

TERRA SURVEYING  
PARTITION PLAT  
for  
**DYKE DYE, CAROL McMURREN, DONNA GULANI AND JANET ANDERSON**  
AS EQUAL TENANTS IN COMMON

LOCATION OF SURVEY:  
TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.  
PAGE 1 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

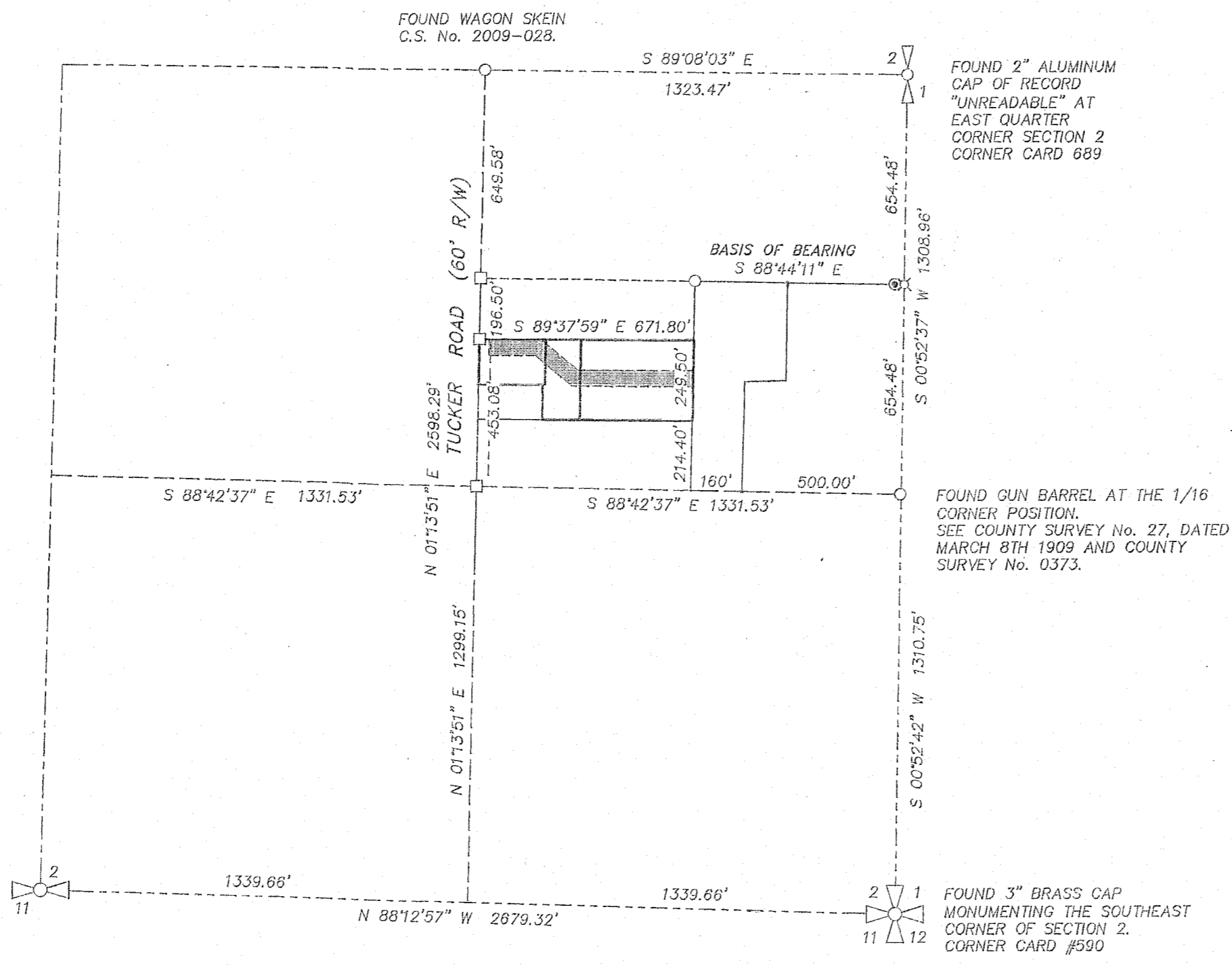
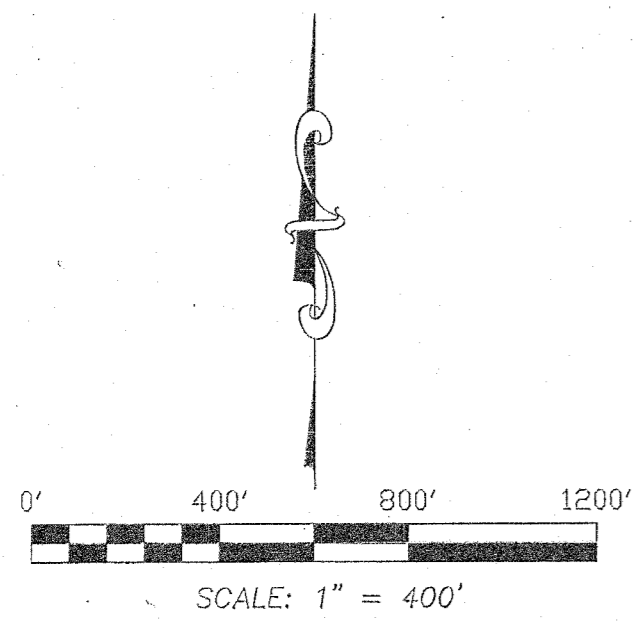
CS# 2019 033

DATE FILED: 7/18/2019

BY: *[Signature]*

File Number 201906P  
Instrument received on the 17<sup>th</sup> day of July 2019 at 2:47 P.M.

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



**ACKNOWLEDGMENT**  
State of Oregon }  
County of Hood River } s.s.  
This instrument was acknowledged before me on July 15, 2019 (date)  
by Donna Gulani equal tenant in common.  
*[Signature]*  
Notary Signature  
Nancy Jane Carlsson  
Public Notary-OREGON  
Commission number: 985708  
My Commission expires: April 4, 2023

**ACKNOWLEDGMENT**  
State of Oregon }  
County of Hood River } s.s.  
This instrument was acknowledged before me on July 15, 2019 (date)  
by Carol McMurren in common.  
*[Signature]*  
Notary Signature  
Nancy Jane Carlsson  
Public Notary-OREGON  
Commission number: 985708  
My Commission expires: April 4, 2023

**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 create private easements as shown on this plat.  
Dyke A Dye 7-15-19 DATE  
Carol McMurren 7-15-19 DATE  
Donna Gulani 7-15-19 DATE  
Janet Anderson 7-15-19 DATE

**ACKNOWLEDGMENT**  
State of Oregon }  
County of Hood River } s.s.  
This instrument was acknowledged before me on July 15, 2019 (date)  
by Dyke A. Dye as equal tenant in common.  
*[Signature]*  
Notary Signature  
Nancy Jane Carlsson  
Public Notary-OREGON  
Commission number: 985708  
My Commission expires: April 4, 2023

**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 AS FOLLOWS:  
COMMENCING A FOUND GUN BARREL MONUMENTING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD RIVER COUNTY AND STATE OF OREGON; THENCE NORTH 88°42'37" WEST A DISTANCE OF 680.00 FEET TO A POINT; THENCE NORTH 01°15'36" EAST A DISTANCE OF 214.40 FEET TO A 3/4" IRON PIPE, BEING THE NORTHEAST CORNER OF DEED BOOK 44, PAGE 207, ALSO BEING THE POINT OF BEGINNING AND THE INITIAL POINT OF THE FOLLOWING DESCRIBED PLAT.  
THENCE NORTH 01°14'54" EAST A DISTANCE OF 249.50 FEET TO A POINT; THENCE NORTH 89°37'59" WEST A DISTANCE OF 671.80 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 01°13'51" WEST A DISTANCE OF 138.78 FEET TO THE NORTHWEST CORNER OF DEED TO ELLERTSON, DEED BOOK 51, PAGE 75; THENCE SOUTH 89°31'44" EAST A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 01°12'48" WEST A DISTANCE OF 108.50 FEET TO A POINT; THENCE SOUTH 89°31'44" EAST A DISTANCE OF 471.70 FEET TO THE POINT OF BEGINNING.

**ACKNOWLEDGMENT**  
State of Oregon }  
County of Hood River } s.s.  
This instrument was acknowledged before me on July 15, 2019 (date)  
by Janet Anderson equal tenant in common.  
*[Signature]*  
Notary Signature  
Nancy Jane Carlsson  
Public Notary-OREGON  
Commission number: 985708  
My Commission expires: April 4, 2023

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS TO PARTITION EXISTING TAX LOT 2000 INTO 3 PARCELS. THE BOUNDARY WAS DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING A 1/16TH CORNER MONUMENTED BY A GUN BARREL RECOVERED ON C.S.2008-002. THIS MONUMENT WAS CALLED OUT ON MULTIPLE DEEDS IN THE VICINITY AND IS IN STURDY CONDITION. THE DEED CALLS 40 RODS WESTERLY ALONG THE 1/16TH LINE TO A POINT, THENCE NORTH ALONG 1/16TH LINE 218 FEET TO THE POINT OF BEGINNING AND INITIAL POINT OF THIS PLAT, BEING THE NORTHEAST CORNER OF BOOK 44, PAGE 207. WE FOUND A 3/4" IRON PIPE AT THAT DEED CORNER. WE HELD THIS PIPE AS THE SOUTHEAST CORNER OF THE PLAT AS IT HAS BEEN RELIED ON FOR OVER 50 YEARS. THE DESCRIPTION CONTINUES NORTHERLY 249.50 FEET TO A POINT, WE HELD DEED DISTANCE FOR THIS POSITION, WE SEARCHED FOR A SIMILAR IRON PIPE AT THIS POSITION SET BY HOBSON ON C.S.0326, UNFORTUNATELY A POWER POLE WAS SET VERY NEAR THE CALCULATED POSITION. THIS POSITION WAS NEAR A VERY OLD FENCE CORNER FALL, THEREFORE I HELD THE DEED DISTANCE. THE DESCRIPTION THEN CALLS WESTERLY 660 FEET TO A IRON PIPE ON THE NORTH-SOUTH 1/16TH LINE, WHICH POINT MEASURES 458.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID 1/16TH. WE DID NOT FIND THIS PIPE AS IT WAS IN THE MIDDLE OF TUCKER ROAD, BUT WE DID RECOVER AN 1-1/2" IRON PIPE SET BY HOBSON ON C.S.0326. WE HELD THIS PIPE TO CONTROL THE NORTH LINE AS IT FITS THE OCCUPATION. THE LINE FOLLOWS SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 140.00 FEET TO THE NORTH LINE OF FLOYD ELLERTSON, BOOK 57, PAGE 75. WE DID NOT RECOVER THE NORTHWEST CORNER OF SAID ELLERTSON AS SET BY HOBSON, THIS POSITION HAS HAD WATERLINE INSTALLED IN THE PAST. WE DID FIND THE SOUTHWEST CORNER OF ELLERTSON AS SET BY HOBSON. WE HELD THIS PIPE TO CONTROL THE SOUTH LINE OF THE PLAT AS IT MEASURES WELL WITH THE EXISTING FENCE LINE AND THE DIMENSIONS CALLED ON THE DEEDS. THE LAST CALL OF THE DESCRIPTION IS 480 FEET "MORE OR LESS" CALL TO THE POINT OF BEGINNING.  
THE BASIS OF BEARING IS TWO FOUND 5/8" IRON RODS FOUND AT THE NORTH LINE OF TAX LOTS 1800 AND 1900, BEING RECOVERED ON C.S.2014-040.

**AMERITITLE STATUS OF RECORD TITLE NO. DATED JULY 12, 2018.**  
PROPERTY SUBJECT TO THE FOLLOWING:  
BOOK 29, PAGE 177, PRIVATE EASEMENT DATED DECEMBER 11, 1941. GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY. NO SPECIFIC LOCATION PROVIDED AND NOT SURFACE EVIDENCE AVAILABLE.  
BOOK 37, PAGE 589, PRIVATE EASEMENT DATED MAY 27, 1948 FOR THE PURPOSE OF INSTALLING OPERATING WATERLINE ALONG THE WEST BOUNDARY OF SUBJECT, LIKELY WITHIN RIGHT OF WAY OF TUCKER ROAD.  
BOOK 57 PAGE 75, PRIVATE EASEMENT DATED MARCH 22, 1956, FOR THE PURPOSE OF A COMMUNITY DRIVEWAY FROM THE PROPERTY SOUTH OF SUBJECT AS SHOWN.  
INSTRUMENT No. 820254, PRIVATE EASEMENT DATED FEBRUARY 19, 1992 FOR THE PURPOSE OF A 50 FOOT WIDE RIGHT OF WAY AS SHOWN AS GRAVENSTEIN DRIVE.  
**SURVEY REFERENCES:**  
SURVEYS AS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:  
C.S. No. 0326, BOUNDARY SURVEY FOR ERNST BUSSE BY EDWARD HOBSON, DATE: JUNE 1, 1950.  
C.S. No. 0373, BOUNDARY SURVEY FOR CHAS. ROSS.  
C.S. No. 1979126, SURVEY FOR SCHULL ENTERPRISES, INC. BY BISHOP (L.S.896), FILED: DECEMBER 27, 1979.  
C.S. No. 2000-065, PARTITION PLAT No. 200025P FOR CHRISTOPHER AND ANGELA LYNN BY KLEIN AND ASSOC., FILED: AUGUST 11, 2000.  
C.S. No. 2008-002, BOUNDARY SURVEY FOR ALAN WINANS BY TERRA SURVEYING (L.S.72306), FILED: JANUARY 7, 2008.  
C.S. No. 2009-008, BOUNDARY SURVEY FOR NELLIE HJALTALIN BY TERRA SURVEYING (L.S.72306), FILED: MARCH 12, 2009.  
C.S. No. 2009-028, MONUMENTATION SURVEY FOR HOOD RIVER COUNTY BY TERRA SURVEYING (L.S.72306), FILED: JUNE 29, 2009.  
C.S. No. 2009-062, BOUNDARY SURVEY FOR RONALD GILBERT BY TERRA SURVEYING (L.S.72306), FILED: DECEMBER 21, 2009.  
C.S. No. 2010-066, BOUNDARY SURVEY FOR SAINT MARY BY KLEIN (L.S.59002), FILED: DECEMBER 23, 2010.  
C.S. No. 2014-040, BOUNDARY RE-SURVEY FOR ALAN WINANS BY TERRA SURVEYING (L.S.72036), FILED: OCTOBER 13, 2014.

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

I hereby certify this partition was examined and approved as of this 16<sup>th</sup> day of JULY, 2019.  
*[Signature]*  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 16<sup>th</sup> day of JULY, 2019.  
Planning File Number #17-0321  
*[Signature]*  
Hood River County Planning Director

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

**TERRA SURVEYING**

DATE: JULY 10, 2019  
SCALE: 1" = 60'  
PROJECT: 18122PART  
ASSESSORS MAP: 2N-10E-2DA TL. 2000  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 388-4531  
E-Mail: terra@gorge.net

CS# 2019 033

TERRA SURVEYING  
PARTITION PLAT

for  
**DYKE DYE, CAROL McMURREN, DONNA GULANI AND JANET ANDERSON**  
AS EQUAL TENANTS IN COMMON

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 2 OF 2

201906P  
HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2019033

DATE FILED: 7/18/2019

BY: *[Signature]*

PROPERTY ADDRESS:  
3261 GRAVENSTEIN DRIVE  
HOOD RIVER, OR  
97031

FOUND WAGON SKEIN  
C.S. No. 2009-028.

S 01°13'51" W 1299.15' AND C.S.2010066=1299.15'  
648.58'  
196.50'

LINE	BEARING	DISTANCE
L1	S 89°31'44" E	7.75'
L2	N 01°21'24" E	9.91'
L3	N 00°52'39" E	7.31'
L4	S 89°37'59" E	13.70'
L5	N 89°37'59" W	4.90'
L6	S 71°28'40" W	59.26'
L7	N 71°28'40" E	72.40'

FOUND 5/8" IRON ROD WITH CAP, L.S. 59002,  
MONUMENT WAS FOUND TO BE NORTH 1.68 FEET  
OF THE CALCULATED 1/64 LINE AS SURVEYED  
BY BISHOP (1979126). THIS MONUMENT WAS  
HELD AS BEST EVIDENCE OF 1/64TH CORNER.  
OCCUPATION LINES WERE DEVELOPED TO THIS  
MONUMENT.

BASIS OF BEARING  
S 88°44'11" E  
289.92'  
(C.S.#2008002=290.00')

FOUND 5/8" IRON ROD, L.S. 72306, THIS MONUMENT  
WAS USED AS A REFERENCE  
MONUMENT TO THE TRUE  
BOUNDARY CORNER.

CENTERLINE OF  
ACCESS EASEMENT  
MEASURES 433.5 FEET  
NORTH OF SOUTHWEST  
1/16TH PER  
INST No. 820254

TUCKER ROAD (60' R/W)  
N 01°13'51" E  
136.78' [140.00']

EXISTING 5 FOOT WIDE  
PRIVATE DOMESTIC AND  
IRRIGATION WATER LINES  
PER INST No.820254.

FOUND 1-1/2" IRON PIPE,  
HELD FOR THE NORTH LINE.

PARCEL 1  
CONTAINS 0.66 ACRES, MORE OR LESS  
(INCLUDES LAND WITHIN TUCKER ROAD  
AND GRAVENSTEIN DRIVE)

\*9.5' COMMUNITY USE DRIVEWAY  
BOOK 57, PAGE 75 DEEDS

NEW: 5 FOOT WIDE  
PRIVATE GAS LINE  
EASEMENT BENEFITING  
PARCEL 3.

FOUND 3/4" IRON PIPE AT  
OLD FENCE CORNER SET ON  
C.S.0326, HELD FOR THE  
NORTHEAST CORNER OF  
ELLERTSON DEED AND SOUTH  
LINE OF THIS PLAT.

CALCULATED 1/16 CORNER, WHICH  
IS THE NORTHWEST CORNER OF  
THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION  
2. THIS POSITION WAS  
CALCULATED BY HOLDING  
MONUMENTS TO THE NORTH AND  
EAST AND MIDPOINT PROTRACTION  
OF THE SOUTH AND WEST.  
C.S.2010066

NOTES:

- ALL FUTURE DEVELOPMENT, INCLUDING ADDITIONS TO OR THE REPLACEMENT OF EITHER DWELLING, WILL BE REQUIRED TO MEET CURRENT SETBACK STANDARDS.
- PARCEL OWNERS BENEFITING FROM ACCESS EASEMENT ARE REQUIRED TO PARTICIPATE IN THE FUTURE REPAIR AND MAINTENANCE OF ROAD.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, L.S.72306, SET ON JUNE 10, 2019.
- FOUND MONUMENT OF RECORD, AS NOTED ON SURVEY
- ⊗ FOUND 5/8" IRON ROD OF RECORD, L.S.72306, SET ON C.S. 2008-002
- ⊙ FOUND 5/8" IRON ROD OF RECORD, L.S. 932, SET ON C.S. 2000-065
- CALCULATED, NOT FOUND OR SET
- ( ) HISTORICAL SURVEY DISTANCE
- [ ] DEED DISTANCE
- REF. REFERENCE MONUMENT

SW CORNER OF THE  
SE 1/4 OF THE SE  
1/4 OF SECTION 2

S 01°13'51" W  
1299.15'  
[209.00']  
(C.S.2008002=1299.15')

S 01°13'51" W  
1299.15'  
[209.00']  
(C.S.2008002=1299.15')

S 88°42'37" E 1331.53' (C.S.2014040=1331.53')

FOUND GUN BARREL AT THE 1/16  
CORNER POSITION.  
SEE COUNTY SURVEY No. 27, DATED  
MARCH 8TH 1909 AND COUNTY  
SURVEY No. 0373.



SCALE: 1" = 60'  
BASIS OF BEARING:  
HOOD RIVER COUNTY SURVEY No. 2014-040

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erik M. Carlson*

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2019

TERRA SURVEYING

DATE: JULY 10, 2019  
SCALE: 1" = 60'  
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P.O. BOX 617  
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PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
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