

PARTITION PLAT
for
PERRON FAMILY FARM, LLC, AN OREGON LIMITED LIABILITY COMPANY

LOCATION OF SURVEY:

LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 17 AND THE
NORTHEAST QUARTER OF SECTION 20 AND NORTHWEST QUARTER OF SECTION 21 ALL IN
TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,
HOOD RIVER COUNTY, OREGON.

PAGE 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2021 044

DATE FILED: 12/2/2021

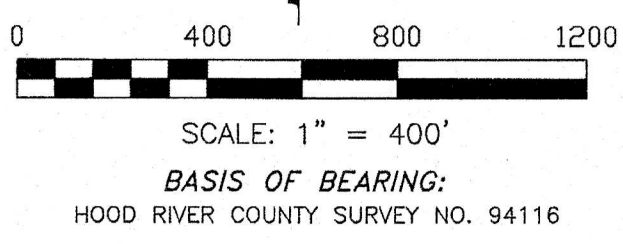
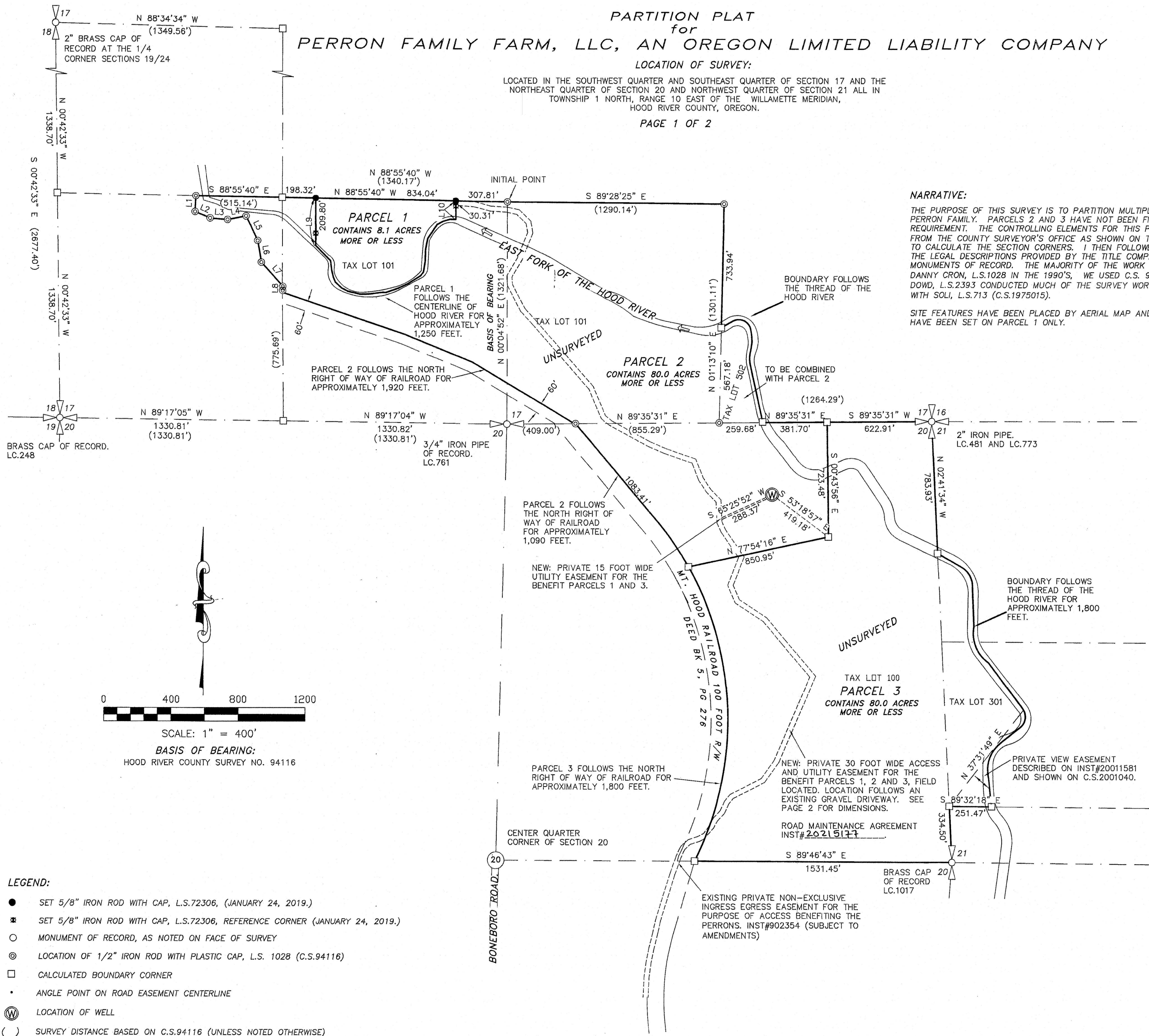
BY: *RB*

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION MULTIPLE PROPERTIES INTO 3 PARCELS FOR THE PERRON FAMILY. PARCELS 2 AND 3 HAVE NOT BEEN FIELD SURVEYED AS THEY EXCEED THE SIZE REQUIREMENT. THE CONTROLLING ELEMENTS FOR THIS PLAT ARE SURVEYS OF RECORD OBTAINED FROM THE COUNTY SURVEYOR'S OFFICE AS SHOWN ON THE REFERENCES. I USED SAID SURVEYS TO CALCULATE THE SECTION CORNERS. I THEN FOLLOWED SAID SURVEYS IN CONJUNCTION WITH THE LEGAL DESCRIPTIONS PROVIDED BY THE TITLE COMPANY, WHICH ALIGNED WITH SURVEY MONUMENTS OF RECORD. THE MAJORITY OF THE WORK WITHIN SECTION 17 WAS CONDUCTED BY DANNY CRON, L.S.1028 IN THE 1990'S. WE USED C.S. 94116 FOR OUR BASIS OF BEARING. KEVIN DOWD, L.S.2393 CONDUCTED MUCH OF THE SURVEY WORK (C.S.2001040) IN SECTION 21 ALONG WITH SOLI, L.S.713 (C.S.1975015).

SITE FEATURES HAVE BEEN PLACED BY AERIAL MAP AND SCALED TO THIS SURVEY. MONUMENTS HAVE BEEN SET ON PARCEL 1 ONLY.

LINE	BEARING	DISTANCE
L1	S 02°44'09" W	95.15'
L2	S 67°01'16" E	97.38'
L3	S 85°02'07" E	103.13'
L4	N 79°20'03" E	112.52'
L5	S 25°17'12" E	161.35'
L6	S 09°40'18" E	131.61'
L7	S 41°45'11" E	193.12'
L8	S 00°18'40" E	23.24'
L9	N 00°13'52" E	284.59'
L10	N 00°06'46" E	110.80'



- LEGEND:**
- SET 5/8" IRON ROD WITH CAP, L.S.72306, (JANUARY 24, 2019.)
 - ⊠ SET 5/8" IRON ROD WITH CAP, L.S.72306, REFERENCE CORNER (JANUARY 24, 2019.)
 - MONUMENT OF RECORD, AS NOTED ON FACE OF SURVEY
 - ⊙ LOCATION OF 1/2" IRON ROD WITH PLASTIC CAP, L.S. 1028 (C.S.94116)
 - CALCULATED BOUNDARY CORNER
 - ANGLE POINT ON ROAD EASEMENT CENTERLINE
 - ⊕ LOCATION OF WELL
 - () SURVEY DISTANCE BASED ON C.S.94116 (UNLESS NOTED OTHERWISE)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2021

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

DATE: OCTOBER 19, 2021
PROJECT: 16004PLAT
SCALE: 1" = 400'
ASSESSORS MAP: 1N-10E-20 TL100
1N-10E-21 TL 301
1N-10E-17 TL101/502

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PAGE 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2021 044

DATE FILED: 12/2/2021

BY: BE

File Number 202108P
Instrument received on the 18th day of Nov., 2021 at 10:25 A.M.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2021

DECLARATION

I the owner 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 access and utility easement shown on this plat.

[Signature] 11/15/21 (date)
Managing Member of Perron Family Farm, LLC.

ACKNOWLEDGEMENT

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

This instrument was acknowledged before me on November 15, 2021 (date) by Bradford Perron, Managing Member of Perron Family Farm, LLC.

[Signature]
Notary Signature
Tamara Smith
Print

Public Notary-OREGON
Commission number: 1013691
My Commission expires: JUNE 17, 2025

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 15th day of NOVEMBER, 2021.

[Signature]
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 16th day of NOVEMBER, 2021.

Planning File Number #21-0124
[Signature]
Hood River County Planning Director

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

DATE: OCTOBER 19, 2021
PROJECT: 16004PLAT
SCALE: 1" = 400'
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1N-10E-21 TL 301
1N-10E-17 TL101/502

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L8	S 01°17'30" W	23.24'
L9	N 00°13'52" E	284.59'
L10	N 00°06'46" E	110.80'
L11	S 00°10'02" W	11.19'
L12	S 85°39'22" E	111.19'
L13	S 74°47'56" E	99.15'
L14	N 86°24'20" W	97.65'
L15	N 77°22'42" W	67.96'
L16	N 45°41'01" W	87.01'
L17	N 08°51'22" W	63.63'
L18	N 21°33'13" E	170.09'
L19	N 30°59'22" E	118.06'
L20	S 04°27'48" E	49.41'
L21	N 27°20'48" W	170.44'
L22	N 42°30'38" W	100.75'
L23	N 22°52'37" W	189.14'
L24	S 50°15'11" E	54.47'
L25	N 61°32'01" W	260.75'
L26	N 66°47'17" W	106.93'
L27	N 70°55'00" W	179.29'
L28	S 21°36'36" E	116.73'
L29	N 33°37'37" W	81.36'
L30	S 44°18'48" E	85.13'
L31	S 02°49'28" E	125.57'
L32	S 24°34'08" E	57.82'
L33	N 34°34'01" W	187.73'
L34	N 21°05'28" E	180.15'
L35	N 22°41'56" W	104.73'
L36	N 56°37'32" W	197.56'
L37	N 39°58'18" W	172.20'
L38	N 40°19'36" E	268.57'
L39	N 35°49'42" E	138.04'
L40	N 62°51'31" E	207.81'
L41	S 39°19'44" W	47.67'
L42	N 24°36'03" E	62.93'
L43	N 42°40'38" E	60.39'
L44	N 29°18'35" E	49.84'
L45	S 37°01'49" W	41.99'
L46	S 23°39'10" W	187.00'

LEGEND:

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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 and is located in Township 1 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon and more particularly described as follows.

All that portion of the Northeast Quarter of Section 20, lying Easterly of the Eastern right of way of Mount Hood Railroad Co.
All that portion of the Southeast Quarter of the Southeast Quarter of Section 17, lying Southerly and Westerly of the center of the thread of the Stream of the East Fork of Hood River.
All that portion of the Northwest Quarter of Section 21, lying Westerly of the center of the thread of the Stream of the East Fork of Hood River, excepting therefrom the southerly 334.5 feet thereof.
Beginning at the Southeast corner of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 10 East, Willamette Meridian, Hood River County, Oregon; thence North 01 degrees 13' 10" East a distance of 1301.11 feet to the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 17; thence North 89 degrees 28' 25" West a distance of 1290.14 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 17; thence North 88 degrees 55' 40" West, along the North line of the South one half of the Southwest quarter of said Section 17 distance of 1855.31 feet; thence South 02 degrees 44' 09" West a distance of 95.15 feet; thence South 67 degrees 01' 16" East a distance of 97.38 feet; thence South 85 degrees 02' 07" East a distance of 103.13 feet; thence North 79 degrees 20' 03" East a distance of 112.52 feet; thence South 25 degrees 17' 12" East a distance of 161.35 feet; thence South 09 degrees 40' 18" East a distance of 131.61 feet; thence South 41 degrees 45' 11" East a distance of 193.12 feet; thence South 00 degrees 18' 40" East to the Northerly right of way line of the Mt. Hood Railroad; thence Southeasterly, along said Northerly right of way line to the South line of the Southwest quarter of the Southeast quarter of said Section 17; thence North 89 degrees 35' 31" East to the point of beginning.

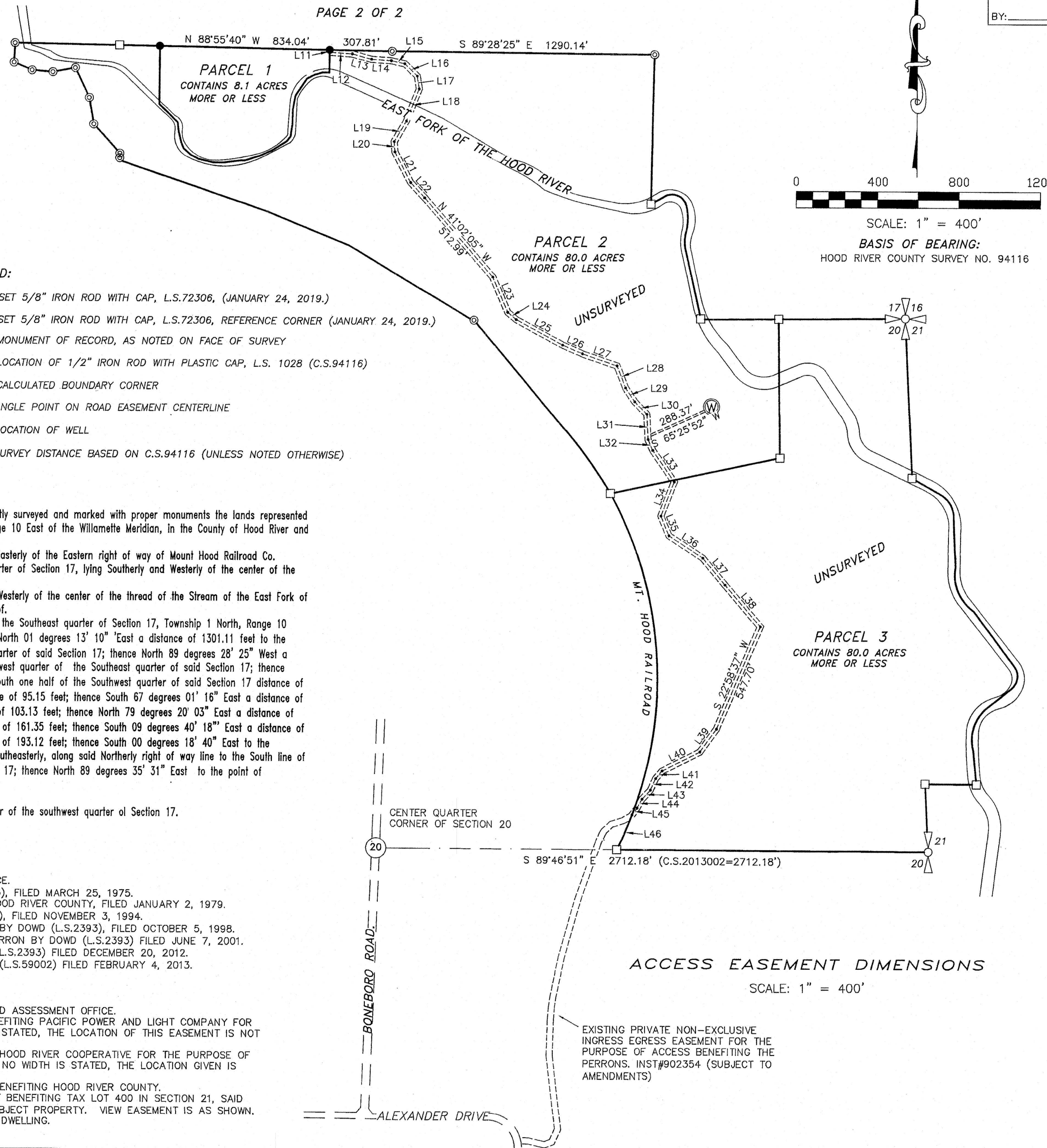
Initial point is the northeast corner of the the southeast quarter of the southwest quarter of Section 17.

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE.
- C.S. 7515, SURVEY FOR JOHN MILLS BY SOLI (L.S.713), FILED MARCH 25, 1975.
- C.S. 79010, SURVEY FOR HOOD RIVER COUNTY BY HOOD RIVER COUNTY, FILED JANUARY 2, 1979.
- C.S. 94116, SURVEY FOR PERRON BY CRON (L.S.1028), FILED NOVEMBER 3, 1994.
- C.S. 98068, PROPERTY LINE ADJUSTMENT FOR MILLS BY DOWD (L.S.2393), FILED OCTOBER 5, 1998.
- C.S. 2001-040, PROPERTY LINE ADJUSTMENT FOR PERRON BY DOWD (L.S.2393) FILED JUNE 7, 2001.
- C.S. 2012-053, SURVEY FOR JOSH CLAIR BY DOWN (L.S.2393) FILED DECEMBER 20, 2012.
- C.S. 2013-002, SURVEY FOR DALE YOUNG BY KLIEN (L.S.59002) FILED FEBRUARY 4, 2013.

EASEMENTS:

RECORDED AT THE HOOD RIVER COUNTY RECORDS AND ASSESSMENT OFFICE.
BOOK 32, PAGE 451, PRIVATE UTILITY EASEMENT BENEFITING PACIFIC POWER AND LIGHT COMPANY FOR THE PURPOSE OF POWER UTILITY. NO WIDTH IS STATED, THE LOCATION OF THIS EASEMENT IS NOT SPECIFIC, LIMITED TO SECTION 21.
INST#932106, PRIVATE UTILITY EASEMENT BENEFITING HOOD RIVER COOPERATIVE FOR THE PURPOSE OF ELECTRIC DISTRIBUTION, DATED JUNE 24, 1993. NO WIDTH IS STATED, THE LOCATION GIVEN IS GENERAL, LIMITED TO SECTION 20.
INST#950467, AGREEMENT TO TIMBER RESERVATION BENEFITING HOOD RIVER COUNTY.
INST#20011581, PRIVATE VIEW AND ACCESS EASEMENT BENEFITING TAX LOT 400 IN SECTION 21, SAID ACCESS EASEMENT (EXHIBIT B) DOES NOT AFFECT SUBJECT PROPERTY. VIEW EASEMENT IS AS SHOWN.
INST#20014335, DEED RESTRICTIONS FOR TEMPORARY DWELLING.



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