

LEGAL DESCRIPTION - PARCEL 1

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER, STATE OF OREGON AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER, STATE OF OREGON, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 35.

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER LAYING EAST OF THE EASTERLY RIGHT OF WAY OF OREGON HIGHWAY 35, ALL OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER, STATE OF OREGON.

THE SOUTH 305 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 435 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LAYING EAST OF THE EAST FORK OF THE HOOD RIVER AND WEST OF THE WESTERLY RIGHT-OF-WAY OF OREGON HIGHWAY 35, ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE EASTERLY RIGHT OF WAY OF OREGON HIGHWAY 35 AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LAYING EAST OF THE EAST FORK OF THE HOOD RIVER, AND WEST OF THE WESTERLY RIGHT OF WAY OF OREGON HIGHWAY 35, AND SOUTH OF THE SOUTHERLY RIGHT OF WAY OF BASE LINE COUNTY ROAD ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

THE NORTH 455 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF THE EAST FORK OF THE HOOD RIVER IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMBINE AND RECONFIGURE SIX (6) TAX LOTS INTO TWO (2) PARCELS AS SHOWN. THE SIX TRACTS ARE DESCRIBED IN THAT CERTAIN DEED OF TRUST, RECORDED OCTOBER 22, 2015, INSTRUMENT NO. 2015-03687.

A MATHEMATIC MODEL OF SECTION 9 AND SECTION 4 WAS PERFORMED BASED ON PAST SURVEYS PERFORMED IN THE AREA, SEE REFERENCE SURVEY FOR SURVEY USED. SECTION 9 WAS COMPUTED BASED ON SURVEY PERFORMED BY OUR FIRM, FOR LONGVIEW FIBER COMPANY, FILED AS COUNTY SURVEY NO. 2001-036. THE NORTH HALF OF SECTION 4 WAS COMPUTED BASED ON A SURVEY PERFORMED BY CHARLES REYNOLDS, COUNTY SURVEY NO. 7584. THE SOUTH HALF OF SECTION 4 WAS COMPUTED BASED ON A SURVEY PERFORMED BY OUR FIRM, FOR JOHN AND BRADY JACOBSON, FILED AS COUNTY SURVEY NO. 2000-103.

THE LOCATION OF HIGHWAY 35 (RELOCATED MT. HOOD HIGHWAY), ALONG WITH BASE LINE ROAD (COUNTY ROAD 418) AND SMULLIN ROAD WERE DIGITIZED FROM HOOD RIVER COUNTY ASSESSOR MAPS, AND ARE SHOWN FOR RELATIVE POSITION ONLY TO PROPERTY LINE. FOR ROAD DETERMINATION AND LOCATION, SEE RIGHT-OF-WAY MAPS FOR HIGHWAY 35, ALONG WITH DEED DESCRIPTIONS AS DESCRIBED IN WARRANTY DEED, RECORDED IN BOOK 63 PAGE 117, WARRANTY DEED, RECORDED IN BOOK 79, PAGE 574, AND WARRANTY DEED, RECORDED IN INSTRUMENT NO. 820707.

DURING THE COURSE OF THIS SURVEY A REVIEW WAS PERFORMED ON THE STATUS OF RECORD TITLE (SORT) REPORT, PREPARED BY AMERITITLE, TITLE NO. 228182AM, DATED MARCH 27, 2018, WHICH THREE ITEMS FROM SAID REPORT ARE BEING NOTED IN THIS SURVEY.

THE FIRST BEING THAT THE PROPERTY IS VESTED TO BRADY JACOBSON, AS SHOWN IN SAID SORT REPORT AS PARCELS 1 AND 2.

THE SECOND BEING THE DESCRIPTION FOR PARCEL 4, EXCEPTS OUT INSTRUMENT NO. 860362. BEING THAT PROPERTY DESCRIBED AS PARCEL 1 AND 2 OF SAID SORT. FURTHER RESEARCH CONCLUDED THAT BRADY JACOBSON MAINTAINS TITLE TO SAID TRACT, AS DESCRIBED IN PARCEL 1 AND 2 OF SAID SORT REPORT, AND SAID LAND WAS INCLUDED IN THIS SURVEY.

IT IS ALSO BEING NOTED THAT A PORTION OF SAID LEGAL DESCRIPTION, NOTED IN PARCEL 5 OF SAID SORT REPORT, OMITTED A PORTION OF SAID DESCRIPTION. SAID DESCRIPTION SHOULD HAVE DESCRIBED EVERYTHING LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF "HIGHWAY 35".

NO MONUMENTS WERE SET OR RECOVERED, NOR WAS ANY FIELD WORK PERFORMED IN THIS SURVEY. THE AREA OF THE TWO PARCELS RESULTED IN AN EXCESS AREA OF OVER TEN ACRES, AND ARE NOT REQUIRED TO BE SURVEYED AS PROVIDED BY O.R.S. 92.060. THE AREA COMPUTATION WAS DERIVED FROM HOOD RIVER COUNTY ASSESSOR MAPS AND ARE APPROXIMATE.

ENCUMBRANCES

30 FOOT ROADWAY EASEMENT, GRANTED TO HOOD RIVER COUNTY, RECORDED AUGUST 4, 1921, BOOK 15, PAGE 446

20 FOOT ROADWAY EASEMENT, PER RIGHT OF WAY AGREEMENT, GRANTED TO J.A. MCCONN, S.M. MCCONN AND MARY L. MCCONN, RECORDED MAY 15, 1939, BOOK 27, PAGE 401

EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED AUGUST 7, 1945, BOOK 32, PAGE 156

LIMITED ACCESS PROVISION CONTAINED IN DEED TO STATE OF OREGON, MODIFICATION RECORDED JUNE 10, 1968 INSTRUMENT NO. 680758, MODIFICATION RECORDED DECEMBER 2, 1969 INSTRUMENT NO. 691702

LIMITED ACCESS PROVISION CONTAINED IN DEED TO STATE OF OREGON, RECORDED MAY 13, 1982 INSTRUMENT NO. 820707

PROPERTY LINE ADJUSTMENT RECORDED DECEMBER 15, 2000 INSTRUMENT NO. 20004517

AGREEMENT BETWEEN JOHN H. & ELIZABETH B. JACOBSON AND SALVATORE D'AURIA & DEBORAH NEFT, RECORDED DECEMBER 15, 2000 INSTRUMENT NO. 20004527

AGREEMENT RECORDED DECEMBER 15, 2000 INSTRUMENT NO. 2004528

DECLARATION OF DEED RESTRICTIONS RECORDED MAY 19, 2005 INSTRUMENT NO. 20052519

DEED OF TRUST, GRANTOR: ELIZABETH B. JACOBSON TRUSTEE: LAWYERS TITLE OF OREGON FOR HOOD RIVER EQUITY, LLC. RECORDED OCTOBER 22, 2015 INSTRUMENT NO. 201503687

PARTITION PLAT

MINOR PARTITION PLAT 00-268

LOCATED IN SW 1/4, SECTION 4 AND THE WEST 1/2, SECTION 9, T. 1S., R. 10E., W.M. HOOD RIVER COUNTY, STATE OF OREGON

1S 10E 4 - TAX LOT 800, & 801
1S 10E 9 - TAX LOT 100, 101, 300, & 302

LEGAL DESCRIPTION - PARCEL 2

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER, STATE OF OREGON, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 35.

THE WEST HALF OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TOWNSHIP 1 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

EXCEPTING THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER, STATE OF OREGON, LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 35.

THE SOUTH 305 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 435 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LAYING EAST OF THE EAST FORK OF THE HOOD RIVER AND WEST OF OREGON HIGHWAY 35, ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE EASTERLY RIGHT OF WAY OF OREGON HIGHWAY 35 AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE EAST FORK OF THE HOOD RIVER, WEST OF THE WESTERLY RIGHT OF WAY OF OREGON HIGHWAY 35, AND SOUTH OF THE SOUTHERLY RIGHT OF WAY OF BASE LINE COUNTY ROAD ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

THE NORTH 455 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF THE EAST FORK OF THE HOOD RIVER IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

ALSO EXCEPTING THEREFROM: BEGINNING AT A POINT 917.6 FEET SOUTH AND 396.8 FEET EAST OF THE QUARTER CORNER BETWEEN SECTIONS 8 AND 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE NORTH 10 DEGREES 28' EAST A DISTANCE OF 791.4 FEET; THENCE NORTH 79 DEGREES 32' WEST A DISTANCE OF 287.1 FEET; THENCE SOUTH 10 DEGREES 28' WEST A DISTANCE OF 791.4 FEET; THENCE SOUTH 79 DEGREES 32' EAST A DISTANCE OF 287.1 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTION THEREFROM: BEGINNING AT A POINT 139.4 FEET SOUTH AND 540.6 FEET EAST OF THE QUARTER CORNER BETWEEN SECTIONS 8 AND 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND THE STATE OF OREGON; THENCE SOUTH 10 DEGREES 28' WEST A DISTANCE OF 150 FEET TO THE NORTHEAST CORNER OF THE NOW OWNED STATE QUARRY; THENCE NORTH 79 DEGREES 32' WEST A DISTANCE OF 287.1 FEET TO THE NORTHWEST CORNER OF SAID QUARRY; THENCE NORTH 10 DEGREES 28' EAST A DISTANCE OF 150 FEET; THENCE SOUTH 79 DEGREES 32' EAST A DISTANCE OF 287.1 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: THAT PORTION CONVEYED TO HOOD RIVER COUNTY BY DEED RECORDED IN BOOK 79, PAGE 574, HOOD RIVER COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND THE STATE OF OREGON. THE SAID PARCEL BEING THAT PORTION OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING WESTERLY OF THE EASTERLY LINE AND THE EASTERLY LINE EXTENDED OF THAT PROPERTY DESCRIBED IN THAT DEED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED IN BOOK 27, PAGE 261 OF HOOD RIVER COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM: THAT PARCEL OF LAND CONVEYED TO THE STATE OF OREGON; BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED SEPTEMBER 23, 1958 IN DEED BOOK 63, PAGE 117.

SURVEYOR'S NOTES

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 TO PARCELS SHOWN HEREON WAS GAINED FROM TITLE NUMBER 228182AM PREPARED BY AMERITITLE TITLE COMPANY DATED 3-27-2018.

THE PROPERTY OWNERSHIP ON THIS MAP/ PLAT IS DEPICTED TO THE CENTER OR THREAD OF THE RIVER. A DETERMINATION OF NAVIGABILITY BY THE DIVISION OF STATE LANDS/ OREGON STATE LAND BOARD HAS NOT BEEN MADE. OWNERSHIP OF RIPARIAN (WATER) BOUNDARIES ON STREAMS AND RIVERS IN THE STATE OF OREGON IS EITHER TO THE CENTER (THREAD) OF THE STREAM OR RIVER, OR IF IT IS NAVIGABLE, TO THE ORDINARY HIGH WATER LINE OF THAT WATERWAY.

THE EAST FORK OF THE HOOD RIVER WAS DERIVED BY DIGITIZING THE LOCATION FROM HOOD RIVER COUNTY ASSESSORS MAP 1S 10E 09

EASEMENT NOTE

A NEW PRIVATE 10.00 FEET EASEMENT, LOCATED ON A PORTION OF PARCEL 2 FOR THE BENEFIT OF PARCEL 1, FOR AN IRRIGATION PUMP AND DISCHARGE LINE BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE END OF THE EXISTING INTAKE LINE AS NOW LOCATED IN THE EAST FORK OF THE HOOD RIVER; THENCE NORTHEASTERLY TO WESTERLY BOUNDARY OF PARCEL 1. SUBJECT TO THE PERMITS AND LICENSES REQUIRED BY THE STATE OF OREGON, THROUGH ITS DEPARTMENT OF TRANSPORTATION.

OWNER

ELIZABETH B. JACOBSON
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

REGISTERED PROFESSIONAL LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2008
JAMES M. KLEIN
59002
Expires 6-30-2019

LEGAL DESCRIPTION - PARCEL 2 CONTINUED

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LYING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND THE STATE OF OREGON; SAID PARCEL BEING THAT PORTION OF SAID WEST HALF OF THE NORTHWEST QUARTER INCLUDED IN A STRIP OF LAND VARIABLE IN WIDTH LYING ON EACH SIDE OF THE CENTER LINE OF A RELOCATED COUNTY ROAD, WHICH CENTER LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S CENTER LINE STATION 97+00, SAID STATION BEING 3804.73 FEET NORTH AND 926.39 FEET WEST OF THE EAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND THE STATE OF OREGON; THENCE SOUTH 10 DEGREES 05' EAST 200.05 FEET; THENCE ON A SPIRAL CURVE LEFT (THE LONG CORD OF WHICH BEARS SOUTH 15 DEGREES 24' 47" EAST) 400 FEET; THENCE ON A 716.20 FOOT RADIUS CURVE LEFT (THE LONG CORD OF WHICH BEARS SOUTH 32 DEGREES 29' EAST) 160 FEET; THENCE ON A SPIRAL CURVE LEFT (THE LONG CORD OF WHICH BEARS SOUTH 49 DEGREES 33' 13" EAST) 400 FEET; THENCE SOUTH 54 DEGREES 53' EAST 15.51 FEET; THENCE ON A SPIRAL CURVE RIGHT (THE LONG CORD OF WHICH BEARS SOUTH 51 DEGREES 53' EAST) 300 FEET; THENCE ON A 954.93 FOOT RADIUS CURVE RIGHT (THE LONG CORD OF WHICH BEARS SOUTH 36 DEGREES 45' EAST) 309.03 FEET; THENCE ON A SPIRAL CURVE RIGHT (THE LONG CORD OF WHICH BEARS SOUTH 21 DEGREES 20' 30" EAST) 300 FEET; THENCE SOUTH 18 DEGREES 20'30" EAST 247.55 FEET; THENCE ON A SPIRAL CURVE LEFT (THE LONG CORD OF WHICH BEARS SOUTH 22 DEGREES 50' 22" EAST) 450 FEET; THENCE ON A 954.93 FOOT RADIUS CURVE LEFT (THE LONG CORD OF WHICH BEARS SOUTH 42 DEGREES 42' 15" EAST) 587.08 FEET; THENCE SOUTH 67 DEGREES 04' EAST 30.87 FEET TO ENGINEER'S STATION 131+00, WHICH STATION EQUALS B.P.R. STATION 1208+08.08; SAID CENTER LINE CROSSES THE WEST LINE OF SAID SECTION 9 APPROXIMATELY AT ENGINEER'S STATION 115+20.

THE WIDTHS, IN FEET, OF THE STRIP OF LAND ABOVE REFERRED TO ARE AS FOLLOWS:

STATION	TO	STATION	WIDTH ON EASTERLY SIDE OF CENTER LINE	WIDTH ON WESTERLY SIDE OF CENTER LINE
111+75.56		114+84.59	70	80 A STRAIGHT LINE TO 90
114+84.59		117+84.59	70 A STRAIGHT LINE TO 50	50
117+84.59		113+00	50	50

ALSO EXCEPTING THEREFROM: BEGINNING AT A POINT OPPOSITE AND 50 FEET SOUTHWESTERLY OF ENGINEER'S STATION 125+00 ON THE CENTERLINE OF A RELOCATED COUNTY ROAD (WHICH CENTER LINE IS DESCRIBED ABOVE); THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE 30 FEET; THENCE SOUTH 11 DEGREES 55' EAST 380 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF A HEREAFTER DESCRIBED RECTANGULAR TRACT OF LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID RECTANGULAR TRACT 100 FEET; THENCE NORTH 11 DEGREES 55' WEST 275 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL TO AND 50 FOOT SOUTHERLY OF THE CENTER LINE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING. THE RECTANGULAR TRACT OF LAND REFERRED TO ABOVE IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 139.4 FEET SOUTH AND 540.6 FEET EAST OF THE QUARTER CORNER BETWEEN SECTIONS 8 AND 9, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND THE STATE OF OREGON; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY THAT DEED RECORDED IN BOOK 27, PAGE 261 OF HOOD RIVER COUNTY DEED RECORDS; THENCE NORTH 79 DEGREES 32' WEST ALONG THE NORTH LINE OF SAID STATE OF OREGON PROPERTY 287.1 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 10 DEGREES 28' EAST 150 FEET; THENCE SOUTH 79 DEGREES 32' EAST A DISTANCE OF 287.1 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 28' WEST A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN AND ASSOCIATES LAND SURVEYING, FOR LONG VIEW FIBER COMPANY, FILED MAY 30, 2001, IN COUNTY SURVEY NO. 2001-036
- R2. SURVEY PERFORMED BY DLC SURVEYING, FOR BOB DANKO, BILL STURMAN AND DOUG SHARKEY, FILED DECEMBER 2, 1982 IN COUNTY SURVEY NO. 82037
- R3. PROPERTY LINE ADJUSTMENT PERFORMED BY COLUMBIA RIVER SURVEYING AND MAPPING, FOR MARK AND JENNIFER ROBINSON, FILED JUNE 4, 2008 IN COUNTY SURVEY NO. 2008-041
- R4. SURVEY PERFORMED BY DLC SURVEYING, FOR JOHN JACOBSON, FILED APRIL 22, 1985 IN COUNTY SURVEY NO. 85017
- R5. SURVEY PERFORMED BY DLC SURVEYING, FOR CLIFF ORTH, FILED JUNE 30, 1986 IN COUNTY SURVEY NO. 86035
- R6. SURVEY PERFORMED BY CHARLES E. REYNOLDS, FOR CLIFFORD ORTH PROPERTIES INC., FILED IN COUNTY SURVEY NO. 7584
- R7. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, LAND SURVEYING, FOR JOHN AND BRADY JACOBSON, FILED DECEMBER 19, 2000 IN COUNTY SURVEY NO. 2000-103

REFERENCED DEEDS

TITLE REPORT NUMBER 228182AM PREPARED BY AMERITITLE TITLE COMPANY, DATED 3-27-2018
DEED OF TRUST RECORDED, RECORDED 10/22/2015, INSTRUMENT NO. 2015-03687
WARRANTY DEED, INSTRUMENT NO. 860362
WARRANTY DEED, BOOK 79, PAGE 574
WARRANTY DEED, BOOK 63, PAGE 117
WARRANTY DEED, BOOK 27, PAGE 261

SHEET INDEX

SHEET 1 - ACKNOWLEDGEMENTS, LEGAL DESCRIPTION, AND NOTES
SHEET 2 - SECTION DIAGRAM
SHEET 3 - PARCEL LAYOUT

HOOD RIVER COUNTY SURVEYOR'S OFFICE
SURVEY NO. 2018034
FILED 7/5/18
BY me

PARTITION PLAT NO. 201812P
INSTRUMENT RECEIVED ON THE 18 DAY OF JUNE, 2018 3:22 AT PM
Colbert Willey
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYS CERTIFICATE
I, JAMES M. KLEIN, REGISTERED PROFESSIONAL LAND SURVEYOR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED THE LANDS REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED IN THE LEGAL DESCRIPTION AS PARCEL 1 AND 2, AND FOR THE INITIAL POINT OF THIS SURVEY I HELD A HOOD RIVER COUNTY BRASS DISK, LOCATED AT THE NORTHWEST CORNER OF SECTION 9.
James M. Klein
JAMES M. KLEIN PLS. 59002

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 DESIRE, AND THE PROVISIONS OF ORS CHAPTER 92.
AND BY THIS PLAT CREATE THE EASEMENT SHOWN HEREON FOR THE STATED PURPOSES.
Elizabeth B. Jacobson 6/28/2018
ELIZABETH B. JACOBSON DATE

ACKNOWLEDGMENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JULY 23, 2018, BY THE ABOVE SIGNED
Roxann R Cochran Elizabeth B Jacobson
NOTARY SIGNATURE
NOTARY PUBLIC-(NAME)
STATE OF Oregon
COUNTY OF Hood River
COMMISSION NO. 933649
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.
Andrea A. Brown
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 28th DAY OF JUNE, 2018.
James M. Klein
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 28th DAY OF JUNE, 2018.
Colbert Willey for John Roberts
HOOD RIVER COUNTY PLANNING DIRECTOR

Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3922 • FAX: 541-386-2515

FILE #19-0282

SHEET <u>1</u> OF <u>3</u>			
WILLAMETTE MERIDIAN			
HOOD RIVER COUNTY, OREGON			
1/4	SEC	T.	R.
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<input checked="" type="checkbox"/>	9	1S.	10E.

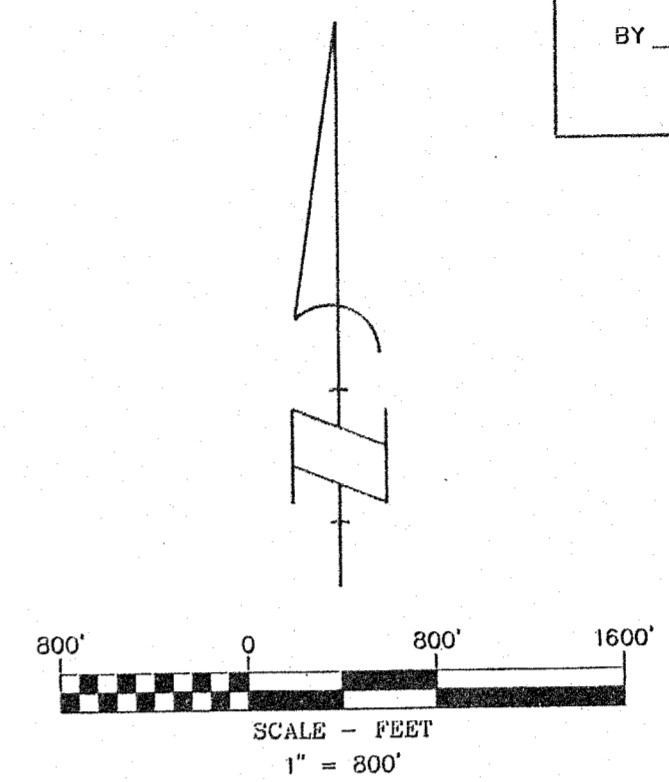
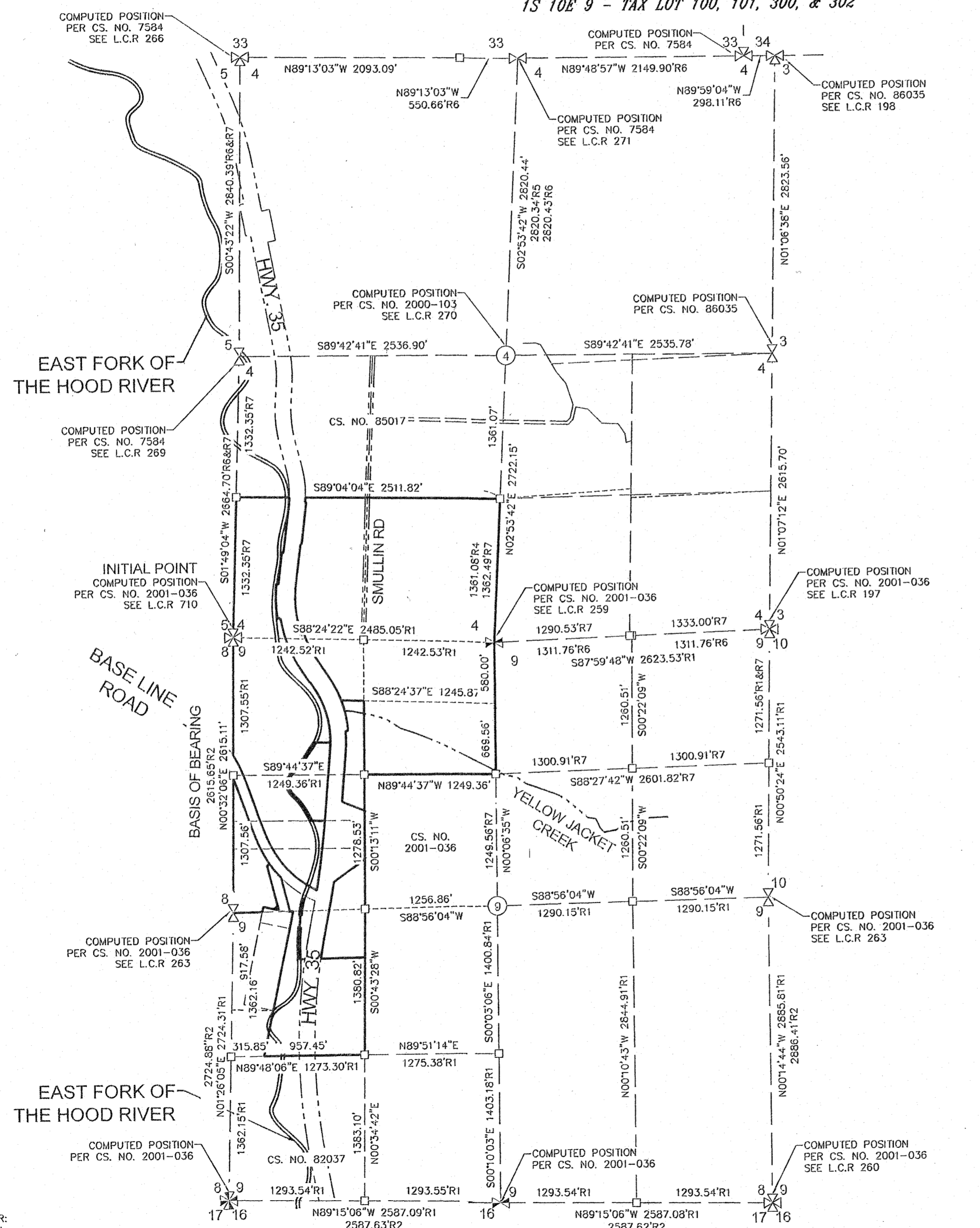
CS# 2018 034

PARTITION PLAT

MINOR PARTITION PLAT 00-268
 LOCATED IN SW 1/4, SECTION 4 AND
 THE WEST 1/2, SECTION 9, T. 1S., R. 10E., W.M.
 HOOD RIVER COUNTY, STATE OF OREGON
 1S 10E 4 - TAX LOT 800, & 801
 1S 10E 9 - TAX LOT 100, 101, 300, & 302

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2018034
 FILED 7/5/2018
 BY BT



BASIS OF BEARINGS
 THE WEST LINE OF THE NORTHWEST QUARTER
 OF SECTION 9, PER KLEIN & ASSOCIATES
 COUNTY SURVEY NO. 2001-036

LEGEND

- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS. NO. COUNTY SURVEY NUMBER
- RI RECORD DATA PER RECORD OF SURVEY NO.
- L.C.R. LAND CORNER CARD
- PROPERTY LINE
- - - RIGHT OF WAY
- EDGE OF RIVER/CREEK
- - - EASEMENT

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	193.58± ACRES	113.39± ACRES
PARCEL 2		80.19± ACRES

OWNER
 ELIZABETH B. JACOBSON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
James M. Klein
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002
 Expires 8-30-2019

Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97031
 TEL: 541-386-3322 • FAX: 541-386-2615

SHEET 2 OF 3
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	4	1S.	10E.
<input checked="" type="checkbox"/>	9	1S.	10E.

SURVEY PERFORMED FOR:
 ELIZABETH B. JACOBSON
 DATE OF SURVEY: MAY 14, 2018
 PROJECT: 00035 DRAFT: AK, CD
 FILE: 00035.DWG LAYOUT TAB: H.R. COUNTY P.P.

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

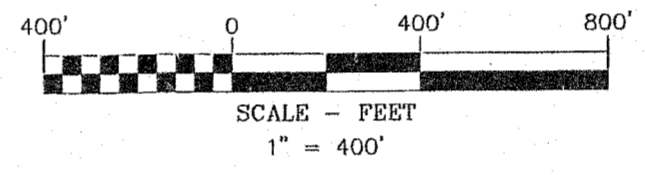
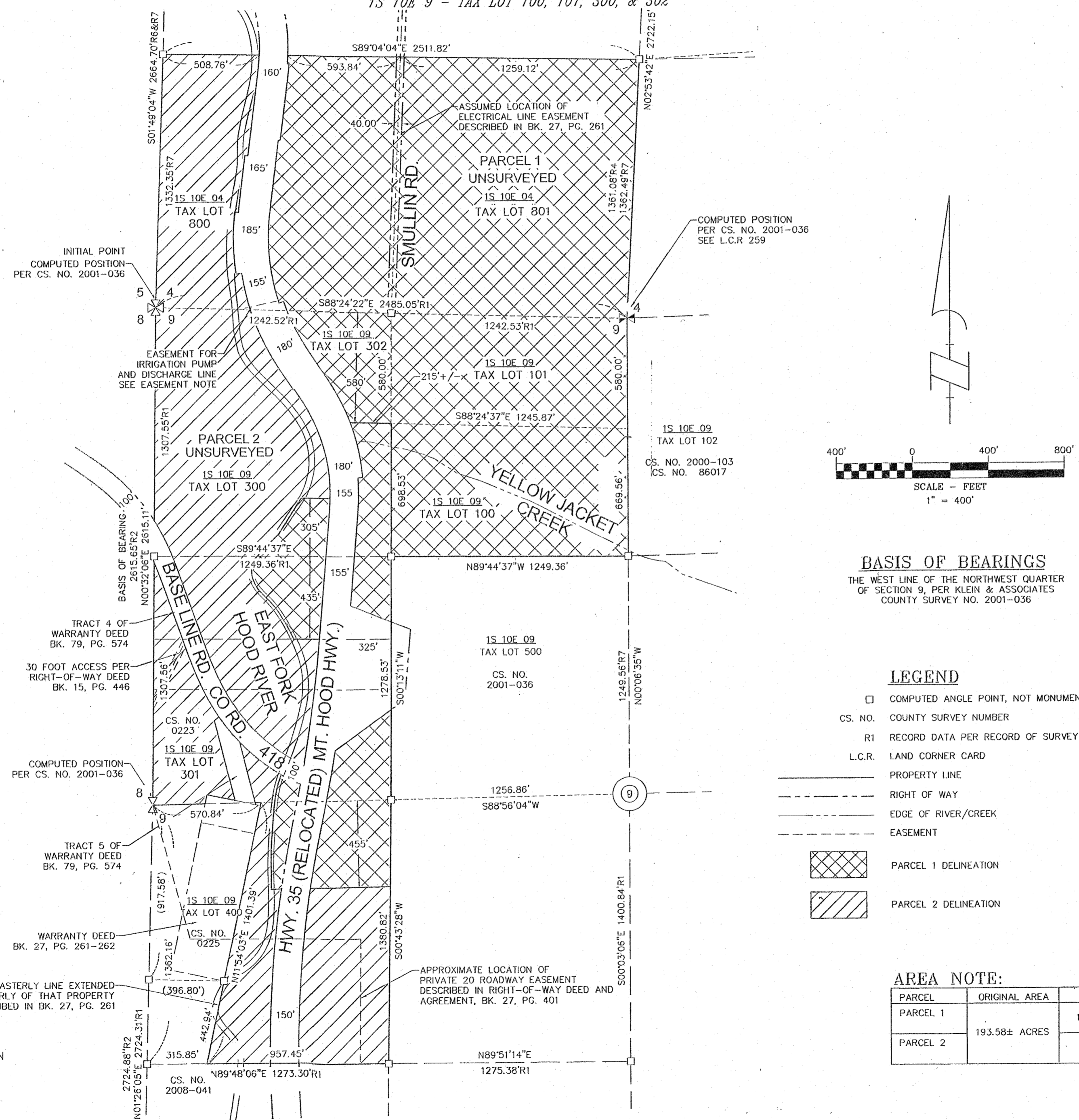
201812P

PARTITION PLAT

MINOR PARTITION PLAT 00-268
LOCATED IN SW 1/4, SECTION 4 AND THE
WEST 1/2, SECTION 9, T. 1S., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
1S 10E 4 - TAX LOT 800, & 801
1S 10E 9 - TAX LOT 100, 101, 300, & 302

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2018 034
FILED 1/5/2018
BY gl



BASIS OF BEARINGS
THE WEST LINE OF THE NORTHWEST QUARTER
OF SECTION 9, PER KLEIN & ASSOCIATES
COUNTY SURVEY NO. 2001-036

LEGEND

- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- L.C.R. LAND CORNER CARD
- PROPERTY LINE
- - - RIGHT OF WAY
- - - EDGE OF RIVER/CREEK
- - - EASEMENT
- [Cross-hatch] PARCEL 1 DELINEATION
- [Diagonal hatch] PARCEL 2 DELINEATION

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	193.58± ACRES	113.39± ACRES
PARCEL 2		80.19± ACRES

OWNER
ELIZABETH B. JACOBSON

SURVEY PERFORMED FOR:
ELIZABETH B. JACOBSON
DATE OF SURVEY: MAY 14, 2018
PROJECT: 00035 DRAFT: AK, GD
FILE: 00035.DWG LAYOUT TAB: H.R. COUNTY P.P.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 8-30-2019

SHEET 3 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
4 1S. 10E.
9 1S. 10E.

CS# 2018 034