

HOOD RIVER COUNTY SURVEYOR'S OFFICE
 SURVEY NO. 2024019
 FILED DATE: 3/13/2024
 BY: [Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR
Kevin Dowd
 OREGON
 JULY 26, 1989
 KEVIN DOWD
 2393
 RENEW DATE: 12-31-25
 MARCH 1, 2024

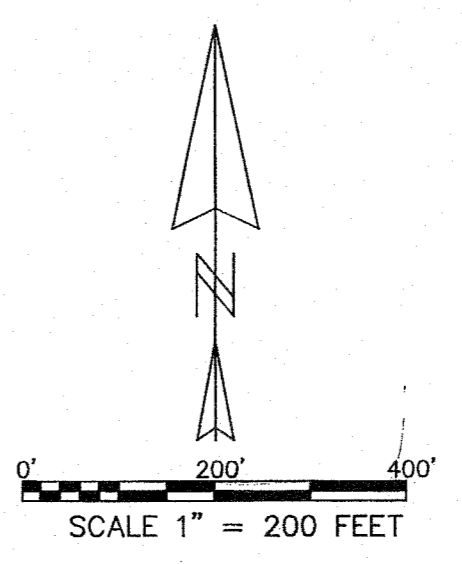
Partition Plat # 202405P
 Instrument received on the 12th
 day of March 2024
 at 1:56pm M.
[Signature]
 Hood River Director of Records and Assessments

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. We grant the 30' private road with turn around and utilities easement as shown.
John Michael Benton
 JOHN MICHAEL BENTON
Julie A. Benton
 JULIE A. BENTON

ACKNOWLEDGMENTS:
 This instrument was acknowledged before me on 4 day of March 2024
 by JOHN MICHAEL BENTON and JULIE A. BENTON
Mallory Cheree Villa
 Notary signature
 Mallory Cheree Villa
 NOTARY PUBLIC (Printed Name)

STATE OF Oregon
 COUNTY OF Hood River
 COMMISSION No. 1043110
 My commission expires December 7 2027

BASIS OF BEARING:
 BEARING BETWEEN MONUMENTS FOUND AT THE SOUTHWEST CORNER OF SECTION 1 AND THE S 1/16 CORNER. OCRS COLUMBIA RIVER EAST ZONE NAD 83 (2011) EPOCH 2010.00 CS 2009008 CITES THIS BEARING AS S00°52'42"W AS SHOWN.



LINE	BEARING	LENGTH
L1	N00°53'13"E	179.57'
L2	N00°53'13"E	100.22'
L3	S89°28'49"E	10.08'
L4	S00°53'21"W	180.00'
L5	N87°03'07"W	10.08'
L6	S89°06'47"E	30.00'
L7	S00°53'13"W	464.06'
L8	S89°06'47"E	50.00'
L9	S00°53'13"W	30.00'
L10	N89°06'47"W	50.00'
L11	S00°53'13"W	48.00'
L12	S89°31'27"W	30.01'

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" FIRST MONUMENT SET OCTOBER 2, 2021
- FOUND IRON PIPE AS PER CS 1387
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- EASEMENT CALCULATED POSITION
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- CC HOOD RIVER COUNTY CORNER CARD

NARRATIVE

THE PURPOSE OF THE SURVEY IS TO PARTITION THOSE TRACTS OF LAND DESCRIBED IN DEED RECORDED AS MICROFILM NO. 900072 AND DOC# 20002191. PARCEL 1 IS OVER TEN ACRES IN AREA AND WAS UNSURVEYED AS PROVIDED FOR BY ORS 92.060 (6) EXCEPT AS SHOWN ON THE MAP. PARCELS 2 AND 3 WERE ESTABLISHED AS PER CLIENT INSTRUCTION AND THE PROVISIONS OF AN APPROVED MEASURE 49 WAIVER. MONUMENTS WERE RECOVERED AT THE NORTHWEST, NORTHEAST AND SOUTHEAST CORNERS OF THE TRACT LYING IN SECTION 1. IRON PIPES WERE RECOVERED AT THE SOUTHEAST AND NORTHEAST CORNERS OF THE EXCEPTED TRACT AS SET BY CS 1387. THE EXCEPTED TRACT IS DESCRIBED AS THE WEST 10 FEET OF THE SOUTH 180 FEET OF SECTION 1. IT IS A PORTION OF A LARGER PARCEL THAT IS DESCRIBED BY METES. THIS CREATES AN AMBIGUITY. THE NORTH LINE OF THE EXCEPTED TRACT WAS ESTABLISHED BY TURNING THE CS 85041 ANGLE OF 89°37'50" FROM THE EAST LINE OF THE EXCEPTED TRACT. THE NORTHWEST CORNER WAS ESTABLISHED AT THE INTERSECTION OF THIS LINE WITH THE WEST LINE OF SECTION 1. THE TRACT LYING IN SECTION 2 WAS UNSURVEYED. THAT TRACT HAD BEEN CREATED BY PROPERTY LINE ADJUSTMENT. THE RECORD OF SURVEY FOR THAT ADJUSTMENT WAS FILED AS AS CS 98001.

REFERENCES

- R1) CS 0323, PLAT OF LANDS OF HARDINGER AND BAKER BY HOOD RIVER ABSTRACT CO.
- R2) CS 0373, PLAT OF SURVEY FOR CHAS. ROSS
- R3) CS 0379, SURVEY BY MART C. PERKINS PE 3385 FOR PACIFIC POWER & LIGHT CO., DATED JULY 2, 1956
- R4) CS 1387, SURVEY BY GEORGE A. FREY PE 2319 FOR J. ROBERT & G. NUNAMAKER, DATED NOVEMBER 1964
- R5) CS 81082, SURVEY BY DANNY L. CRON LS 1028 FOR JUNE CLAPP, FILED NOVEMBER 01, 1981
- R6) CS 85041, SURVEY BY ROY O. GAYLORD LS 1815 FOR BOB NUNAMAKER, FILED JULY 12, 1985
- R7) CS 90097, SURVEY BY ANTHONY C. KLEIN LS 932 FOR O.S.U. MID-COLUMBIA EXPERIMENT STATION, FILED NOVEMBER 16, 1990
- R8) CS 98001, PLA SURVEY BY ROY O. GAYLORD LS 1815 FOR JOHN & JULIE BENTON, INC., FILED FEBRUARY 26, 1998
- R9) CS 2000064, PARTITION PLAT 200024P BY ROY O. GAYLORD LS 1815 FOR LORISSA A. & GEORGE L. SOHLER, TRUSTEES, FILED AUGUST 8, 2000
- R10) CS 2002084, SURVEY BY ROY O. GAYLORD LS 1815 FOR JOHN & JULIE BENTON, FILED DECEMBER 20, 2002
- R11) CS 2009008, SURVEY BY ERIK M. CARLSON LS 72306 FOR NELLIE HJLTALIN, FILED MARCH 12, 2009
- R12) CS 2016058, SURVEY BY JAMES M. KLEIN LS 59002 FOR COLUMBIA LAND TRUST, FILED SEPTEMBER 8, 2016

NOTE 1: THE PROVISIONS OF ARTICLE 50 (BUFFER REQUIREMENTS) OF THE HOOD RIVER COUNTY ZONING ORDINANCE APPLY TO SITING A NEW DWELLING ON PARCELS 2 AND 3, WHICH IS ADJACENT TO PROPERTY IN THE COUNTY'S EXCLUSIVE FARM USE ZONE. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT HOOD RIVER COUNTY PLANNING.

NOTE 2: TAX LOT 2100 IS UNSURVEYED BY THIS PLAT. IT IS NOTED THAT THERE ARE MINOR DISCREPANCIES BETWEEN THE PROPERTY AS DESCRIBED IN DOC# 20002191 AND THE PROPERTY AS SURVEYED BY CS 98001. THIS PLAT DEPICTS TAX LOT 2100 BY HOLDING CS 98001 ANGLE AND DISTANCE. A LINE BETWEEN THE FOUND LS 1028 IRON ROD AND THE SOUTHWEST SECTION CORNER PIPE WAS USED A BASELINE.

PARTITION PLAT

LOCATED IN THE S 1/2, SW 1/4 OF SECTION 1 AND THE SE 1/4, SE 1/4 OF SECTION 2 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: JOHN AND JULIE BENTON

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

APPROVALS:
 I hereby certify this partition was examined and approved as of this 12th day of March 2024
[Signature]
 Hood River County Director of Budget and Finance
 I hereby certify this partition was examined and approved as of this 6th day of MARCH 2024
[Signature]
 Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 8th day of MARCH 2024
 Planning File Number #21-0017
[Signature]
 Hood River County Planning Director

CS# 2024019

HOOD RIVER COUNTY SURVEYOR'S OFFICE
SURVEY NO. 2024019
FILED DATE: 3/13/2024
BY: *RL*

REGISTERED PROFESSIONAL LAND SURVEYOR

Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393

RENEW DATE: 12-31-25
MARCH 1, 2024

0' 200' 400'
SCALE 1" = 200 FEET

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 SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A GUN BARREL FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 IS THE INITIAL POINT OF THIS PLAT; AND THE LAND REPRESENTED ON THIS PLAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE AFORESAID INITIAL POINT; SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOHN MICHAEL BENTON AND JULIE A. BENTON RECORDED JANUARY 11, 1990 AS DOCUMENT NO. 900072, HOOD RIVER COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID BENTON TRACT, NORTH 89°51'34" EAST, A DISTANCE OF 1751.75 FEET TO AN IRON ROD AT THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID BENTON TRACT, SOUTH 00°34'13" WEST, A DISTANCE OF 1300.31 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER THEREOF IN THE SOUTH LINE OF SAID SECTION 1; THENCE ALONG SAID SOUTH LINE, SOUTH 89°31'27" WEST, A DISTANCE OF 1437.16 FEET; THENCE SOUTH 89°24'49" WEST, A DISTANCE OF 311.94 FEET TO AN IRON PIPE THAT BEARS SOUTH 87°03'07" EAST, A DISTANCE OF 10.08' FROM AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 00°53'21" EAST, A DISTANCE OF 180.00 FEET TO AN IRON PIPE; THENCE NORTH 89°28'49" WEST, A DISTANCE OF 10.08 FEET TO THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE, NORTH 00°53'13" EAST, A DISTANCE OF 370.86 FEET; THENCE NORTH 00°56'12" EAST, A DISTANCE OF 429.63 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOHN BENTON AND JULIE BENTON RECORDED JUNE 16, 2000 AS INSTRUMENT NO. 20002191; THENCE ALONG THE SOUTH LINE OF SAID BENTON TRACT, NORTH 88°33'18" WEST A DISTANCE OF 223.87 FEET TO THE CENTER OF ALDER CREEK; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID CREEK 205 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BENTON TRACT; THENCE ALONG THE NORTH LINE OF SAID BENTON TRACT, SOUTH 88°33'18" EAST, A DISTANCE OF 100.94 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00°42'59" EAST, A DISTANCE OF 165.73 FEET TO THE POINT OF BEGINNING. PARCEL 1 OF THIS PLAT IS OVER TEN ACRES IN AREA AND WAS UNSURVEYED AS PROVIDED FOR BY ORS 92.060 (6).

AN EASEMENT FOR UNDERGROUND CABLES AND APPURTENANCES GRANTED PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED DECEMBER 11, 1941 IN BOOK 29, PAGE 171. BLANKET EASEMENT AFFECTS THE WEST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 EXCEPT THE SOUTH 99 FEET THEREOF.

AN EASEMENT FOR UNDERGROUND CABLES AND APPURTENANCES GRANTED PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED DECEMBER 11, 1941 IN BOOK 29, PAGE 180. BLANKET EASEMENT AFFECTS THE SOUTH 99 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1.

AN EASEMENT OR RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE GRANTED PACIFIC POWER & LIGHT COMPANY RECORDED DECEMBER 19, 1945 IN BOOK 32, PAGE 415. BLANKET EASEMENT AFFECTS SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1.

RIGHT OF WAY DEED GRANTED BY PACIFIC POWER AND LIGHT COMPANY TO J. ROBERT NUNAMAKER ET. UX. RECORDED APRIL 5, 1946 IN BOOK 33, PAGE 13. THIS DOCUMENT QUITCLAIMS THE RIGHTS OF WAY FOR ROAD PURPOSES RESERVED IN DEED BOOK 2, PAGE 343 IN SO FAR AS THEY ARE APPURTENANT TO PROPERTY CONVEYED TO NUNAMAKER BY DEED RECORDED DECEMBER 26, 1944.

AN EASEMENT OR RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE GRANTED PACIFIC POWER & LIGHT COMPANY RECORDED APRIL 7, 1980 AS MICROFILM NO. 800628. BLANKET EASEMENT AFFECTS THAT PORTION OF THE SUBJECT TRACT LYING IN SECTION 1. SUBJECT TO TRANSFER ON DEATH DEED RECORDED MAY 18, 2016 AS INSTRUMENT NO. 2016-01683.

SOURCE DOCUMENT FOR TAX LOT 2100 EASEMENTS IS COLUMBIA GORGE TITLE, LLC LOT BOOK REPORT ORDER NO. 23-166
AN EASEMENT FOR UNDERGROUND CABLES AND APPURTENANCES GRANTED PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED DECEMBER 11, 1941 IN BOOK 29, PAGE 181. BLANKET EASEMENT AFFECTS THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2.

SUBJECT TO TERMS AND PROVISIONS OF MAJOR PARTITION 81-68 RECORDED AUGUST 25, 1982 AS DOCUMENT 821240. CREATES A 12 FOOT WIDE EASEMENT FOR ROADWAY AND UTILITIES BENEFITING THE PARENT PARCEL TO TAX LOT 2100. ALSO PROVIDES FOR EASEMENT MAINTENANCE.

AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES BENEFITING THE PARENT PARCEL TO TAX LOT 2100 DESCRIBED IN DEED TO UNITED PENTECOSTAL CHURCH OF HOOD RIVER, OREGON RECORDED MAY 21, 1985 AS DOCUMENT 850914.

SUBJECT TO TRANSFER ON DEATH DEED RECORDED MAY 18, 2016 AS INSTRUMENT NO. 2016-01683.

LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- (xxx) DEED OR RECORD DATA
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- CC HOOD RIVER COUNTY CORNER CARD

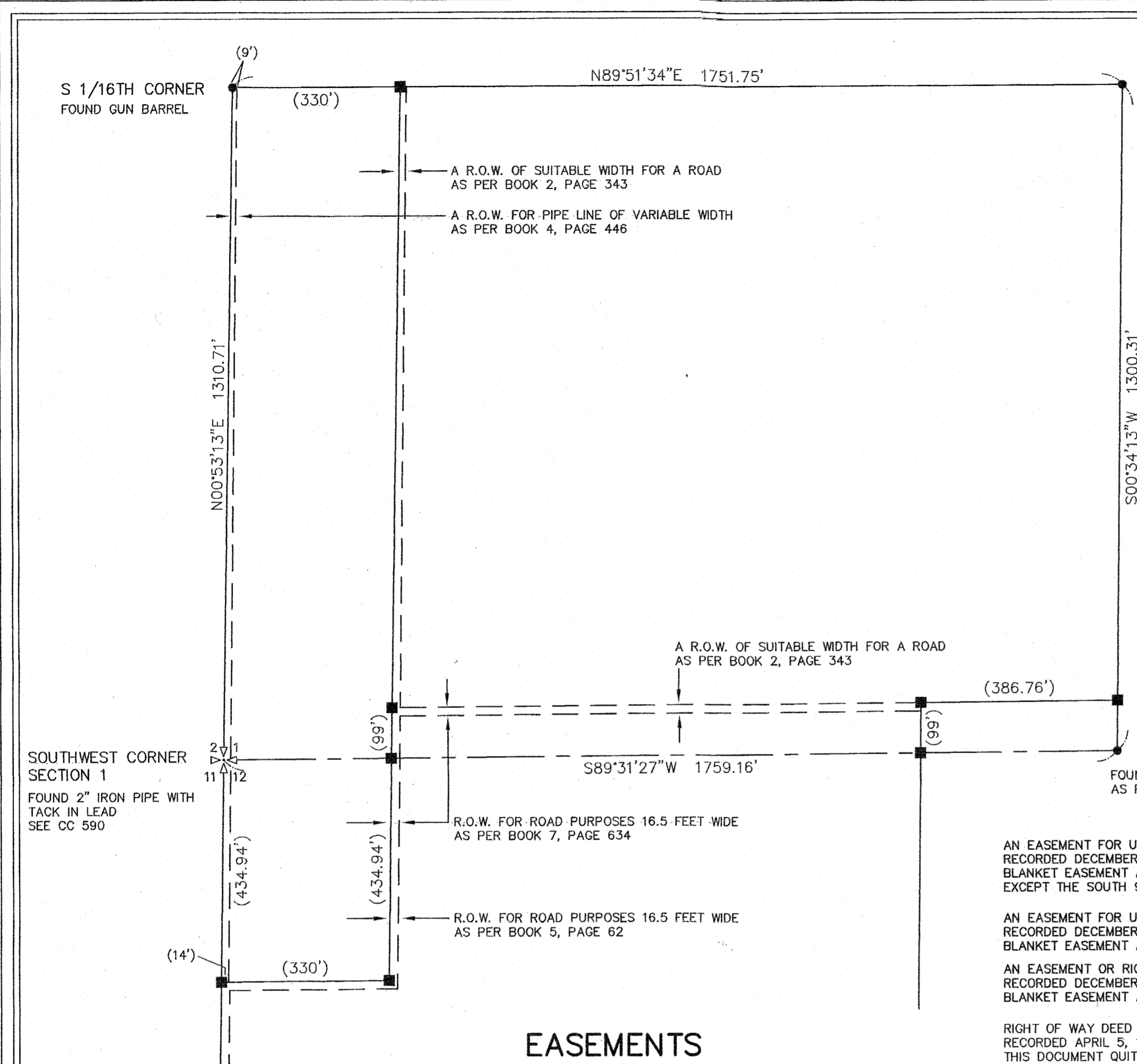
SHEET 2 OF 2

PARTITION PLAT

LOCATED IN THE S 1/2, SW 1/4 OF SECTION 1 AND THE SE 1/4, SE 1/4 OF SECTION 2 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: JOHN AND JULIE BENTON

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



EASEMENTS

SOURCE DOCUMENT FOR EASEMENTS IS COLUMBIA GORGE TITLE, LLC LOT BOOK REPORT ORDER NO. 21-0507ED

A RIGHT OF WAY NOT LESS THAN 25 FEET WIDE FOR DITCH, CANAL OR FLUME. GRANTED VALLEY IMPROVEMENT COMPANY RECORDED FEBRUARY 18, 1902 IN BOOK 1, PAGE 583. OVER THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND OTHER LAND. LOCATION IS NON SPECIFIC.

EASEMENTS RESERVED IN DEED TO WALTER W. HARDINGER ET. AL. RECORDED MARCH 29, 1909 IN BOOK 2, PAGE 343. TWO RIGHTS OF WAY FOR A ROAD OF SUITABLE WIDTH. LOCATION AS SHOWN ON MAP. ALSO A RIGHT OF WAY FOR PIPE LINE EXTENDING FROM DITCH OR FLUME SOUTHEASTERLY TO THE LANDS OF CHARLES A. ROSS.

AN EASEMENT FOR RIGHT OF WAY FOR PIPELINE GRANTED THE CITY OF HOOD RIVER RECORDED MAY 28, 1910 IN BOOK 4, PAGE 446. APPROXIMATE LOCATION AS SHOWN ON MAP.

A RIGHT OF WAY FOR ROAD PURPOSES, 16.5 FEET WIDE GRANTED JAMES J. MORTIMER ET. UX. RECORDED SEPTEMBER 3, 1910 IN BOOK 5, PAGE 62. LOCATION AS SHOWN ON MAP.

A RIGHT OF WAY FOR ROAD PURPOSES, 16.5 FEET WIDE GRANTED IN DEED TO HARBAKE LAND & DEVELOPMENT COMPANY RECORDED JANUARY 7, 1913 IN BOOK 7, PAGE 634. LOCATION AS SHOWN ON MAP.

EASEMENTS REFERENCED IN DEED TO J. H. HEILBRONNER RECORDED JANUARY 20, 1916 IN BOOK 10, PAGE 397. THE DOCUMENT REFERENCES RIGHTS OF WAY AND EASEMENTS RESERVED IN DEED BOOK 2, PAGE 343.

AN EASEMENT OR RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE GRANTED PACIFIC POWER & LIGHT COMPANY RECORDED JANUARY 29, 1940 IN BOOK 27, PAGE 695. BLANKET EASEMENT AFFECTS SOUTH 99 FEET OF THE WEST 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 1 AND OTHER LAND.

AN EASEMENT OR RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE GRANTED PACIFIC POWER & LIGHT COMPANY RECORDED APRIL 11, 1941 IN BOOK 28, PAGE 556. BLANKET EASEMENT AFFECTS SOUTH 99 FEET OF THE WEST 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 1 AND OTHER LAND.