

TERRA SURVEYING
PARTITION PLAT
 FOR
FLORENCE E. AKIYAMA AND ALAN D. SCHWELLER AND BRENDA L. SCHWELLER
TAX LOTS 800 & 801 (02N-10E-3C)

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

File Number 202010P
 Instrument received on the 16th day of
September, 2020 at 2:31 P.M.

CS# 2020 035

DATE FILED: 9/29/2020

BY: EC

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

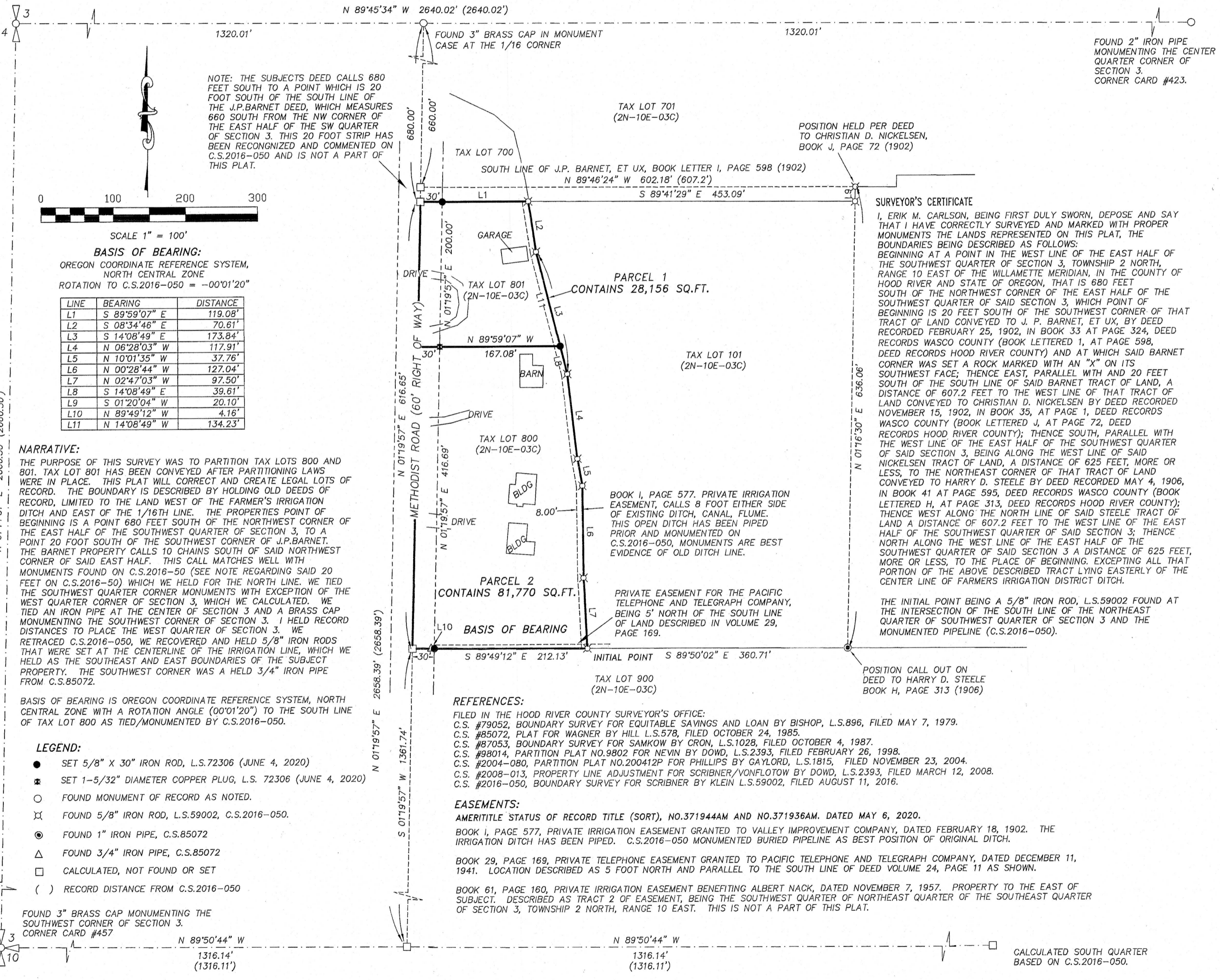
Erik M. Carlson

OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306

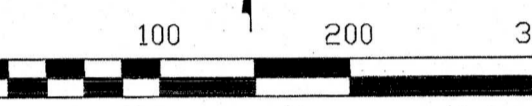
Expires: December, 2021

THIS QUARTER CORNER IS
 BASED ON COUNTY
 SURVEY No. 2008013 BY
 WYEAST SURVEYS. THIS IS
 BASED ON A DISTANCE
 DISTANCE INTERSECTION.
 L.C.516

LOCATION OF SURVEY:
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,
 HOOD RIVER COUNTY, OREGON.



NOTE: THE SUBJECTS DEED CALLS 680 FEET SOUTH TO A POINT WHICH IS 20 FOOT SOUTH OF THE SOUTH LINE OF THE J.P. BARNET DEED, WHICH MEASURES 660 SOUTH FROM THE NW CORNER OF THE EAST HALF OF THE SW QUARTER OF SECTION 3. THIS 20 FOOT STRIP HAS BEEN RECOGNIZED AND COMMENTED ON C.S.2016-050 AND IS NOT A PART OF THIS PLAT.



BASIS OF BEARING:
 OREGON COORDINATE REFERENCE SYSTEM,
 NORTH CENTRAL ZONE
 ROTATION TO C.S.2016-050 = -00°01'20"

LINE	BEARING	DISTANCE
L1	S 89°59'07" E	119.08'
L2	S 08°34'46" E	70.61'
L3	S 14°08'49" E	173.84'
L4	N 06°28'03" W	117.91'
L5	N 10°01'35" W	37.76'
L6	N 00°28'44" W	127.04'
L7	N 02°47'03" W	97.50'
L8	S 14°08'49" E	39.61'
L9	S 01°20'04" W	20.10'
L10	N 89°49'12" W	4.16'
L11	N 14°08'49" W	134.23'

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOTS 800 AND 801. TAX LOT 801 HAS BEEN CONVEYED AFTER PARTITIONING LAWS WERE IN PLACE. THIS PLAT WILL CORRECT AND CREATE LEGAL LOTS OF RECORD. THE BOUNDARY IS DESCRIBED BY HOLDING OLD DEEDS OF RECORD, LIMITED TO THE LAND WEST OF THE FARMER'S IRRIGATION DITCH AND EAST OF THE 1/16TH LINE. THE PROPERTIES POINT OF BEGINNING IS A POINT 680 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TO A POINT 20 FEET SOUTH OF THE SOUTHWEST CORNER OF J.P. BARNET. THE BARNET PROPERTY CALLS 10 CHAINS SOUTH OF SAID NORTHWEST CORNER OF SAID EAST HALF. THIS CALL MATCHES WELL WITH MONUMENTS FOUND ON C.S.2016-50 (SEE NOTE REGARDING SAID 20 FEET ON C.S.2016-50) WHICH WE HELD FOR THE NORTH LINE. WE TIED THE SOUTHWEST QUARTER CORNER MONUMENTS WITH EXCEPTION OF THE WEST QUARTER CORNER OF SECTION 3, WHICH WE CALCULATED. WE TIED AN IRON PIPE AT THE CENTER OF SECTION 3 AND A BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SECTION 3. I HELD RECORD DISTANCES TO PLACE THE WEST QUARTER OF SECTION 3. WE RETRACED C.S.2016-050, WE RECOVERED AND HELD 5/8" IRON RODS THAT WERE SET AT THE CENTERLINE OF THE IRRIGATION LINE, WHICH WE HELD AS THE SOUTHEAST AND EAST BOUNDARIES OF THE SUBJECT PROPERTY. THE SOUTHWEST CORNER WAS A HELD 3/4" IRON PIPE FROM C.S.85072.

BASIS OF BEARING IS OREGON COORDINATE REFERENCE SYSTEM, NORTH CENTRAL ZONE WITH A ROTATION ANGLE (00°01'20") TO THE SOUTH LINE OF TAX LOT 800 AS TIED/MONUMENTED BY C.S.2016-050.

- LEGEND:**
- SET 5/8" X 30" IRON ROD, L.S.72306 (JUNE 4, 2020)
 - SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (JUNE 4, 2020)
 - FOUND MONUMENT OF RECORD AS NOTED.
 - ⊗ FOUND 5/8" IRON ROD, L.S.59002, C.S.2016-050.
 - ⊙ FOUND 1" IRON PIPE, C.S.85072
 - △ FOUND 3/4" IRON PIPE, C.S.85072
 - CALCULATED, NOT FOUND OR SET
 - () RECORD DISTANCE FROM C.S.2016-050

FOUND 3" BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SECTION 3. CORNER CARD #457

N 89°50'44" W 1316.14' (1316.11')

N 89°50'44" W 1316.14' (1316.11')

CALCULATED SOUTH QUARTER BASED ON C.S.2016-050.

- REFERENCES:**
 FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
 C.S. #79052, BOUNDARY SURVEY FOR EQUITABLE SAVINGS AND LOAN BY BISHOP, L.S.896, FILED MAY 7, 1979.
 C.S. #85072, PLAT FOR WAGNER BY HILL L.S.578, FILED OCTOBER 24, 1985.
 C.S. #87053, BOUNDARY SURVEY FOR SAMKOW BY CRON, L.S.1028, FILED OCTOBER 4, 1987.
 C.S. #98014, PARTITION PLAT NO.9802 FOR NEVIN BY DOWD, L.S.2393, FILED FEBRUARY 26, 1998.
 C.S. #2004-080, PARTITION PLAT NO.200412P FOR PHILLIPS BY GAYLORD, L.S.1815, FILED NOVEMBER 23, 2004.
 C.S. #2008-013, PROPERTY LINE ADJUSTMENT FOR SCRIBNER/VONFLOTOW BY DOWD, L.S.2393, FILED MARCH 12, 2008.
 C.S. #2016-050, BOUNDARY SURVEY FOR SCRIBNER BY KLEIN L.S.59002, FILED AUGUST 11, 2016.

- EASEMENTS:**
 AMERITITLE STATUS OF RECORD TITLE (SORT), NO.371944AM AND NO.371936AM. DATED MAY 6, 2020.
 BOOK 1, PAGE 577, PRIVATE IRRIGATION EASEMENT GRANTED TO VALLEY IMPROVEMENT COMPANY, DATED FEBRUARY 18, 1902. THE IRRIGATION DITCH HAS BEEN PIPED. C.S.2016-050 MONUMENTED BURIED PIPELINE AS BEST POSITION OF ORIGINAL DITCH.
 BOOK 29, PAGE 169, PRIVATE TELEPHONE EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, DATED DECEMBER 11, 1941. LOCATION DESCRIBED AS 5 FOOT NORTH AND PARALLEL TO THE SOUTH LINE OF DEED VOLUME 24, PAGE 11 AS SHOWN.
 BOOK 61, PAGE 160, PRIVATE IRRIGATION EASEMENT BENEFITING ALBERT NACK, DATED NOVEMBER 7, 1957. PROPERTY TO THE EAST OF SUBJECT. DESCRIBED AS TRACT 2 OF EASEMENT, BEING THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST. THIS IS NOT A PART OF THIS PLAT.

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 PLAT, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, THAT IS 680 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, WHICH POINT OF BEGINNING IS 20 FEET SOUTH OF THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO J. P. BARNET, ET UX, BY DEED RECORDED FEBRUARY 25, 1902, IN BOOK 33 AT PAGE 324, DEED RECORDS WASCOCO COUNTY (BOOK LETTERED 1, AT PAGE 598, DEED RECORDS HOOD RIVER COUNTY) AND AT WHICH SAID BARNET CORNER WAS SET A ROCK MARKED WITH AN "X" ON ITS SOUTHWEST FACE; THENCE EAST, PARALLEL WITH AND 20 FEET SOUTH OF THE SOUTH LINE OF SAID BARNET TRACT OF LAND, A DISTANCE OF 607.2 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO CHRISTIAN D. NICKELSEN BY DEED RECORDED NOVEMBER 15, 1902, IN BOOK 35, AT PAGE 1, DEED RECORDS WASCOCO COUNTY (BOOK LETTERED J, AT PAGE 72, DEED RECORDS HOOD RIVER COUNTY); THENCE SOUTH, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, BEING ALONG THE WEST LINE OF SAID NICKELSEN TRACT OF LAND, A DISTANCE OF 625 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO HARRY D. STEELE BY DEED RECORDED MAY 4, 1906, IN BOOK 41 AT PAGE 595, DEED RECORDS WASCOCO COUNTY (BOOK LETTERED H, AT PAGE 313, DEED RECORDS HOOD RIVER COUNTY); THENCE WEST ALONG THE NORTH LINE OF SAID STEELE TRACT OF LAND A DISTANCE OF 607.2 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 625 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING ALL THAT PORTION OF THE ABOVE DESCRIBED TRACT LYING EASTERLY OF THE CENTER LINE OF FARMER'S IRRIGATION DISTRICT DITCH.
 THE INITIAL POINT BEING A 5/8" IRON ROD, L.S.59002 FOUND AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 3 AND THE MONUMENTED PIPELINE (C.S.2016-050).

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.

Florence E. Akiyama DATE 11 Aug 20
 Florence E. Akiyama, Owner

Alan D. Schweller DATE
 Alan D. Schweller, Owner

Brenda L. Schweller DATE 8-11-20
 Brenda L. Schweller, Owner

This instrument was acknowledged before me on August 11, 2020 (date) by Florence E. Akiyama, Alan D. Schweller, Brenda L. Schweller

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

Karen S. Dethman
 Notary Signature

Notary Print Karen S. Dethman

Public Notary-OREGON
 Commission number: 998084
 My Commission expires: March 16, 2024

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

Montana Ruff
 Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 17th day of AUGUST, 2020.

Abner
 Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 28th day of AUGUST, 2020.

Planning Number #19-0214
Alan D. Walker
 Hood River County Planning Director

TERRA SURVEYING

DATE: APRIL 2, 2020
 SCALE: 1"=100'
 PROJECT: 20041PPLAT
 ASSESSORS MAP: 2N-10E-03C TL 800,801
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 E-Mail: terra@gorge.net
 www.terralandsurveying.com