

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION TAX LOT 6000 INTO TWO PARCELS. THE ORIGINAL 24.19 ACRE TRACT IS BOUND BY THE MT. HOOD RAILROAD RIGHT OF WAY TO THE NORTH, LINGREN ROAD TO THE EAST, AND DAVIS ROAD TO THE SOUTH AND MULTIPLE DEED EXCEPTIONS TO THE WEST. THESE ARE THE DEED ELEMENTS WHICH CONTROL THE BOUNDARY. IN THE FIELD, WE TIED AND SPLIT THE RAILROAD TRACKS TO THE NORTH AND OFFSET THIS LINE 30 FEET FOR THE NORTH BOUNDARY. TO THE EAST, WE TIED SECTION MONUMENTS AS SHOWN OF WHICH WE WERE ABLE TO CALCULATE THE LINGREN ROAD DEED (INST#830477) GRANTED TO THE COUNTY. TO THE SOUTH, WE CALCULATED THE NORTH RIGHT OF WAY OF DAVIS ROAD BY OFFSETTING THE 1/16TH LINE ESTABLISHED BY THE MIDDPOINT ON THE NORTH-SOUTH CENTER QUARTER LINE AND A 1/2" IRON ROD FOUND (C.S.95092) AT THE CENTERLINE OF DAVIS ROAD AND THE EAST RIGHT OF WAY OF ODELL HWY. (ECCLES ROAD). THE WEST LINE IS DESCRIBED AS EXCEPTIONS, WE FOUND MULTIPLE MONUMENTS OF RECORD AS SHOWN.

THE BASIS OF BEARING IS BASED ON GEODETIC OBSERVATION BETWEEN THE MONUMENTS FOUND ON THE EAST LINE OF THE WEST HALF OF SECTION 26.

EASEMENTS OF RECORD:

RECORDED IN HOOD RIVER COUNTY RECORDS AND ASSESSMENT. EASEMENT BOOK 22, PAGE 311. GRANTED PACIFIC POWER AND LIGHT CO. NON-SPECIFIC ALONG EAST LINE OF SUBJECT. EASEMENT INST#690158. GRANTED TO CRYSTAL SPRINGS WATER DISTRICT. EASEMENT INST #691663. GRANTED TO ODELL SANITARY DISTRICT. EASEMENT INST #830025. GRANTED TO HOOD RIVER ELECTRIC COOPERATIVE, GENERAL LOCATION. EASEMENT INST #841540. GRANTED TO DIAMOND FRUIT GROWERS, INC. AND DUCKWALL-POOLEY FRUIT COMPANY, 3 EASEMENTS NO SPECIFIC LOCATION GIVEN. 1) 24" PIPELINE 2) 3" PIPELINE 3) WATER DISCHARGE ONTO SUBJECT PROPERTY.

TERRA SURVEYING

PARTITION PLAT for D & P ORCHARDS, INC. an Oregon corporation

LOCATION OF SURVEY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.



SCALE: 1" = 100'

BASIS OF BEARING:

BASIS OF BEARING OF THE SURVEY IS OREGON STATE PLANE, NORTH ZONE (3801), GRID BEARINGS & INTERNATIONAL FEET.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2017 070

DATE FILED: 12/20/2017

BY: [Signature]

BRASS CAP FOUND AT NORTH QUARTER (C.C.542)

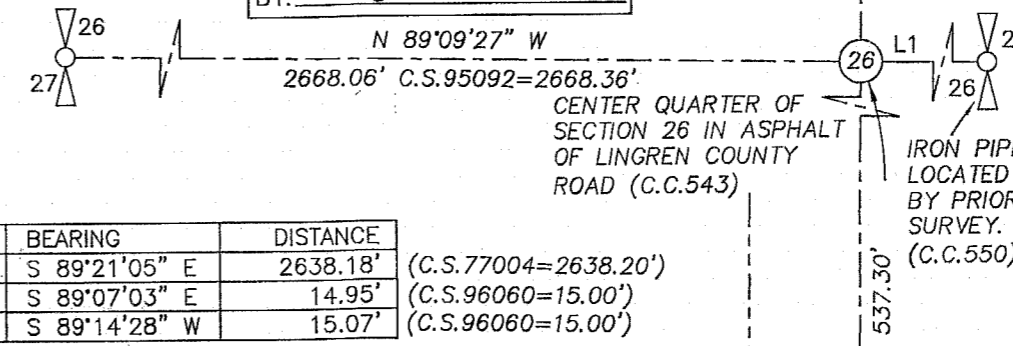
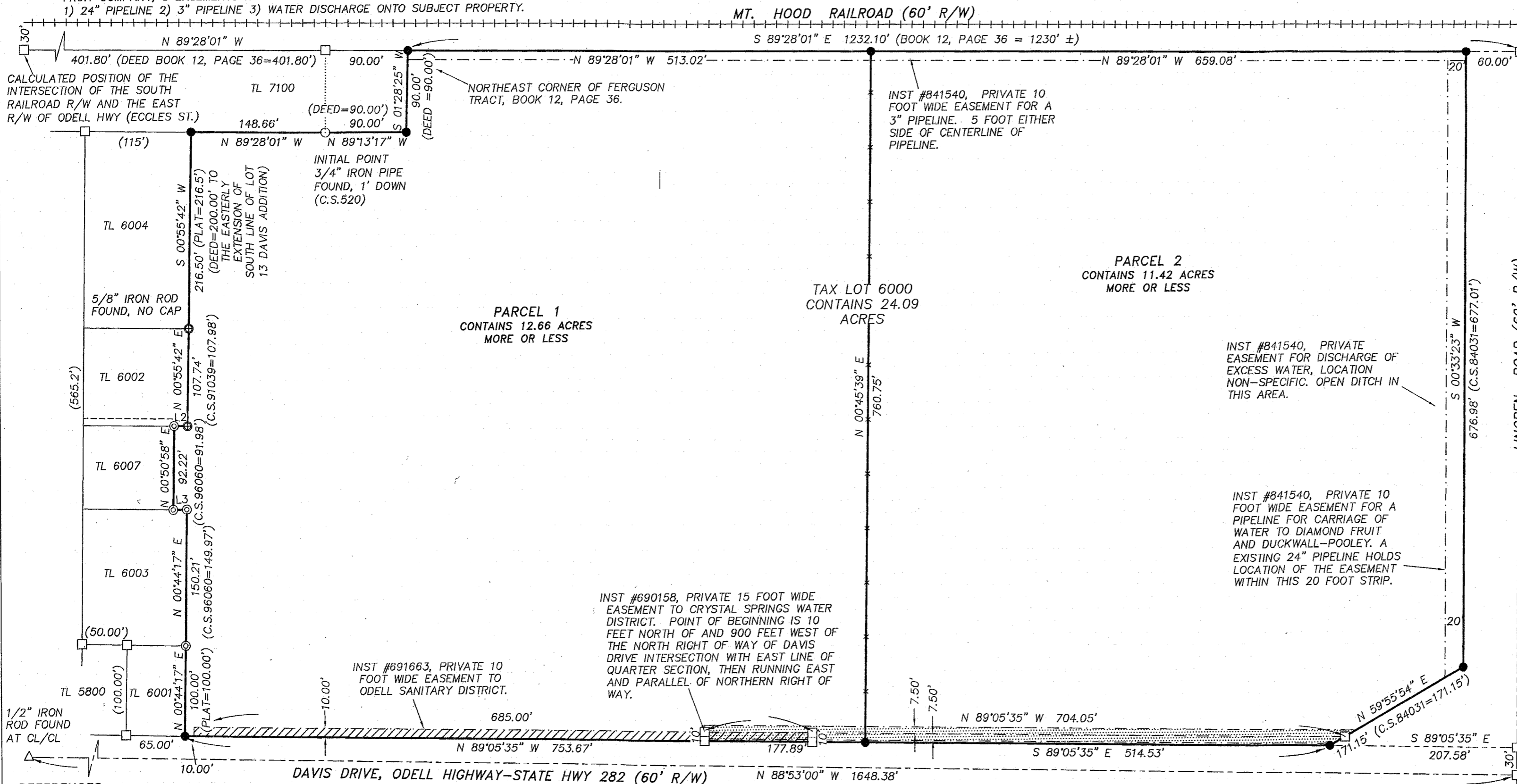


Table with 3 columns: LINE, BEARING, DISTANCE. L1: S 89°21'05" E 2638.18' (C.S.77004=2638.20'); L2: S 89°07'03" E 14.95' (C.S.96060=15.00'); L3: S 89°14'28" W 15.07' (C.S.96060=15.00')



REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE. C.S. 520, SURVEY FOR DUCKWALL BY PERKINS, DATED FEBRUARY 28, 1958. C.S. 77004, RIGHT OF WAY SURVEY BY HRC, FILED FEBRUARY 24, 1977. C.S. 84031, LINGREN ROAD EXTENSION SURVEY BY ARNOLD (L.S.2038), FILED MAY 1984. C.S. 91010, SURVEY FOR ISAAK BY KLEIN (L.S.932), FILED MARCH 26, 1991. C.S. 91039, SURVEY FOR ISAAK BY KLEIN (L.S.932), FILED JUNE 11, 1991. C.S. 95092, SURVEY FOR ED DENNIS BY DLC SURVEYING, (L.S.1028). C.S. 96060, SURVEY FOR ODELL RURAL FIRE DEPT. BY KLEIN (L.S.932), FILED AUG29, 1996. C.S. 97064, PARTITION PLAT No. 9725 BY TERRA (L.S.1815), FILED NOV 24, 1997. C.S. 2008-029, PARTITION PLAT No. 2008-07P BY TERRA (L.S.72306), FILED APRIL 9, 2008.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (SET 10/20/17)
○ FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
⊕ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, L.S.932 (C.S.91010)
⊖ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, L.S.932 (C.S.96060)
△ FOUND 1/2" IRON ROD, NO CAP, REFER TO C.S.95092
□ CALCULATED, NOT FOUND OR SET
( ) DEED OR PLAT CALL

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 located in Section 26, Township 2 North, Range 10 East of the Willamette Meridian, Hood River County and State of Oregon described as follows:

Beginning at a 3/4" iron pipe, being the Initial Point, monumenting the southwest corner of deed book 12, page 36; thence North 89°28'01" West a distance of 148.66 feet to a 5/8" iron rod, L.S. 72306; thence South 00°55'42" West a distance of 216.50 feet to a 5/8" iron rod with no cap; thence South 00°55'42" West a distance of 107.74 feet to a 5/8" iron rod with a yellow plastic cap, L.S. 932; thence North 89°07'03" West a distance of 14.95 feet to a 5/8" iron rod with a yellow plastic cap, L.S. 932; thence South 00°50'58" West a distance of 92.22 feet to a 5/8" iron rod with a yellow plastic cap, L.S. 932; thence North 89°14'28" East a distance of 15.07 feet to a 5/8" iron rod with a yellow plastic cap, L.S. 932; thence South 00°44'17" West a distance of 150.21 feet to a 5/8" iron rod with a yellow plastic cap, L.S. 932; thence South 00°44'17" West a distance of 100.00 feet to the north right of way of Davis Drive and a 5/8" iron rod, L.S. 72306; thence South 89°05'35" East along the north right of way of said Davis Drive a distance of 1,268.20 feet to a 5/8" iron rod; thence North 59°55'54" East a distance of 171.15 feet to a 5/8" iron rod, L.S. 72306; thence North 00°33'23" East along the west right of way of Lingren Road a distance of 676.98 feet to a 5/8" iron rod, L.S. 72306; thence North 89°28'01" West along the southerly right of way of Mt. Hood Railroad a distance of 1,172.10 feet to a 5/8" iron rod, L.S. 72306; thence South 01°28'25" West a distance of 90.00 feet to a point; thence North 89°13'17" West a distance of 90.00 feet to the point of beginning.

File Number 201724P
Instrument received on the 18th day of December, 2017 at 2:44 P.M.

Hood River County Director of Records and Assessments.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON December 30, 2005 ERIK M. CARLSON 72306 Expires: December, 2019

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 the provisions of ORS Chapter 92

Jack A. Davis 12/18/17 OWNER DATE

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

This instrument was acknowledged before me on December 18, 2017 (date)

as a representative of D & P ORCHARDS, INC. by Jack A. Davis

Notary Signature: [Signature] Print: Nancy J. Carlson

Public Notary-OREGON Commission number: 939097 My Commission expires: May 14, 2019

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

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

I hereby certify this partition was examined and approved as of this 18th day of December, 2017.

[Signature] Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 18th day of December, 2017.

Planning File Number [Signature] Hood River County Planning Director

TERRA SURVEYING

DATE: DECEMBER 1, 2017 SCALE: 1" = 100' PROJECT: 16085PART ASSESSORS MAP: 2N-10E-26C TL. 6000 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terrandsurveying.com

CS# 2017 070