

TERRA SURVEYING

PARTITION PLAT for HRB INVESTMENTS, LLC

LOCATION OF SURVEY:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD RIVER HOOD RIVER COUNTY, OREGON.

PROPERTY OWNER: HRB INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY. PROPERTY ADDRESS: 2072 BELMONT AVENUE HOOD RIVER, OR 97031

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2017 058

DATE FILED: 12/01/2017

BY: [Signature]

EASEMENTS

3) BOOK 15, PAGE 224. PRIVATE EASEMENT FOR A FLUME/DITCH TO CONVEY WATER ACROSS LOT 6 AND LOT 9 OF APA. DOES NOT AFFECT SUBJECT BECAUSE THIS PROPERTY IS LOCATED IN LOT 7.

4) INSTRUMENT #680561, EASEMENT FOR PACIFIC POWER AND LIGHT CO. (MAY 3, 1988) AFFECTS PROPERTY TO THE EAST.

5) INSTRUMENT #20031911, EASEMENT LOCATED ON THE EAST SIDE OF SUBJECT, THIS EASEMENT COVERS THE ACCESS DRIVEWAY BENEFITING PARCELS 1 AND 2 OF THIS PLAT.

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 more particularly described as:

Beginning at the most Southerly Southeast corner of Lot 7, Adams Paradise Acreage, in the County of Hood River and State of Oregon; thence North 00°49'50" East along the East line of said Lot 7 a distance of 485.00 feet, more or less, to the South line of that tract of land conveyed to Galen Bowby et ux., by deed recorded July 24, 1943, in Book 30, page 176, deed records Hood River County, Oregon; thence (Westerly) along the South line of said Bowby tract of land a distance of 104.70 feet to the true point of beginning of the tract herein described; thence continuing (Westerly) along the South line of said Bowby tract of land, a distance of 105.69 feet, more or less, to the boundary line between that tract of land conveyed to Thomas Flagler et ux., recorded June 18, 1934 in Book 24, page 269, and that tract of land conveyed to W. H. Chipping et ux., by deed recorded November 15, 1934, in Book 24, page 381, both in deed records Hood River County, Oregon; thence South 00°47'30" West along said boundary line between said Flagler and said Chipping tracts of land a distance of 485 feet, more or less, to the South line of said Lot 7; thence Easterly along the South line of said Lot 7 a distance of 105.19 feet to a point on said line which is 105.00 feet West of the most Southerly Southeast corner of said Lot 7; thence Northerly and parallel with the East line of said Lot 7 a distance of 485 feet, more or less, to the true point of beginning of the tract herein described; excepting therefrom the North 250 feet of even width thereof. Initial point being a 5/8" iron rod, L.S.932 found at the northern right of way of Belmont Avenue, North of the southwest corner of the above described tract.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 4600 INTO TWO PARCELS. WE RECOVERED TWO 5/8" IRON RODS, L.S.932 ON THE EAST LINE OF SUBJECT AS THE BASIS OF BEARING, THESE MONUMENTS WERE SET ON C.S.99049 ON THE NORTH RIGHT OF WAY OF BELMONT AVE. WE ALSO FOUND A SIMILAR ROD ALONG THE EAST LINE OF THE SUBJECT TRACT THAT WE DID NOT ACCEPT AS THE NORTHEAST CORNER OF TAX LOT 4600. THIS PROPERTY IS DESCRIBED AS A LARGE TRACT OF LAND BOUND TO THE SOUTH BY THE SOUTH LINE OF LOT 7 OF ADAMS PARADISE ACREAGE AND TO THE NORTH BY THE SOUTH LINE OF DEED BOOK 30, PAGE 324 TO BOWBY, EXCEPTING THE NORTH 250.00 FEET. WE RECOVERED IRON PIPES ON THE SAID SOUTH LINE OF BOWBY. WHEN I OFFSET THE NORTH LINE 250 FEET IT FALLS ON AN OLD WIRE FENCE. THE POSITION OF THE SOUTH LINE OF LOT 7 OF A.P.A. AS SHOWN ON C.S.99049 DOES NOT AGREE WITH MY RESOLUTION. IT WAS UNCLEAR ON HOW L.S.932 DETERMINED THE POSITION OF SAID SOUTH LINE. HE SHOWS THIS LINE TO BE COINCIDENT WITH THE CENTERLINE OF BELMONT AS SHOWN ON C.S.1145 AND PLAT OF BENSON DLC ON C.S. 1519. I HELD THE ANCIENT IRON PIPES TO THE NORTH AS EVIDENCE OF THE LOCATION OF THE SOUTH LINE OF SAID LOT 7.

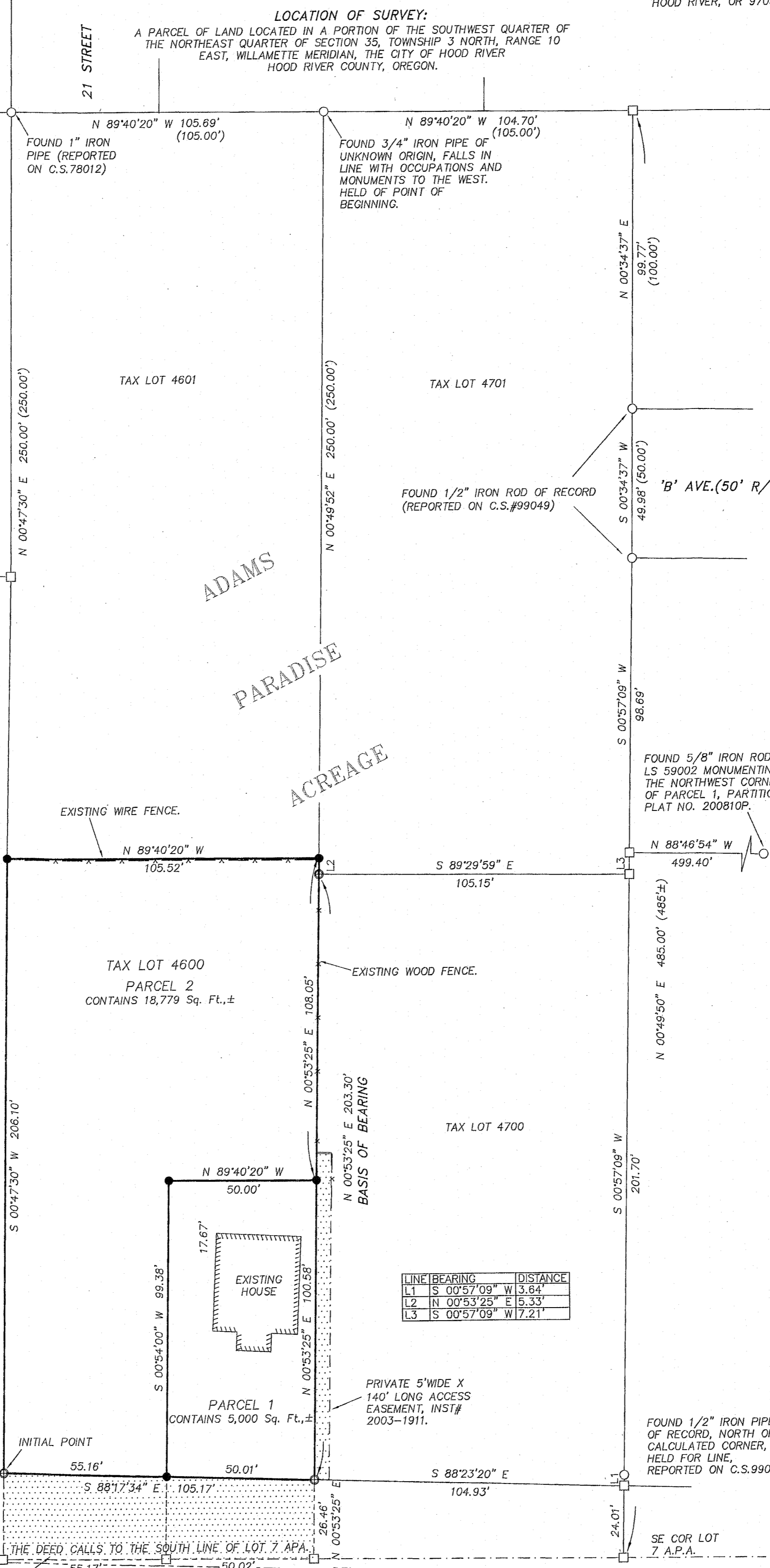
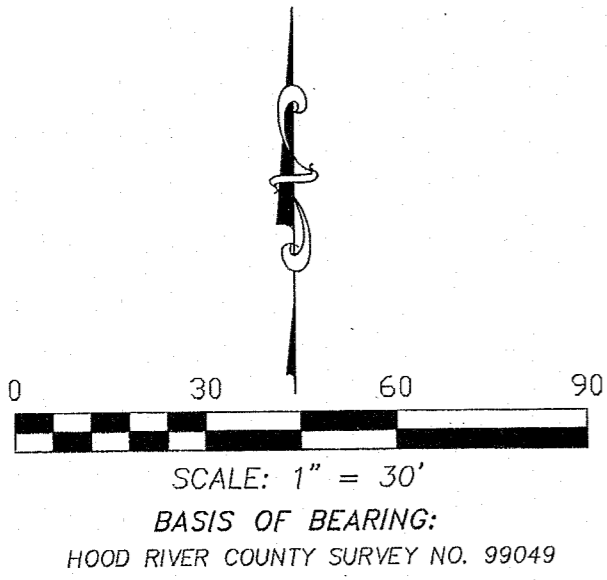


Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1, L2, L3.

File Number 201720P Instrument received on the 22nd day of November, 2017 at 10:24 A.M.

Hood River County Director of Records and Assessments.

REGISTERED PROFESSIONAL LAND SURVEYOR 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 the provisions of ORS Chapter 92 as shown on this plat and hereby dedicate the land within Belmont Ave. to the public. Representative of HRB INVESTMENT LLC. DATE 11-9-17

I the beneficiary of the trust deed as recorded as document No. 2017-01471 on April 28, 2017, Hood River County Deed Records, hereby consent to and execute the declaration of this partition plat, including all dedications and donations of property to the public. Manager of FIR MOUNTAIN, L.P. DATE 11-9-17

This instrument was acknowledged before me by Kevin Nelson as representative of HRB Investments LLC and David P. Evans as manager of Fir Mountain, L.P. on the 9th day of November, 2017.

STATE OF Oregon COUNTY OF Hood River acknowledged before me on this 9th day of November, 2017. Notary Signature: Nancy Jane Carlson, Notary Public - Oregon, Commission No. 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 21st day of November, 2017. Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this 21st day of November, 2017. Planning File Number 2017-01. The City of Hood River Planning Director.

TERRA SURVEYING MONUMENTATION DATE: AUGUST 9, 2017 SCALE: 1" = 30' PROJECT: 16174PART ASSESSORS MAP: 3N-10E-35AC TL. 4600 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com

- LEGEND: SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (8/28/17), FOUND MONUMENT OF RECORD, AS NOTED ON PLAT, FOUND 5/8" IRON ROD, L.S.932 (C.S.99049), CALCULATED, NOT FOUND OR SET, DEED OR PLAT CALL, A.P.A. ADAMS PARADISE ACREAGE

- REFERENCES: FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE, C.S. 0738, SURVEY FOR HOOD RIVER COUNTY BY HOOD RIVER COUNTY, DATE UNCERTAIN. C.S. 0741, SURVEY FOR SLOAT PROPERTY BY MART PERKINS, FILED MAY 15, 1958. C.S. 1142, SURVEY FOR WM. C. WILLIAMS BY VERL FRALEY, FILED JAN. 9 1970. C.S. 1145, SURVEY FOR BELL BY FRALEY, FILED APRIL 29, 1969. C.S. 1265, SURVEY FOR CHURCH OF NAZARENE BY MART PERKINS, FILED JUNE 12, 1958. C.S. 1519, SURVEY FOR BENSON LAND CLAIM BY JOHN LELAND HENDERSON, DATED MAY 7, 1908. C.S. 78012, SURVEY FOR HERSHNER AND BELL BY DANNY CRON, FILED FEBRUARY 7, 1978. C.S. 79039, SURVEY FOR GLEN BEST BY DANNY CRON, FILED FEBRUARY 26, 1979. C.S. 98078, SURVEY FOR MATT RAWDON BY KLEIN AND ASSOCIATES, FILED NOV. 23, 1998. C.S. 99049, SURVEY FOR MICHAEL MAURER BY KLEIN, FILED JUNE 16, 1999. C.S. 2008042, PARTITION PLAT NO. 200810P FOR AKIN BY KLEIN, FILED JUNE 4, 2008.

CS# 2017 058