

BASIS OF BEARING:  
BEARING BETWEEN MONUMENTS FOUND AT THE SOUTH QUARTER CORNER  
OF SECTION 30 AND THE NORTHEAST CORNER OF LOT 84.  
OCRS NORTH CENTRAL ZONE NAD 83 (2011) EPOCH 2010.00  
CS 7660 CITES THIS BEARING AS S00°49'33"W AS SHOWN.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2024 004  
FILED DATE: 1/29/2024  
BY: KD

Partition Plat # 202401P  
Instrument received on the 25<sup>th</sup>  
day of January 20 24  
at 11:52 P.M.  
[Signature]  
Hood River Director of Records  
and Assessments

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Kevin Dowd  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-25  
JANUARY 3, 2024

DECLARATION:  
I, the owner of the land shown  
herein, hereby declare that this division  
of land has been made with my free  
consent and in accordance with my desires  
and also in accordance with the  
provisions of ORS Chapter 92.  
I grant the 40' private road and utilities  
easement with turn around as shown.

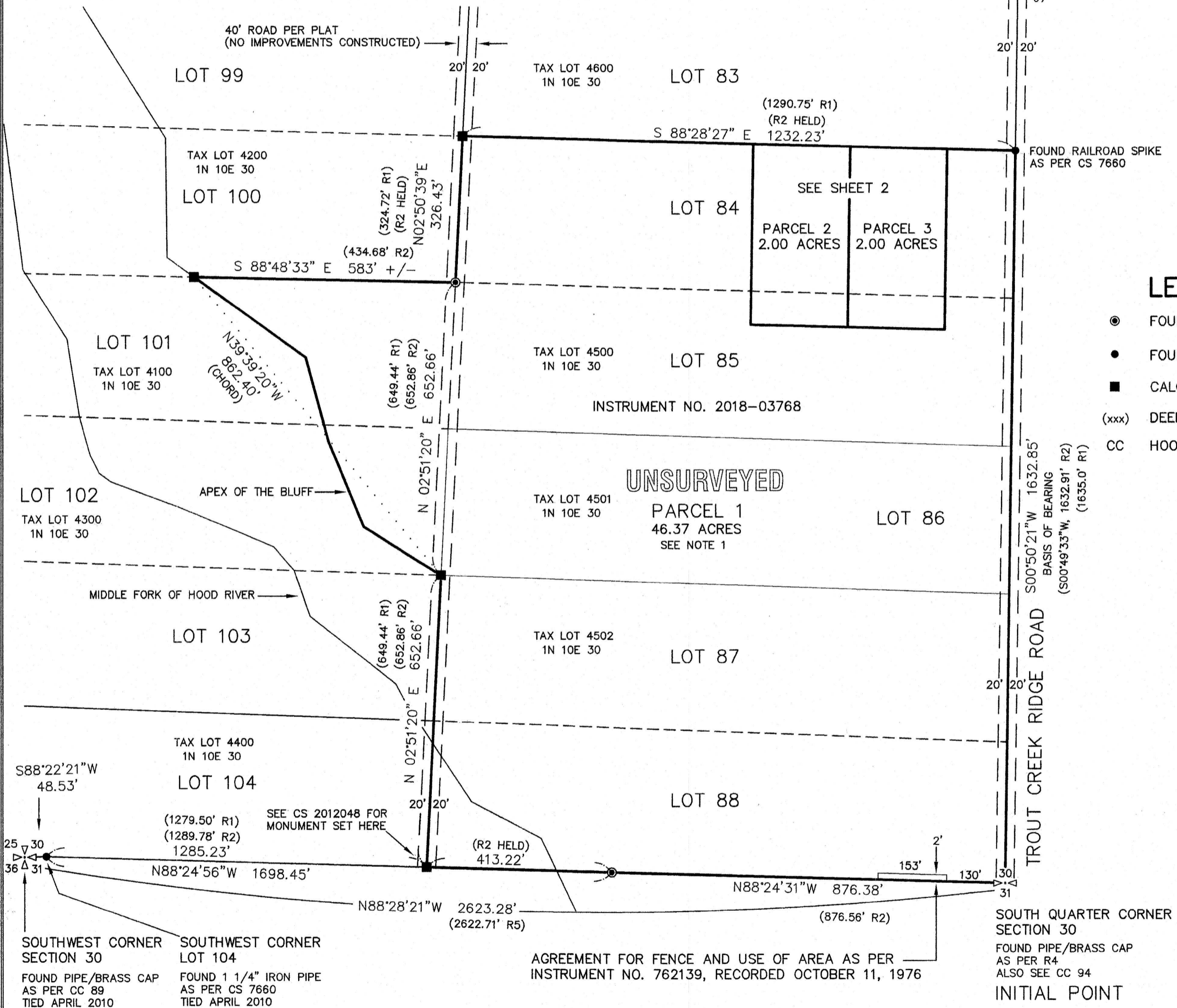
[Signature]  
KATRINA L. McALEXANDER

ACKNOWLEDGMENTS:  
This instrument was acknowledged before me  
on 19 day of January 20 24  
by KATRINA L. McALEXANDER  
[Signature]  
Notary signature  
Maria I. Romero  
NOTARY PUBLIC (Printed Name)  
STATE OF Oregon  
COUNTY OF Hood River  
COMMISSION No. 1016289  
My commission expires Aug. 23, 2025

APPROVALS:  
I hereby certify this partition was  
examined and approved as of this 25<sup>th</sup>  
day of January 20 24  
[Signature]  
Hood River County Director of  
Budget and Finance  
I hereby certify this partition was  
examined and approved as of this 19<sup>th</sup>  
day of January 20 24.

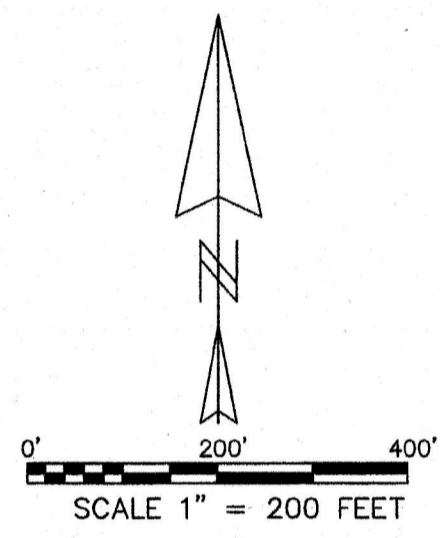
[Signature]  
Hood River County Surveyor  
I hereby certify this partition was  
examined and approved as of this 22<sup>nd</sup>  
day of JANUARY 20 24  
Planning File Number FILE #22-0171  
[Signature]  
Hood River County Planning Director

ADDITION OF 1920 TO  
WOODWORTH ACRES



LEGEND

- FOUND 5/8" IRON ROD AS PER CS 7660
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- (xxx) DEED OR RECORD DATA
- CC HOOD RIVER COUNTY CORNER CARD



PARTITION PLAT

LOCATED IN THE SW 1/4 OF SECTION 30  
T1 NORTH, R10 EAST, W.M.  
HOOD RIVER COUNTY, OREGON

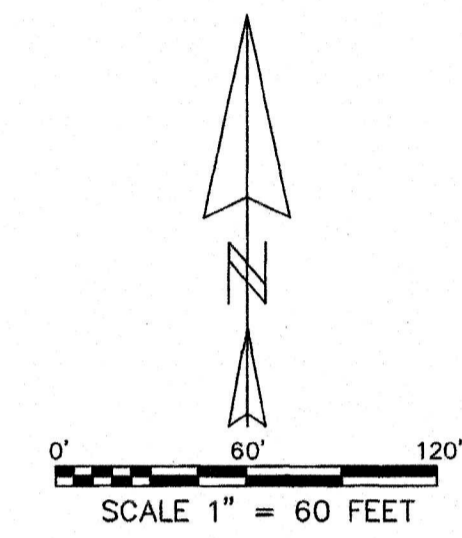
FOR: KATRINA McALEXANDER

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

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2024004  
FILED DATE: 1/29/2024  
BY: KL

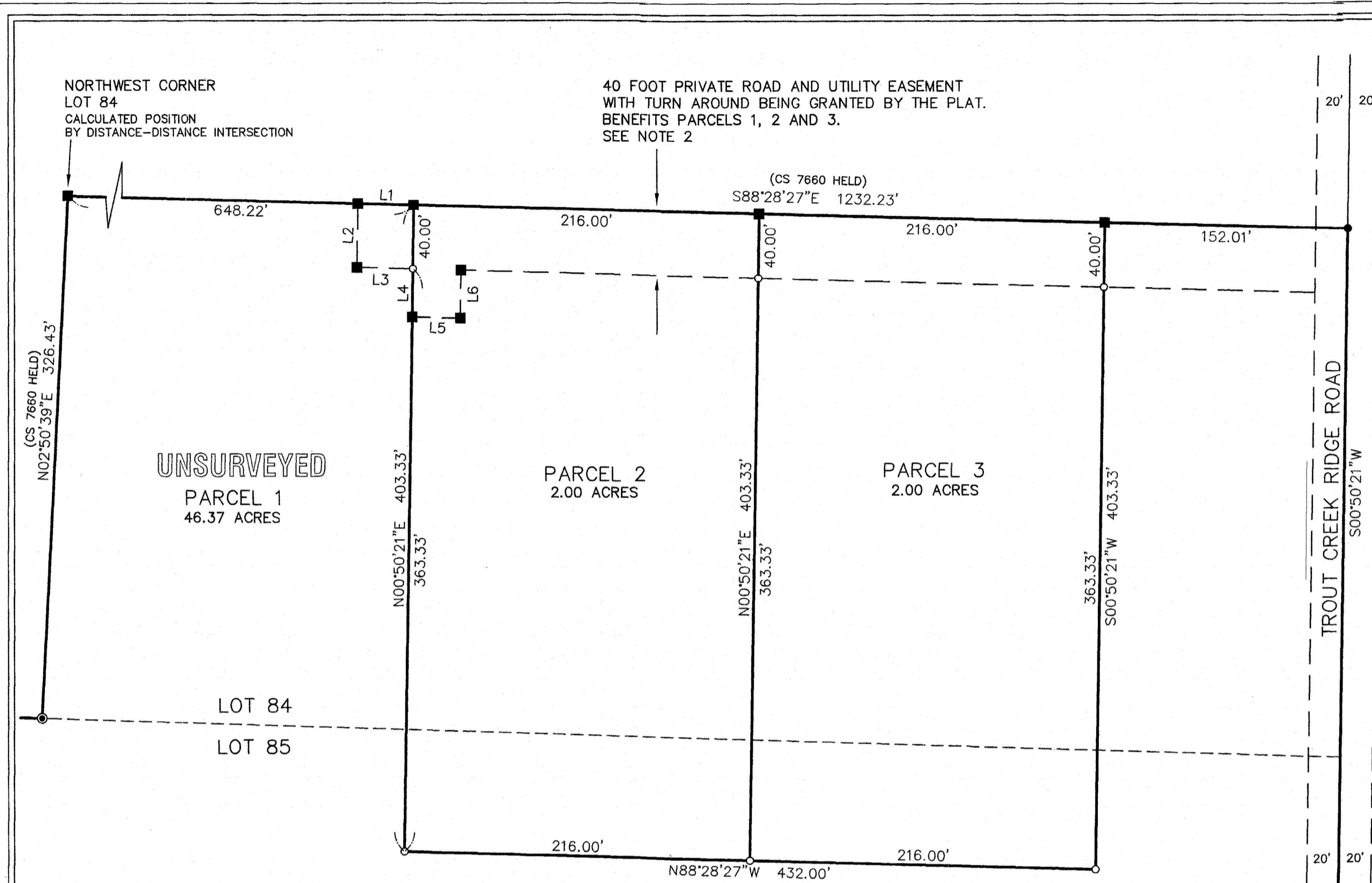
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kevin Dowd*  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
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RENEW DATE: 12-31-25  
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LINE	BEARING	LENGTH
L1	S88°28'27"E	35.00'
L2	N00°50'21"E	40.00'
L3	N88°28'27"W	35.00'
L4	N00°50'21"E	30.00'
L5	N88°28'27"W	30.00'
L6	N00°50'21"E	30.00'



**LEGEND**

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON OCTOBER 21, 2023
- FOUND 5/8" IRON ROD AS PER CS 7660
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- (xxx) DEED OR RECORD DATA



**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2018-03768 INTO THREE PARCELS UNDER AN APPROVED MEASURE 49 WAIVER. PARCEL 1 IS OVER TEN ACRES AND IS UNSURVEYED AS ALLOWED BY ORS 92.060 (6). THE BOUNDARIES OF PARCEL 1 ARE DEPICTED FROM A COMBINATION OF RECORD DATA AND FOUND MONUMENTS OF CS 7660, A PREVIOUS SURVEY OF THE SUBJECT TRACT. THE DIMENSION ALONG THE NORTH LINE OF LOT 101 AS SHOWN BY THAT SURVEY WAS FOUND TO BE IN ERROR. PARCELS 2 AND 3 WERE ESTABLISHED ALONG THE NORTH LINE OF LOT 84. THE CS 7660 RAILROAD SPIKE WAS ACCEPTED TO ESTABLISH THE NORTHEAST CORNER OF LOT 84. THE NORTHWEST CORNER OF SAID LOT WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECTION USING CS 7660 RECORD DATA AND THE FOUND MONUMENTS AT THE NORTHEAST AND SOUTHWEST CORNERS. PARCELS 2 AND 3 WERE ESTABLISHED TO BE NO GREATER THAN TWO ACRES IN AREA AS PER THE APPROVED MEASURE 49 WAIVER.

**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 THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A PIPE WITH BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 IS THE INITIAL POINT OF THIS PLAT; AND THE LAND REPRESENTED ON THIS PLAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOTS 84, 85, 86, 87 AND 88, AND THAT PORTION OF LOTS 101 AND 102 LYING EAST OF THE APEX OF THE BLUFF, IN THE ADDITION OF 1920 TO WOODWORTH ACRES; PARCEL 1 OF THIS PLAT IS OVER TEN ACRES IN AREA AND WAS UNSURVEYED AS PROVIDED FOR BY ORS 92.060 (6).

**REFERENCES**

- R1) CS 1296, ADDITION OF 1920 TO WOODWORTH ACRES, SURVEY BY ELBERT E. NEWELL PE 532, RECORDED AUGUST 20, 1920
- R2) CS 7660, SURVEY BY DAVID L. TUTTLE LS 872 FOR LYLE S. McALEXANDER, FILED NOVEMBER 29, 1976
- R3) CS 91044, SURVEY BY ANTHONY C. KLEIN LS 932 FOR TRANSAMERICA FINANCIAL SERVICE, FILED JUNE 11, 1991
- R4) DEPENDENT RESURVEY, SUBDIVISION OF SECTION 31 AND SURVEY BY DANIEL E. WELLER CADASTRAL SURVEYOR, DATED JUNE 18, 2003
- R5) CS 2012048, SURVEY BY GEORGE J. FORD LS 2210 FOR LONGVIEW TIMBER, FILED NOVEMBER 14, 2012

**EASEMENTS**

SOURCE DOCUMENT FOR EASEMENTS IS AMERITITLE SORT REPORT 610573AM DATED OCTOBER 6, 2023  
A 20 FOOT WIDE EASEMENT GRANTED MIDDLE FORK IRRIGATION DISTRICT RECORDED JUNE 16, 1964 IN DEED BOOK 76, PAGE 350. LOCATION IS NON SPECIFIC. AFFECTS SUBJECT TRACT.  
SUBJECT TO AN AGREEMENT FOR FENCE AND USE OF AREA RECORDED OCTOBER 11, 1976 AS INSTRUMENT NO. 762139. LOCATION AS SHOWN ON SHEET 1.

- NOTE 2: PARCELS UTILIZING THE ROAD AND UTILITY EASEMENT ARE SOLELY RESPONSIBLE FOR IT'S MAINTENANCE.
- NOTE 3: NEW DWELLINGS ON PARCELS 2 AND 3 WILL BE SUBJECT TO ARTICLE 50 AGRICULTURE BUFFER REQUIREMENTS.

**PARTITION PLAT**

LOCATED IN THE SW 1/4 OF SECTION 30 T1 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON  
**FOR: KATRINA McALEXANDER**

WYEAST SURVEYS  
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