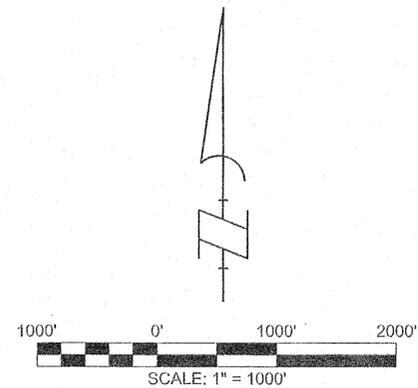
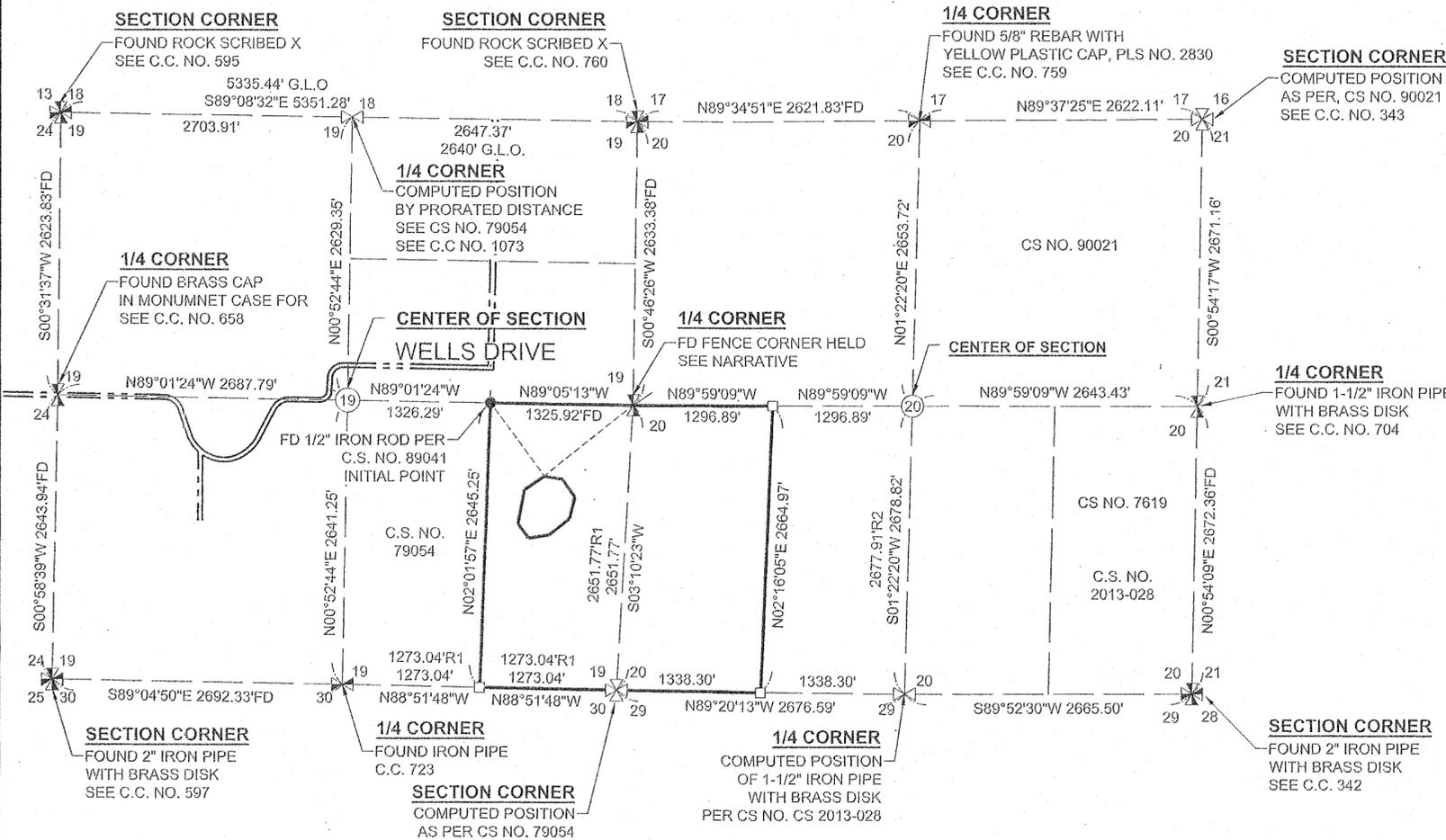


SURVEY PERFORMED FOR:
 VOW MOUNTAIN LLC
 DATE OF MONUMENT: JULY 16, 2025
 PROJECT: 25-03-11 DRAFT: GD
 FILE: 25-03-11PP.DWG LAYOUT TAB: H.R. COUNTY PP

PARTITION PLAT

LOCATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 19
 AND WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 20,
 T. 2 N., R. 11 E., W.M.
 COUNTY OF HOOD RIVER, STATE OF OREGON.
 2N 11E 19 TAX LOT 3500 & 2N 11E TAX LOT 1500



BASIS OF BEARINGS
 OREGON STATE PLANE COORDINATES SYSTEM
 NORTH ZONE, GRID NORTH, GROUND DISTANCE
 ESTABLISHED BY G.P.S. OBSERVATION.

REFERENCED DEEDS
 WARRANTY DEED, INSTRUMENT NO. 2021-03923

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY DANNY L. CRON, FOR GEORGE SWYERS, FILED MAY 7, 1979, COUNTY SURVEY NO. 79054
- R2. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC., FOR FRANK JONES, FILED JULY 15, 2013, COUNTY SURVEY NO. 2013028
- R3. SURVEY PERFORMED BY THE HOOD RIVER COUNTY SURVEY DEPARTMENT, DATED MAY 4, 1976, COUNTY SURVEY NO. 7619.
- R4. SURVEY PERFORMED BY DANNY L. CRON, FOR MELVIN GREEN, FILED DECEMBER 31, 1979, COUNTY SURVEY NO. 79087
- R5. SURVEY PERFORMED BY DLC SURVEYING, FOR BERNIE WERTGEN, FILED MAY 22, 1989, COUNTY SURVEY NO. 89041
- R6. SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FOR BRAD FOWLER, FILED APRIL 20, 1990, COUNTY SURVEY NO. 90021

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2025049

FILED 11/18/2025

BY JK

PARTITION PLAT NO. 202510P

INSTRUMENT RECEIVED ON THE 24th DAY OF October, 2025 2:25 AT AM

Justin Oswald
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

DECLARATION
 I, JUSTIN OSWALD AND ALIX JEAN VOLLUM, MEMBERS OF VOW MOUNTAIN, LLC, BEING 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 THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT I CREATE ALL THE EASEMENTS SHOWN HEREON FOR THE STATED PURPOSES.

Justin Oswald 10/16/25
 JUSTIN OSWALD DATE
 MEMBER VOW MOUNTAIN, LLC

Alix Jean Vollum 10/16/25
 ALIX JEAN VOLLUM DATE
 MEMBER VOW MOUNTAIN, LLC

ACKNOWLEDGMENTS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JUSTIN OSWALD AND ALIX JEAN VOLLUM, MEMBERS OF VOW MOUNTAIN, LLC ON 10/16/25 2025, BY THE ABOVE SIGNED

Margaret Phelan Ortiz Torres
 NOTARY SIGNATURE
 NOTARY PUBLIC-(NAME)

STATE OF OR

COUNTY OF Hood River

COMMISSION NO. 1653237

MY COMMISSION EXPIRES 10-29-2028

APPROVALS
 I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

Justin Patterson
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 23rd DAY OF OCTOBER, 2025.

Brad Fowler
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 23rd DAY OF OCTOBER, 2025.

W.D. Walker FILE #23-0225
 HOOD RIVER COUNTY PLANNING DIRECTOR

COUNTY NOTES:

- 1) FUTURE DWELLING ON PARCEL 2 WILL BE SUBJECT TO 1) THE ARTICLE 50 FOREST AND AGRICULTURE BUFFER STANDARDS AND 2) ARTICLE 4 SITING AND DRIVEWAY STANDARDS.
- 2) THE OWNERS OF PARCELS 1 AND 2 OF THIS PLAT WHICH UTILIZING THE ROADS AND UTILITY EASEMENT CREATED BY THIS PARTITION, ARE SOLELY RESPONSIBLE FOR ITS MAINTENANCE.

EASEMENTS AND ENCUMBRANCES

RECORD MATTERS LISTED BELOW ARE LISTED ON LAND DEVELOPMENT REPORT, PREPARED BY COLUMBIA GORGE TITLE, ORDER NO. 25-164 DATED 7/28/2025.

PRIVATE EASEMENT:
 FOR: RIGHT OF WAY FOR ROAD PURPOSES
 GRANTED TO: TAX LOT 3500, 2N11E19
 RECORDED: MARCH 24, 1954
 INSTRUMENT NO.: BOOK 52, PAGE 195

PRIVATE EASEMENT:
 FOR: ROADWAY AND LOGGING PURPOSES
 GRANTED: TO H.O.N. JOINT VENTURE
 RECORDED: AUGUST 27, 1993
 INSTRUMENT NO.: 932896
 NOTE: EASEMENT TERM EXPIRED IN 2003

PRIVATE EASEMENT:
 FOR: ROADS AND UTILITIES 15-FOOT IN WIDTH
 GRANTED: TAX LOT 3500, 2N11E19
 RECORDED: AUGUST 21, 2013
 INSTRUMENT NO.: 201303197

MAINTENANCE AGREEMENT & PRIVATE ACCESS & UTILITY EASEMENT:
 RECORDED: AUGUST 21, 2013
 INSTRUMENT NO.: 201303198

NARRATIVE

PURPOSE OF SURVEY
 THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 3500 OF HOOD RIVER COUNTY ASSESSOR'S MAP 2N11E19 AND TAX LOT 1500 OF HOOD RIVER COUNTY ASSESSOR'S MAP 2N11E INTO TWO SEPARATE LEGAL PARCELS OF RECORD. SAID PARTITION IS BEING PROCESSED AS A MEASURE 49 CLAIM THROUGH HOOD RIVER COUNTY COMMUNITY DEVELOPMENT.

THE SUBJECT PROPERTY IS LEGALLY DESCRIBED IN THAT CERTAIN WARRANTY DEED CONVEYED TO VOW MOUNTAIN, LLC, RECORDED AS INSTRUMENT NO. 2021-03923, OFFICIAL RECORDS OF HOOD RIVER COUNTY, OREGON.

THE SOUTHEAST QUARTER OF SECTION 19 WAS ESTABLISHED BY HOLDING AN IRON PIPE FOUND AT THE SOUTH QUARTER CORNER, TOGETHER WITH A FENCE POST LOCATED AT THE EAST QUARTER OF SAID SECTION 19. A FIELD SEARCH WAS CONDUCTED FOR A STONE HISTORICALLY REFERENCED AT SAID EAST QUARTER CORNER, AND AS SHOWN IN PRIOR SURVEYS; HOWEVER, NO SUCH STONE WAS RECOVERED. TWO BEARING TREES WITH TAGS WERE LOCATED, AND CUT DOWN, LYING ON THE GROUND. EVIDENCE OF RECENT LAND DISTURBANCE WAS NOTED IN THE AREA. THE SOUTHEAST CORNER OF SECTION 19 WAS ESTABLISHED BY HOLDING A DISTANCE-DISTANCE INTERSECT FROM THE EAST QUARTER CORNER AND SOUTH QUARTER CORNER PER COUNTY SURVEY NO. 79054. THE CENTER OF SECTION 19 WAS COMPUTED ON A SECTIONAL BREAKDOWN.

AN INQUIRY WITH A FARM EMPLOYEE WORKING NORTHERLY OF THE SUBJECT TRACT, NOTED THAT A ELK FENCE HAD BEEN ERRECTED SOME TIME AGO AND THAT THE FENCE CORNER OF THE NORTHERLY TRACT WAS PLACED AT THE ORIGINAL STONE LOCATION. IN THE ABSENCE OF THE ORIGINAL MONUMENT, SAID FENCE POST WAS ACCEPTED AND HELD AS THE BEST AVAILABLE EVIDENCE OF THE CORNER POSITION.

MONUMENTS WERE RECOVERED AT THE SOUTHWEST, NORTHWEST, AND NORTHEAST CORNERS, AS WELL AS AT THE WEST QUARTER CORNER OF SECTION 19. THE NORTH QUARTER CORNER OF SECTION 19 WAS ESTABLISHED BY HOLDING THE COMPUTED PRORATED POSITION, BASED UPON THE GENERAL LAND OFFICE NOTES, BETWEEN THE RECOVERED STONES MARKING THE NORTHWEST AND NORTHEAST CORNERS OF SAID SECTION 19.

THE SOUTHEAST CORNER OF SECTION 19 WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION AS SET FORTH IN COUNTY SURVEY NO. 79054, WHICH WERE BASED UPON SAID RECOVERED MONUMENTS WITHIN SECTION 19 AS PREVIOUSLY DISCUSSED. THE BOUNDARIES OF SECTION 20 WERE ESTABLISHED BY HOLDING THE POSITIONS OF RECOVERED SURVEY MONUMENTS LOCATED AT THE NORTHWEST CORNER, THE SOUTHEAST CORNER, AND THE NORTH QUARTER CORNER OF SAID SECTION. THE SOUTH QUARTER CORNER OF SECTION 20 WAS COMPUTED PURSUANT TO A PRIOR SURVEY OF THIS FIRM, FILED AS COUNTY SURVEY NO. 2013-028. THE NORTHEAST CORNER OF SECTION 20 WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION AS SET FORTH IN COUNTY SURVEY NO. 90021. FOR ADDITIONAL DETAILS, REFERENCES, AND DIMENSIONAL DATA, SEE THE FACE OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, 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 IN THAT CERTAIN WARRANTY DEED, RECORDED AS INSTRUMENT NO. 2021-03923 TO VOW MOUNTAIN LLC, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON.

FOR THE INITIAL POINT OF THIS PLAT, I FOUND A 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED 1028, LOCATED AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19.

James M. Klein
 JAMES M. KLEIN - PLS. 59002

OWNER
 VOW MOUNTAIN LLC

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James M. Klein
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002

Expires 6-30-2027

SHEET INDEX

SHEET 1 - SECTION 19 AND 20 DETAIL, ACKNOWLEDGEMENTS AND SIGNATURES

SHEET 2 - PARCEL 1 AND PARCEL 2 DETAIL

SHEET 3 - PARCEL 2 DETAIL AND EASEMENTS

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING

1411 13th Street • Hood River, OR 97031
 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 3
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	20	2N.	11E.
<input checked="" type="checkbox"/>	19	2N.	11E.

CST# 2025049

202510P

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

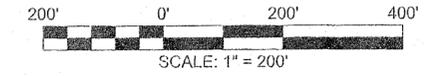
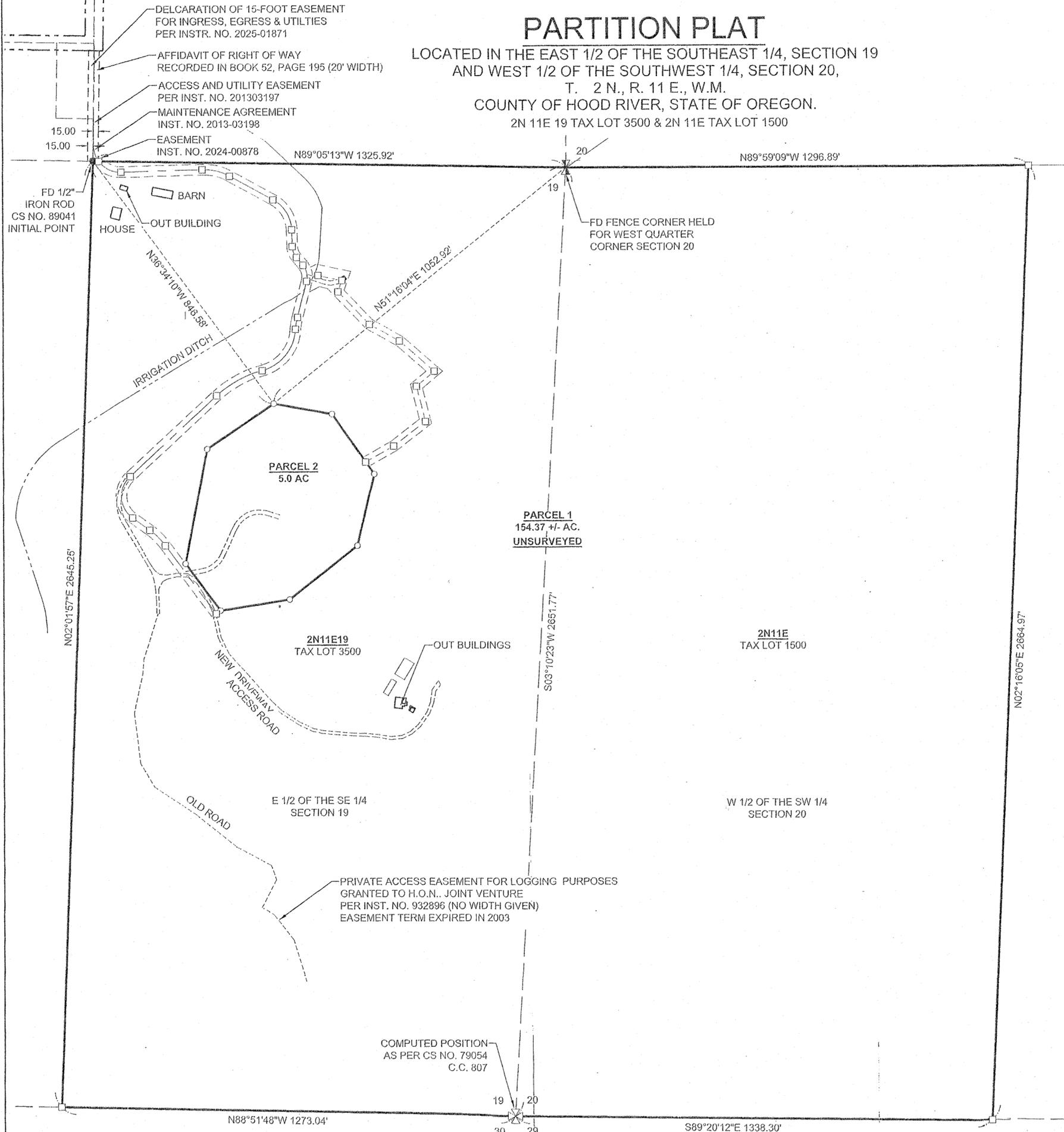
SURVEY NO. 2025049

FILED 11/18/2025

BY JK

PARTITION PLAT

LOCATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 19
AND WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 20,
T. 2 N., R. 11 E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON.
2N 11E 19 TAX LOT 3500 & 2N 11E TAX LOT 1500



BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION.

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. OR59002 PLS)
- FOUND MONUMENT AS NOTED
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- C.S. NO. COUNTY SURVEY NUMBER
- C.C. CORNER CARD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- INST. INSTRUMENT NUMBER
- G.L.O. GENERAL LAND OFFICE
- ⊙ WELL
- PROPERTY BOUNDARY LINE
- - - EASEMENT (NEW)
- - - IRRIGATION DITCH
- - - SECTION LINE
- - - CENTERLINE ROAD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2027



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 2 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
☑	20	2N.	11E.
☑	19	2N.	11E.

SURVEY PERFORMED FOR:
VOW MOUNTAIN LLC
DATE OF MONUMENT: JULY 16, 2025
PROJECT: 25-03-11 DRAFT: GD
FILE: 25-03-11PP.DWG LAYOUT TAB: H.R. COUNTY PP

OWNER
VOW MOUNTAIN LLC
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

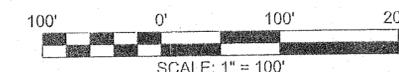
CS# 2025049

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2025049
FILED 11/18/2025
BY JK

PARTITION PLAT

LOCATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 19
AND WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 20,
T. 2 N., R. 11 E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON.
2N 11E 19 TAX LOT 3500 & 2N 11E TAX LOT 1500



BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION.

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. OR59002 PLS)
- FOUND MONUMENT AS NOTED
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- C.S. NO. COUNTY SURVEY NUMBER
- C.C. CORNER CARD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- INST. INSTRUMENT NUMBER
- G.L.O. GENERAL LAND OFFICE
- ⊙ WELL
- PROPERTY BOUNDARY LINE
- - - EASEMENT (NEW)
- - - IRRIGATION DITCH
- - - SECTION LINE
- - - CENTERLINE ROAD

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	72.55'	75.00'	55°25'16"	S63°52'13"E	69.75'
C2	79.44'	150.00'	30°20'34"	S76°24'34"E	78.51'
C3	103.48'	100.00'	59°17'27"	S31°35'33"E	98.93'
C4	33.19'	50.00'	38°01'59"	S20°57'49"E	32.58'
C5	47.75'	50.00'	54°42'54"	S12°37'21"E	45.95'
C6	34.06'	150.00'	13°00'31"	S9°13'31"W	33.98'
C7	158.62'	125.00'	72°42'18"	S39°04'25"W	148.19'
C8	147.64'	300.00'	28°11'51"	S61°19'39"W	146.16'
C9	132.81'	75.00'	101°27'37"	S3°30'06"E	116.13'
C10	61.18'	200.00'	17°31'36"	S45°28'06"E	60.94'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N60°20'56"E	90.40'
L2	N52°30'57"E	112.61'
L3	N14°30'45"W	100.98'
L4	N49°56'04"E	65.83'
L5	N49°04'05"W	129.46'
L6	N61°02'43"W	96.28'
L7	N43°48'36"W	126.46'
L8	N19°41'04"E	33.30'
L9	N77°56'15"W	68.60'
L10	N62°59'55"E	35.44'
L11	N36°42'19"W	163.64'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

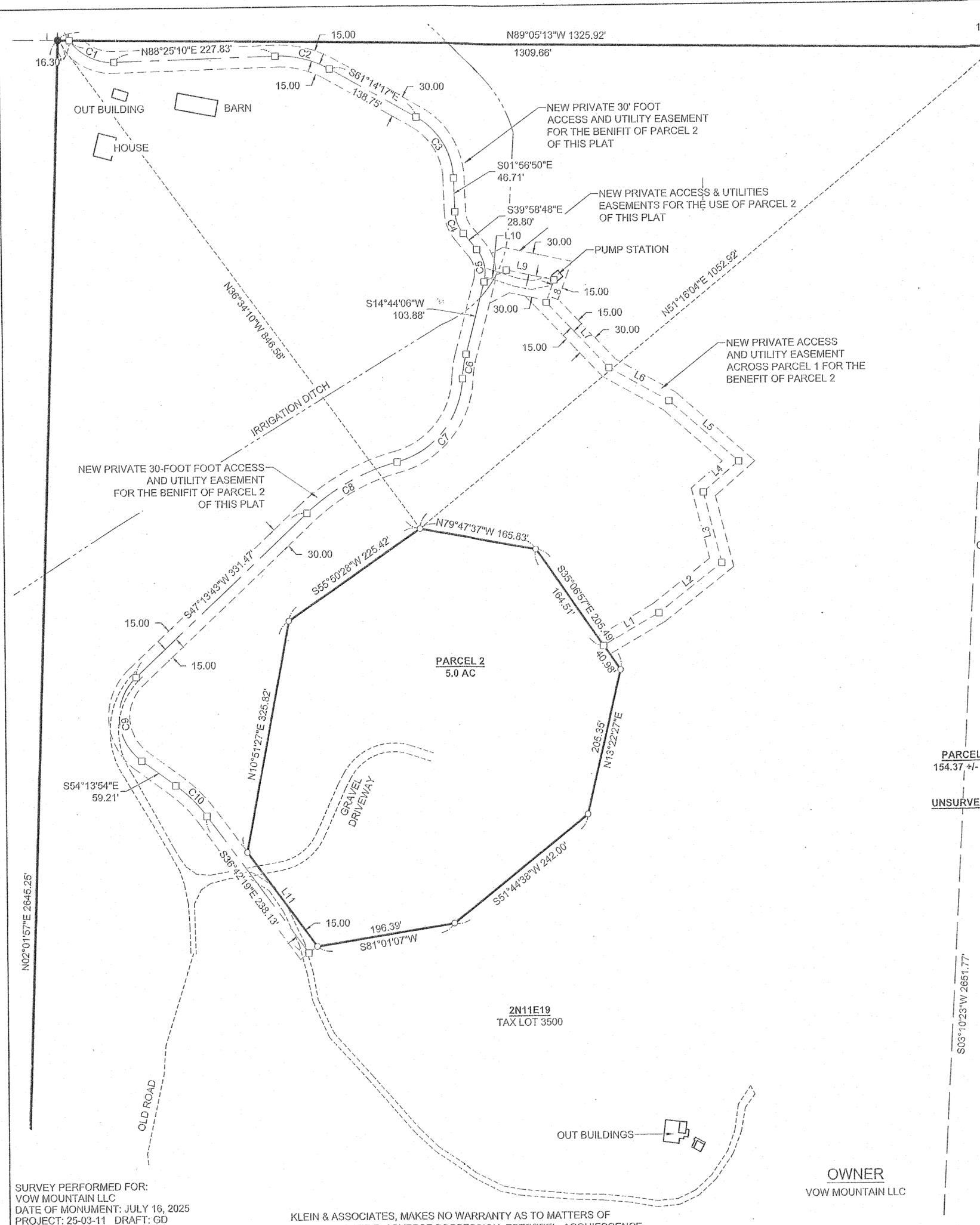
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2027

K&A
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 3 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
☐	20	2N.	11E.
☐	19	2N.	11E.



FD FENCE CORNER HELD
FOR WEST QUARTER
CORNER SECTION 20

OWNER
VOW MOUNTAIN LLC

SURVEY PERFORMED FOR:
VOW MOUNTAIN LLC
DATE OF MONUMENT: JULY 16, 2025
PROJECT: 25-03-11 DRAFT: GD
FILE: 25-03-11PP.DWG LAYOUT TAB: H.R. COUNTY PP

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.