

for ROBERT & ELIZABETH THOMSEN & B.B.K. HOLDINGS, L.L.C.

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2019 003

DATE FILED: 1/14/2019

BY: [Signature]

File Number 2018-209 Instrument received on the 31st day of December, 2018 at 10:51 A.M.

Hood River County Director of Records and Assessments.

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 as shown on plat.

Robert Thomsen V. Robert Thomsen, Trustee for the V. Robert Thomsen Revocable Living Trust Agreement, Dated June 26, 2006.

Mary Lynn Moore, 12/26/18 Date By Mary Lynn Moore, his attorney in fact.

Elizabeth E. Thomsen Elizabeth E. Thomsen, Trustee for the Elizabeth E. Thomsen Revocable Living Trust Agreement, Dated July 3, 2006.

Mary Lynn Moore, 12/26/18 Date By Mary Lynn Moore, his attorney in fact.

Mary Lynn Moore, 12/26/18 Date Charles W. Thomsen, Member of BBK Holding, LLC

Christy E. Ewald, 12-26-18 Date Mary Lynn Moore, Member of BBK Holding, LLC

Lisa A. Elisea Lisa A. Elisea, Member of BBK Holding, LLC

Mary Lynn Moore, 12/26/18 Date By Mary Lynn Moore, her attorney in fact.

Christy E. Ewald, 12/26/18 Date Christy E. Ewald, Member of BBK Holding, LLC

ACKNOWLEDGMENT This instrument was acknowledged before me this 26th day of December by Mary Lynn Moore as attorney in fact for V. Robert Thomsen, Trustee of the V. Robert Thomsen Revocable Living Trust Agreement dated June 26, 2006, as attorney in fact for Elizabeth E. Thomsen, Trustee of the Elizabeth E. Thomsen Revocable Living Trust Agreement dated July 3, 2006, as attorney in fact for Lisa A. Elisea who is a Member of B.B.K. Holding, LLC and individually as a Member of B.B.K. Holdings, LLC; by Charles W. Thomsen who is a Member of B.B.K. Holdings, LLC and by Christy E. Ewald who is a Member of B.B.K. Holding, LLC.

State of Oregon County of Hood River Notary Signature [Signature]

Public Notary-OREGON Commission number: 971868 My Commission expires: February 28, 2022

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

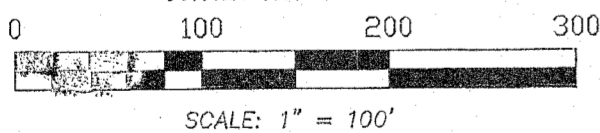
I hereby certify this partition was examined and approved as of this 26th day of December, 2018 [Signature]

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 26th day of December, 2018 [Signature]

Hood River County Planning Director

BASIS OF BEARING: HOOD RIVER COUNTY SURVEY NO. 2012030



REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2019

PREVIOUSLY TIED (2012) BRASS CAP OF RECORD AT THE QUARTER CORNER, CAP LOOSE (L.C.1072)

PARCEL 1 TAX LOT 3100/3101 (2N11E06) CONTAINS 15.71 ACRES, MORE OR LESS (INCLUDES THE LAND WITHIN HIDDEN OAKS DRIVE) OWNER: ROBERT & ELIZABETH THOMSEN

PARCEL 2 RE-ASSIGNED TAX LOT 106 (2N11E06D) CONTAINS 1.07 ACRES±

- LEGEND: SET 5/8" IRON ROD WITH PLASTIC CAP, L.S.72306, (SET DECEMBER 11, 2018) FOUND MONUMENT OF RECORD AS NOTED. FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET ON C.S. 2018-032 FOUND 1-5/32" DIAMETER COPPER PLUG, L.S. 72306, SET ON C.S. 2018-032 FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET ON C.S. 2018-007 FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET ON C.S. 2012-030 FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 932, SET ON C.S. 98047 FOUND 1/2" IRON ROD WITH PLASTIC CAP, L.S. 1028, SET ON C.S. 94133 CALCULATED EASEMENT ANGLE POINT CALCULATED BOUNDARY CORNER (ORIGIN OF DIMENSION C.S.2012030) HRC HOOD RIVER COUNTY { } DIMENSION FROM NOTED SURVEY () DIMENSION FROM C.S.2018-007 [] DEED CALL

NOTE: THE AREAS OF PARCEL 2 AND 3 INCLUDE AREA WITHIN THE 1/2 RIGHT OF WAY OF HIDDEN OAKS DRIVE.

TERRA SURVEYING

DATE: DECEMBER 18, 2018 SCALE: 1" = 100' PROJECT: 18108REPART ASSESSORS MAP: 2N-11E-6 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net

TERRA SURVEYING
PARTITION RE-PLAT
for

ROBERT & ELIZABETH THOMSEN & B.B.K. HOLDINGS, L.L.C.

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 2 NORTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2019 003

DATE FILED: 1/14/2019

BY: *EC*

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 follows:

Lot 1 and Tract 2 of Phase 1 of the Pine Crest P.U.D. Subdivision.

Together with Beginning at a Point which is North 264 feet and 193.6 feet West of the South Quarter of Section 6, Township 2 North, Range 11 East of the Willamette Meridian, Hood River County, Oregon. Thence North 01°17'33" East a distance of 6.29 feet; thence South 89°24'30" West a distance of 129.81 feet to the east right of way of The Dalles-Sandy Wagon Road; thence North 17°36'41" West a distance of 73.26 feet to a point; thence North 89°24'26" East a distance of 101.78 feet to a point; thence North 00°54'57" West a distance of 294.40 feet to a point; thence North 88°35'11" West a distance of 184.95 feet to a point; thence South 89°38'00" West a distance of 42.30 feet to a point; thence North 02°00'00" East a distance of 396.29 feet to a point; thence North 47°52'19" East a distance of 39.54 feet to a point; thence South 87°42'24" East a distance of 402.12 feet to a point; thence North 00°12'02" East a distance of 107.63 feet to a point; thence North 00°11'11" East a distance of 20.81 feet to a point; thence South 87°48'12" East a distance of 697.18 feet to a 1/2" Iron Rod, L.S.1028, being the initial point of this plat; thence South 00°05'14" West a distance of 230.70 feet to a cusp of a curve concaved southeasterly whose chord South 49°33'26" West a distance of 119.45 feet. Radius measures 350.00 feet. Thence along curve through the central angle of 19°33'21" a distance of 120.04 feet to the point of curvature concaved easterly whose chord bears South 16°39'59" West a distance of 78.43 feet. Radius measures 100.00 feet. Thence along said curve through the central angle of 46°10'46" a distance of 80.60 feet to a point of compound curvature concaved easterly whose chord bears South 08°13'40" East a distance of 12.59 feet. Radius measures 200 feet. Thence along said curve through the central angle 03°36'31" a distance of 12.60 feet to a point; thence North 89°54'21" West a distance of 333.93 feet to a point; thence South 02°13'13" West a distance of 468.31 feet to a point; thence South 89°44'49" West a distance of 418.95 feet to the point of beginning.

REFERENCES:

SURVEYS FILED IN HOOD RIVER COUNTY SURVEYORS OFFICE.
C.S. 1464, SURVEY OF WEST 1/2 SECTION 6 BY HRC, DATED AUGUST 7, 1968.
C.S. 1467, SURVEY BY FREY, DATED AUGUST 1965.
C.S. 0619, SURVEY FOR AXFORD BY HOBSON, DATE UNKNOWN.
C.S. 1994133, SURVEY FOR THOMSEN BY CRON, L.S.1028, FILED DEC 12, 1994.
C.S. 1998047, SURVEY FOR TREMBLY BY KLEIN, L.S.932, FILED AUGUST 3, 1998.
C.S. 2007125, PARTITION PLAT NO.2007-039P FOR THOMSEN BY TERRA, L.S.72306, FILED DEC 10, 2007.
C.S. 2012030, "PINE CREST PUD, PHASE 1" SUBDIVISION PLAT FOR B.B.K. HOLDINGS, LLC BY TERRA, L.S.72306, FILED JULY 9, 2012.
C.S. 2018062, "PINE CREST PUD, PHASE 2" SUBDIVISION PLAT FOR B.B.K. HOLDINGS, LLC BY TERRA, L.S.72306, FILED OCTOBER 5, 2016.
C.S.2018007, PROPERTY LINE ADJUSTMENT FOR BBK BY TERRA, L.S.72306, FILED FEBRUARY 26, 2018.
C.S.2018008, PROPERTY LINE ADJUSTMENT FOR BBK BY TERRA, L.S.72306, FILED FEBRUARY 26, 2018.
C.S.2018032, PROPERTY LINE ADJUSTMENT FOR THOMSEN AND MASSINGILL BY TERRA, L.S.72306, FILED JUNE 7, 2018

OPEN SPACE NOTE:

PINE CREST PUD OPEN SPACE CALCULATIONS.
PHASE 1: TOTAL AREA 22.09 ACRES
PHASE 2: TOTAL AREA 47.77 ACRES
TOTAL AREA OF BOTH PHASES: 69.86 ACRES

OPEN SPACE PHASE 1: 11.02 ACRES
OPEN SPACE PHASE 2: 21.58 ACRES
TOTAL OPEN SPACE ON BOTH PHASES: 32.60 ACRES
OPEN SPACE 46.6%

SUBTRACT 3.38 ACRES TO REDUCE THE OPEN SPACE TO 29.22 ACRES FROM THE C.S. 2018-008 (BLA FROM OPEN SPACE TO RESIDENTIAL LOT 4 OF PINE CREST PUD PHASE 1.)

OPEN SPACE 41.8% (PRIOR TO THIS PLAT)

ADD 1.07 ACRES FOR RESIDENTIAL LOT 1 TO OPEN SPACE COMES TO 30.29 ACRES OPEN SPACE.

FINAL OPEN SPACE 30.29/69.86 OF PINE CREST PUD, PHASE 1 AND 2 TOTALS 43.3 % OPEN SPACE.

NOTE: LOT AREAS INCLUDE LAND WITHIN THE RIGHT OF WAY OF HIDDEN OAKS DRIVE

OPEN SPACE AREAS EXCLUDES PORTIONS IN THE TRAVELED ROADWAY.

LINE	BEARING	DISTANCE
L1	S 89°24'30" W	148.34'
L2	N 89°45'35" W	133.50'
L3	S 86°14'53" W	289.19'
L4	S 89°45'35" E	137.25'
L5	N 86°14'53" E	282.93'
L6	N 02°13'13" E	30.07'
L7	N 17°36'41" W	62.73'

LINE NUMBERS L8-L13, L1 ARE NOT SHOWN

L14	S 01°38'11" E	5.00'
L15	S 40°59'29" E	5.76'
L16	S 32°34'16" E	5.51'
L17	N 69°38'00" E	42.30'
L18	S 01°17'33" W	6.29'
L19	N 88°21'49" E	18.99'
L20	N 88°21'49" E	21.02'
L21	N 88°21'49" E	69.99'
L22	N 88°21'49" E	69.99'
L23	N 69°38'00" E	16.31'
L24	S 14°55'53" E	28.78'

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT TAX LOT 3100, 3101, 107 AND 106 INTO A DIFFERENT CONFIGURATION AND CLASSIFY THE ORIGINAL OPEN SPACE FROM TRACT 2 ONTO THE PORTION OF LOT 1 OF PINE CREST PUD OF PHASE 1. THE DEED ELEMENTS USED TO RESOLVE THE BOUNDARY ARE ORIGINAL PLAT CORNERS FROM PHASE 1 OF PINE CREST, PUD, WHICH ARE FOUND TO BE IN GOOD SHAPE. A PORTION OF THE OUTBOUNDS OF PARCEL 1 (TAX LOT 3100 AND 3101) WERE MONUMENTED BY CRON L.S.1028 ON C.S.94133 AND ADJUSTED WITH TAX LOT 3200 ON C.S.2018-032. I USED THE 5/8" TERRA RODS FOUND ON THE NORTH LINE OF LOT 2 OF PHASE 1 OF THE PINE CREST SUBDIVISION FOR THE BASIS OF BEARING. PARCEL CORNERS WERE NOT SET WITHIN CENTERLINE OF HIDDEN OAKS DRIVE, IT WAS DEEMED IMPRACTICAL DUE TO ROAD MAINTENANCE IN THE FUTURE. THIS PARTITION PLAT DOES NOT AFFECT THE APPROVED MEASURE 49 ON THE BOUNDARIES OF TAX LOT 3100 AS SHOWN ON M-49 APPROVAL. THE FACE OF THE SURVEY SHOWN FURTHER DETAILS.

AMERITITLE: STATUS OF RECORD TITLE (SORT) REPORT NO.272289AM, DATED DECEMBER 10, 2018: PROPERTY IS SUBJECT TO FOLLOWING RECORD MATTERS.

- BOOK F, PAGE 448, PRIVATE EASEMENT IN FAVOR OF EAST FORK IRRIGATION COMPANY, DATED APRIL 9, 1901. NO SPECIFIC LOCATION GIVEN ON THE DEED. TERRA PREVIOUSLY TIED AN EXISTING CANAL NORTH OF THIS PROPERTY, THE RE-ROUTED PIPELINE WAS CREATED ON INST#961267.
- BOOK 44, PAGE 580, PRIVATE DOMESTIC WATERLINE EASEMENT TO REPAIR AND MAINTAIN SPRING BOX IN FAVOR OF WUEST, MARCH 5, 1951, NON-SPECIFIC DESCRIPTION, NO SPRING BOX LOCATED WITHIN THIS PLAT.
- BOOK 53, PAGE 67, PRIVATE ROAD ACCESS EASEMENT IN FAVOR OF LATTING TO THE SOUTH, JUNE 12, 1954, LOCATED IN THE CENTERLINE OF HIDDEN OAKS DRIVE.
- BOOK 69, PAGE 36, PUBLIC TRANSMISSION LINE EASEMENT IN FAVOR OF THE USA, JULY 25, 1961. THIS EASEMENT DOES NOT APPLY TO THIS PLAT.
- INST#961267, PRIVATE IRRIGATION EASEMENT IN FAVOR OF EAST FORK IRRIGATION DIST., FEBRUARY 22, 1995. EASEMENT SHOWN ON WEST LINE OF PARCEL 3.
- INST#963541, PRIVATE CRYSTAL SPRINGS WATERLINE EASEMENT, OCTOBER 14, 1996. EASEMENT LOCATED ON THE SOUTH LINE OF LOT 2 OF PINE CREST PHASE 1. NOT A PART OF THIS PLAT.
- INST#200804126, PRIVATE UNDERGROUND POWERLINE EASEMENT IN FAVOR OF PACIFIC CORP, OCTOBER 28, 2008. EASEMENT LOCATED WITHIN HIDDEN OAKS DRIVE, NEAR THE SOUTH LINE OF PARCEL 1.
- INST#201102351, PRIVATE ROAD MAINTENANCE AGREEMENT IN FAVOR OF ADJOINING LAND OWNERS ON WHAT IS NOW HIDDEN OAKS DRIVE.
- INST#201201011, PRIVATE ROAD AND UTILITY EASEMENT IN FAVOR OF BBK HOLDING, LLC ON WHAT IS NOW HIDDEN OAKS DRIVE AS SHOWN.
- INST#201201012, DECLARATION OF PRIVATE EASEMENT IN FAVOR OF THE FUTURE OCCUPANTS OF PINE CREST, PUD ON WHAT IS NOW HIDDEN OAKS DRIVE AS SHOWN.
- INST#201202174, COVENANTS, CONDITIONS AND RESTRICTIONS FOR PINE CREST PUD, AMENDED INST#201402807, SEPTEMBER 17, 2014.
- INST#201603378, DECLARATION OF DEED RESTRICTIONS- FARM AND FOREST. SEPTEMBER 30, 2016.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	200.00'	63.51'	S 82°32'20" E	63.25'	18°11'42"
C2	200.00'	63.51'	S 82°32'20" E	63.25'	18°11'42"
C3	170.00'	53.99'	S 82°32'20" E	53.76'	18°11'42"
C4	200.00'	56.90'	N 20°53'29" E	56.71'	16°18'07"
C5	225.00'	102.68'	S 19°29'50" E	101.79'	26°08'51"

CURVE NUMBERS C6-C10, C13 ARE NOT SHOWN ON THIS PLAT

C11	200.00'	12.60'	S 08°13'40" E	12.59'	3°36'31"
C12	100.00'	80.60'	S 16°39'59" W	78.43'	46°10'46"
C13	125.00'	17.89'	N 81°49'54" E	17.87'	08°11'55"
C14	175.00'	15.50'	S 08°57'38" E	15.49'	5°04'27"
C15	325.00'	96.38'	S 48°15'07" W	96.03'	16°59'31"
C16	200.00'	78.67'	S 21°18'06" E	78.17'	22°32'19"
C17	75.00'	80.65'	N 01°45'52" W	76.82'	61°36'48"
C18	225.00'	64.02'	N 20°53'29" E	63.80'	16°18'07"
C19	75.00'	62.80'	N 64°22'34" E	60.98'	47°58'29"
C20	100.00'	67.29'	N 69°05'08" E	66.03'	38°33'21"
C21	230.00'	73.04'	N 82°32'20" W	72.73'	18°11'42"
C22	100.00'	64.69'	S 31°16'27" W	63.57'	37°04'02"
C23	75.00'	36.19'	S 26°33'53" W	35.84'	27°38'54"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2019

TERRA SURVEYING

DATE: DECEMBER 18, 2018
SCALE: 1" = 100'
PROJECT: 18108REPART
ASSESSORS MAP: 2N-11E-6
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

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