

MEASURE 49 PARTITION PLAT
for
RICHARD G. AND MYRNA F. SPONHAUER, CO-TRUSTEES
of
RICHARD G. SPONHAUER AND MYRNA F. SPONHAUER
JOINT REVOCABLE LIVING TRUST

LOCATION OF SURVEY:

PARCEL LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,
HOOD RIVER COUNTY, OREGON.

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 described in as follows:

The southwest quarter of the southwest quarter of Section 33, Township 1 North, Range 10 East of the Willamette Meridian in the
County of Hood River and State of Oregon.

Together with a portion of the southeast quarter of the southwest quarter of Section 33, beginning at the southwest corner of said
southeast quarter of the southwest quarter; thence South 89°14'58" East along the south line of Section 33 a distance of 426.00 feet
to a point; thence North 00°45'57" East a distance of 1014.80 feet to a 3/4" iron pipe with a brass disk, L.S.1971, point being the
initial point of this plat; thence South 55°43'13" West a distance of 520.37 feet to a 3/4" iron rod; thence South 00°44'07" West a
distance of 715.76 feet to the point of beginning, Excepting therefrom, that portion thereof included in Baseline County Road.

LINE	BEARING	DISTANCE
L1	N 00°43'46" E	73.92'
L2	N 00°43'32" W	20.24'
L3	N 00°45'57" E	15.23'
L4	N 85°41'11" E	118.11'
L5	N 70°59'45" E	103.07'
L6	N 51°28'47" E	39.29'
L7	N 75°29'40" W	29.96'
L8	S 00°43'47" W	123.28'
L9	N 55°43'13" E	302.94'
L11	S 88°09'48" W	120.40'
L12	S 41°45'36" E	69.12'
L13	N 89°14'58" W	132.14'

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

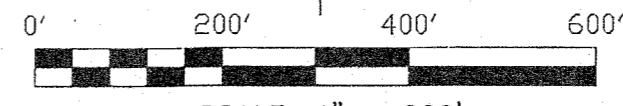
CS# 2018 056

DATE FILED: 10/25/18

BY: *EC*

File Number 2018166P
Instrument received on the 23RD day of
OCTOBER, 2018 at 9:28 A.M.
[Signature]
Hood River County Director of Records
and Assessments.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
ERIK M. CARLSON
December 30, 2005
72306
Expires: December, 2019



SCALE: 1" = 200'
BASIS OF BEARING
HOOD RIVER COUNTY SUBDIVISION PLAT #92014
(ROTATION ANGLE = -00°45'02")
BASIS OF BEARING OF THE SURVEY IS OREGON STATE
PLANE,
NORTH ZONE (3601), GRID BEARINGS &
INTERNATIONAL FEET.

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 and grant the private easement as
shown on this plat.
[Signature]
MYRNA F. SPONHAUER, TRUSTEE DATE 10/19/2018
[Signature]
MYRNA F. SPONHAUER
Print
RICHARD G. SPONHAUER, TRUSTEE DATE 10/19/2018
[Signature]
RICHARD G. SPONHAUER
Print
State of Oregon }
County of Hood River } s.s.

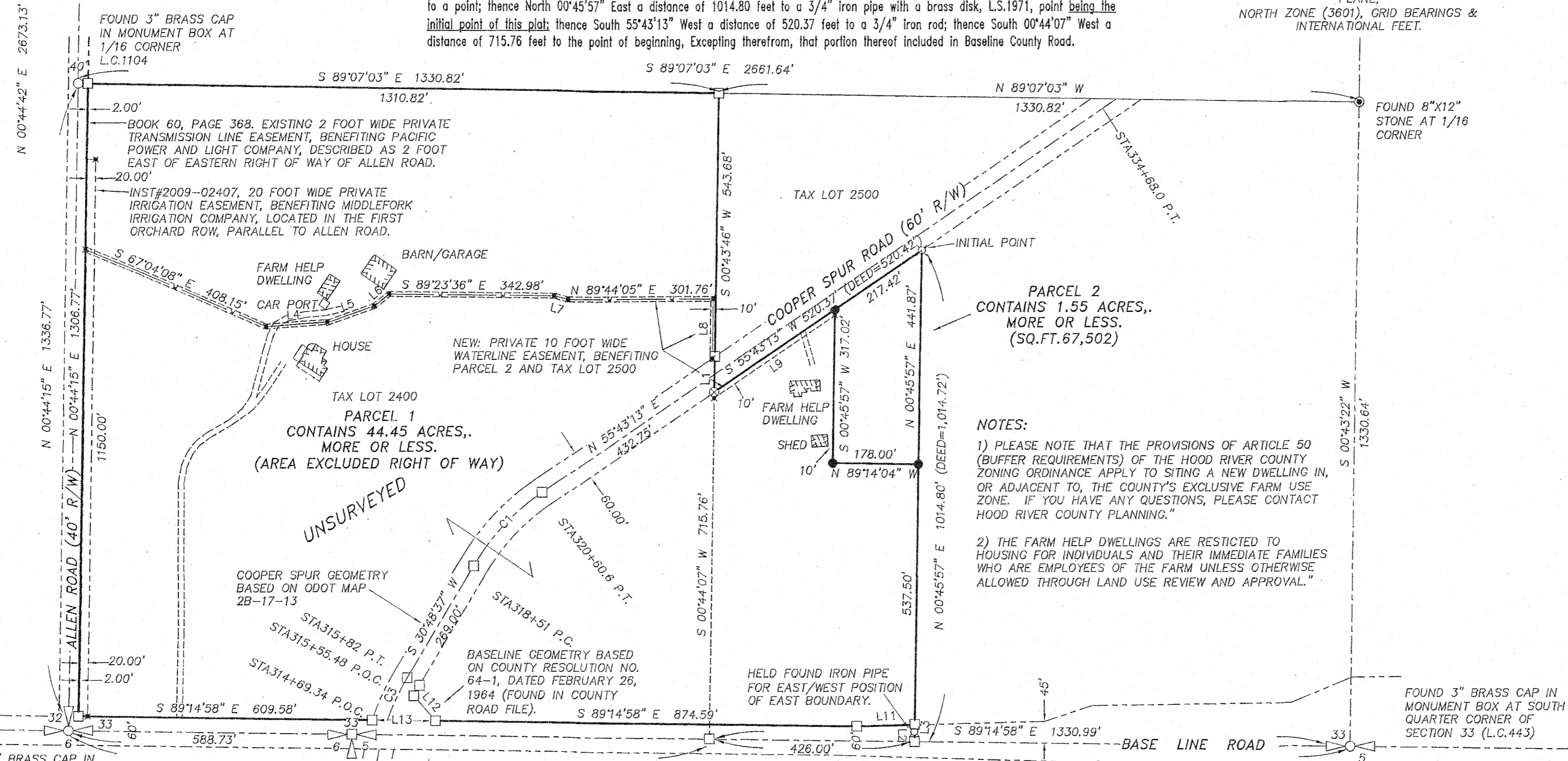
This instrument was acknowledged before me on
October 19, 2018 (date)
by *[Signature]* RICHARD G. SPONHAUER *
and *[Signature]* MYRNA F. SPONHAUER *
[Signature] MYRNA CARLSON
Notary Signature
Public Notary-OREGON
Commission number: 939097
My Commission expires: May 14, 2019

I hereby certify that all taxes and assessments due
hereon have been fully paid as required by law.
[Signature] JEFFREY A. HECKSEL
Hood River County Director of Budget and
Finance, Treasurer/ Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 19th day
of October, 2018.
[Signature]
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 22nd day
of October, 2018.
[Signature]
Hood River County Planning Director (acting)

TERRA SURVEYING
DATE: SEPTEMBER 13, 2018
SCALE: 1" = 200'
PROJECT: 18074PART
ASSESSORS MAP: 1N-10E-33 TL. 2400
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, SET ON SEPTEMBER 17, 2018.
 - FOUND MONUMENT AS NOTED ON PLAT
 - ⊙ FOUND STONE OF RECORD AT 1/16 CORNER, C.S. 0156
 - ⊗ FOUND 3/4" IRON PIPE WITH BRASS DISK OF RECORD, L.S. 1971, C.S. 92014.
 - ⊗ FOUND 3/4" IRON ROD OF RECORD, C.S. 0156 AND 92014
 - CALCULATED, NOT FOUND OR SET
 - × EASEMENT ANGLE POINT
 - () SURVEY OR DEED CALL
 - EXISTING FENCE

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 2400 INTO 2 PARCELS.
THIS PROPERTY WAS DESCRIBED AS THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 33 TOGETHER WITH A TRACT 426 FEET WIDE AND PARALLEL TO
THE EAST LINE OF THE SOUTH 1/16, BOUNDED BY THE SOUTH RIGHT OF WAY OF
COOPER SPUR AND SOUTH SECTION LINE OF SECTION 33. THE CONTROLLING ELEMENTS
OF THIS PLAT ARE SECTION MONUMENTS DEFINING THE SOUTH HALF OF SOUTHWEST
QUARTER OF SECTION 33. THE PROPERTY WAS SURVEYED IN 1992 BY FROST, L.S.1971.
WE RECOVERED THE MAJORITY OF THE MONUMENTS SET ON THAT SURVEY, THE
DISTANCES WE MEASURED MATCHED THE SURVEY MEASUREMENTS AND DEED DISTANCES.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER MONUMENTED
BY BRASS CAPS. HOLDING OREGON STATE PLANE, NORTH ZONE 3601.

REFERENCES:
ODOT MAPS 8B-28-26 AND 2B-17-13
C.S. No. 0152, SURVEY FOR ALLEN BY P.S. MORSE.
C.S. No. 0156, SURVEY BY HILL, L.S.578, FILED JANUARY 13, 1969.
C.S. No. 7853, SURVEY FOR HRC BY MERRY, P.E. 8275, FILED OCTOBER 14, 1976.
C.S. No. 92014, SURVEY BY WILLIAM FROST, L.S. 1971, FILED MARCH 18, 1992.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	475.61'	209.60'	N 43°05'23" E	207.91'	25°15'00"
C2	485.61'	96.59'	N 25°06'43" E	96.43'	11°23'47"

- EASEMENTS:
- BOOK 2, PAGE 599, PRIVATE FLUME IRRIGATION EASEMENT BENEFITING MIDDLE FORK IRRIGATION COMPANY (1909). EASEMENT IS DESCRIBED AS FLUME FOLLOWING COOPER SPUR ROAD, THE DISTANCE FROM THE WEST POINTS TO THE CENTER OF COOPER SPUR ROAD EAST OF 1/16TH LINE AS SHOWN (1922).
 - BOOK 16, PAGE 126, 60 FOOT PUBLIC RIGHT OF WAY, DESCRIBES CURRENT COOPER SPUR ROAD WEST OF 1/16TH LINE AS SHOWN (1922).
 - BOOK 16, PAGE 159, 60 FOOT PUBLIC RIGHT OF WAY, DESCRIBES COOPER SPUR ROAD WEST OF 1/16TH LINE AS SHOWN (1922).
 - BOOK 16, PAGE 248, 60 FOOT PUBLIC RIGHT OF WAY, DESCRIBES COOPER SPUR ROAD WEST OF 1/16TH LINE AS SHOWN (1922).
 - BOOK 60, PAGE 368, PRIVATE POWER LINE EASEMENT BENEFITING PACIFIC POWER AND LIGHT, LOCATION GENERALLY WITHIN 2.0 FEET OF EASTERLY RIGHT OF WAY OF ALLEN ROAD.
 - BOOK 66, PAGE 714, PRIVATE CRYSTAL SPRINGS WATER LINE EASEMENT, LOCATION AND WIDTH NOT GIVEN, THEREFORE EASEMENT NOT SHOWN ON PLAT.
 - BOOK 78, PAGE 498, 20' WIDE PRIVATE EASEMENT BENEFITING MIDDLEFORK IRRIGATION. NO LOCATION GIVEN.
 - INST#872496, 20' FOOT WIDE PRIVATE EASEMENT FOR CRYSTAL SPRINGS WATER DISTRICT, LOCATION NON-SPECIFIC.
 - INST#920955, PRIVATE DOMESTIC WATER LINE EASEMENT BENEFITING THE PROPERTY TO THE EAST OF PLAT, EASEMENT LIMITED TO THE SOUTH HALF OF PLAT, NO OTHER SPECIFICS GIVEN.
 - INST#2009-02407, 20 FOOT WIDE PRIVATE IRRIGATION EASEMENT, BENEFITING MIDDLEFORK IRRIGATION COMPANY, LOCATED IN THE FIRST ORCHARD ROW, PARALLEL TO ALLEN ROAD.

* AS CO-TRUSTEES OF RICHARD G. SPONHAUER AND MYRNA F. SPONHAUER JOINT REVOCABLE LIVING TRUST.