT SPECIFICALLY LOCATED.

HOOD RIVER COUNTY MEMORANDUM OF AGREEMENT, BOOK 55, PAGE 526. THIS
DOCUMENT DESCRIBES ACCESS RIGHTS FROM DEE HIGHWAY TO THE HEADGATE CABIN.
RIGHTS TO CONSTRUCT AND USE WATERLINE AND SPRINGS. THE SPRINGS AND
HEADGATE CABIN ARE NOW SITUATED ON FARMERS IRRIGATION PROPERTY.

HOOD RIVER COUNTY DEED BOOK 61, PAGE 45. DESCRIBES THIS PROPERTY SOLD TO
NEAL CREEK LUMBER COMPANY AND SUBJECT TO MT HOOD RAILROAD RIGHT OF WAY,
RESERVATIONS CONTAINED IN THE UNITED STATES PATENT (NOT SHOWN), RIGHTS OF
PUBLIC WITHIN ANY ROAD OR HIGHWAY.

HOOD RIVER COUNTY EASEMENT, INST #930013. UNDERGROUND RIGHT OF WAY TO
BENEFIT PACIFIC POWER AND LIGHT CO. THIS IS A BLANKET EASEMENT WHICH DOES
NOT SPECIFICALLY DESCRIBE THE LOCATION OF THE EASEMENT, THEREFORE THE
EASEMENT IS LOCATED WHERE THE UTILITY WAS PLACED. THIS EASEMENT WAS
RATIFIED ON INST. #201500437.

HOOD RIVER COUNTY EASEMENT, INST #2002-3804. PIPELINE EASEMENT FROM
PACIFIC POWER BENEFITING FARMERS IRRIGATION, AS SHOWN. DOES NOT AFFECT THIS
PARTITION.

HOOD RIVER COUNTY EASEMENT, INST #2002-4770. DESCRIBES AN EASEMENT FOR
FARMERS IRRIGATION ON A MAJORITY OF PARCEL 2. ONCE FARMERS IRRIGATION
OBTAINS OWNERSHIP OF THIS PARCEL, THIS EASEMENT WILL NO LONGER BE VALID.

HOOD RIVER COUNTY EASEMENT, INST #2014-02461. EASEMENT AGREEMENT BETWEEN
ELLEN E. HELTZEL IN FAVOR OF TIMOTHY W. HELTZEL FOR INGRESS/EGRESS VIA
EXISTING "CABIN ROAD" AS SHOWN ON PAGE 5

HOOD RIVER COUNTY EASEMENT, INST #2014-02657. EASEMENT AGREEMENT BETWEEN
TIMOTHY W. HELTZEL AND ELLEN E. HELTZEL IN FAVOR OF RANDELL MCGUIRE AND
TERESA L. MCGUIRE FOR INGRESS/EGRESS VIA EXISTING "CABIN ROAD" AS SHOWN ON
PAGE 6.

HOOD RIVER COUNTY EASEMENT, INST #2015-00288. EASEMENT FOR UNDERGROUND
RIGHT OF WAY GRANTED TO PACIFICORP. GENERAL LOCATION IS SHOWN ON MAP, NO
LEGAL DESCRIPTION PROVIDED, ONLY GENERAL MAP.

ZONING:
(F-1) FOREST

REFERENCES:

- (R1) HOOD RIVER COUNTY SURVEY No. 0574, PERKINS COMPLETED A BOUNDARY SURVEY FOR THE JACKSON PROPERTY ON JAN 25TH 1958.
- (R2) HOOD RIVER COUNTY SURVEY No. 2000055, WYEAST SURVEYS COMPLETED A PARTITION PLAT FOR WILLIAM BAYLESS ON JUNE 30TH 2000.
- (R3) HOOD RIVER COUNTY SURVEY No. 2001051, WYEAST SURVEYS COMPLETED AND EASEMENT EXHIBIT FOR FARMERS IRRIGATION ON JULY 19TH 2001.
- (R4) HOOD RIVER COUNTY SURVEY No. 2010056, TERRA SURVEYING COMPLETED A CORNER REPLACEMENT SURVEY FOR FARMERS IRRIGATION ON JULY 19, 2010.
- (R5) HOOD RIVER COUNTY SURVEY No. 2011007, CROSS COMPLETED A BOUNDARY SURVEY FOR RANDY MCGUIRE ON MARCH 18, 2011
- (R6) HOOD RIVER COUNTY SURVEY No. 2011036, FORD COMPLETED A SURVEY FOR LONGVIEW ON SEPT 28TH 2011.
- (R7) HOOD RIVER COUNTY SURVEY No. 2014031, CROSS COMPLETED A BOUNDARY SURVEY FOR PACIFIC CORP. ON AUGUST 21ST 2014.

OWNER:
TAX LOT 800
TIMOTHY W. HELTZEL
3705 SW DOSCH CT.
PORTLAND, OR 97221

CS# 2017-009

DATE FILED: 3/15/2017

By: BL

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2017

TERRA SURVEYING

DATE: SEPTEMBER 26, 2016
SCALE: 1" = 50'
PROJECT: 15055PLAT
ASSESSORS MAP: 2N-10E-31
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 388-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

CS# 2017009-2

TERRA SURVEYING
PARTITION PLAT
for
TIMOTHY W. HELTZEL
ROAD ACCESS EASEMENT DETAIL

PAGE 3 OF 6

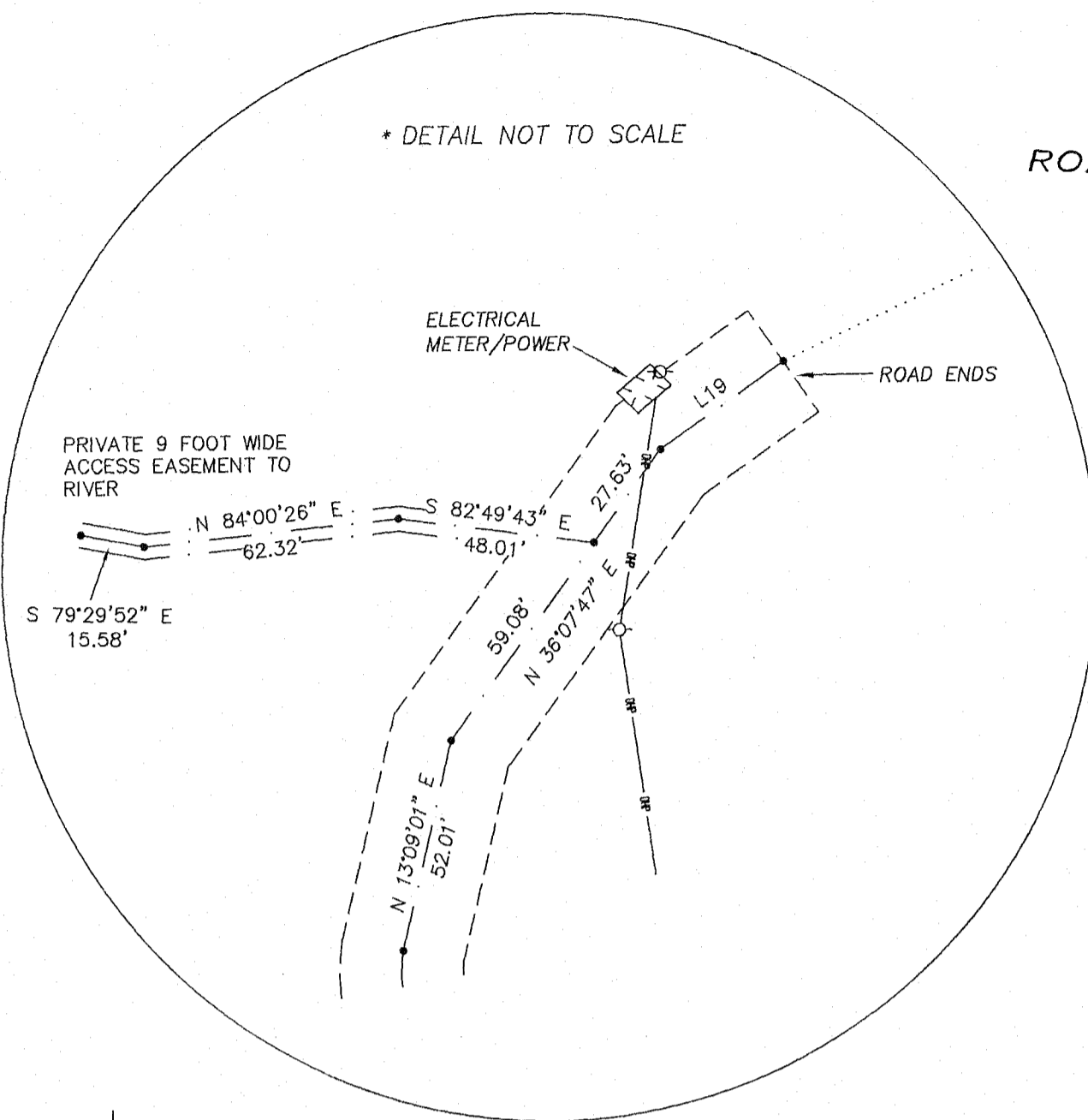
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2017-009

DATE FILED: 3/15/2017

BY: *BL*

OWNER:
TAX LOT 800
TIMOTHY W. HELTZEL
3705 SW DOSCH CT.
PORTLAND, OR 97221



TAX LOT 600

PARCEL 1
CONTAINS 52.79 ACRES, MORE OR LESS
EXISTING
TAX LOT 800
UNSURVEYED

CENTERLINE OF A
PRIVATE 30' WIDE ROAD
ACCESS EASEMENT
INST# 2017-00682

CALCULATED QUARTER
CORNER, PER HOOD RIVER
COUNTY SURVEY No. 2014031

S 61°03'45" W
(16.87')

S 87°40'58" E
581.38'

S 64°45'29" W
142.63'

S 42°24'46" W
(73.14')

N 87°40'58" W
127.14'

S 47°02'24" W
239.45'

S 54°00'02" W
65.91'

S 63°08'53" W
74.82'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

S 54°00'02" W
65.91'

201704P

TERRA SURVEYING
 PARTITION PLAT
 for
TIMOTHY W. HELTZEL
 *ROAD ACCESS EASEMENT DETAIL
 PAGE 4 OF 6

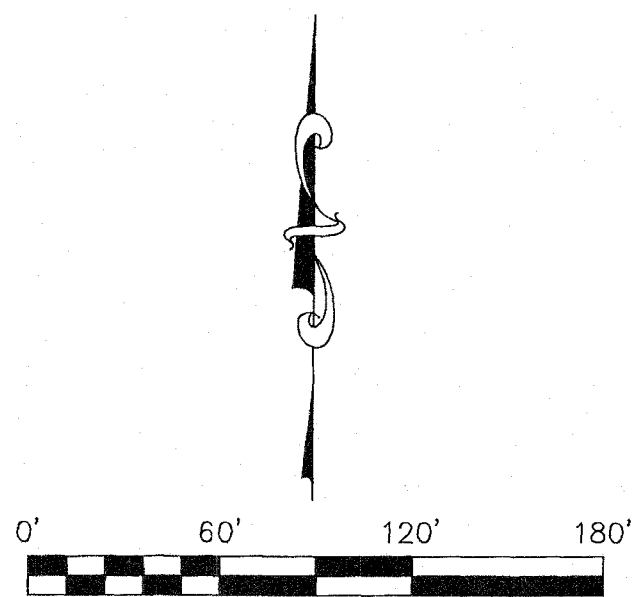
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2017-009

DATE FILED: 3/15/2017

BY: *BL*

OWNER:
 TAX LOT 800
 TIMOTHY W. HELTZEL
 3705 SW DOSCH CT.
 PORTLAND, OR 97221



SCALE: 1" = 60'
 BASIS OF BEARING:
 HOOD RIVER COUNTY SURVEY NO. 2014031

PARCEL 1
 CONTAINS
 52.79 ACRES,
 MORE OR LESS
 EXISTING
 TAX LOT 800
 UNSURVEYED

CENTERLINE OF A
 PRIVATE 30' WIDE ROAD
 ACCESS EASEMENT
 INST # 2017-00680
 INST # 2017-00685

TAX LOT 900

LINE	BEARING	DISTANCE
L20	S 11°37'13" W	26.72'

LEGEND:

- FOUND 5/8" IRON ROD OF RECORD, LS 60051, UNLESS NOTED ON PLAT
- SET 5/8" IRON ROD WITH CAP, L.S. 72306 (SEPT 15TH 2015)
- CALCULATED BOUNDARY CORNER
- CALCULATED EASEMENT ANGLE POINT
- () DEED DISTANCE OR PREVIOUS SURVEY DISTANCE

FOUND 1/2" IRON
 ROD OF RECORD AT
 CENTER 1/4 OF
 SECTION 31, LS 2393

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Erik M. Carlson
 OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306

Expires: December, 2017

TERRA SURVEYING

DATE: SEPTEMBER 26, 2016
 SCALE: 1" = 60'
 PROJECT: 15055PLAT
 ASSESSORS MAP: 2N-10E-31
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net
 www.terralandsurveying.com

CS# 2017 009 - 4

PARTITION PLAT for TIMOTHY W. HELTZEL *ROAD ACCESS EASEMENT DETAIL

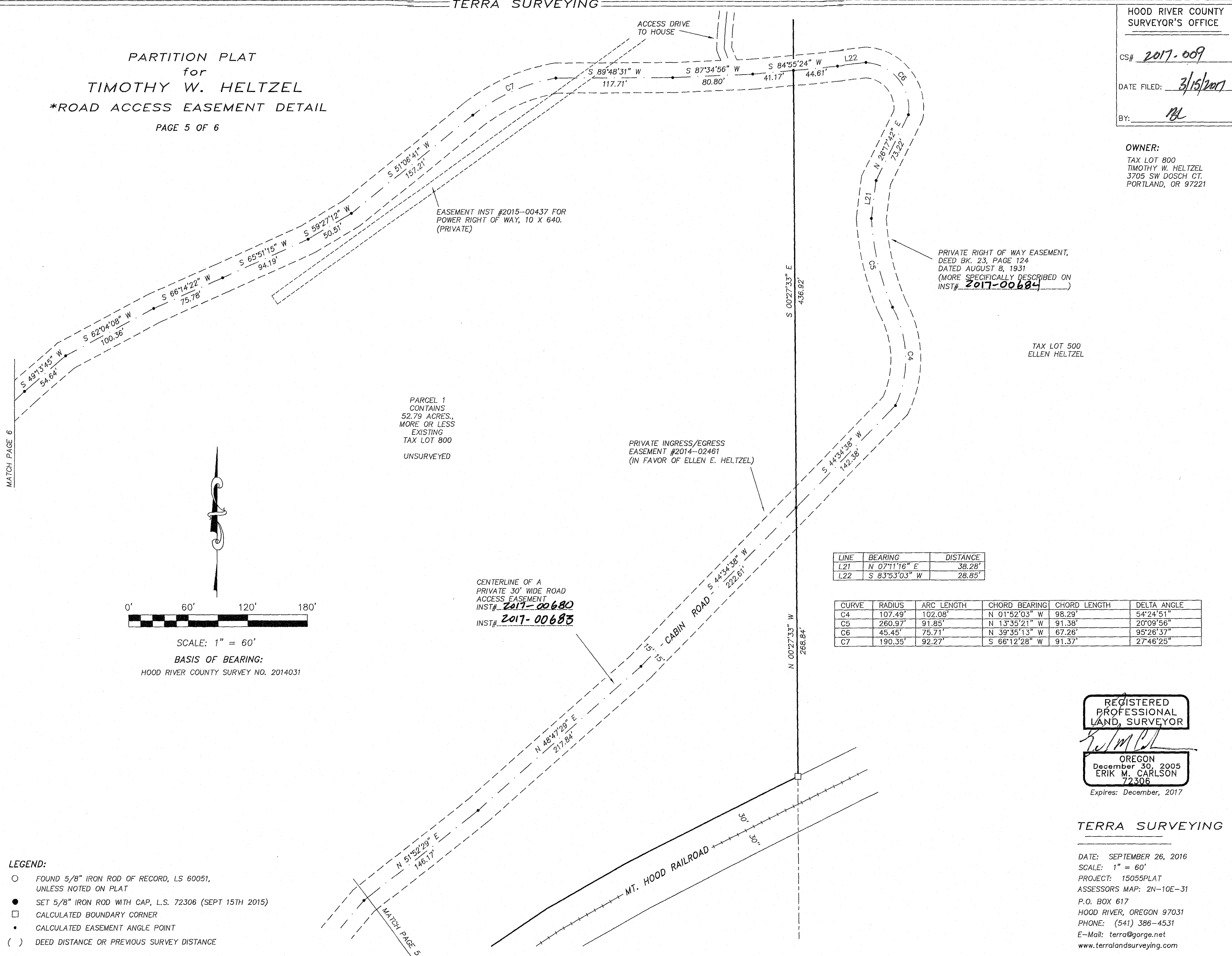
PAGE 5 OF 6

CS# 2017-009

DATE FILED: 3/15/2017

BY: [Signature]

OWNER: TAX LOT 800 TIMOTHY W. HELTZEL 3705 SW DOSCH CT. PORTLAND, OR 97221



EASEMENT INST #2015-00437 FOR POWER RIGHT OF WAY, 10 X 640. (PRIVATE)

PRIVATE RIGHT OF WAY EASEMENT, DEED BK. 23, PAGE 124 DATED AUGUST 8, 1931 (MORE SPECIFICALLY DESCRIBED ON INST# 2017-00684)

PARCEL 1 CONTAINS 52.79 ACRES, MORE OR LESS EXISTING TAX LOT 800 UNSURVEYED

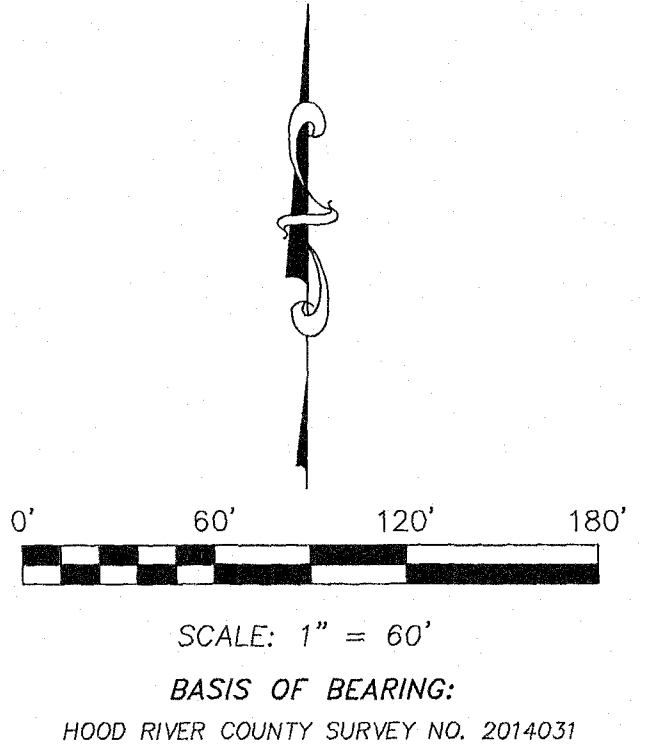
PRIVATE INGRESS/EGRESS EASEMENT #2014-02461 (IN FAVOR OF ELLEN E. HELTZEL)

TAX LOT 500 ELLEN HELTZEL

CENTERLINE OF A PRIVATE 30' WIDE ROAD ACCESS EASEMENT INST# 2017-00680 INST# 2017-00685

LINE	BEARING	DISTANCE
L21	N 07°11'16" E	38.28'
L22	S 83°53'03" W	28.85'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C4	107.49'	102.08'	N 01°52'03" W	98.29'	54°24'51"
C5	260.97'	91.85'	N 13°35'21" W	91.38'	20°09'56"
C6	45.45'	75.71'	N 39°35'13" W	67.26'	95°26'37"
C7	190.35'	92.27'	S 66°12'28" W	91.37'	27°46'25"



REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2017

TERRA SURVEYING

DATE: SEPTEMBER 26, 2016 SCALE: 1" = 60' PROJECT: 15055PLAT ASSESSORS MAP: 2N-10E-31 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com

- LEGEND:
- FOUND 5/8" IRON ROD OF RECORD, LS 60051, UNLESS NOTED ON PLAT
 - SET 5/8" IRON ROD WITH CAP, L.S. 72306 (SEPT 15TH 2015)
 - CALCULATED BOUNDARY CORNER
 - CALCULATED EASEMENT ANGLE POINT
 - () DEED DISTANCE OR PREVIOUS SURVEY DISTANCE

TERRA SURVEYING
 PARTITION PLAT
 for
TIMOTHY W. HELTZEL
 *ROAD ACCESS EASEMENT DETAIL
 PAGE 6 OF 6

THIS AREA IS DIMENSIONED ON PAGE 1

TAX LOT 700
 MCQUIRE
 INST#923512

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

CS# 2017-009

DATE FILED: 3/15/2017

BY: *BL*

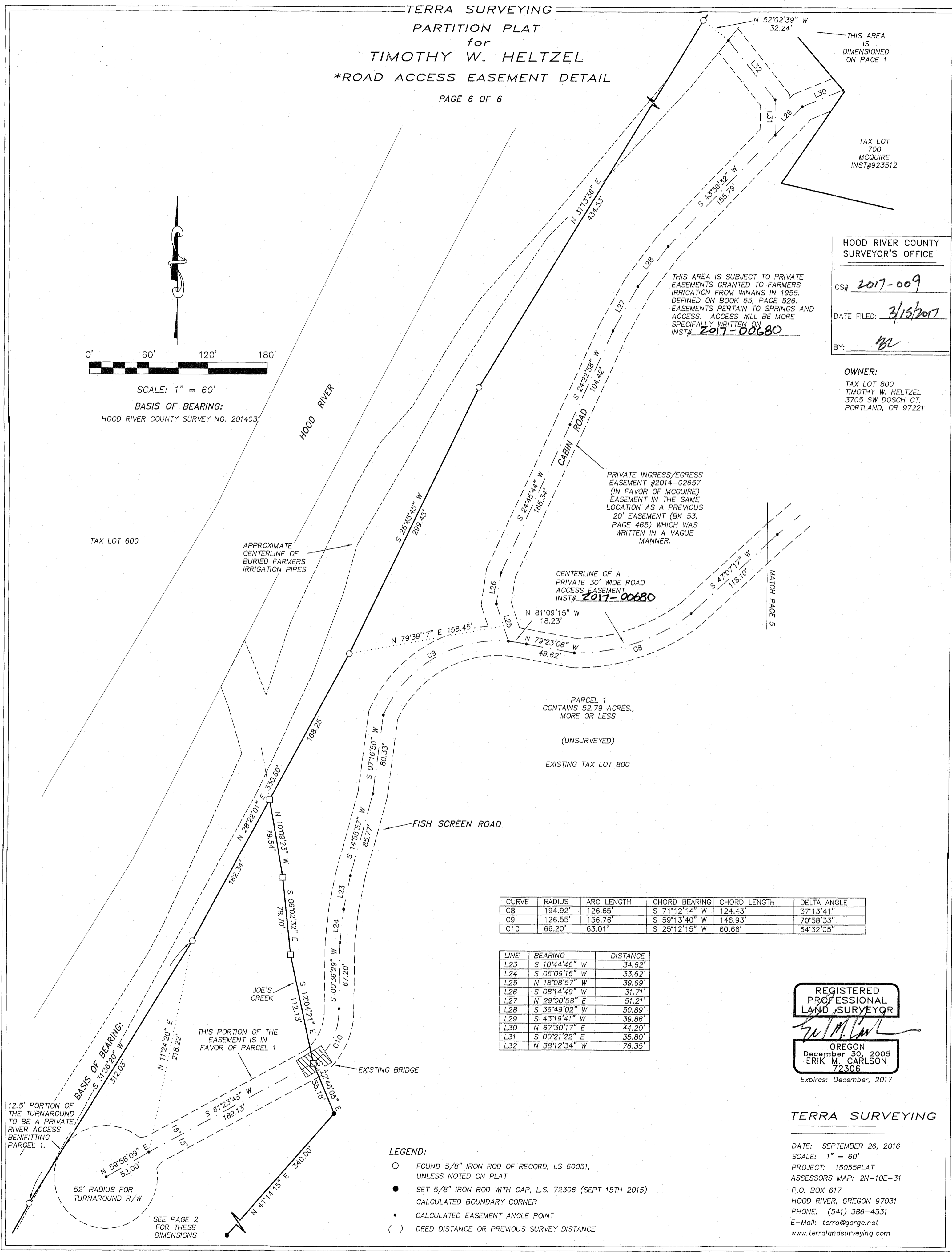
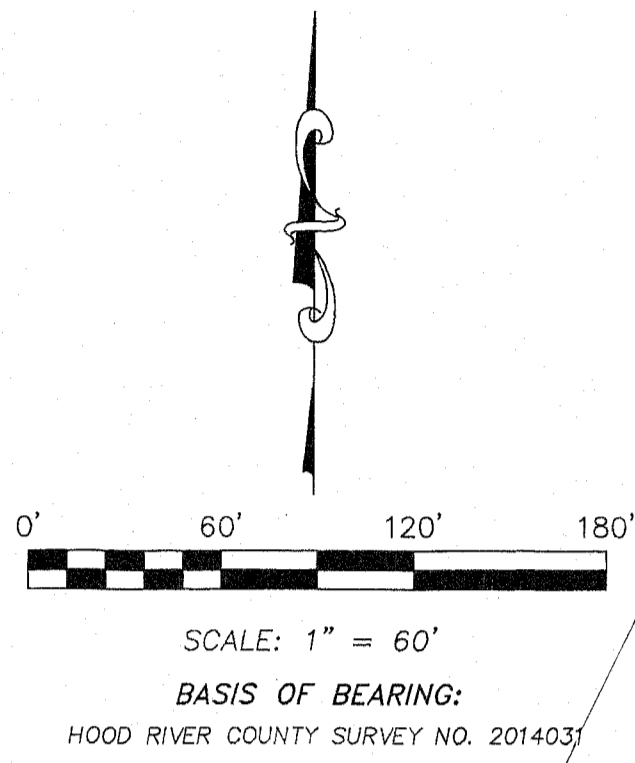
OWNER:
 TAX LOT 800
 TIMOTHY W. HELTZEL
 3705 SW DOSCH CT.
 PORTLAND, OR 97221

THIS AREA IS SUBJECT TO PRIVATE EASEMENTS GRANTED TO FARMERS IRRIGATION FROM WINANS IN 1955. DEFINED ON BOOK 55, PAGE 526. EASEMENTS PERTAIN TO SPRINGS AND ACCESS. ACCESS WILL BE MORE SPECIFICALLY WRITTEN ON INST# 2017-00680

PRIVATE INGRESS/EGRESS EASEMENT #2014-02657 (IN FAVOR OF MCQUIRE) EASEMENT IN THE SAME LOCATION AS A PREVIOUS 20' EASEMENT (BK 53, PAGE 465) WHICH WAS WRITTEN IN A VAGUE MANNER.

CENTERLINE OF A PRIVATE 30' WIDE ROAD ACCESS EASEMENT INST# 2017-00680

PARCEL 1
 CONTAINS 52.79 ACRES.,
 MORE OR LESS
 (UNSURVEYED)
 EXISTING TAX LOT 800



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C8	194.92'	126.65'	S 71°12'14" W	124.43'	37°13'41"
C9	126.55'	156.76'	S 59°13'40" W	146.93'	70°58'33"
C10	66.20'	63.01'	S 25°12'15" W	60.68'	54°32'05"

LINE	BEARING	DISTANCE
L23	S 10°44'46" W	34.62'
L24	S 06°09'16" W	33.62'
L25	N 18°08'57" W	39.69'
L26	S 08°14'49" W	31.71'
L27	N 29°00'58" E	51.21'
L28	S 36°49'02" W	50.89'
L29	S 43°19'41" W	39.86'
L30	N 67°30'17" E	44.20'
L31	S 00°21'22" E	35.80'
L32	N 38°12'34" W	76.35'

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson

OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306
 Expires: December, 2017

TERRA SURVEYING

DATE: SEPTEMBER 26, 2016
 SCALE: 1" = 60'
 PROJECT: 15055PLAT
 ASSESSORS MAP: 2N-10E-31
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net
 www.terrandlandsurveying.com

- LEGEND:
- FOUND 5/8" IRON ROD OF RECORD, LS 60051, UNLESS NOTED ON PLAT
 - SET 5/8" IRON ROD WITH CAP, L.S. 72306 (SEPT 15TH 2015) CALCULATED BOUNDARY CORNER
 - CALCULATED EASEMENT ANGLE POINT
 - () DEED DISTANCE OR PREVIOUS SURVEY DISTANCE

12.5' PORTION OF THE TURNAROUND TO BE A PRIVATE RIVER ACCESS BENEFITING PARCEL 1.

52' RADIUS FOR TURNAROUND R/W

SEE PAGE 2 FOR THESE DIMENSIONS

CS# 2017 009 - 6