

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2022-039
FILED DATE: 8/16/2022
BY: HL

Partition Plat # 2022160P
Instrument received on the SECOND
day of AUGUST 2022
at 10:34 A.M.
[Signature]
Hood River 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 our desires
and also in accordance with the
provisions of ORS Chapter 92.

Craig M Nicholson 7/21/22
CRAIG M. NICHOLSON DATE
Sue G Nicholson 7/21/22
SUE G. NICHOLSON DATE

ACKNOWLEDGMENTS:
This instrument was acknowledged before me
on 21st day of July 20 22
by Craig M. Nicholson and Sue G. Nicholson
Veronica M. Glenn
Notary signature
Veronica M. Glenn
NOTARY PUBLIC (Printed Name)

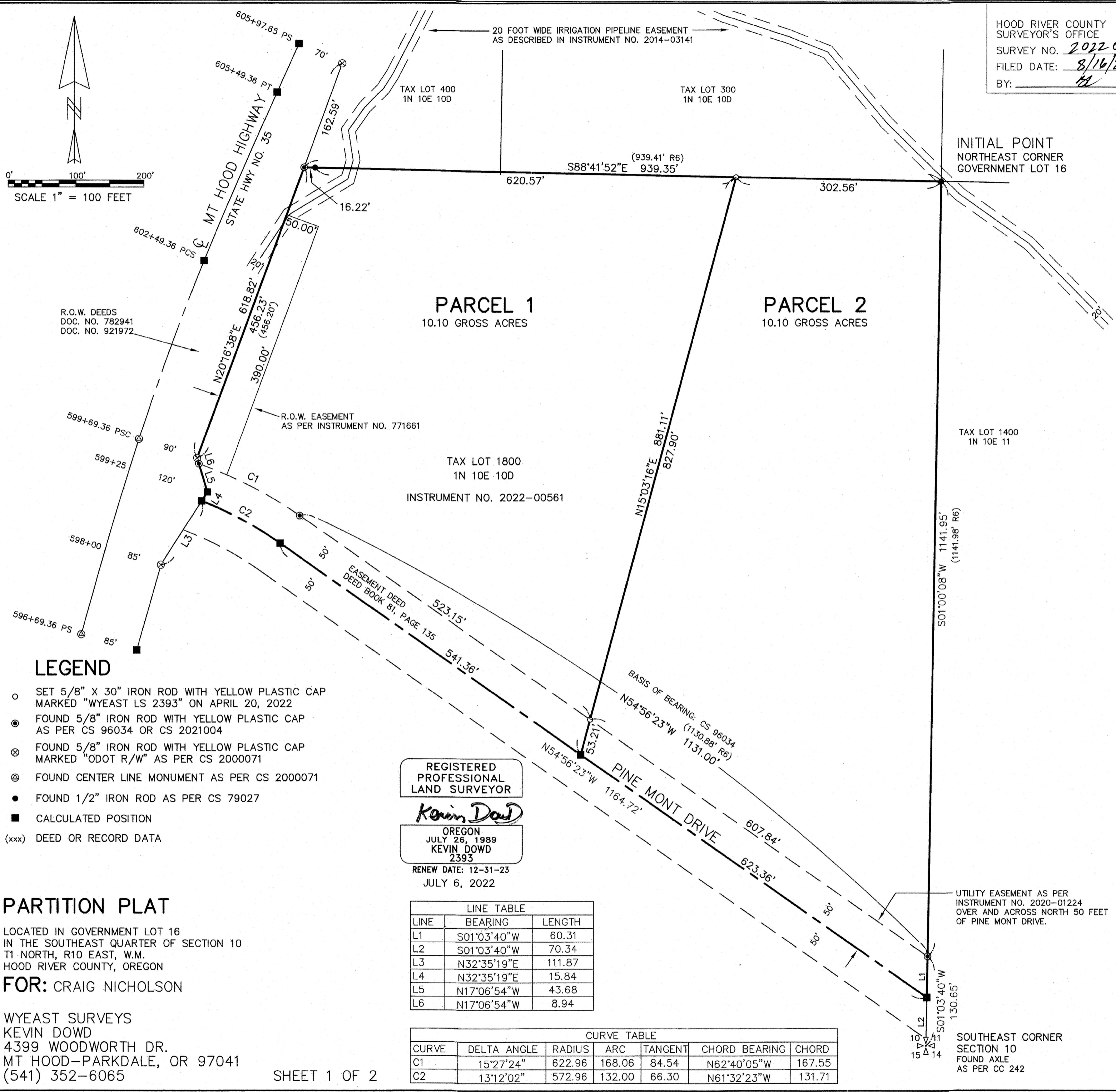
STATE OF Oregon
COUNTY OF Hood River
COMMISSION No. 1023492
My commission expires April 17, 2026



APPROVALS:
I hereby certify this partition was
examined and approved as of this 2ND
day of AUGUST 20 22
Jeff Heckel
Hood River County Director of
Budget and Finance

I hereby certify this partition was
examined and approved as of this 26th
day of JULY 20 22
[Signature]
Hood River County Surveyor

I hereby certify this partition was
examined and approved as of this 26th
day of JULY 20 22
Planning File Number #21-0244
[Signature]
Hood River County Planning Director



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 2022-00561 INTO TWO PARCELS. THE EXISTING BOUNDARIES WERE ESTABLISHED AS PER RECORD OF SURVEY FILED AS CS 2021004. THE PARTITION LINE WAS ESTABLISHED AS PER CLIENT INSTRUCTION.

EASEMENTS

AN EASEMENT OR RIGHT OF WAY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTING LINE AND APPURTENANCES GRANTED PACIFIC POWER & LIGHT COMPANY RECORDED APRIL 3, 1946 IN DEED BOOK 33, PAGE 4. NO SPECIFIC LOCATION PROVIDED OVER GOVERNMENT LOT 16 OF SECTION 10.

A RIGHT OF WAY EASEMENT FOR A ROAD (PRIVATE EASEMENT), 100 FEET IN WIDTH, GRANTED THE UNITED STATES OF AMERICA RECORDED MARCH 30, 1965 IN DEED BOOK 80, PAGE 630 AND RE-RECORDED APRIL 15, 1965 IN DEED BOOK 81, PAGE 135. LOCATION AS SHOWN ON MAP.

A RIGHT OF WAY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE GRANTED HOOD RIVER ELECTRIC COOPERATIVE RECORDED JULY 19, 1977 AS INSTRUMENT NO. 771661. A 50 FOOT BY 390 FOOT STRIP AS SHOWN ON MAP.

LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION RECORDED AUGUST 1, 1978 AS INSTRUMENT NO. 782941. SAID DEED GRANTED ALL EXISTING, FUTURE OR POTENTIAL COMMON LAW OR STATUTORY ABUTTER'S EASEMENTS BETWEEN THE RELOCATED MT. HOOD HIGHWAY AND THE SUBJECT PROPERTY TO THE STATE OF OREGON.

A RIGHT OF WAY EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE GRANTED HOOD RIVER ELECTRIC COOPERATIVE RECORDED MAY 4, 1992 AS MICROFILM NO. 921343. LOCATION IS NOT SPECIFIC. AFFECTS SUBJECT PROPERTY.

LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION RECORDED JUNE 30, 1992 AS MICROFILM NO. 921972. SAID DEED GRANTED ALL ABUTTER'S RIGHTS OF ACCESS BETWEEN THE RELOCATED MT. HOOD HIGHWAY AND THE SUBJECT PROPERTY TO THE STATE OF OREGON.

A NONEXCLUSIVE, PERPETUAL EASEMENT FOR ROADWAY AND UTILITY PURPOSES, 15 FEET IN WIDTH GRANTED LYLE G. NICHOLSON, TRUSTEE, NICHOLSON FAMILY TRUST DATED APRIL 12 1993 RECORDED OCTOBER 5, 2005 AS INSTRUMENT NO. 20055177. BENEFITS SUBJECT PROPERTY. ALSO PROVIDES FOR BURIAL OF ELECTRIC POWER AND TELEPHONE LINES FROM NEAREST UTILITY POLE TO EASEMENT. EASEMENT LOCATION IS DESCRIBED WITH APPROXIMATE CALLS BEGINNING AT THE INTERSECTION OF PINE MONT DRIVE WITH THE EXISTING DRIVEWAY ACCESSING THE ADJOINING PROPERTY TO THE EAST AND TERMINATING AT THE EAST LINE OF THE SUBJECT TRACT.

A 20 FOOT WIDE IRRIGATION PIPELINE EASEMENT GRANTED EAST FORK IRRIGATION DISTRICT RECORDED NOVEMBER 10, 2014 AS INSTRUMENT NO. 2014-03141. THE EASEMENT CROSSES THE SUBJECT PROPERTY AT THE NORTHEAST AND NORTHWEST CORNERS AS APPROXIMATELY SHOWN ON MAP.

A NONEXCLUSIVE, PERPETUAL RIGHT OF WAY AND UTILITY EASEMENT GRANTED ZAYO GROUP, LLC RECORDED APRIL 1, 2020 AS INSTRUMENT NO. 2020-01224. EASEMENT IS OVER THE NORTH 50 FEET OF THE THE 100 FEET WIDE RIGHT OF WAY GRANTED IN DEED BOOK 81, PAGE 135. LOCATION AS SHOWN ON MAP.

REFERENCES

- R1) O.D.O.T. MAP 9B-2-11, MOUNT HOOD HIGHWAY PARKDALE-FIKES CORNER SECTION, DATED MAY 1967, AUGUST 1985 REVISION
- R2) CS 1278, SURVEY BY ROY L. HILL LS 578 FOR ROY BRODEHL, FILED AUGUST 5, 1969
- R3) CS 1281, SURVEY BY ANTHONY C. KLEIN LS 932 FOR DR. LYLE G. NICHOLSON, FILED JANUARY 31, 1972
- R4) CS 79027, SURVEY BY DANNY L. CRON LS 1028 FOR L.G. NICHOLSON, FILED JANUARY 31, 1978
- R5) O.D.O.T. MAP 9B-30-5, MOUNT HOOD HIGHWAY MT. HOOD-LONG PRAIRIE ROAD SECTION, DATED APRIL 1988, MARCH 2019 REVISION
- R6) CS 96034, SURVEY BY KEVIN DOWD LS 2393 FOR RENIE KELLY, FILED JUNE 25, 1996
- R7) CS 2000071, SURVEY BY STEVEN L. MUMA LS 2747 FOR OREGON DEPARTMENT OF TRANSPORTATION, FILED SEPTEMBER 1, 2000
- R8) CS 2001063, PARTITION PLAT 200122P BY KEVIN DOWD LS 2393 FOR KATHERINE GREEN, DICK AND RONDA SNYDER, FILED AUGUST 21, 2001
- R9) CS 2015028, PARTITION PLAT 201509P BY ERIK M. CARLSON LS 72306 FOR WILFORD CAREY, TRUSTEE, FILED JUNE 26, 2015
- R10) CS 2021004, SURVEY BY KEVIN DOWD LS 2393 FOR CRAIG NICHOLSON, FILED JANUARY 13, 2021

SURVEYOR'S CERTIFICATE

I, KEVIN DOWD, REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF OREGON SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PLAT LOCATED IN GOVERNMENT LOT 16 IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 16 IS THE INITIAL POINT OF THIS PLAT; AND THAT THE LAND REPRESENTED ON THIS PLAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF SAID GOVERNMENT LOT 16 LYING EAST OF THE MT HOOD LOOP HIGHWAY AND LYING NORTH OF THE CENTER LINE OF THE FOREST SERVICE ROAD DESCRIBED IN EASEMENT TO UNITED STATES OF AMERICA RECORDED APRIL 15, 1965 IN DEED BOOK 81, PAGE 135, HOOD RIVER COUNTY DEED RECORDS.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. _____
FILED DATE: _____
BY: _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393

RENEW DATE: 12-31-23
JULY 6, 2022

PARTITION PLAT

LOCATED IN GOVERNMENT LOT 16
IN THE SOUTHEAST QUARTER OF SECTION 10
T1 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: CRAIG NICHOLSON

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD-PARKDALE OR, 97041
(541) 352-6065