

**PARTITION PLAT**  
 LOCATED IN THE SE 1/4, SEC. 25, T 3 N, R 10 E, W.M.  
 COUNTY OF HOOD RIVER, STATE OF OREGON  
 PLANNING FILE NO. MINOR PARTITION No. 05-162  
 3N 10E 25DD TAX LOT 900

**FILED**

MAR 28 2007

*Donald J. Feltus*  
 COUNTY SURVEYOR  
 DEPUTY

PARTITION PLAT NO. 200707P  
 INSTRUMENT RECEIVED ON THE 13<sup>th</sup> DAY OF  
MARCH, 2007 AT 10:38 A.M.  
*Leah Day - Clerk*  
 HOOD RIVER COUNTY DIRECTOR OF RECORDS  
 AND ASSESSMENTS

**SURVEYS 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 INSTRUMENT  
 NO. 985467 DATED DECEMBER 9, 1998, HOOD  
 RIVER COUNTY RECORDS, TO BRIAN AND LORRAINE  
 CARLSTROM.

*James M. Klein* 2-7-07  
 JAMES M. KLEIN PLS. 59002

**ACKNOWLEDGMENTS**  
 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.

*Brian Carlstrom* 3/5/07  
 BRIAN CARLSTROM Date  
*Lorraine Carlstrom* 3/5/07  
 LORRAINE CARLSTROM Date

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME  
 ON 3-5 2007, BY THE ABOVE SIGNED.

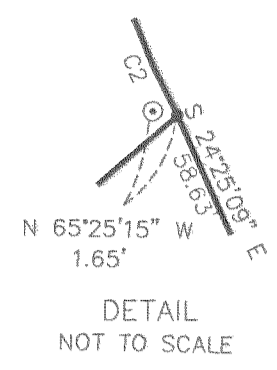
*Mickey L. Wolf*  
 NOTARY SIGNATURE  
 MICKEY L. WOLF  
 NOTARY PUBLIC - OREGON (NAME)  
 WASHINGTON  
 COUNTY OF STEVENS  
 COMMISSION NO. 102043  
 MY COMMISSION EXPIRES 06-21-08

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

*[Signature]*  
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND  
 FINANCE.

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED  
 AND APPROVED AS OF THIS 12<sup>th</sup> DAY OF  
MARCH, 2007  
*Donald J. Feltus*  
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED  
 AND APPROVED AS OF THIS 13<sup>th</sup> DAY OF  
MARCH, 2007  
*M. B. [Signature]* #05-162  
 HOOD RIVER COUNTY PLANNING DIRECTOR



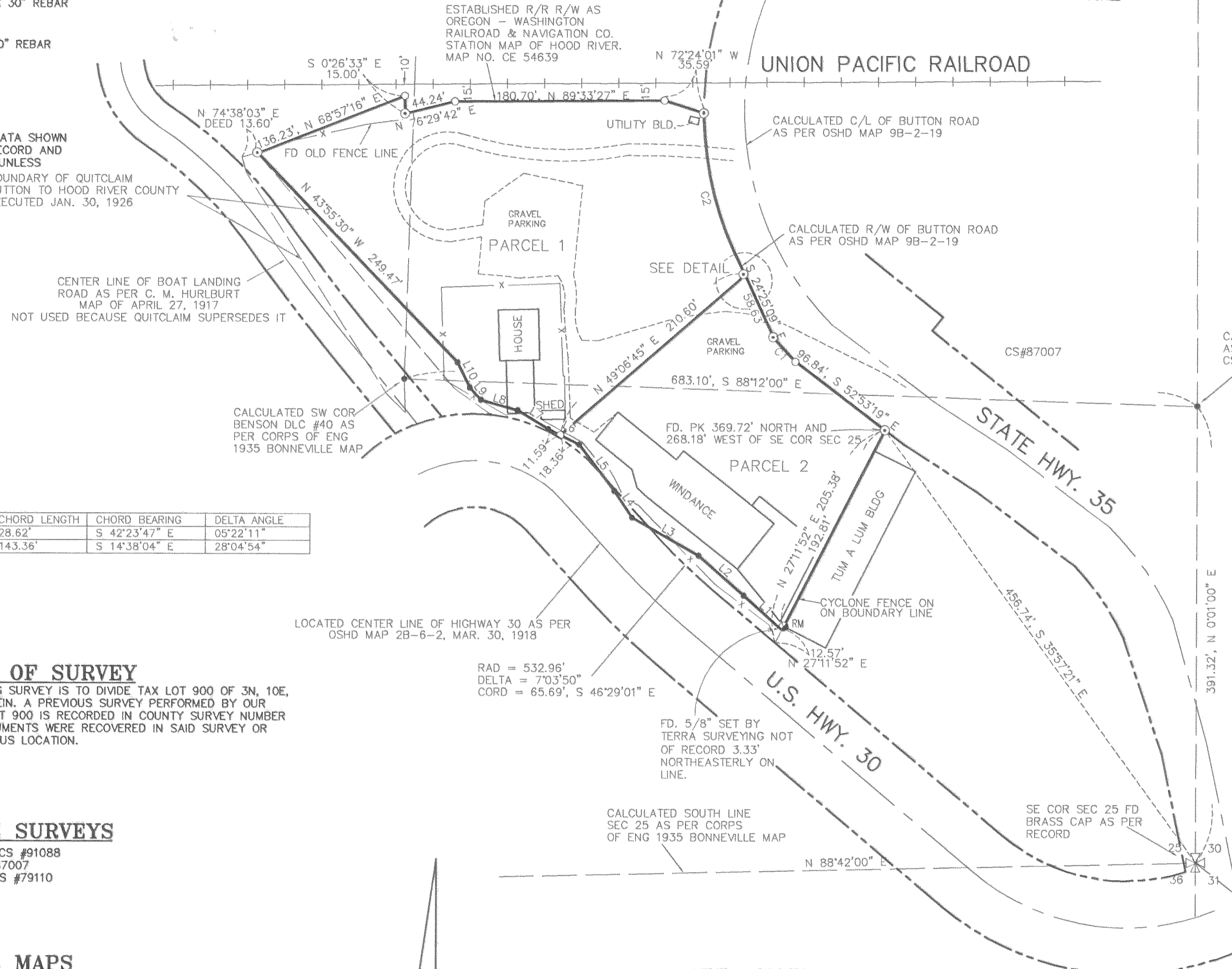
DETAIL  
 NOT TO SCALE

- LEGEND**
- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES LS 59002)
  - ⊙ FOUND KLEIN & ASSOCIATES 5/8" X 30" REBAR W/YELLOW PLASTIC CAP
  - FOUND TERRA SURVEYING 5/8" X 30" REBAR W/YELLOW PLASTIC CAP
  - ANGLE POINT, NOT MONUMENTED
  - RM REFERENCE MONUMENT

NOTE:  
 ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN  
 ARE EITHER SET PER THIS SURVEY OR RECORD AND  
 FOUND PER RECORD OF SURVEY 91088 UNLESS  
 OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	N 48°29'25" W	44.33'
L2	N 48°38'54" W	51.90'
L3	N 60°36'55" W	66.07'
L4	N 34°08'33" W	27.37'
L5	N 37°26'00" W	49.90'
L6	N 63°25'00" W	29.95'
L7	N 59°02'40" W	30.84'
L8	N 74°27'53" W	32.84'
L9	N 42°14'58" W	14.37'
L10	N 26°32'07" W	24.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	305.44'	28.63'	28.62'	S 42°23'47" E	05°22'11"
C2	295.44'	144.80'	143.36'	S 14°38'04" E	28°04'54"



**NARRATIVE OF SURVEY**  
 THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX LOT 900 OF 3N, 10E, 25DD AS SHOWN HEREIN. A PREVIOUS SURVEY PERFORMED BY OUR FIRM ON SAID TAX LOT 900 IS RECORDED IN COUNTY SURVEY NUMBER 91079. EXISTING MONUMENTS WERE RECOVERED IN SAID SURVEY OR RESET AT THE PREVIOUS LOCATION.

**REFERENCE SURVEYS**  
 KLEIN & ASSOCIATES CS #91088  
 DLC SURVEYING CS #87007  
 BISHOP SURVEYING CS #79110

**REFERENCE MAPS**  
 CORPS OF ENGINEERS MAP 0-7-12 OHR  
 OREGON-WASHINGTON RAILROAD & NAVIGATION MAP  
 CE#54639  
 OREGON STATE HIGHWAY MAP 9B-2-19  
 OREGON STATE HIGHWAY MAP 2B-6-2  
 HOOD RIVER COUNTY C. M. HURLBURT APRIL 27, 1917

**AREA NOTE:**

PARCEL	SQ. FT.	ACRES
PARCEL 1	74645	1.71
PARCEL 2	41544	0.95

**OWNER**  
 BRIAN CARLSTROM

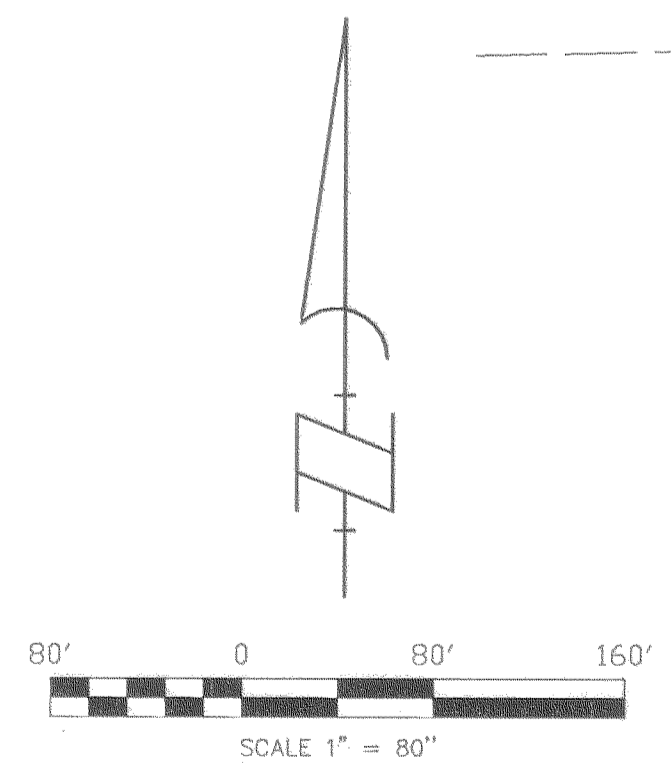
SURVEY PERFORMED FOR:  
 BRIAN CARLSTROM  
 DATE: JANUARY 2006  
 PROJECT: 06-01-06  
 FILE: 060106PP.DWG  
 DRAFT: JMK

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*James M. Klein*  
 OREGON  
 JULY 12, 2005  
 JAMES M. KLEIN  
 59002  
 Expires 6-30-2007

**Klein & Assoc.**  
 LAND SURVEYING  
 1412 13th Street Suite 200  
 Hood River, Oregon 97031  
 Tel: (541)386-3322

SHEET 1 OF 2  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON

<input type="checkbox"/>	1/4 SEC T. R.
<input checked="" type="checkbox"/>	25DD 3N. 10E.
<input type="checkbox"/>	



**BASIS OF BEARINGS**  
 RECORD OF SURVEY NO. CS #91088

Certified to be a true and  
 correct copy of the ORIGINAL  
 Dept. of Records & Assessment  
 By *Kilay* Deputy

# PARTITION PLAT

LOCATED IN THE SE 1/4, SEC. 25, T 3 N, R 10 E, W.M.  
 COUNTY OF HOOD RIVER, STATE OF OREGON  
 PLANNING FILE NO. MINOR PARTITION No. 05-162  
 3N 10E 25DD TAX LOT 900

**FILED**

MAR 29 2007

*James M. Klein*  
 COUNTY SURVEYOR  
 DEPUTY

## LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES LS 59002)
- ⊙ FOUND KLEIN & ASSOCIATES 5/8" X 30" REBAR W/YELLOW PLASTIC CAP
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- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT

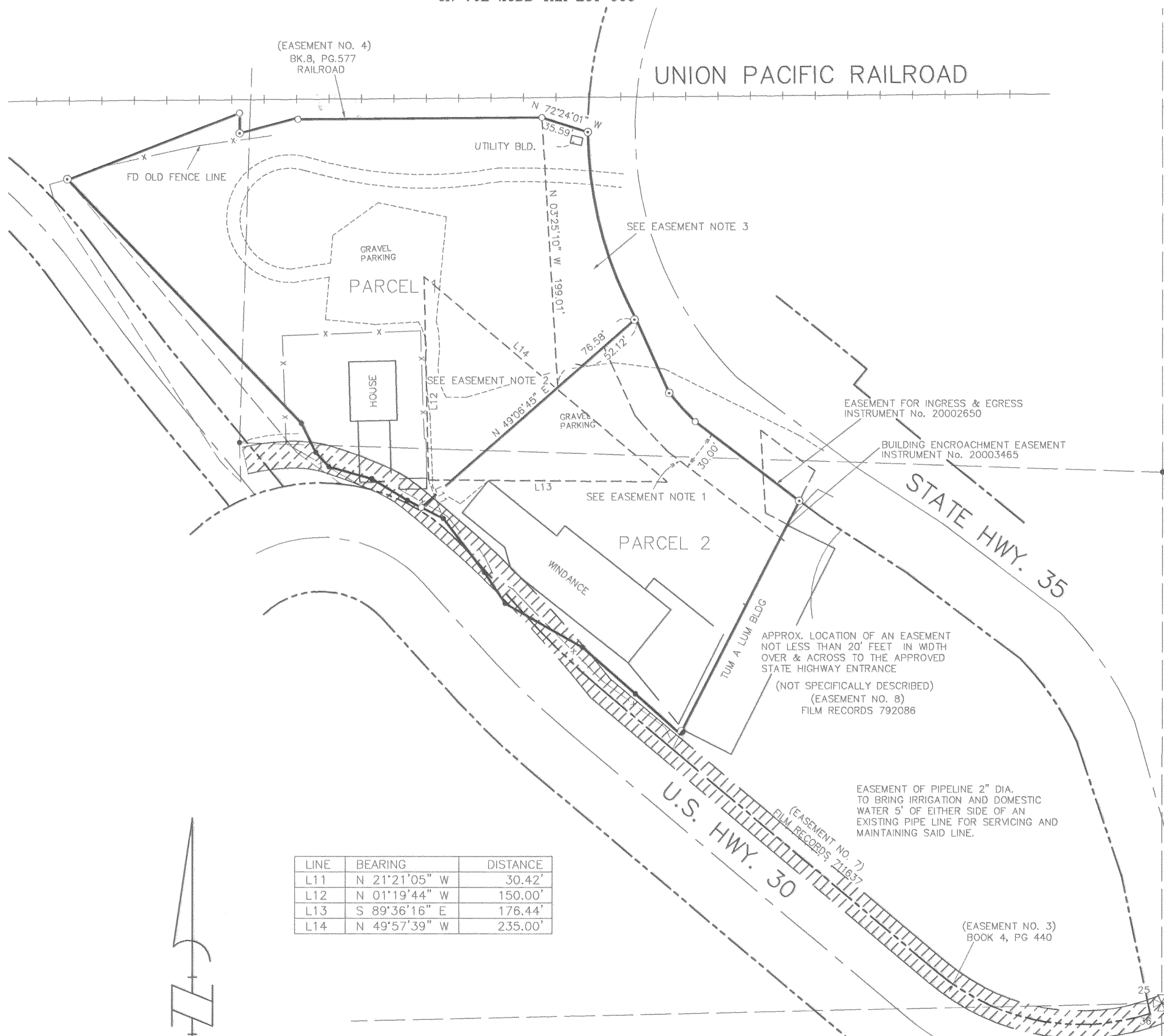
NOTE:  
 ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE EITHER SET PER THIS SURVEY OR RECORD AND FOUND PER RECORD OF SURVEY 91088 UNLESS OTHERWISE NOTED.

## EASEMENT NOTES:

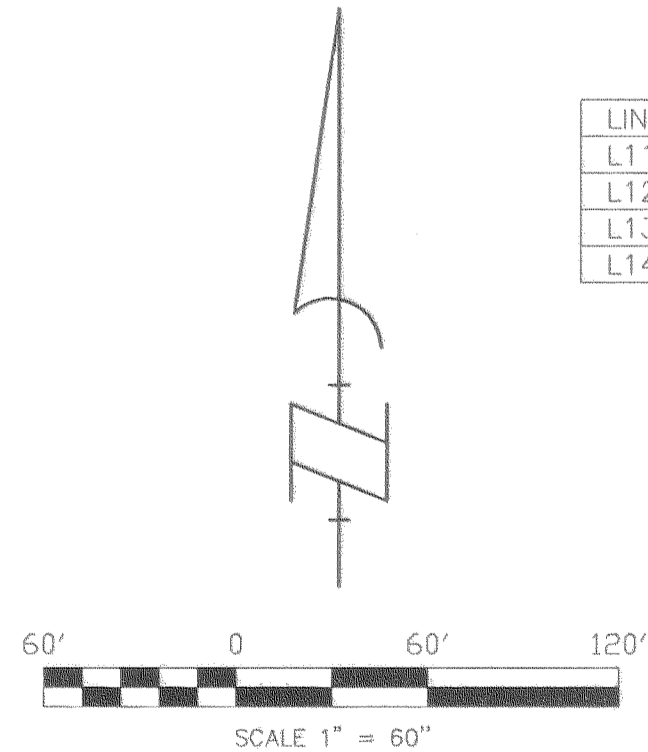
- 1.) A 30 FEET INGRESS, EGRESS AND UTILITIES EASEMENT THROUGH PARCEL 2 FOR THE BENEFIT OF PARCEL 1. SAID EASEMENT IS SUBJECT TO A EASEMENT AND USE AND MAINTENANCE AGREEMENT RECORDED IN A SEPARATE DOCUMENT RECORDED IN MICROFILM NUMBER 20071137 AND IS CONSIDERED PART OF THIS PLAT.
- 2.) A JOINT SEPTIC AND DRAIN FIELD EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 2. SAID SEPTIC SYSTEM EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN MICROFILM NUMBER 20071138 AND IS CONSIDERED PART OF THIS PLAT.
- 3.) A VARIED WIDTH UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 2

## EASEMENTS OF RECORD:

1. RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
2. RIGHT OF WAY, TOGETHER WITH APPURTENANT EASEMENTS, GRANTED PACIFIC STATES TELEPHONE AND TELEGRAPH COMPANY (NOW THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY) BY DEED RECORDED JUNE 19, 1903 IN BOOK 36 AT PAGE 195, DEED RECORDS WASCO COUNTY( BOOK C PAGE 477, DEED RECORDS HOOD RIVER COUNTY).
3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF TELEPHONE AND TELEGRAPH CO. RECORDED MAY 26, 1910 IN BOOK 4, PAGE 440, HOOD RIVER COUNTY DEED RECORDS.
4. SLOPE AND FILL EASEMENTS GRANTED OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY BY DEED FROM F.H. BUTTON ET. UX., RECORDED DECEMBER 11, 1913, BOOK 8 AT PAGE 577, DEED RECORDS HOOD RIVER COUNTY.
5. RIGHT OF WAY, INCLUDING THE TERMS AND PROVISION THEREOF, AND APPURTENANT EASEMENT FOR OVERHEAD OR UNDERGROUND ELECTRIC TRANSMISSION LINE AS GRANTED PACIFIC POWER & LIGHT COMPANY BY DEED FROM FRANK H. BUTTON ET. UX., RECORDED APRIL 22, 1918, IN BOOK 12 AT PAGE 325, DEED RECORDS.
6. PERPETUAL OVERFLOW EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA ACQUIRED THROUGH CONDEMNATION PROCEEDINGS, NO L-12955, IN THE DISTRICT COURT OF THE UNITED STATES FOR THE DISTRICT OF OREGON, TRANSCRIPT OF FINAL JUDGMENT THEREON BEING RECORDED DECEMBER 1, 1938, IN BOOK 27 AT PAGE 181, DEED RECORDS.
7. A PERPETUAL EASEMENT 10 FEET IN WIDTH, LYING WITHIN 20 FEET OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE OLD COLUMBIA RIVER HIGHWAY NO. 30 INCLUDING THE TERMS AND PROVISION THEREOF, GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED SEPTEMBER 21, 1971, FILM NO. 711637, DEED RECORDS.
8. EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF TUM-A-LUM LUMBER CO. INCLUDED IN CONTRACT RECORD AUGUST 30, 1979 AS RECORDER'S FEE NO. 792086, FILM RECORDS.
9. ANNEXATION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN HARRY W. ENGLISH ET. UX., AND THE CITY OF HOOD RIVER, RECORDED JANUARY 21, 1980 AS RECORDER'S FEE NO. 800117, FILM RECORDS.
10. CONSENT TO EXTEND WATER LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR TUM-A-LUM LUMBER CO., RECORDED JANUARY 21, 1980 AS RECORDER'S FEE NO.800118, FILM RECORDS.

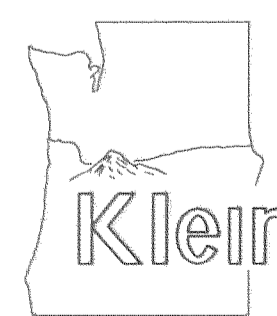


LINE	BEARING	DISTANCE
L11	N 21°21'05" W	30.42'
L12	N 01°19'44" W	150.00'
L13	S 89°36'16" E	176.44'
L14	N 49°57'39" W	235.00'



**OWNER**  
 BRIAN CARLSTROM

SURVEY PERFORMED FOR:  
 BRIAN CARLSTROM  
 DATE: JANUARY 2005  
 PROJECT: 06-01-06  
 FILE: 060106PP.DWG  
 DRAFT: JMK



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*James M. Klein*  
 OREGON  
 JULY 12, 2005  
 JAMES M. KLEIN  
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SHEET 2 OF 2  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
25DD	3N.	10E.	

CS 2007 026-2