

PARTITION PLAT for JOHN AND RACHEL HARVEY

LOCATION OF SURVEY:
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A PARTITION ON TAX LOT 301 PER THE FINAL ORDER OF A MEASURE 49 CLAIM, STATE ELECTION No. E133715. THE BOUNDARY RESOLUTION IS BASED ON SECTIONAL BREAKDOWN PRODUCING THE BOUNDARIES OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27. I HAVE SHOWN THIS SECTION BREAKDOWN ON THE DETAIL SHOWN. THIS PROPERTY IS DESCRIBED AS THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER WHICH LIES SOUTH AND WEST OF DAVIS DRIVE WHICH HAS BEEN EXCEPTED ON THE DESCRIPTION TO HOOD RIVER COUNTY, THE GEOMETRY OF THE DESCRIPTION DID NOT FIT WELL WITH THE FIELD LOCATED CENTERLINE OF WYEAST ROAD AND DAVIS DRIVE. SAID CENTERLINE WAS TIED AT POINT OF CURVATURES AND 50 FOOT INTERVALS ON TANGENTS. I MONUMENTED A 20 FOOT OFFSET FROM SAID CENTERLINE OF EXISTING ROAD FOR AN OVERALL 40 FOOT RIGHT OF WAY.

THE BASIS OF BEARING IS THE QUARTER SECTION CORNERS TIED ON C.S.1982023, BEING A 3" BRASS CAP FOUND ON THE WEST QUARTER OF SECTION 27 AND A 1-1/2" IRON PIPE MONUMENTING THE SOUTH QUARTER OF SAID SECTION 27.

REFERENCES:

- C.S. NO. 77085, SURVEY FOR MOORE BY L.S.1028, FILED SEPTEMBER 20, 1977.
- C.S. NO. 80013, SURVEY FOR MOORE BY L.S.1028, FILED MARCH 14, 1980.
- C.S. NO. 82023, SURVEY FOR IWATSAKI BY L.S. 1028, FILED DECEMBER 2, 1982.
- C.S. NO. 91014, SURVEY FOR HART BY L.S.1028, FILED APRIL 8, 1991.
- C.S. NO. 98086, SURVEY FOR GILLMOUTHE BY L.S.932, FILED NOVEMBER 23, 1998.

EASEMENTS:

PATENT RESERVATION BY UNITED STATES OF AMERICA, BOOK F, PAGE 5. RESERVES WATER RIGHTS, MINING, AGRICULTURAL, MANUFACTURING.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2018 049

DATE FILED: 9/13/2018

BY: [Signature]

File Number 201814P
Instrument received on the 12 day of September 2018 at 10:38 A.M.

[Signature]
Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, 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 as that portion of described real property located South and West of Davis Drive.

The Northwest Quarter of the Southwest Quarter of Section 27, Township 2 North, Range 10 East of the Willamette Meridian. Except that 40 foot strip of land conveyed to Hood River County by deed recorded in Deed Book 44, Page 175, Hood River County, State of Oregon.

Initial Point is a 5/8" iron rod, L.S.72306 located at the southwest corner of Northwest quarter of the Southeast Quarter of said Section 27.

DECLARATION

We the owners of the land shown herein, hereby declare that this division of land has been made with our free consent and partitioned in accordance with the provisions of ORS Chapter 92 and grant the private easements as shown on plat.

This instrument was acknowledged before me on September 11, 2018 (date)

by John Harvey and Rachel Harvey

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

[Signature]
Notary Signature

Notary Print Nancy Carlson

Public Notary-OREGON
Commission number: 934097
My Commission expires: May 14, 2019

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

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

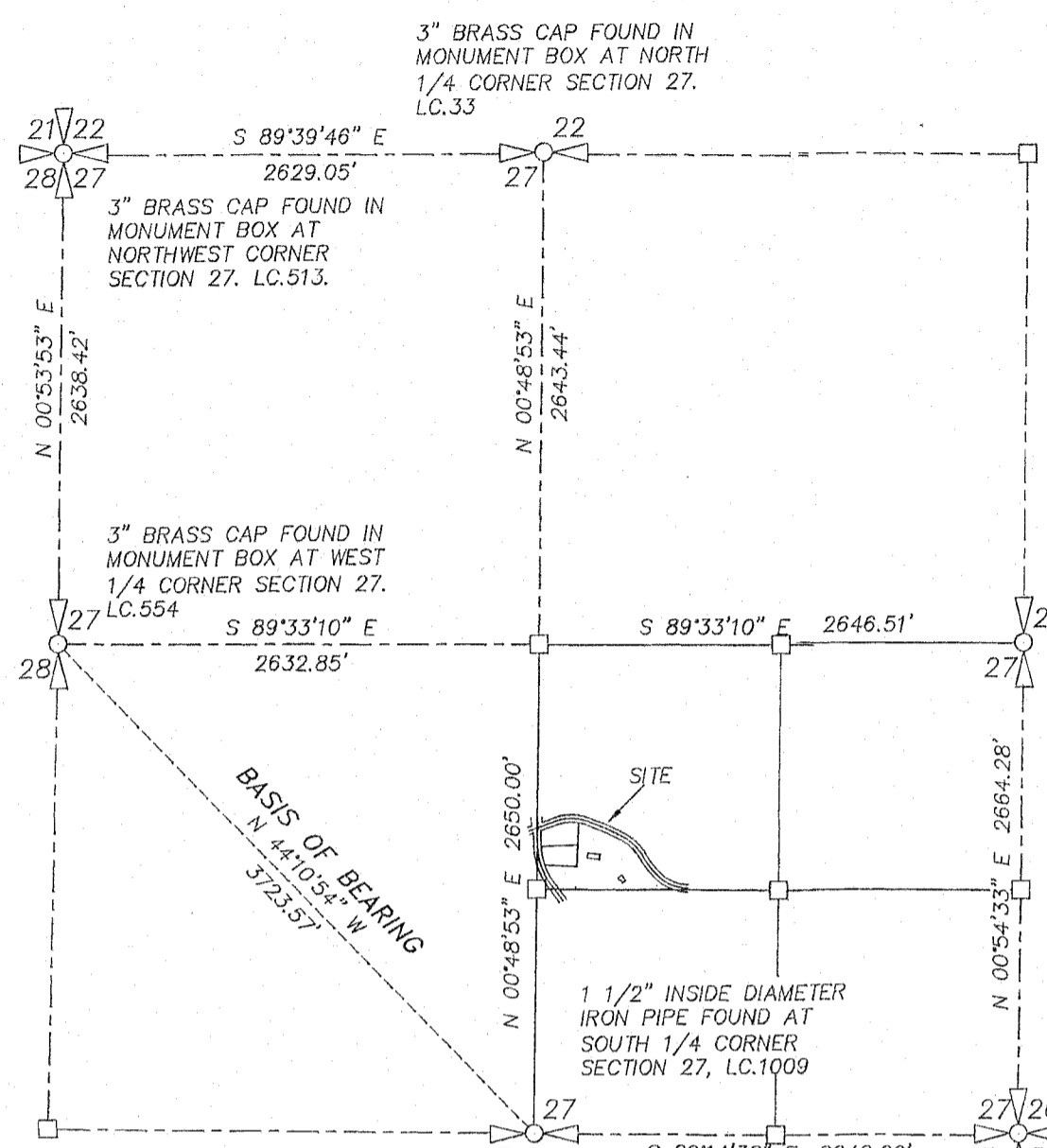
I hereby certify this partition was examined and approved as of this 11th day of SEPTEMBER, 2018.

[Signature]
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 11th day of SEPTEMBER, 2018.

[Signature]
Hood River County Planning Director

Planning File 18-0075



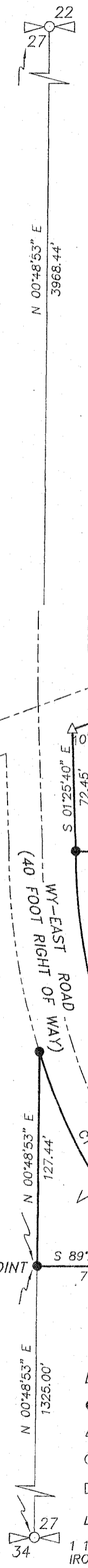
3" BRASS CAP FOUND IN MONUMENT BOX AT NORTH 1/4 CORNER SECTION 27. LC.33

3" BRASS CAP FOUND IN MONUMENT BOX AT NORTHWEST CORNER SECTION 27. LC.513

3" BRASS CAP FOUND IN MONUMENT BOX AT WEST 1/4 CORNER SECTION 27. LC.554

3" BRASS CAP FOUND IN MONUMENT BOX AT EAST 1/4 CORNER SECTION 27. LC.544

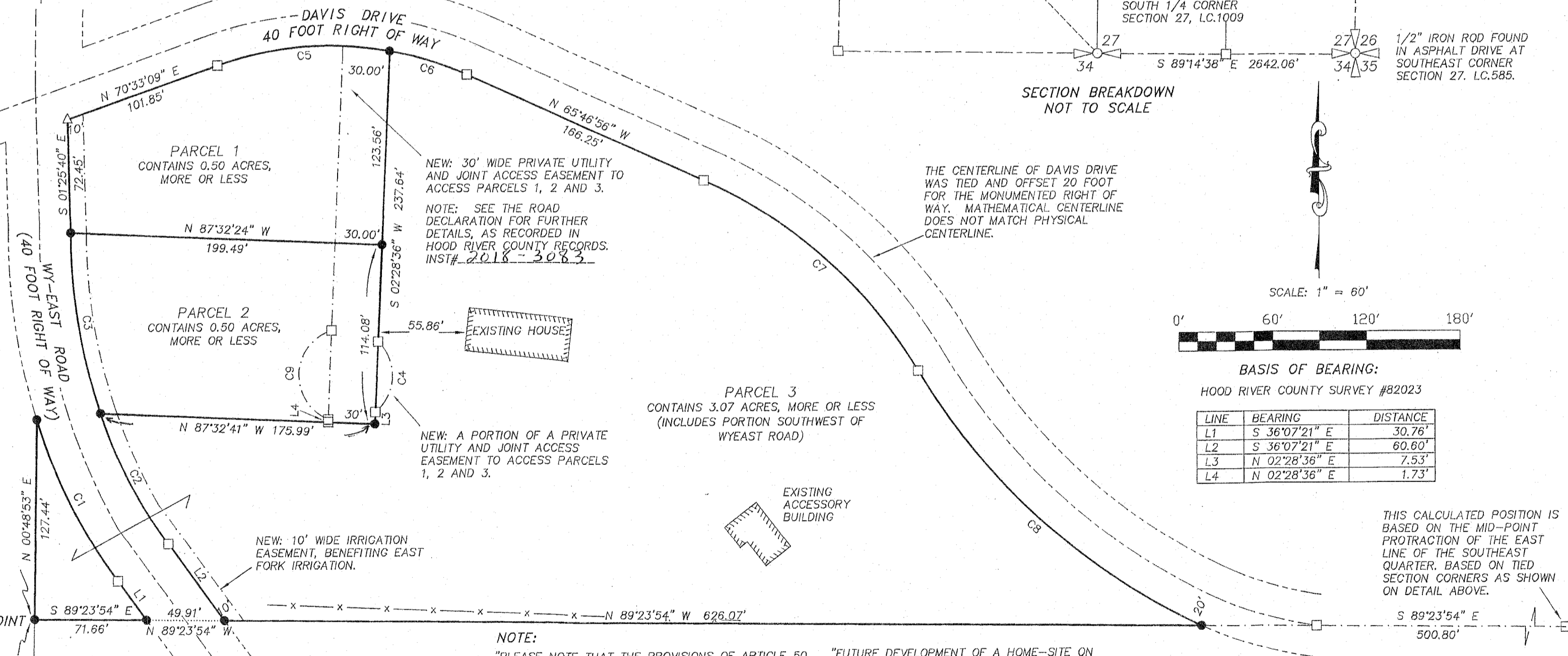
1 1/2" IRON ROD FOUND IN ASPHALT DRIVE AT SOUTHWEST CORNER SECTION 27. LC.585.



3" BRASS CAP FOUND IN MONUMENT BOX AT NORTH 1/4 CORNER SECTION 27

1 1/2" INSIDE DIAMETER IRON PIPE FOUND

- LEGEND:**
- SET 5/8" X 30" IRON ROD, L.S.72306 (8/14/18)
 - △ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (SET 8/14/18)
 - FOUND MONUMENT OF RECORD
 - CALCULATED, NOT FOUND OR SET
 - LC. COUNTY LAND CORNER CARD



NEW: 30' WIDE PRIVATE UTILITY AND JOINT ACCESS EASEMENT TO ACCESS PARCELS 1, 2 AND 3.

NOTE: SEE THE ROAD DECLARATION FOR FURTHER DETAILS, AS RECORDED IN HOOD RIVER COUNTY RECORDS. INST# 2018-3083.

NEW: A PORTION OF A PRIVATE UTILITY AND JOINT ACCESS EASEMENT TO ACCESS PARCELS 1, 2 AND 3.

NEW: 10' WIDE IRRIGATION EASEMENT, BENEFITING EAST FORK IRRIGATION.

THE CENTERLINE OF DAVIS DRIVE WAS TIED AND OFFSET 20 FOOT FOR THE MONUMENTED RIGHT OF WAY. MATHEMATICAL CENTERLINE DOES NOT MATCH PHYSICAL CENTERLINE.

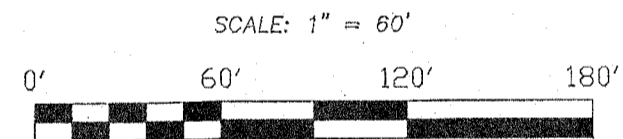
PARCEL 3 CONTAINS 3.07 ACRES, MORE OR LESS (INCLUDES PORTION SOUTHWEST OF WYEAST ROAD)

NOTE:
"PLEASE NOTE THAT THE PROVISIONS OF ARTICLE 50 (BUFFER REQUIREMENTS) OF THE HOOD RIVER COUNTY ZONING ORDINANCE APPLY TO SITING A NEW DWELLING IN, OR ADJACENT TO, THE COUNTY'S EXCLUSIVE FARM USE ZONE. IF YOU HAVE QUESTIONS, PLEASE CONTACT HOOD RIVER COUNTY PLANNING."

"FUTURE DEVELOPMENT OF A HOME-SITE ON PARCELS 1-2 ARE SUBJECT TO THE CONDITIONS PROVIDED UNDER THE APPROVED FINAL ORDER FOR MEASURE 49 WAIVER (E133715) GRANTED BY THE STATE OF OREGON ON JANUARY 7, 2010."

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	321.79'	116.18'	N 26°35'02" W	115.55'	20°41'09"
C2	281.79'	94.26'	S 27°27'33" E	93.82'	19°09'53"
C3	361.32'	116.99'	S 09°09'39" E	116.48'	18°33'07"
C4	30.00'	50.73'	S 02°28'36" W	44.90'	96°53'08"
C5	212.47'	112.03'	S 85°34'17" W	110.74'	30°12'43"
C6	203.45'	51.80'	S 72°52'49" E	51.66'	14°35'12"
C7	305.00'	186.25'	N 48°17'18" W	183.37'	34°59'16"
C8	412.97'	247.47'	N 47°57'41" W	243.78'	34°20'02"
C9	30.00'	73.65'	S 02°28'36" W	56.50'	140°39'23"

SECTION BREAKDOWN NOT TO SCALE



BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY #82023

LINE	BEARING	DISTANCE
L1	S 36°07'21" E	30.76'
L2	S 36°07'21" E	60.60'
L3	N 02°28'36" E	7.53'
L4	N 02°28'36" E	1.73'

THIS CALCULATED POSITION IS BASED ON THE MID-POINT PROTRACTION OF THE EAST LINE OF THE SOUTHWEST QUARTER, BASED ON TIED SECTION CORNERS AS SHOWN ON DETAIL ABOVE.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

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

TERRA SURVEYING

DATE: AUGUST 9, 2018
SCALE: 1" = 60'
PROJECT: 18045PART
ASSESSORS MAP: 2N-10E-27D TL 301
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com