

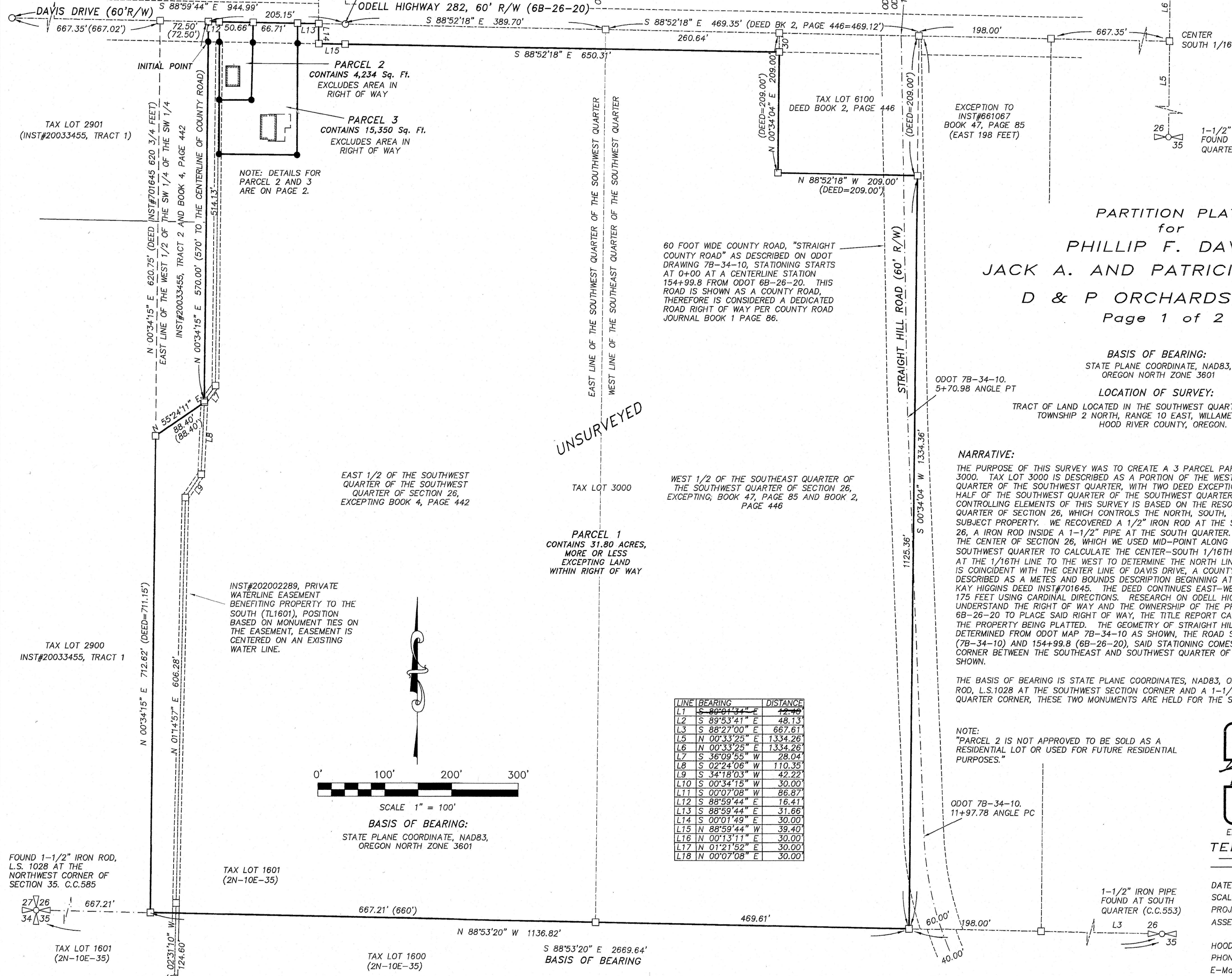
CS# 2021 025

DATE FILED: 7/28/21

BY: *ma*

RAILROAD SPIKE MONUMENTING THE 1/16 CORNER, ORIGIN UNKNOWN.

CENTER QUARTER OF SECTION 26, SPIKE IN ASPHALT OF LINGREN COUNTY ROAD (C.C.543)



NOTE: DETAILS FOR PARCEL 2 AND 3 ARE ON PAGE 2.

60 FOOT WIDE COUNTY ROAD, "STRAIGHT HILL COUNTY ROAD" AS DESCRIBED ON ODOT DRAWING 7B-34-10, STATIONING STARTS AT 0+00 AT A CENTERLINE STATION 154+99.8 FROM ODOT 6B-26-20. THIS ROAD IS SHOWN AS A COUNTY ROAD, THEREFORE IS CONSIDERED A DEDICATED ROAD RIGHT OF WAY PER COUNTY ROAD JOURNAL BOOK 1 PAGE 86.

EXCEPTION TO INST#661067 BOOK 47, PAGE 85 (EAST 198 FEET)

PARTITION PLAT
for
PHILLIP F. DAVIS
JACK A. AND PATRICIA DAVIS
D & P ORCHARDS, INC.
Page 1 of 2

BASIS OF BEARING:
STATE PLANE COORDINATE, NAD83,
OREGON NORTH ZONE 3601

LOCATION OF SURVEY:
TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,
HOOD RIVER COUNTY, OREGON.

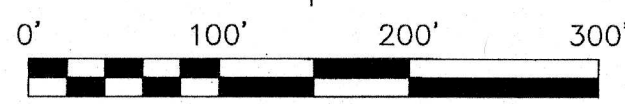
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 3 PARCEL PARTITION ON TAX LOTS 3001 AND 3000. TAX LOT 3000 IS DESCRIBED AS A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, WITH TWO DEED EXCEPTIONS AND A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, WITH ONE DEED EXCEPTION. THE CONTROLLING ELEMENTS OF THIS SURVEY IS BASED ON THE RESOLUTION OF THE SOUTHWEST QUARTER OF SECTION 26, WHICH CONTROLS THE NORTH, SOUTH, EAST AND WEST LINES OF THE SUBJECT PROPERTY. WE RECOVERED A 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SECTION 26, A IRON ROD INSIDE A 1-1/2" PIPE AT THE SOUTH QUARTER. WE TIED A RAILROAD SPIKE AT THE CENTER OF SECTION 26, WHICH WE USED MID-POINT ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO CALCULATE THE CENTER-SOUTH 1/16TH CORNER AND A RAILROAD SPIKE AT THE 1/16TH LINE TO THE WEST TO DETERMINE THE NORTH LINE OF SUBJECT PROPERTY, WHICH IS COINCIDENT WITH THE CENTER LINE OF DAVIS DRIVE, A COUNTY ROAD. TAX LOT 3001 WAS DESCRIBED AS A METES AND BOUNDS DESCRIPTION BEGINNING AT THE NORTHEAST CORNER OF THE KAY HIGGINS DEED INST#701645. THE DEED CONTINUES EAST-WEST 120 FEET AND NORTH-SOUTH 175 FEET USING CARDINAL DIRECTIONS. RESEARCH ON ODELL HIGHWAY 282 WAS CONDUCTED TO UNDERSTAND THE RIGHT OF WAY AND THE OWNERSHIP OF THE PROPERTY. WE USED THE ODOT MAP 6B-26-20 TO PLACE SAID RIGHT OF WAY, THE TITLE REPORT CALLS THIS AS AN EXCEPTION TO THE PROPERTY BEING PLATTED. THE GEOMETRY OF STRAIGHT HILL ROAD (COUNTY ROAD) WAS ALSO DETERMINED FROM ODOT MAP 7B-34-10 AS SHOWN, THE ROAD STARTS AT STATION 0+00 (7B-34-10) AND 154+99.8 (6B-26-20), SAID STATIONING COMES FROM 150+57.1 AT THE 1/64TH CORNER BETWEEN THE SOUTHEAST AND SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AS SHOWN.

THE BASIS OF BEARING IS STATE PLANE COORDINATES, NAD83, OREGON NORTH, USING A 1/2" IRON ROD, L.S.1028 AT THE SOUTHWEST SECTION CORNER AND A 1-1/2" IRON PIPE AT THE SOUTH QUARTER CORNER, THESE TWO MONUMENTS ARE HELD FOR THE SOUTH LINE OF SECTION 26.

NOTE:
"PARCEL 2 IS NOT APPROVED TO BE SOLD AS A RESIDENTIAL LOT OR USED FOR FUTURE RESIDENTIAL PURPOSES."

LINE	BEARING	DISTANCE
L1	S 89°01'34" E	42.40
L2	S 89°53'41" E	48.13
L3	S 88°27'00" E	667.61
L5	N 00°33'25" E	1334.26
L6	N 00°33'25" E	1334.26
L7	S 36°09'55" W	28.04
L8	S 02°24'06" W	110.35
L9	S 34°18'03" W	42.22
L10	S 00°34'15" W	30.00
L11	S 00°07'08" W	86.87
L12	S 88°59'44" E	16.41
L13	S 88°59'44" E	31.66
L14	S 00°01'49" E	30.00
L15	N 88°59'44" W	39.40
L16	N 00°13'11" E	30.00
L17	N 01°21'52" E	30.00
L18	N 00°07'08" E	30.00



BASIS OF BEARING:
STATE PLANE COORDINATE, NAD83,
OREGON NORTH ZONE 3601

REGISTERED PROFESSIONAL LAND SURVEYOR

Eric M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2021

TERRA SURVEYING

DATE: JUNE 18, 2021
SCALE: 1" = 100'
PROJECT: 20119PART
ASSESSORS MAP: 2N-10E-26C

HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

TERRA SURVEYING
PARTITION PLAT
for
PHILLIP F. DAVIS, JACK A. AND PATRICIA DAVIS
and
D & P ORCHARDS, INC.
Page 2 of 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2021 025

DATE FILED: 7/28/21

BY: BL

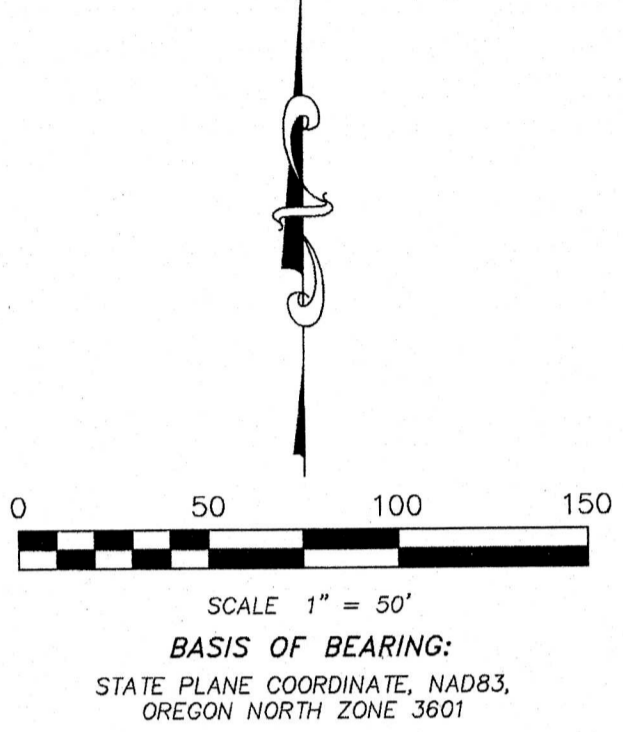
File Number 202105P
Instrument received on the 30th day of
JUNE, 2021 at 3:58 P.M.

Hood River County Director of Records
and Assessments.

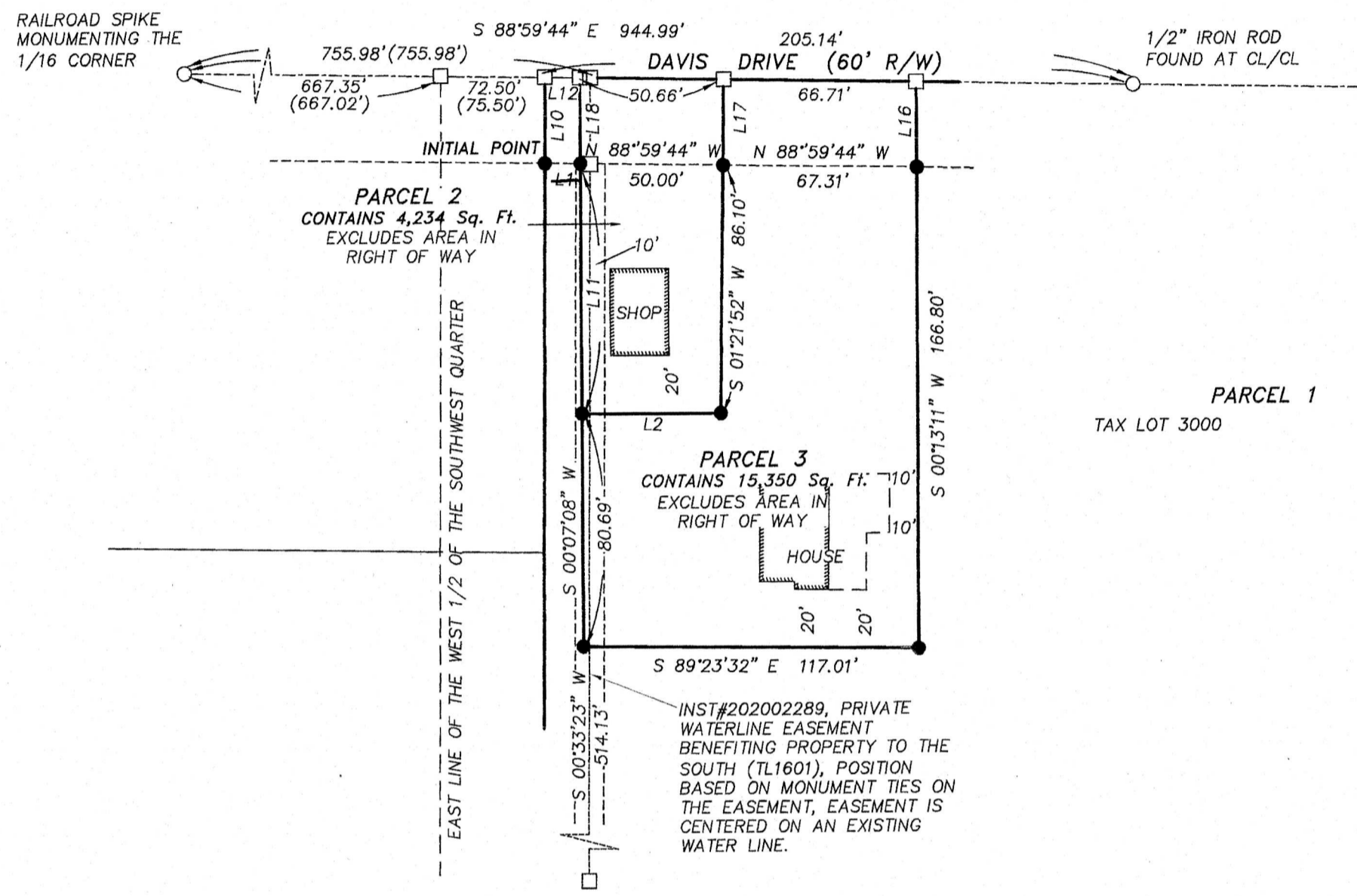
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December 31, 2021



DIMENSIONS OF PARCEL 1 AND 2



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 BOUNDARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AS TRACT 2 OF INST#701645, BEING THE CENTERLINE OF DAVIS DRIVE A COUNTY ROAD; THENCE SOUTH 88°59'44" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 205.15 FEET TO A 1/2" IRON ROD, L.S.1028; THENCE SOUTH 88°52'18" EAST A DISTANCE OF 389.70 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE SOUTH 88°52'18" EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 260.64 FEET TO THE NORTHWEST CORNER OF DEED BOOK 2, PAGE 446; THENCE SOUTH 00°34'04" WEST ALONG SAID DEED BOOK 2, PAGE 446, BEING A LINE PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 209.00 FEET TO A POINT; THENCE SOUTH 88°52'18" EAST LONG THE SOUTH LINE OF SAID DEED BOOK 2, PAGE 446, BEING PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 209.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SAID SECTION 26 AS DESCRIBED ON DEED BOOK 47, PAGE 85; THENCE SOUTH 00°34'04" WEST ALONG SAID WEST LINE A DISTANCE OF 1125.36 FEET TO THE SOUTHWEST CORNER OF DEED BOOK 47, PAGE 85, BEING A POINT ON THE SOUTH LINE OF SECTION 26; THENCE NORTH 88°53'20" WEST A DISTANCE OF 1136.82 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE NORTH 00°34'15" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 712.62 FEET TO THE SOUTHWEST CORNER OF TRACT 2 OF INST#20033455; THENCE NORTH 55°24'11" EAST ALONG SAID TRACT 2 A DISTANCE OF 88.40 FEET TO A POINT; THENCE NORTH 00°34'15" EAST ALONG THE EAST LINE OF SAID TRACT 2 A DISTANCE OF 570.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION LYING WITHIN THE ODELL STATE HIGHWAY 282 AND SUBJECT TO COUNTY ROADS.

INITIAL POINT IS A 5/8" IRON ROD, L.S.72306, BEING SOUTH 88°59'44" EAST A DISTANCE OF 739.85 FEET AND SOUTH 00°34'15" W A DISTANCE OF 30.00 FEET OF A RAILROAD SPIKE MONUMENTING THE SW 1/16 CORNER OF SECTION 26.

UPDATED AMERITITLE SORT REPORT (#468589AM, DATED JUNE 17TH 2021):

- EXCEPTIONS.**
- BOOK 4, PAGE 574 (JULY 12, 1910), PRIVATE IRRIGATION EASEMENT BENEFITING ADJACENT PROPERTIES, BLANKET EASEMENTS NOT LOCATED ON THE SURVEY.
 - BOOK 32, PAGE 576 (FEBRUARY 26, 1946), PRIVATE POWER EASEMENT BENEFITING PACIFIC POWER AND LIGHT COMPANY. BLANKET EASEMENTS NOT LOCATED ON THE SURVEY
 - INST#2020-02289 (JUNE 22, 2020), PRIVATE WATERLINE EASEMENT TO ODELL WATER COMPANY AS SHOWN.

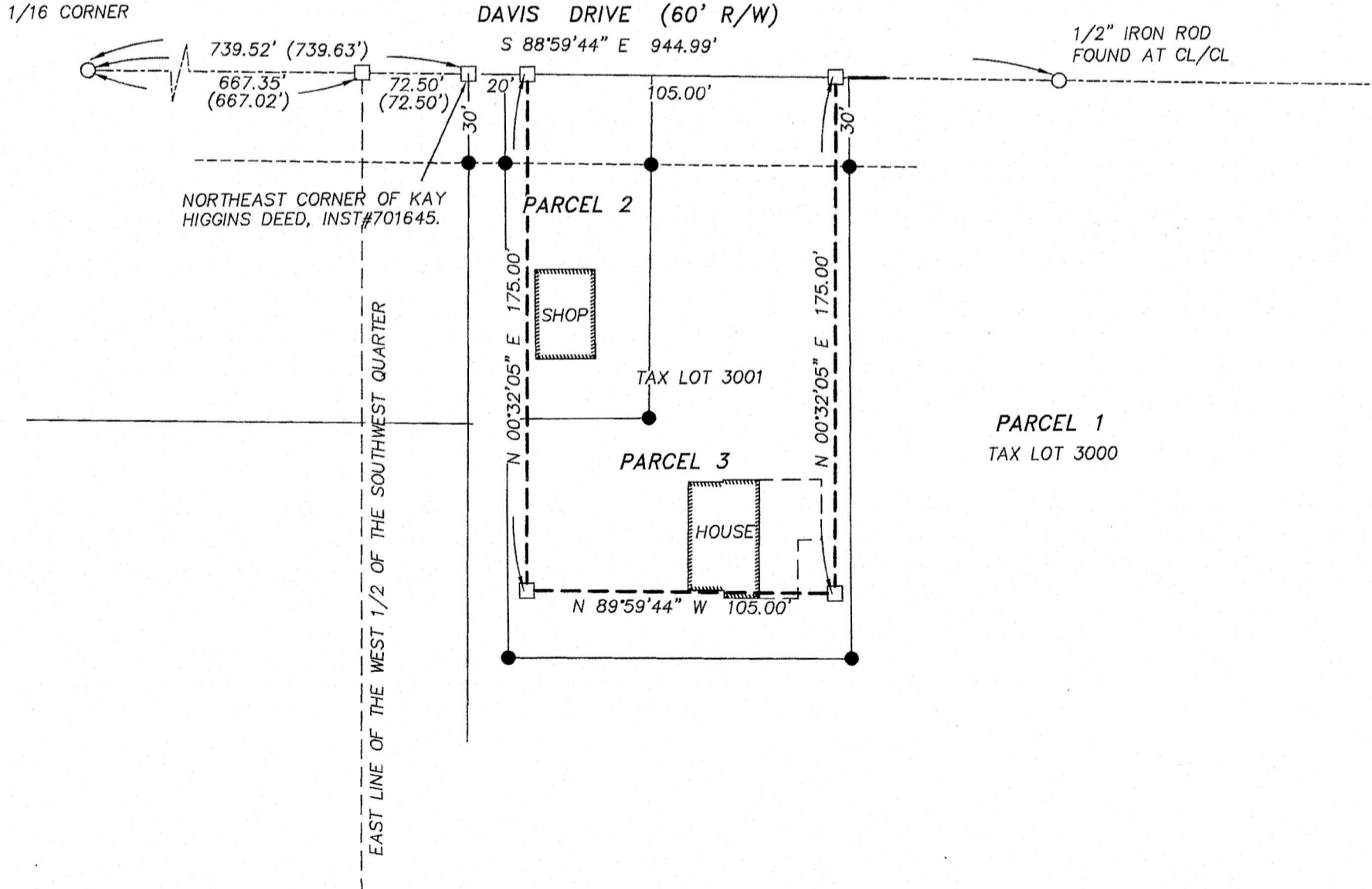
REFERENCES:

- ODOT RIGHT OF WAY MAP, 6B-26-20, JANUARY 1948.
- ODOT RIGHT OF WAY MAP, 7B-34-10, AUGUST 1955.
- C.S. No. 7322, BOUNDARY SURVEY BY TENNESON ENGINEERING, FILED JULY 27, 1973.
- C.S. No. 81005, CORNER REESTABLISHMENT FOR HOOD RIVER COUNTY BY KLEIN, FILED JAN. 28, 1981.
- C.S. No. 95077, BOUNDARY SURVEY FOR HANEL, BY DANNY CRON, FILED AUGUST 14, 1995.
- C.S. No. 95092, BOUNDARY SURVEY FOR DENNIS, BY DANNY CRON, FILED OCTOBER 16, 1995.
- C.S. No. 2010-012, BOUNDARY SURVEY FOR DEHART, BY KLEIN AND ASSOCIATES, FILED MARCH 25, 2010.
- C.S. No. 2012-045, BOUNDARY SURVEY FOR STRAIGHT HILL FARMS, BY TERRA, FILED OCTOBER 8, 2012.
- C.S. No. 2014-034, BOUNDARY LINE ADJUSTMENT FOR HANEL, BY COLUMBIA RIVER SURVEYING, FILED SEPT. 18, 2014.
- C.S. No. 2020-030, PROPERTY LINE ADJUSTMENT FOR DAVIS'S, D & P ORCHARDS AND ODELL WATER CO., BY TERRA SURVEYING, FILED JULY 30, 2020.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, SET JUNE 21, 2021
- FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
- CALCULATED, NOT FOUND OR SET
- () DEED CALL

ORIGINAL TAX LOT 3001



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.

<i>Phillip F. Davis</i>	DATE
<i>Jack A. Davis</i>	6-22-21
<i>Patricia Davis</i>	6-22-21
<i>Phillip F. Davis</i>	6-22-2021

PHILLIP F. DAVIS DATE
REPRESENTATIVE D & P ORCHARDS

This instrument was acknowledged before me on June 22, 2021 (date)

by Phillip F. Davis, Jack A. Davis, Patricia Davis
by Phillip F. Davis, Representative D&P Orchards

State of Oregon }
County of Hood River }s.s.
Victor W. VanKoten
Notary Signature
Victor W. VanKoten
Notary Print
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.

Jeff Hecksel
Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 22nd day of JUNE, 2021.

Abra
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 23rd day of JUNE, 2021.

Planning Number #20-0258
Chris Walker
Hood River County Planning Director

TERRA SURVEYING

DATE: JUNE 18, 2021
SCALE: 1" = 100'
PROJECT: 20119PART
ASSESSORS MAP: 2N-10E-26C

HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com