

NORTHWEST CORNER SECTION 3
FOUND BRASS CAP IN MONUMENT CASE TIED JULY 1998 AS PER LCR 496 MONUMENT HAS BEEN DESTROYED

REFERENCE MONUMENT
FOUND 5/8" IRON ROD AS PER CS 2000091 INTERSECTION OF WEST PROPERTY LINE WITH SOUTH RIGHT OF WAY BEARS N10°21'20" E, 0.37'

NOTE: THE SOUTH LINE OF THE TOWN OF BELMONT WAS PLATTED 15' NORTH OF THE TOWNSHIP LINE

NORTH QUARTER CORNER SECTION 3
FOUND BRASS CAP IN MONUMENT CASE AS PER LCR 426

HOOD RIVER COUNTY SURVEYOR'S OFFICE
SURVEY NO. 2017034
FILED DATE: 8/10/2017
BY: BL

Partition Plat # 201712P
Instrument received on the 8th day of August 2017 at 11:39 A.M.
M. Jenna Changar
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.
M. David Edwards August 4th 2017
M. DAVID EDWARDS DATE

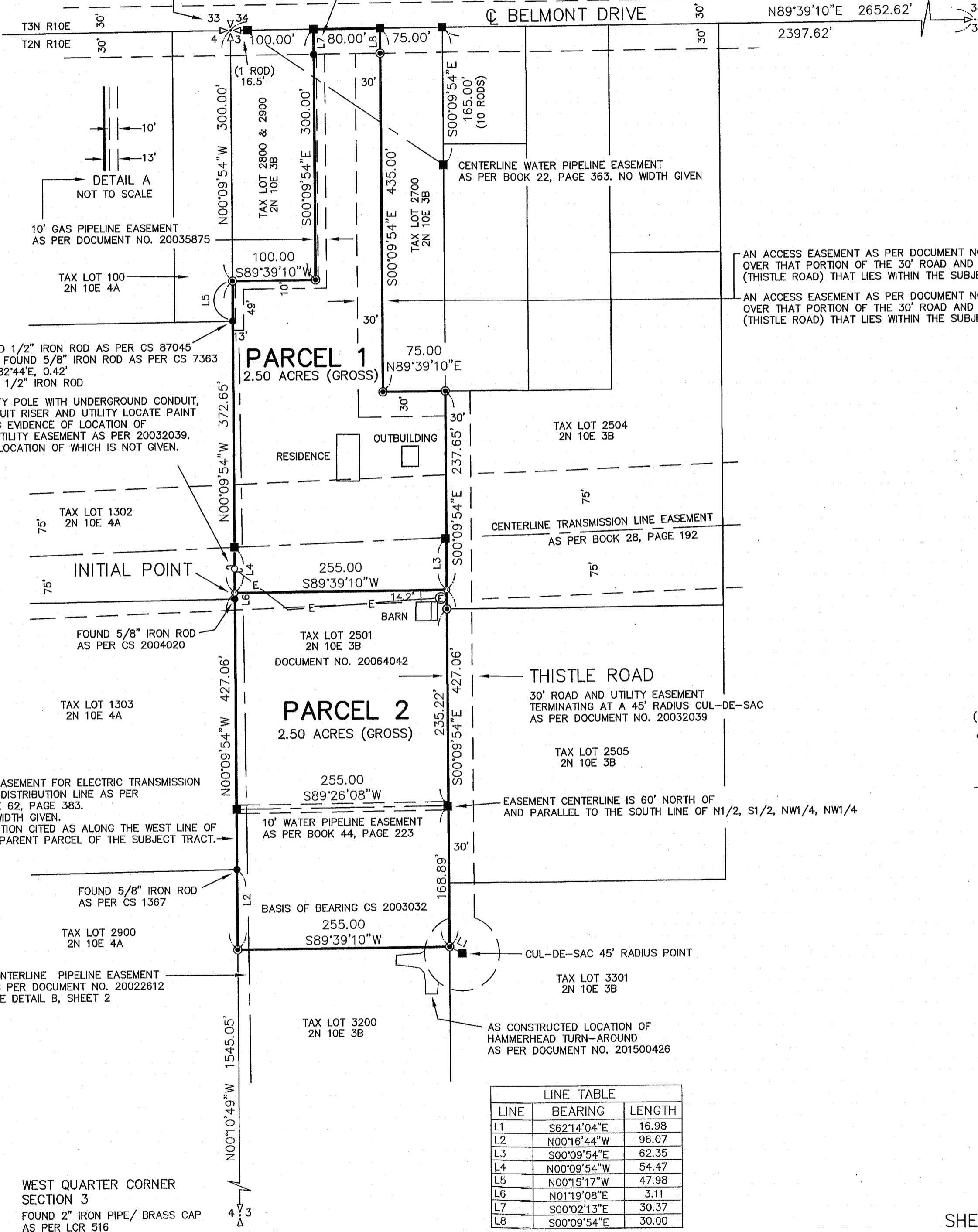
ACKNOWLEDGMENTS:
This instrument was acknowledged before me on 4th day of August 2017 by M. David Edwards

Mary M. Finky
Notary signature
Mary M. Finky
NOTARY PUBLIC - OREGON (Printed Name)
COMMISSION No. 945891
My commission expires January 7, 2020

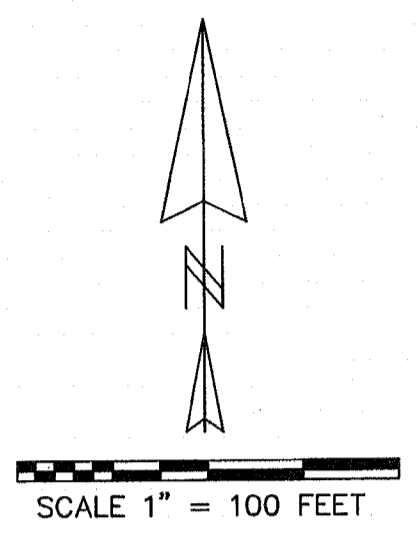
APPROVALS:
I hereby certify this partition was examined and approved as of this 8th day of August 2017
Planning File Number _____
David Edwards
Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 7th day of August 2017
Planning File Number _____
Kevin Dowd
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 8th day of August 2017
Planning File Number 945-17-0013
John Roberts
Hood River County Planning Director



LINE	BEARING	LENGTH
L1	S62°14'04"E	16.98
L2	N00°16'44"W	96.07
L3	S00°09'54"E	62.35
L4	N00°09'54"W	54.47
L5	N00°15'17"W	47.98
L6	N01°19'08"E	3.11
L7	S00°02'13"E	30.37
L8	S00°09'54"E	30.00



REGISTERED PROFESSIONAL LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-17
JULY 31, 2017

- LEGEND**
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON JULY 7, 2017
 - FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP AS PER CS 98069, CS 2002007 OR CS 2003032
 - FOUND MONUMENT AS NOTED
 - CALCULATED POSITION
 - (xxx) DEED OR RECORD DATA
 - ⊕ UTILITY POLE WITH UNDERGROUND CONDUIT
 - ⊙ UNDERGROUND CONDUIT RISER (ELECTRIC)
 - E- UTILITY LOCATE PAINT MARKINGS

PARTITION PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3
T2 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON
FOR: DAVID EDWARDS

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

SURVEYOR'S CERTIFICATE

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2017 034
FILED DATE: 8/10/2017
BY: BL

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-17
JULY 31, 2017

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 20064042 INTO TWO PARCELS. I HAD PREVIOUSLY SURVEYED AND MONUMENTED THE BOUNDARIES OF THIS TRACT FOR A PROPERTY LINE ADJUSTMENT. THE RECORD OF THAT SURVEY IS FILED AS CS 2003032. I RECOVERED MONUMENTS FROM THE 2003 SURVEY AND FOUND THEM TO BE WITHIN ACCEPTABLE TOLERANCE OF THE RECORD LOCATION. I HOLD THE RECORD DATA FOR THIS SURVEY. THE EXCEPTION TO THIS IS THE IRON ROD FOUND ALONG THE MOST NORTHERLY WEST LINE AT THE BELMONT ROAD SOUTH RIGHT OF WAY. I FOUND IT'S POSITION TO BE 0.37 FEET DIFFERENT FROM MY 2003 LOCATION OF THE SAME IRON ROD. THERE HAS BEEN UTILITY INSTALLATION IN THIS AREA SINCE THE 2003 SURVEY AS A POSSIBLE EXPLANATION. I HOLD THE IRON ROD IN IT'S CURRENT POSITION AS A REFERENCE MONUMENT TO THE INTERSECTION OF THE WEST PROPERTY LINE WITH THE SOUTH ROAD RIGHT OF WAY. THE PARTITION LINE WAS ESTABLISHED TO CREATE TWO 2.5 ACRE PARCELS.

EASEMENTS

AN EASEMENT FOR A WATER PIPELINE GRANTED BELMONT WATER DISTRICT RECORDED JULY 31, 1930 IN BOOK 22, PAGE 363. THE EASEMENT CENTERLINE LOCATION AS SHOWN ON SHEET 1. NO EASEMENT WIDTH IS GIVEN. (PRIVATE EASEMENT)

A TRANSMISSION LINE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA RECORDED JUNE 27, 1940 IN BOOK 28, PAGE 192. THE LOCATION AS SHOWN ON SHEET 1 IS A 150 FOOT WIDE STRIP BEING 75 FEET ON EACH SIDE OF THE CENTER OF THE EXISTING LINE ALIGNMENT. (PRIVATE EASEMENT)

AN EASEMENT AND RIGHT OF WAY FOR A WATER PIPELINE GRANTED TO JOHN C. DUCKWALL, TRUSTEE, RECORDED NOVEMBER 30, 1950 IN BOOK 44, PAGE 223. AN ASSIGNMENT OF INTEREST FROM JOHN C. DUCKWALL, TRUSTEE TO SOUTH BELMONT WATER COMPANY WAS RECORDED NOVEMBER 30, 1950 IN BOOK 44, PAGE 229. THE LOCATION OF THE 10 FOOT WIDE EASEMENT IS AS SHOWN ON SHEET 1. (PRIVATE EASEMENT)

A RIGHT OF WAY EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AND APPURTENANCES, RECORDED JUNE 16, 1958 IN BOOK 62, PAGE 383. THE LOCATION OF THE EASEMENT IS DESCRIBED AS ALONG THE WEST LINE OF THE PROPERTY. (THE WEST LINE OF THE PARENT TRACT). (PRIVATE EASEMENT)

A NON EXCLUSIVE EASEMENT FOR A PIPELINE AND RELATED FIXTURES GRANTED TO FARMERS IRRIGATION DISTRICT AS PER PIPELINE EASEMENT AGREEMENT RECORDED MAY 31, 2002 AS DOCUMENT NO. 20022612. THE LOCATION OF THE 20 FOOT WIDE EASEMENT IS AS SHOWN ON SHEET 1 AND DETAILED ON SHEET 2. (PRIVATE EASEMENT)

DECLARATION OF ROAD AND UTILITY EASEMENTS, AGREEMENT FOR ROAD IMPROVEMENTS AND DEED RESRICTIONS FOR EASEMENT MAINTENANCE OBLIGATIONS AND PROPERTY IMPROVEMENTS RECORDED APRIL 11, 2003 AS DOCUMENT NO. 20032039. CREATES A 30 FOOT WIDE ROAD AND UTILITY EASEMENT TERMINATING AT A 45 FOOT RADIUS CUL-DE-SAC. LOCATION AS SHOWN ON SHEET 1. THIS EASMENT IS CURRENTLY KNOWN AS THISTLE ROAD. BENEFITS TRACTS 1, 2, 3 AND 4 OF DOCUMENT NO. 20032040. ALSO CREATES A 10 FOOT WIDE UTILITY EASMENT ACROSS THE SUBJECT TRACT. BENEFITS TRACTS 3 AND 4 OF DOCUMENT NO. 20032040. NO SPECIFIC LOCATION GIVEN. THE APPARENT LOCATION AS SHOWN ON SHEET 1 BASED ON SURFACE EVIDENCE AND UTILITY LOCATE. (PRIVATE EASEMENTS) THE ABOVE DESCRIBED DECLARATION WAS MODIFIED BY AMENDMENT RECORDED FEBRUARY 17, 2015 AS DOCUMENT NO. 201500426. THE AMENDMANT PROVIDES FOR A 16 FOOT WIDE HAMMERHEAD TURN-AROUND AT THE TERMINUUS OF THE 30 FOOT WIDE ROAD AND UTILITY EASEMENT. THE HAMMERHEAD LOCATION IS AS SHOWN ON SHEET 1.

A GAS PIPELINE EASEMENT GRANTED TO NORTHWEST NATURAL GAS COMPANY RECORDED SEPTEMBER 18, 2003 AS DOCUMENT NO. 20035875. LOCATION OF 10 FOOT WIDE EASEMENT AS SHOWN ON SHEET 1. (PRIVATE EASEMENT)

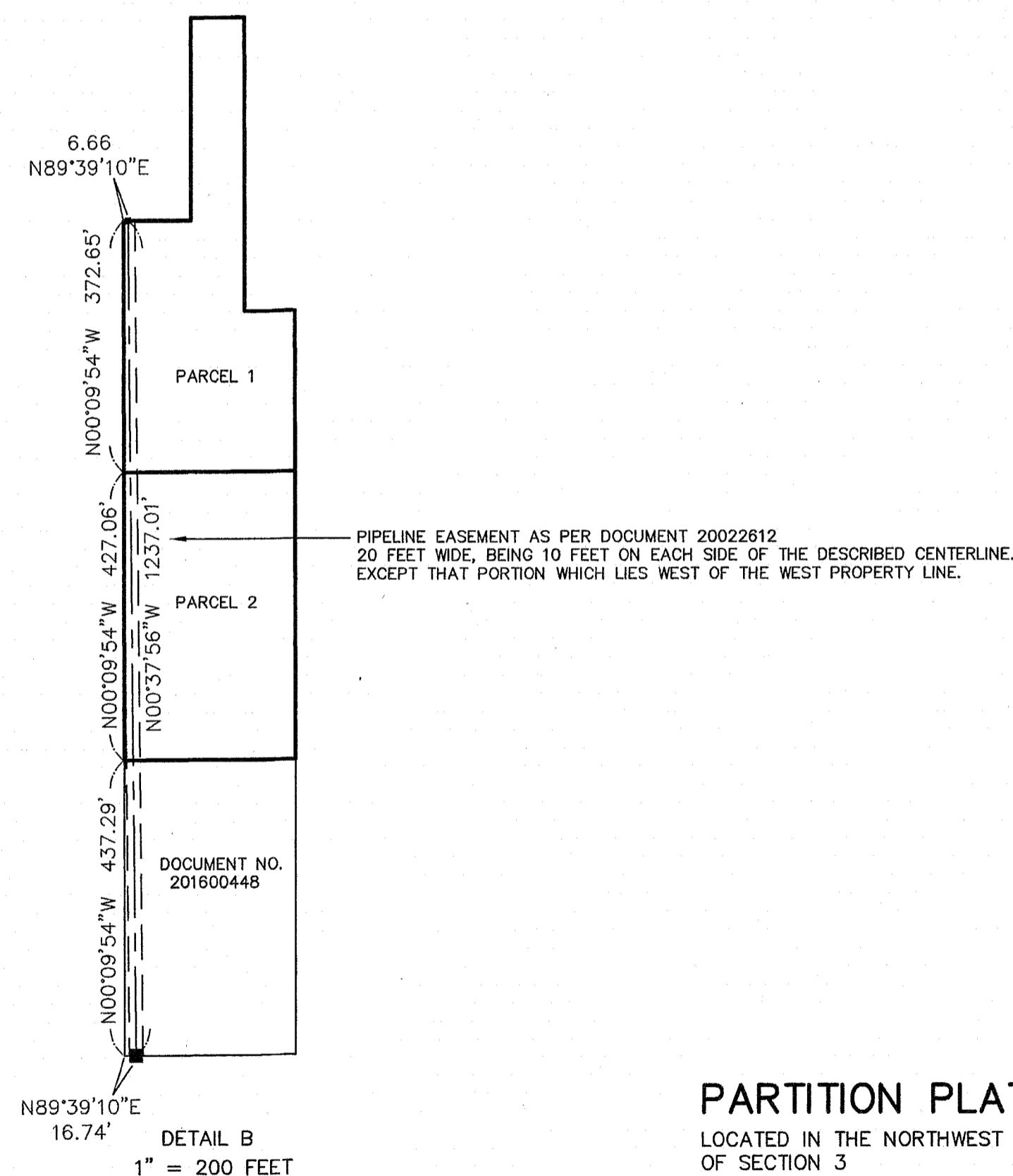
AN EASEMENT GRANTED TO OLGA AND JESSE WOLF RECORDED FEBRUARY 25, 2015 AS DOCUMENT NO. 201500510. PROVIDES FOR ACCESS TO THE WOLF TRACT (TAX LOT 2700, 2N 10E 3B) ACROSS THE 30 FOOT WIDE ROAD AND UTILITY EASEMENT CREATED BY DOCUMENT NO. 20032039. (PRIVATE EASEMENT)

A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR ACCESS PURPOSES GRANTED TO UNITED STATES OF AMERICA AND ITS ASSIGNS RECORDED MARCH 22, 2017 AS DOCUMENT NO. 201700887. PROVIDES FOR ACCESS ACROSS THE 30 FOOT WIDE ROAD AND UTILITY EASEMENT CREATED BY DOCUMENT NO. 20032039. (PRIVATE EASEMENT)

REFERENCES

- R1) CS 1367, SURVEY BY NORMAN A. NEWTON LS 654 FOR RICH, BILL AND W.W. CANNON, FILED DECEMBER 6, 1971
- R2) CS 7363, SURVEY BY ANTHONY C. KLEIN LS 932 FOR EVERETT MONAHAN, FILED DECEMBER 6, 1974
- R3) CS 87045, SURVEY BY DANNY L. CRON LS 1028 FOR MERLE MCVAY, FILED AUGUST 14, 1987
- R4) CS 98069, PARTITION PLAT NO. 9825 BY KEVIN DOWD LS 2393 FOR ESTATE OF JAKE HOFFER, FILED OCTOBER 5, 1998
- R5) CS 2000091, SURVEY BY ROY O. GAYLORD LS 1815 FOR JAMES G. AND DONNA LARSON, FILED NOVEMBER 15, 2000
- R6) CS 2002007, SURVEY BY KEVIN DOWD LS 2393 FOR MAX SIGL, FILED FEBRUARY 15, 2002
- R7) CS 2003032, PROPERTY LINE ADJUSTMENT SURVEY BY KEVIN DOWD LS 2393 FOR KELLY BOCKIUS AND JIM WEST, FILED MAY 8, 2003
- R8) CS 2004020, PARTITION PLAT NO. 200405P BY KEVIN DOWD LS 2393 FOR STEVE RICHTER, FILED APRIL 27, 2004

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 NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" THAT BEARS SOUTH 89°39'10" WEST A DISTANCE OF 2652.62 FEET AND SOUTH 00°09'54" EAST A DISTANCE OF 672.65 FEET FROM A BRASS CAP IN MONUMENT CASE FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 3 IS THE INITIAL POINT OF THIS PLAT; AND THAT THE LAND REPRESENTED ON THIS PLAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 3 THAT BEARS NORTH 89°39'10" EAST, A DISTANCE OF 100 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3; THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION 3, SOUTH 00°09'54" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°39'10" WEST, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE ALONG SAID WEST LINE, SOUTH 00°09'54" WEST, A DISTANCE OF 799.71 FEET; THENCE NORTH 89°39'10" EAST, A DISTANCE OF 255.00 FEET; THENCE NORTH 00°09'54" WEST, A DISTANCE OF 664.71 FEET TO A POINT 435 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 3; THENCE SOUTH 89°39'10" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00°09'54" WEST, A DISTANCE OF 435.00 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE, SOUTH 89°39'10" WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.



PARTITION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: DAVID EDWARDS

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