



## LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" FIRST MONUMENT SET OCTOBER 2, 2021
- RM-1 SET IRON ROD ON PROPERTY LINE AS REFERENCE MONUMENT TO PROPERTY CORNER NEAR SOUTHERLY BASE OF ROCK WALL
- RM-2 SET IRON ROD ON PROPERTY LINE AS REFERENCE MONUMENT TO PROPERTY CORNER NEAR NORTHERLY BASE OF ROCK CRIB
- RM-3 SET IRON ROD ON PROPERTY LINE AS REFERENCE MONUMENT ON EASTERLY EXTENSION OF PARCEL LINE
- FOUND IRON ROD AS PER CS 94082
- CALCULATED POSITION

**WINDY ROAD**  
30' WIDE ROAD AND TURN AROUND  
DEDICATED TO THE PUBLIC FOR RIGHT OF WAY PURPOSES BY THIS PLAT.  
0.37 ACRES

NOTE: THE OWNERS OF ALL PARCELS UTILIZING THE PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT ARE SOLELY RESPONSIBLE FOR ITS MAINTENANCE AND WILL PARTICIPATE IN ANY EXISTING ROAD MAINTENANCE AGREEMENTS AFFECTING THE REST OF THE EXISTING ROADWAY FROM PORTLAND DRIVE.

THE VARIABLE WIDTH IRRIGATION LINE EASEMENT IS BEING GRANTED BY THIS PLAT FOR THE BENEFIT OF PARCELS 1, 2 AND 3. THE EASEMENT IS FOR ACCESS, MAINTENANCE AND REPAIR.

30' WIDE PRIVATE EASEMENT FOR INGRESS AND EGRESS  
AS PER DEED BOOK 69, PAGE 601

**WINDY ROAD**  
(VARIABLE WIDTH)

DEED BOOK 69, PAGE 601 REFERS TO  
THIS AS A PRIVATE ROAD  
EAST LINE DEED BOOK 51, PAGE 342

SOUTHEAST CORNER  
SECTION 10  
FOUND BRASS CAP  
IN MONUMENT CASE

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2025019  
FILED DATE: 4/9/2025  
BY: MR

### DECLARATION:

We, as beneficiary of that Trust Deed recorded October 4, 2012 as Instrument No. 2012-03426 hereby consent to this plat declaration, public dedication and grant of private easement as show hereon.

### ACKNOWLEDGMENT:

This instrument was acknowledged before me on 2<sup>nd</sup> day of April 20 25

by Daniel O. Cannon  
Columbia Cascade Housing Corporation

Salvador Cruz Torres  
Notary signature  
NOTARY PUBLIC (Printed Name)

STATE OF Oregon

COUNTY OF Wusco

COMMISSION No. 1037980

My commission expires June 19, 2027

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Kevin Dowd

OREGON  
JULY 28, 1989  
KEVIN DOWD  
2393

RENEW DATE: 12-31-25  
MARCH 10, 2025

LINE	BEARING	LENGTH
L1	S89°41'11"W	25.69'
L2	S89°41'11"W	22.77'
L3	S89°41'11"W	12.00'
L4	N00°51'09"E	83.00'
L5	S89°41'11"W	154.03'
L6	S00°51'09"W	30.01'
L7	N00°56'14"E	5.00'
L8	S00°51'09"W	5.00'
L9	S00°51'09"W	15.00'
L10	S89°41'11"W	30.00'
L11	S00°51'09"W	30.00'
L12	S89°41'11"W	35.00'
L13	S00°51'09"W	15.00'
L14	N89°41'11"E	34.99'
L15	S00°51'09"W	3.00'
L16	S00°51'09"W	110.13'
L17	N89°41'11"E	30.01'
L18	N89°41'11"E	30.01'
L19	N89°41'11"E	65.00'

## PARTITION PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4  
OF SECTION 10  
T2 NORTH, R10 EAST, W.M.  
HOOD RIVER COUNTY, OREGON

FOR: NORMA CANNON

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

Partition Plat # 2025038

Instrument received on the 9<sup>th</sup>

day of April 20 25

at 10:16 A.M.

Jim McCall  
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 dedicate the 30' road and turn around to the use of the public forever. We also grant the private irrigation line easement as shown.

Norma M. Cannon 3-21-25  
NORMA M. CANNON DATE  
AS CO-TRUSTEE OF THE  
NORMA M. CANNON REVOCABLE TRUST  
DATED SEPTEMBER 24, 2018

### ACKNOWLEDGMENTS:

This instrument was acknowledged before me on 18<sup>th</sup> day of March 20 25

by Norma M. Cannon as Co-Trustee

Heather Lynn Harrell  
Notary signature  
NOTARY PUBLIC (Printed Name)

STATE OF OREGON

COUNTY OF HOOD RIVER

COMMISSION No. 1041112

My commission expires 9-20-2027

Edwin Bruce Cannon 3-18-2025  
EDWIN BRUCE CANNON DATE  
AS CO-TRUSTEE OF THE  
NORMA M. CANNON REVOCABLE TRUST  
DATED SEPTEMBER 24, 2018

### ACKNOWLEDGMENTS:

This instrument was acknowledged before me on 18<sup>th</sup> day of March 20 25

by Edwin Bruce Cannon as Co-Trustee

Heather Lynn Harrell  
Notary signature  
NOTARY PUBLIC (Printed Name)

STATE OF OREGON

COUNTY OF HOOD RIVER

COMMISSION No. 1041112

My commission expires 9-20-2027

### APPROVALS:

I hereby certify this partition was examined and approved as of this 9<sup>th</sup> day of April 20 25

Shirley Patterson  
Hood River County Director of  
Budget and Finance

I hereby certify this partition was examined and approved as of this 2<sup>nd</sup> day of April 20 25

Kevin Dowd  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 8<sup>th</sup> day of April 20 25  
Planning File Number #19-0178  
Cliff D. Walker  
Hood River County Planning Director

## SURVEYOR'S CERTIFICATE

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2025019  
FILED DATE: 4/9/2025  
BY: KL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kevin Dowd*

OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393

RENEW DATE: 12-31-25  
MARCH 10, 2025

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 SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" SET AT THE SOUTHWEST CORNER OF PARCEL 1 OF THIS PLAT BEARS SOUTH 89°41'11" WEST, A DISTANCE OF 1662.11 FEET AND NORTH 00°56'14" EAST, A DISTANCE OF 987.76 FEET FROM A BRASS CAP IN MONUMENT CASE FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 10 IS THE INITIAL POINT OF THIS PLAT; AND THAT THE LAND REPRESENTED ON THIS PLAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; EXCEPTING THEREFROM THE SOUTH 300 FEET THEREOF AND THE EAST 166 FEET THEREOF.

## ENCUMBRANCES

A RIGHT OF WAY EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED MAY 27, 1952 IN BOOK 48, PAGE 30.  
BLANKET EASEMENT AFFECTS E 1/2, E 1/2, SW 1/4, SE 1/4 OF SECTION 10.

THE SUBJECT PROPERTY HAS BEEN INCORPORATED INTO THE WINDMASTER URBAN RENEWAL PROJECT BY INSTRUMENT NO. 2007-05007 RECORDED NOVEMBER 9, 2007.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 2018-03243 INTO THREE PARCELS. THE TRACT IS DESCRIBED AT THE E 1/2, E 1/2 SW 1/4, SE 1/4 OF SECTION 10. EXCEPTING THE SOUTH 300 FEET THEREOF AND THE EAST 166 FEET THEREOF. THE ALIQUOT PART LINES WERE ESTABLISHED BASED ON A SUBDIVISION OF SECTION 10 BASED ON THE FOUND MONUMENTS AS SHOWN. THE EAST AND SOUTH LINES WERE ESTABLISHED PARALLEL WITH AND AT DEED DISTANCE FROM THE ALIQUOT PART LINES. A DISCREPANCY BETWEEN DEED DESCRIPTIONS EXISTS ALONG THE SOUTH LINE. THE OWNER OF THE SAID E 1/2, E 1/2 RETAINED A TRACT OFF OF THE SOUTH END AND SOLD THE REMAINDER AS SHOWN BY DEED BOOK 59, PAGE 285. THE EAST LINE OF THE RETAINED TRACT BEING 294.7 FEET IN LENGTH AND THE WEST LINE BEING 300.0 FEET IN LENGTH. THE DESCRIPTION OF THE SUBJECT TRACT AS WELL AS THAT OF TAX LOTS 2300 AND 2500 DESCRIBE THE LINE AS THE NORTH LINE OF THE SOUTH 300 FEET OF SAID E 1/2, E 1/2. THE RECENTLY NAMED WINDY ROAD APPEARS TO BE COMPRISED OF THREE DISTINCT PARTS. A STRIP OF LAND LYING BETWEEN THE 1/16TH LINE AND THE EAST LINE OF DEED BOOK 51, PAGE 342. SECONDLY, THE 30 FOOT WIDE EASEMENT DESCRIBED IN DEED BOOK 69, PAGE 601. THIRDLY, THE 30 FOOT WIDE ROAD AND TURN AROUND BEING DEDICATED TO THE PUBLIC BY THIS PLAT.

BASIS OF BEARING:  
BEARING BETWEEN MONUMENTS FOUND AT THE SOUTHEAST SECTION CORNER AND THE SOUTH QUARTER CORNER. OCRS COLUMBIA RIVER EAST ZONE. NAD 83 (2011) EPOCH 2010.00 CS 94082 CITES THIS BEARING AS N 89°39'56" E AS SHOWN.

## PARTITION PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4  
OF SECTION 10  
T2 NORTH, R10 EAST W.M.  
HOOD RIVER COUNTY, OREGON

FOR: NORMA CANNON

## REFERENCES

- R1) CS 0347, SURVEY BY GEORGE A. FREY PE 2319 FOR BD AND N CANNON, DATED SEPTEMBER 1964  
R2) CS 81055, SURVEY BY DANNY L. CRON LS 1028 FOR SMITTEE (ELLIS) SMITH, FILED JULY 29, 1981  
R3) CS 81057, SURVEY BY DANNY L. CRON LS 1028 FOR DAN DECKER, FILED JULY 29, 1981  
R4) CS 87061, SURVEY BY DANNY L. CRON LS 1028 FOR EDWIN AND BONNIE KING, FILED OCTOBER 21, 1987, REVISED DECEMBER 23, 1988  
R5) CS 94082, SURVEY BY DANNY L. CRON LS 1028 FOR NORMA CANNON, FILED AUGUST 22, 1994  
R6) CS 95064, PARTITION PLAT 9523 BY ANTHONY C. KLEIN LS 932 FOR DONALYN AND SHIRLEY BILLSON, FILED JULY 19, 1995

WYEAST SURVEYS  
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