

PARTITION REPLAT for EMMETT D. BAILEY

LOCATION OF SURVEY:

PARCEL 1 OF PARTITION PLAT No. 9725, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2024038

DATE FILED: 9/25/2024

BY: [Signature]

File Number 202411P Instrument received on the 20th day of September, 2024 at 9:04 A.M.

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

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 boundaries being described as follows.

Parcel 1 of Partition Plat No. 9725 filed November 12, 1997, being a portion of the Southwest Quarter of the Northeast Quarter of Section 26, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon. Initial point is a 5/8" iron rod monumenting the southwest corner of parcel 1.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December 31, 2025

DECLARATION

I, the owner of the land shown herein, hereby declare that this division of land has been made with my free consent and partitioned in accordance with the provisions of ORS Chapter 92 and grant the private easement and dedicated public right of way as shown on plat.

[Signature] DATE 7-31-24 EMMETT D. BAILEY, ALSO KNOWN AS TOM BAILEY

This instrument was acknowledged before me on 31 JULY 2024 (date)

by EMMETT D. BAILEY

State of OREGON County of HOOD RIVER

[Signature] Notary Signature

SOPIA CATHERINE DELEON Notary Print

Public Notary-OREGON Commission number: 1016178 My Commission expires: 25 August 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 31st day of JULY, 2024

[Signature] Hood River County Surveyor

I hereby certify this partition was examined, approved as of this 2nd day of AUGUST, 2024.

Planning Number #21-0066 [Signature] Hood River County Planning Director Dedication accepted under ORS 92.175 (1)(b)

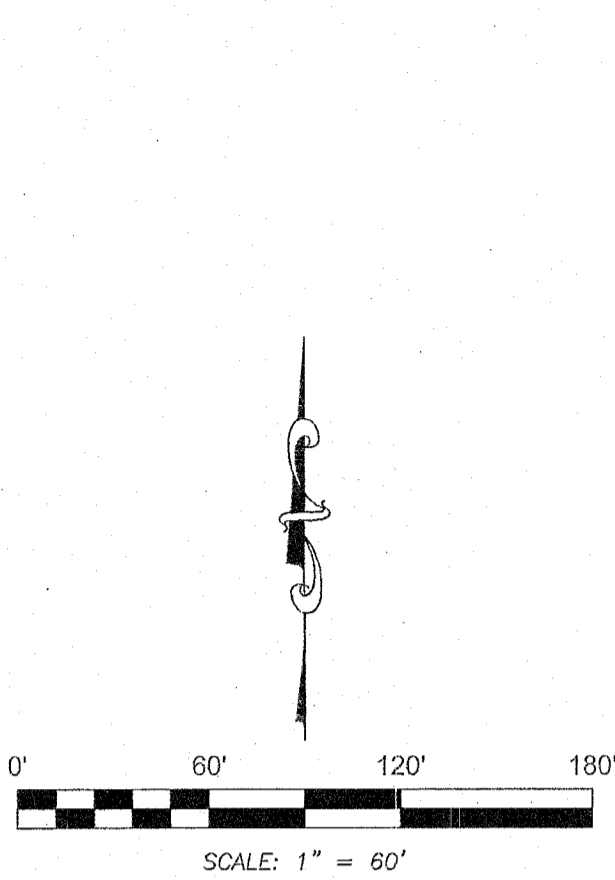
SITE ADDRESS: 3275 LINGREN ROAD HOOD RIVER, OREGON 97031

OWNER: EMMETT D. BAILEY

ZONING: HOOD RIVER COUNTY M-2 LIGHT INDUSTRIAL

TERRA SURVEYING

DATE: JULY 1, 2024 SCALE: 1" = 60' PROJECT: 19018PARTPLAT ASSESSORS MAP: 2N-10E-26 T.L. 1001 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail:terra@gorge.net www.terralandsurveying.com



BASIS OF BEARING: BASIS OF BEARING OF THE SURVEY IS OREGON STATE PLANE NAD83, NORTH ZONE (3601), GRID BEARINGS & INTERNATIONAL FEET

NARRATIVE:

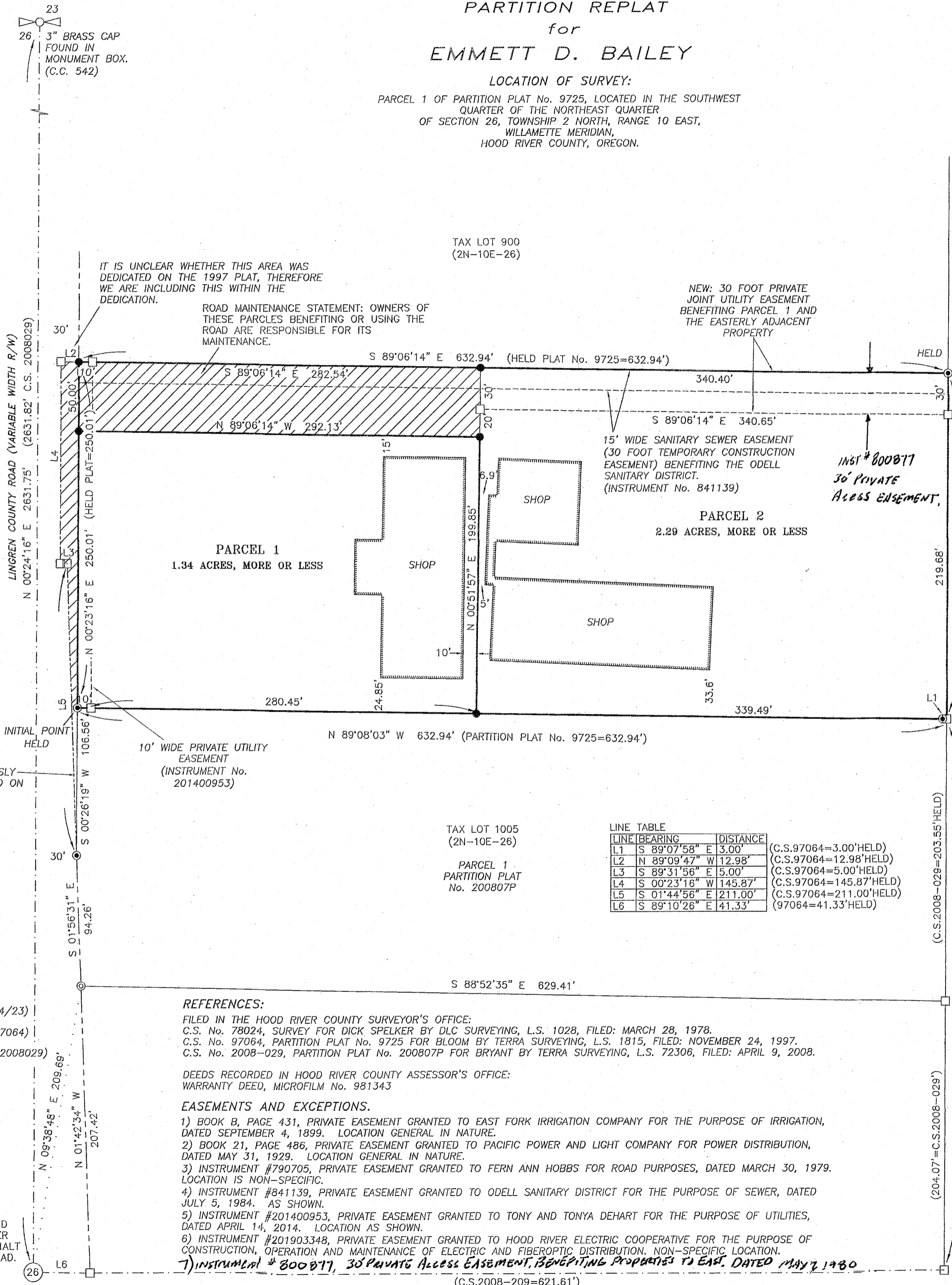
THE PURPOSE OF THIS SURVEY WAS TO REPLAT PARCEL 1 OF PARTITION PLAT No. 97-25 INTO TWO NEW PARCELS. THE PROPERTY IS DESCRIBED AS PARCEL 1 OF PARTITION PLAT No. 97-25. IN THE FIELD, WE TIED INTO ORIGINAL 5/8" IRON RODS RECOVERED AT THE NORTHEAST, SOUTHEAST AND SOUTHWEST CORNER OF SUBJECT PROPERTY. THE NORTHWEST CORNER WAS RE-ESTABLISHED BY CALCULATING A DISTANCE-DISTANCE INTERSECTION FROM THE MONUMENTS FOUND AT THE NE AND SW CORNERS OF PARCEL 1.

AREA WAS PREVIOUSLY SHOWN AS DEDICATED ON PARTITION PLAT NO. 200807P.

LEGEND:

- SET 5/8" x 30" IRON ROD, L.S. 72306 (12/14/23)
● FOUND 5/8" IRON ROD, L.S. 1815 (C.S. No. 97064)
● FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2008029)
□ CALCULATED, NOT FOUND OR SET
() REFERENCE DOCUMENT AND DISTANCE
C.C. CORNER CARD
▨ NEW: DEDICATED PUBLIC RIGHT OF WAY

1-1/2" IRON PIPE FOUND AT THE CENTER QUARTER OF SECTION 26 IN ASPHALT OF LINGREN COUNTY ROAD. (C.C. 543)



IT IS UNCLEAR WHETHER THIS AREA WAS DEDICATED ON THE 1997 PLAT, THEREFORE WE ARE INCLUDING THIS WITHIN THE DEDICATION.

ROAD MAINTENANCE STATEMENT: OWNERS OF THESE PARCELES BENEFITING OR USING THE ROAD ARE RESPONSIBLE FOR ITS MAINTENANCE.

NEW: 30 FOOT PRIVATE JOINT UTILITY EASEMENT BENEFITING PARCEL 1 AND THE EASTERLY ADJACENT PROPERTY

15' WIDE SANITARY SEWER EASEMENT (30 FOOT TEMPORARY CONSTRUCTION EASEMENT) BENEFITING THE ODELL SANITARY DISTRICT. (INSTRUMENT No. 841139)

1N61#800877 30' PRIVATE Access EASEMENT

10' WIDE PRIVATE UTILITY EASEMENT (INSTRUMENT No. 201400953)

TAX LOT 1005 (2N-10E-26)

PARCEL 1 PARTITION PLAT No. 200807P

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE, and notes. Includes lines L1 through L6 with bearings and distances.

REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE: C.S. No. 78024, SURVEY FOR DICK SPELKER BY DLC SURVEYING, L.S. 1028, FILED: MARCH 28, 1978. C.S. No. 97064, PARTITION PLAT No. 9725 FOR BLOOM BY TERRA SURVEYING, L.S. 1815, FILED: NOVEMBER 24, 1997. C.S. No. 2008-029, PARTITION PLAT No. 200807P FOR BRYANT BY TERRA SURVEYING, L.S. 72306, FILED: APRIL 9, 2008.

DEEDS RECORDED IN HOOD RIVER COUNTY ASSESSOR'S OFFICE: WARRANTY DEED, MICROFILM No. 981343

EASEMENTS AND EXCEPTIONS.

- 1) BOOK B, PAGE 431, PRIVATE EASEMENT GRANTED TO EAST FORK IRRIGATION COMPANY FOR THE PURPOSE OF IRRIGATION, DATED SEPTEMBER 4, 1899. LOCATION GENERAL IN NATURE.
2) BOOK 21, PAGE 486, PRIVATE EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY FOR POWER DISTRIBUTION, DATED MAY 31, 1929. LOCATION GENERAL IN NATURE.
3) INSTRUMENT #790705, PRIVATE EASEMENT GRANTED TO FERN ANN HOBBS FOR ROAD PURPOSES, DATED MARCH 30, 1979. LOCATION IS NON-SPECIFIC.
4) INSTRUMENT #841139, PRIVATE EASEMENT GRANTED TO ODELL SANITARY DISTRICT FOR THE PURPOSE OF SEWER, DATED JULY 5, 1984. AS SHOWN.
5) INSTRUMENT #201400953, PRIVATE EASEMENT GRANTED TO TONY AND TONYA DEHART FOR THE PURPOSE OF UTILITIES, DATED APRIL 14, 2014. LOCATION AS SHOWN.
6) INSTRUMENT #201903348, PRIVATE EASEMENT GRANTED TO HOOD RIVER ELECTRIC COOPERATIVE FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRIC AND FIBEROPTIC DISTRIBUTION, NON-SPECIFIC LOCATION.
7) INSTRUMENT #800877, 30' PRIVATE Access EASEMENT, BENEFITING PROPERTIES TO EAST. DATED MAY 7, 1980.

(C.S.2008-209=621.61')