

TERRA SURVEYING
PARTITION PLAT
for
MITCHELL MATTSON

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

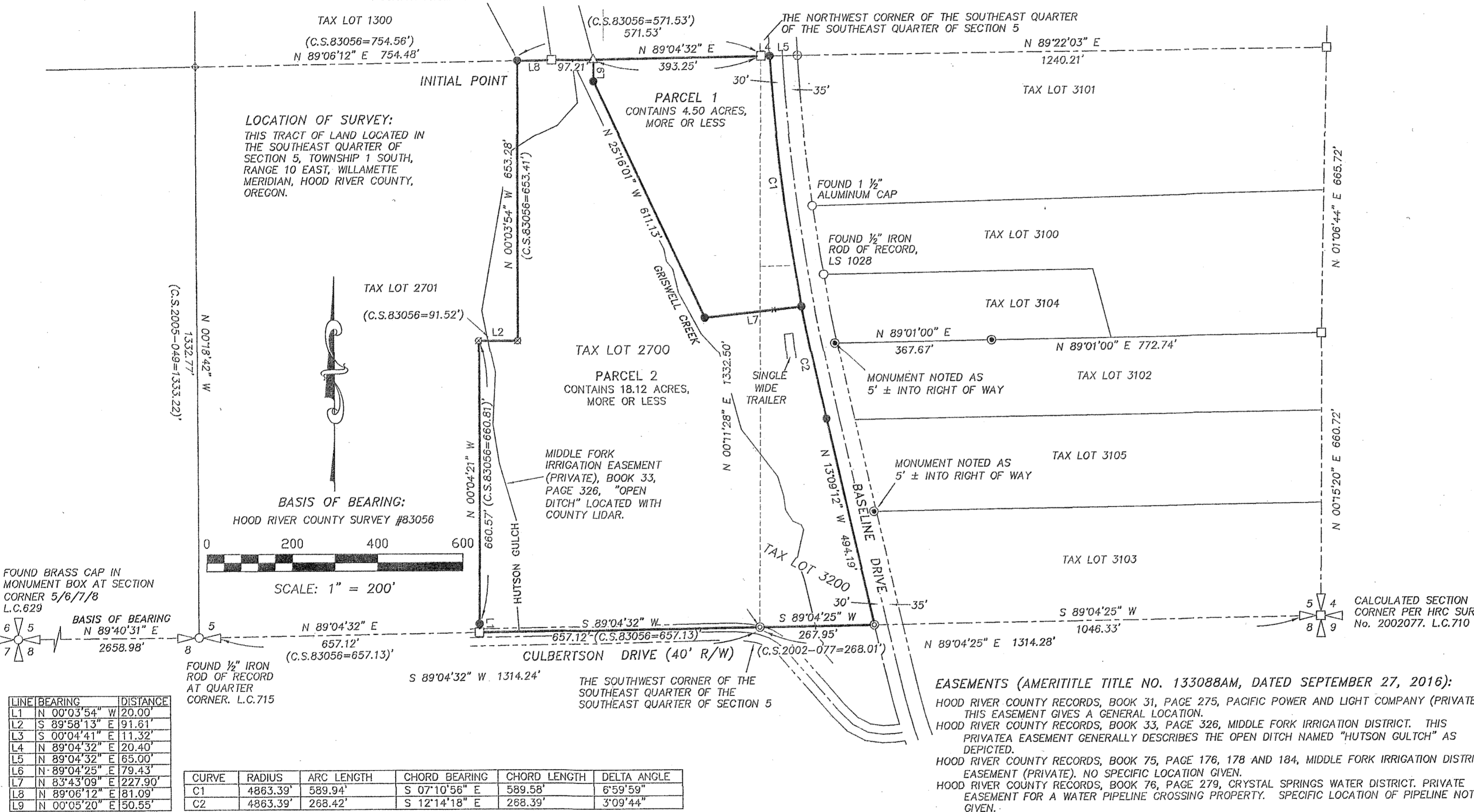
LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, (SET ON 12/20/16)
- ⊗ FOUND 1/2" IRON ROD WITH PLASTIC CAP, L.S.1028 (C.S.#83056)
- ⊙ FOUND 1/2" IRON ROD WITH PLASTIC CAP, L.S.1028 (C.S.#87036)
- △ FOUND 1/2" IRON ROD WITH PLASTIC CAP, L.S.2393 (C.S.#2000038)
- ⊙ FOUND 1/2" IRON ROD WITH PLASTIC CAP, L.S.2393 (C.S.#2002077)
- ⚡ FOUND SHARP TONE IN DRIVEWAY AT THE CALCULATED POSITION, L.S.2393 (C.S.#2005049)
- ⊕ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S.2393 (C.S.#2008079)
- FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
- CALCULATED, NOT FOUND OR SET

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 2700 AND 3200 INTO TWO PARCELS BASED ON DIRECTION FROM THE PROPERTY OWNER. A LARGE PORTION OF THE PROPERTY WAS SURVEYED IN 1983 BY L.S.1028 (C.S.#83056) WE USED THE SOUTH LINE OF THE SOUTHWEST QUARTER AS OUR BASIS OF BEARING FOR THIS PLAT. THE PROPERTY IS DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5. THIS QUARTER-QUARTER WAS DETERMINED BY FOUND MONUMENTS ALL CORNERS EXCEPT THE NORTHEAST. THE NORTHEAST CORNER WAS DETERMINED BY HOLDING A FOUND IRON ROD, L.S.2393 SET ON C.S.2008-079. A DISTANCE WAS ON SAID SURVEY TO A PREVIOUSLY TIED IRON PIPE AT THE 1/16TH CORNER. WE ALSO RECOVERED A 1/2" IRON ROD SET ON C.S.95058, WHICH CONFIRMS THE 1/16TH POSITION. WE HELD DISTANCE TO THE IRON ROD FROM C.S.2008-079 AS IT WAS CLOSER TO THE 1/16TH CORNER. THE NORTHWEST CORNER OF PARCEL 2 WAS CALCULATED BY HOLDING SURVEY DISTANCE ALONG THE NORTH LINE FROM THE ABOVE DESCRIBED 1/16 CORNER, THE SOUTHWEST CORNER WAS CALCULATED AT MIDPOINT ALONG THE SOUTH 1/16TH LINE. THE EAST BOUNDARY IS THE WEST RIGHT OF WAY OF BASELINE ROAD, NORTH OF THE SOUTH QUARTER LINE. THIS PORTION WAS SURVEYED IN 2002 (C.S.2002-077). WE RECOVERED AND HELD THE MONUMENTS SET ON THAT SURVEY AS SHOWN. THE WEST RIGHT OF WAY WAS COMPARED TO THE RIGHT OF WAY RESOLUTION DATED FEBRUARY 26TH 1964- FILE NO. 64-1 IN COUNTY ROAD FILE, THE CURVE GEOMETRY MATCH WELL WITH THE AS-BUILT CENTERLINE ROAD LOCATION, THEREFORE HELD A 30 FOOT OFFSET FROM PHYSICAL CENTERLINE.

WE RECOVERED A 1/2" IRON ROD WITH NO CAP, S 14°48'40" E A DISTANCE OF 3.59 FEET FROM CALCULATED CORNER. WE DID NOT HOLD THIS CORNER AS IT DOES NOT REPRESENT THE POSITION FROM C.S.83056.



FOUND BRASS CAP IN MONUMENT BOX AT SECTION CORNER 5/6/7/8 L.C.629

BASIS OF BEARING
N 89°04'31" E
2658.98'

FOUND 1/2" IRON ROD OF RECORD AT QUARTER CORNER. L.C.715

LINE	BEARING	DISTANCE
L1	N 00°03'54" W	20.00'
L2	S 89°58'13" E	91.81'
L3	S 00°04'41" E	11.32'
L4	N 89°04'32" E	20.40'
L5	N 89°04'32" E	65.00'
L6	N 89°04'25" E	79.43'
L7	N 83°43'09" E	227.90'
L8	N 89°06'12" E	81.09'
L9	N 00°05'20" E	150.55'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	4863.39'	589.94'	S 07°10'56" E	589.58'	6°59'59"
C2	4863.39'	268.42'	S 12°14'18" E	268.39'	3°09'44"

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. THE BOUNDARIES BEING DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, BEING A 1/2" IRON ROD, L.S.2393; THENCE SOUTH 89°04'32" WEST A DISTANCE OF 657.12 FEET TO THE SOUTHWEST CORNER OF HOOD RIVER COUNTY DEED NO.944205 TO THOMPSON; THENCE NORTH 00°04'21" WEST ALONG SAID THOMPSON DEED A DISTANCE OF 680.57 FEET TO A POINT; THENCE SOUTH 89°58'13" EAST A DISTANCE OF 91.61 FEET TO A POINT; THENCE NORTH 00°03'54" WEST A DISTANCE OF 653.28 FEET TO A 5/8" IRON ROD, L.S.72306, BEING THE INITIAL POINT OF THIS PLAT, INITIAL POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°06'12" EAST A DISTANCE OF 178.30 FEET TO A 1/2" IRON ROD, L.S.2393; THENCE NORTH 89°04'32" EAST A DISTANCE OF 413.65 FEET TO A POINT ON A CURVE ON THE WESTERN RIGHT OF WAY OF BASELINE ROAD, WHOSE CHORD BEARS SOUTH 08°45'48" EAST A DISTANCE OF 857.25 FEET TO POINT. RADIUS MEASURES 4,863.39 FEET. THENCE ALONG THE SAID CURVED RIGHT OF WAY THROUGH THE CENTRAL ANGLE OF 10°06'44" A DISTANCE OF 858.36 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 13°09'12" EAST A DISTANCE OF 494.19 FEET TO A 1/2" IRON ROD, L.S.2393; THENCE SOUTH 89°04'25" WEST A DISTANCE OF 267.95 FEET TO THE POINT OF BEGINNING.

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYOR'S OFFICE
- C.S. 81088, BOUNDARY SURVEY, FOR JOHN BILLODEAU, BY DANNY CRON, FILED NOV. 1, 1981.
- C.S. 83056, BOUNDARY SURVEY, FOR CLENN MITTSON, BY DANNY CRON, FILED DEC. 16, 1983.
- C.S. 87036, BOUNDARY SURVEY, FOR BOB AIKIN, BY DANNY CRON, FILED JULY 15, 1987.
- C.S. 93016, BOUNDARY SURVEY, FOR VERN MOMBORG, BY KLEIN AND ASSOCIATES, FILED MAY 11, 1993.
- C.S. 95058, BOUNDARY SURVEY, FOR TOM PURDIE AND LAURANCE ORCHARDS INC., BY DANNY CRON, FILED JUNE 27, 1995.
- C.S. 98058, PARTITION PLAT #9819, FOR CHARLOTTE WERTGEN, BY WYEAFT SURVEYS, FILED AUGUST 3, 1998.
- C.S. 200038, PARTITION PLAT #20003, FOR TOM AND BARBARA PURDIE, BY WYEAFT SURVEYS, FILED MAY 2, 2000.
- C.S. 2002077, RECORD OF SURVEY, FOR MITCH MITTSON, BY WYEAFT SURVEYS, FILED DEC. 12, 2002.
- C.S. 2005049, RECORD OF SURVEY, FOR STRUCK ORCHARDS INC., BY WYEAFT SURVEYS, FILED JUNE 29, 2005.
- C.S. 2008079, PARTITION PLAT #200824, FOR DAVE DETHMAN, BY WYEAFT SURVEYS, FILED NOV. 11, 2008.

CS# 2017 018
DATE FILED: 4/13/2017
BY: BC

File Number 201707P
Instrument received on the TENTH day of APRIL, 2017 at 9:34 A.M.
Hood River County Director of Records and Assessments.

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

DECLARATION
I, the owner of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with the provisions of ORS Chapter 92 as shown on this plat.

Mitchell Mattson March 2, 2017
DATE

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

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

Nancy Jane Carlson
Notary Signature
Public Notary-OREGON
Commission number: 939097
My Commission expires: May 14, 2019

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

Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this March 2, 2017 day of

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this March 2, 2017 day of

Planning File Number 415-16-0162
Hood River County Planning Director

TERRA SURVEYING

DATE: NOVEMBER 2, 2016
SCALE: 1" = 200'
PROJECT: 16154PART
ASSESSORS MAP: 1S-10E-5 TL. 2700/3200
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

CS# 2017 018