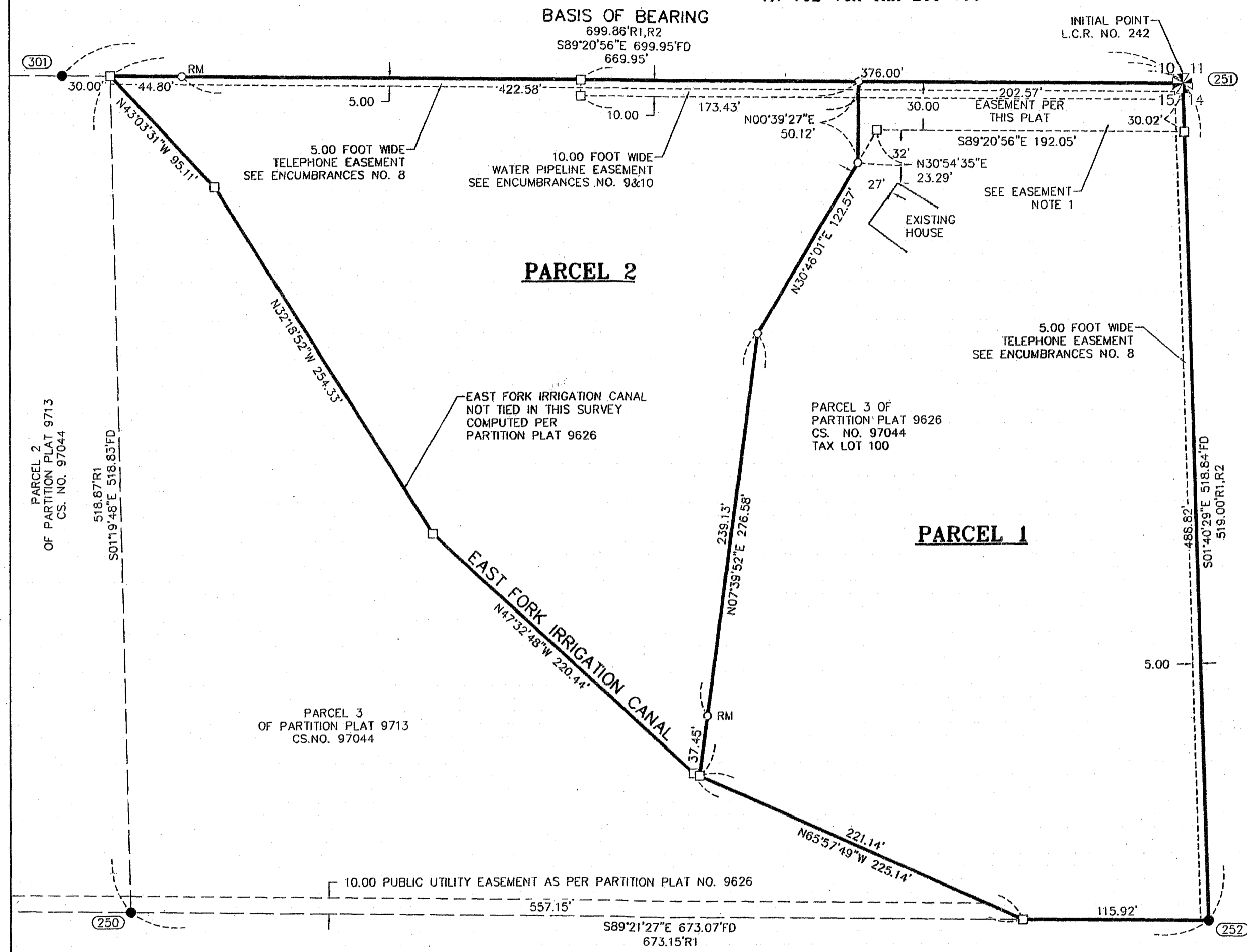


PARTITION PLAT

LOCATED IN NE 1/4, (GOVERNMENT LOT 1)
OF SECTION 15, T. 1N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
IN 10E 15A TAX LOT 100



LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA, 44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA

FOUND MONUMENT INFORMATION

- (250) (301) FOUND 1/2" IRON ROD, FLUSH TO GROUND, STAMPED LS1028, AS PER PARTITION PLAT 9713, PERFORMED BY DLC SURVEYING, RECORDED IN COUNTY SURVEY NO. 97044
- (251) FOUND AXLE HED FOR SECTION CORNER, PER LAND LCR. NO. 242
- (252) FOUND 1/2" IRON ROD, FLUSH TO GROUND, STAMPED LS1028, AS PER SURVEY PERFORMED BY DLC SURVEYING, RECORDED IN COUNTY SURVEY NO. 91034

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT 9626 INTO TWO PARCELS AS SHOWN.

FOR THE EAST BOUNDARY LINE
AN AXLE WAS FOUND AND HELD AT THE NORTHEAST CORNER OF SECTION 15, ALSO BEING THE NORTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT 9626 AND A 1/2" REBAR WAS FOUND AND HELD AT THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PARTITION PLAT 9626.

FOR THE SOUTH BOUNDARY LINE
A 1/2" REBAR WAS FOUND AND HELD AT THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PARTITION PLAT 9626 AND A 1/2" REBAR WAS FOUND AND HELD AT THE SOUTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT 9713.

FOR THE NORTH BOUNDARY LINE
AN AXLE WAS FOUND AND HELD AT THE NORTHEAST CORNER OF SECTION 15, ALSO BEING THE NORTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT 9626 AND A 1/2" REBAR WAS FOUND AND HELD AT A POINT 30.00 FEET WEST OF THE NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT 9713.

FOR THE WEST BOUNDARY LINE
THE CENTER OF THE EAST FORK IRRIGATION DITCH WAS HELD AS SHOWN ON SAID PARTITION PLAT NO. 9626, SAID IRRIGATION LINE WAS NOT FIELD LOCATED DURING THIS SURVEY.

REFERENCED SURVEYS

- R1. PARTITION PLAT 9713, PERFORMED BY DLC SURVEYING, FOR ARNOLD BAILEY, FILED AUGUST 13, 1997 IN COUNTY SURVEY NO. 97044
- R2. PARTITION PLAT 9626, PERFORMED BY DLC SURVEYING, FOR ARNOLD BAILEY, FILED SEPTEMBER 13, 1996 IN COUNTY SURVEY NO. 96068
- R3. SURVEY PERFORMED BY DLC SURVEYING, FOR ELDON BAILEY, FILED MAY 21, 1991 IN COUNTY SURVEY NO. 91034

REFERENCED DEEDS

WARRANTY DEED FUNDING LIVING TRUST, INSTRUMENT NO. 2012-03709

EASEMENT NOTE:

1. A PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT ALONG THE NORTH BOUNDARY OF PARCEL 1 AS SHOWN ON THIS PLAT IS GRANTED FOR THE USE AND BENEFIT OF PARCEL 2 OF THIS PLAT. SAID EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF PARCELS 1 AND 2 OF THIS PLAT.

AREA NOTE:

| PARCEL | ORIGINAL AREA | NEW AREA |
|----------|---------------|-------------------------|
| PARCEL 3 | 237,402 SF. | 134,707 SF. |
| PARCEL 1 | 5.45 AC. | 3.09 AC. |
| PARCEL 2 | | 102,801 SF. 2.36 AC. |

SURVEYOR'S NOTES:

ONLY THE DOCUMENTS SHOWN ON THIS SURVEY WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY AND ARE NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE WAS GAINED FROM AMERITITLE, TITLE NO. 182511AM, DATED JULY 3, 2017.

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-388-3322 • FAX: 541-388-2515

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2018
LEONIDES J. SANDOVAL
58608
Expires 6-30-2018

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

| | | | |
|-----|-----|------|----|
| 1/4 | SEC | T. | R. |
| 15A | 1N. | 10E. | |

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2017 038
FILED 9/18/2017
BY BL

PARTITION PLAT NO. 201713P

INSTRUMENT RECEIVED ON THE 15th DAY
OF September 2017 AT 9:51 AM

Jenna Chargar
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

SURVEYS CERTIFICATE

I, LEONIDES J. SANDOVAL, 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 IN WARRANTY DEED FUNDING LIVING TRUST, RECORDED 10/25/2012, INSTRUMENT NO. 2012-03709, BEING MORE PARTICULARLY DESCRIBED AS PARCEL 3 OF PARTITION PLAT 9626, FILED SEPTEMBER 13, 1996.

THE INITIAL POINT FOR THIS PARTITION PLAT IS A FOUND AXLE BEING THE NORTHEAST SECTION CORNER OF SECTION 15 AND THE NORTHEAST CORNER OF PARCEL 1 OF THIS PLAT.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PLS 58608

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 THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT CREATE THE EASEMENT SHOWN HEREON FOR THE STATED PURPOSES:

Arnold D. Bailey 9-14-17
ARNOLD D. BAILEY - TRUSTEE DATE
Jadean Bailey 9-14-17
JADEAN BAILEY - TRUSTEE DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 14 2017, BY ARNOLD D. BAILEY AND JADEAN BAILEY REPRESENTATIVES OF THE ARNOLD D. BAILEY AND JADEAN BAILEY REVOCABLE LIVING TRUST

Roxann R Cochran
NOTARY SIGNATURE
Roxann R Cochran
NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 953649

MY COMMISSION EXPIRES August 17, 2020

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

Jenna Chargar
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 14th DAY OF September 2017.

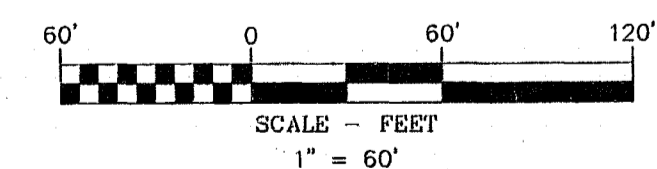
Leonides J. Sandoval
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 15th DAY OF September 2017.

Wm D. Walker
HOOD RIVER COUNTY PLANNING DIRECTOR

LEGAL DESCRIPTION

PARCEL 3 OF PARTITION PLAT 9626, FILED SEPTEMBER 13, 1996, BEING A PORTION OF GOVERNMENT LOT 1 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER, STATE OF OREGON.



BASIS OF BEARINGS

PARTITION PLAT NO. 9713, PERFORMED BY DLC SURVEYING, RECORDED IN COUNTY SURVEY NO. 97044

OWNER

ARNOLD BAILEY
&
JADEAN BAILEY TRUSTEES

SURVEY PERFORMED FOR:
ARNOLD BAILEY
DATE OF MONUMENTS: JUNE 23, 2017
PROJECT: 16-05-08 DRAFT: GD
FILE: 160508-PP.DWG LAYOUT TAB: H.R. COUNTY P.P.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

ENCUMBRANCES OF RECORD

PRELIMINARY TITLE REPORT PREPARED BY AMERITITLE ORDER NO. 182511AM, DATED JULY 3, 2017

3. A 3.0 FOOT WIDE EASEMENT FOR WATER DITCH, FLUME, OR PIPELINE RESERVED BY: BELLE S. WALTERS (LOCATION NOT DESCRIBED AND NOT SHOWN ON THIS PLAT) RECORDED: AUGUST 9, 1920, BOOK: 14, PAGE: 444
4. A RIGHT OF WAY EASEMENT (BLANKET LOCATION NOT SHOWN) GRANTED TO: PACIFIC POWER & LIGHT COMPANY RECORDED: JANUARY 6, 1947, BOOK: 34, PAGE: 64
5. EASEMENTS FOR ROADWAY AND UTILITIES AS SHOWN ON THE PARTITION PLAT NO. 9626. SHOWN ON THIS PLAT.
6. A 10.00 FOOT WIDE EASEMENT (BLANKET LOCATION NOT SHOWN) GRANTED TO: CRYSTAL SPRINGS WATER DISTRICT RECORDED: SEPTEMBER 6, 1996, INSTRUMENT NO.: 962483
7. A BLANKET RIGHT-OF-WAY EASEMENT GRANTED TO: HOOD RIVER ELECTRIC COOPERATIVE RECORDED: AUGUST 16, 1996, INSTRUMENT NO.: 962610
8. TELEPHONE LINE RIGHT-OF-WAY EASEMENT GRANTED TO: UNITED TELEPHONE COMPANY OF THE NORTHWEST RECORDED: AUGUST 20, 1996, INSTRUMENT NO.: 962642
9. EASEMENT FOR UTILITIES, INCLUDING BURIED DOMESTIC WATER RECORDED: JUNE 29, 1998, INSTRUMENT NO.: 982945
10. A WATER PIPELINE EASEMENT GRANTED TO: CRYSTAL SPRINGS WATER DISTRICT RECORDED: JUNE 10, 1999, INSTRUMENT NO.: 992719

CS# 2017 038