

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

DATE FILED: 4/17/2015

BY: *NS*

in the
NW 1/4 OF SECTION 7
T 2 N, R 8 E, W.M.
CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON

DECEMBER 20, 2024
PAGE 1 OF 2

24

AS TRAVELED C/L OF FOREST LANE 60.00' R/W

29

BASIS OF BEARINGS
(N 67°07'00" E 314.42')
(N 67°07'00" E 313.39')

193.36' CS 2005 012
 Calculated North Line per
 N 66°42'19" E 320.01'
 [N 66°22'05" E 321.67']

COMPUTED 2" IRON
PIPE PER CS 200511

12 (F) L3 NW CORNER KATANI
(E) SUBDIVISION

PLATTED DIVISION No. 2

TAX LOT 1401
OWNER: BRIGHAM, ROBERT M & N. KATHRYN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2026

LEGEND

-FOUND MONUMENT AS NOTED IN MONUMENT TABLE
 ○.....SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP
 STAMPED "NORTHSTAR SURVEYING"
 +COMPUTED POINT (NOTHING SET OR FOUND)
 ().....RECORD DATA FROM CS 1487
 [].....RECORD DATA FROM CS 2005112
 {}.....RECORD DATA FROM CS 20061732 KATANI SUBDIVISION
 (W) WATER METER (P) POWER POLE
 (C) COMMUNICATION RISER

MONUMENT TABLE

- (A) ...FOUND 1/2" PIPE 0.3' ABOVE SURFACE, PER CS 1487
(B) ...FOUND 2" PIPE 0.6' BELOW SURFACE PER CS 20050112
(C) ...FOUND 3/4" PIPE 0.2' ABOVE SURFACE PER CS 1487
(D) ...FOUND 5/8" IRON ROD WITH YELLOW CAP (UNREADABLE) FLUSH PER CS 2005 112
(E) ...FOUND BRASS SCREW PER KATANI SUBDIVISION - CS#2006027

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°25'09" W (N 51°36'45" W)	4.38' (4.38')
L2	N 78°30'11" E (N 75°55'00" E)	15.14' 15.10'
L3	S 77°04'08" W (S 77°14'12" W)	8.84' (8.84')



Northstar

SURVEYING

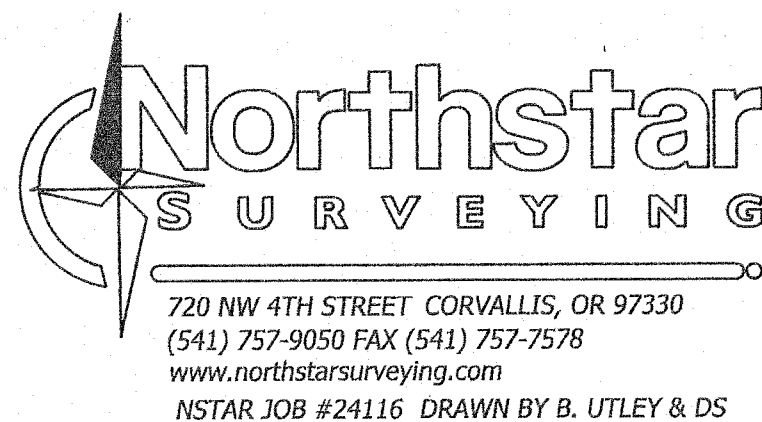
720 NW 4TH STREET CORVALLIS, OR 97330
(541) 757-9050 FAX (541) 757-7578
www.northstarsurveying.com
NSTAR JOB #24116 DRAWN BY B. UTLEY & DS

C5# 2025020

REPLAT PARTITION
OF LOT 3, DIVISION NO. 2
for
WAKEFIELD INVESTMENTS LLC
in the
NW 1/4 OF SECTION 7
T 2 N, R 8 E, W.M.
CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON

DECEMBER 20, 2024

PAGE 2 OF 2



HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS#: 2025020

DATE FILED: 4/17/2025

BY: [Signature]

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WAKEFIELD INVESTMENTS, LLC, ARE THE OWNERS THE TRACT OF LAND DESCRIBED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO 2 PARCELS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ORS 92.

[Signature]
VALERIE WAKEFIELD, MANAGER

[Signature]
NOELLE WAKEFIELD, MEMBER AND MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF Clackamas) S.S.

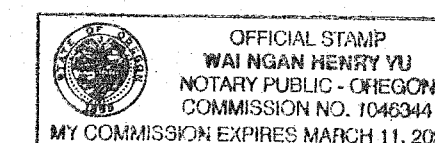
ON THIS 16th DAY OF April, 2025,
PERSONALLY APPEARED BEFORE ME VALERIE WAKEFIELD,
MANAGER AND NOELLE WAKEFIELD, MEMBER AND MANAGER OF
WAKEFIELD INVESTMENTS LLC AND DOES ACKNOWLEDGE THE
FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED
WITNESSED BY ME THIS DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC FOR OREGON (SIGNATURE)

Wai Ngan Henry Yu
NOTARY PUBLIC FOR OREGON (PRINTED)

COMMISSION NUMBER 1046344

MY COMMISSION EXPIRES March 11, 2028



EASEMENTS OF RECORD

TITLE REPORT DATED OCTOBER 18, 2024

EXCEPTION 4: RIGHT-OF-WAY EASEMENT FOR ROADWAY AND UTILITY PURPOSES
ON SE FOREST LANE, HOOD RIVER COUNTY

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN DEED 2022-002687 HOOD RIVER COUNTY DEED RECORDS. I HELD THE 2" IRON PIPE AT THE NORTHWEST CORNER OF LOT 3 OF DIVISION 2 SHOWN ON SURVEY #1487 AT (B) AND THE CALCULATED POSITION OF THE ORIGINAL 2" IRON PIPE AT (F) AS FOUND IN SURVEY #2005012, AND KATANI SUBDIVISION, AS BASIS OF ORIGINAL DEED AND THIS SURVEY:
USING KATANI SUBDIVISION PLAT I CALCULATED THE ORIGINAL 2" IRON PIPE BY HOLDING THE RECORD ANGLE OF 169°15'51" FROM THE MONUMENT AT (D) THE ORIGINAL LINE OF CS #1487 HELD THESE POINTS AS THE RIGHT-OF-WAY OF THE HIGHWAY I FELT IT WAS BEST TO HOLD THESE RATHER THAN THE LINE AS CALCULATED PER CS 2005112. THE DISTANCES TO THE FOUND MONUMENTS FIT TO THIS RIGHT-OF-WAY WELL. I HELD THE CALCULATED ORIGINAL LINE TO CALCULATE THE DEEDED POSITION BEING 15.00 FEET PARALLEL FROM THE FOUND MONUMENT LINE BETWEEN (A) AND (C) PER CS 1487. THENCE CONTINUING ALONG SAID NORTH LINE 105.01 FEET TO THE NORTHEAST CORNER. WE THEN HELD SAID POINT WITH THE FOUND MONUMENT AT (A) TO HOLD FOR THE EAST LINE. WE USED THE RECORD DISTANCE OF 210.00 FEET TO CALCULATE THE SOUTHWEST CORNER. THE MONUMENT AT (C) FELL 0.04 FEET OUT OF POSITION FROM THE CALL PER CS #1487. WE LOCATED THE AS TRAVELED ROAD TO ESTABLISH THE CENTERLINE OF NORTHWEST FOREST LANE TO VERIFY HOW IT COMPARED WITH THE CALCULATED RIGHT-OF-WAY. SAID CENTERLINE FIT ON AVERAGE OF 29.6'. THIS CONFIRMS MY CALL TO HOLD THE ORIGINAL 2" PIPE POSITION PER CS 1487.

APPROVALS & ACCEPTANCES

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND
APPROVED AS OF THIS 16th DAY OF April, 2025
[Signature]
HOOD RIVER COUNTY SURVEYOR DATE 4/16/25

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND
APPROVED AS OF THIS 14 DAY OF April, 2025
[Signature]
CITY OF CASCADE LOCKS ADMINISTRATOR DATE 4/14/25

FILE NUMBER 202504P INSTRUMENT RECEIVED ON THE 17th
DAY OF April 2025 AT 10:37 am
[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORD AND ASSESSMENTS

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 AND TAX COLLECTOR.



RENEWES: 06/30/2026

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND HAVE FOUND OR SET PROPER MONUMENTS DEFINING ONLY THE CORNERS OF THIS PARTITION PLAT. THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT LAND CONVEYED TO WAKEFIELD INVESTMENTS LLC, BY DEED RECORDED AS DOCUMENT 2022-002687, HOOD RIVER COUNTY DEED RECORDS, SAID TRACT LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, CITY OF CASCADE LOCKS HOOD RIVER COUNTY, OREGON, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 IRON ROD LYING N 67°07'00" E 15.03 FEET FROM A IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 3, DIVISION NO. 2, SITUATED IN SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE NORTH 67°07' EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 105.01 FEET TO A 5/8" IRON ROD; THENCE SOUTH 19°13'17" EAST 210 FEET TO AN IRON PIPE; THENCE SOUTH 67°03'49" WEST 104.84 FEET TO A 5/8" IRON ROD; THENCE NORTH 19°16'02" WEST 210 FEET TO THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT ANY PORTION LYING WITHIN THE COUNTY RIGHT-OF-WAY.

THE INITIAL POINT FOR THIS SURVEY IS A 5/8 IRON ROD LYING N 67°07'00" E 15.03 FEET FROM A2" IRON PIPE AT THE NORTHWEST CORNER OF LOT 3 DIVISION No. 2

CS# 2025020