# PARTITION PLAT

WEST 1/2 OF LOT 2, ALBEE TRACT SITUATED IN THE NORTHEAST 1/4 OF SECTION 4, T. 2N., R. 10E., W.M. COUNTY OF HOOD RIVER, STATE OF OREGON 2N 10E 4A TAX LOT 1200

SECTION CORNER NOT FOUND COUNTY SURVEYOR REPORT THAT CORNER WAS DESTROYED IN WATER LINE

FOUND BRASS CAP OF RECORD IN MONUMENT CASE \_\_\_\_ 33 | S89"27'54"W 1324.99' [1] BELMONT ROAD MONUMENT NOTES FOUND HOOD RIVER COUNTY BRASS CAP 1.5' DEEP FROM THE TOP OF MONUMENT CASE AT THE INTERSECTION OF BELMONT ROAD AND COUNTRY FOUND 5/8" IRON ROD AS PER WYEAST SURVEYS, LS. 2393, C.S. NO. 2003-036, 3" BELOW GROUND. [3] FOUND 5/8" IRON ROD AS PER WYEAST SURVEYS, LS. 2393, C.S. NO. 2003-036, 3" BELOW GROUND. FOUND 5/8" IRON ROD AS PER WYEAST SURVEYS, LS. 2393, C.S. LOT 1 NO.2003-036, 3" BELOW GROUND. TAX LOT 600 ALBEE TRACT TAX LOT 500 CS NO. 78081 FOUND 5/8" IRON ROD AS PER WYEAST SURVEYS, LS. 2393, C.S. NO. 2003-036, 3" BELOW GROUND. FOUND 1/2" IRON ROD AS PER DLC SURVEYING, L.S. 1028, C.S. NO. 88033, [7] FOUND 1/2" IRON ROD AS PER DLC SURVEYING, L.S. 1028, C.S. NO. 88033. 6" ABOVE GROUND. 332.26'R1&R2 332.26'R1&R2 235.78 395.00 GARAGE APPROXIMATE LOCATION OF ELECTRICAL 2 OVERHANG EASEMENT, AS RECORDED IN - 18.62' MICROFILM NO. 711397. SEE EASEMENT NOTE 7 쾨 PARCEL 1 PARCEL 2 TAX LOT 1300 PARCEL 1 SEE EASEMENT NOTE 5 PARCEL 1 PARTITION PLAT EAST 1/2 OF LOT 2 PARTITION PLAT WEST 1/2 OF LOT 2 2003-14P 2004-05P **TAX LOT 1200** POSSIBLE 19 W BUILDING √ | ENCROACHMENT 7 // N89'08'21"E 425.01" RLINE OF TRANSMISSION LINE TO EASEMENT BOOK 28, PAGE 405 N89'08'21"E 1325.56'R1&R2 43.04' === 28.53 332.32'R2 332.32 R1&R2 329.46 301.46'R3 APPROXIMATE LOCATION OF PIPE LINE RUNNING IN A EAST-WEST DIRECTION ALONG NORTH SIDE INGRESS. EGRESS & UTILITIÉS EASEMENT OF FENCE SEE EASEMENT NOTE 6 ON THAT PORTION OF PARCEL 2 OF THIS PARTITION PLAT, DESCRIBED AS THE WEST 425.01 FEET OF THE SOUTH PARCEL 2 72.61 FEET OF WEST 1/2 OF LOT 2, ALBEE TRACT. FOR THE JOINT USE OF PARTITION PLAT TAX LOT 1301 2004-05P PARCEL 1 AND PARCEL 2 PARCEL 2 TAX LOT 1402 PARTITION PLAT 2003-14P ALBEE TRACT TAX LOT 1401 CS NO. 88033 N88'58'44"E 1325.83'R1&R2

# AREA NOTE:

VIII.	Areana in the comment of the comment	CONTRACTOR OF THE PROPERTY OF
ORIGINAL AREA	GROSS AREA	NET AREA
11047E CA ET		
5.02 ACRES	109790 SQ.FT. 2.52 ACRES	102021 SQ.FT 2.34 ACRES
	108685 SQ.FT. 2.50 ACRES	106506 SQ.FT 2.45 ACRES
	118475 SQ.FT.	5.02 ACRES 109790 SQ.FT. 2.52 ACRES 108685 SQ.FT.

-1/16 CORNER

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

#### REFERENCE SURVEYS

A SURVEY PERFORMED BY WYEAST SURVEYS P.P. 2004-05P, C.S. NO. 2004-020.

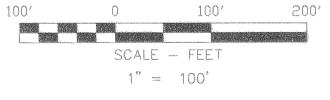
A SURVEY PERFORMED BY WYEAST SURVEYS P.P. 2003-14P, C.S. NO. 2003-036.

A SURVEY PERFORMED BY DLC SURVEYING, C.S. NO. 88033.

A SURVEY PERFORMED BY DLC SURVEYING, C.S. NO. 78081.

# BASIS OF BEARINGS

RECORD OF SURVEY COUNTY SURVEY NO. 2003-036



# OWNER

AARON T. SWAFFORD

SURVEY PERFORMED FOR: AARON I. SWAFFORD DATE: JANUARY 26, 2007 PROJECT: 07-01-11 FILE: 070111PP.DWG DRAFT: JMK



Tel: (541)386-3322

1412 13th Street Suite 200 Hood River, Oregon 97031

SHEET 1 OF 1 WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON 1/4 SEC

4A 2N. 10E.

# NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1200 OF HOOD RIVER COUNTY ASSESSOR MAP 2N-10E-4A. THE TRACT IS DESCRIBED IN AMERTITLE TITLE REPORT, POLICY NO. 0037386, DATED MARCH 29, 2007. TAX LOT 1200 IS DESCRIBED IN INSTRUMENT NO. 20054268 AS BEING THE WEST HALF OF LOT 2, ALBEE TRACT.

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF PARCEL 1 OF PARTITION PLAT 2003-14P AS ESTABLISHED BY WYEAST SURVEYS.

THE NORTH AND SOUTH LINES OF SAID LOT 2 WERE ESTABLISHED BY WYEAST SURVEYS AND HELD FOR THIS SURVEY.

THE EAST LINE OF TAX LOT 1200 WAS ESTABLISHED BY WYEAST SURVEYS BY HOLDING THE MEAN BEARING OF THE EAST-WEST LINE OF SAID LOT 2 OF ALBEE TRACT AS TO DIVIDE SAID LOT IN HALF

THE WEST LINE WAS ESTABLISHED BY HOLDING THE NORTH-SOUTH 1/16TH LINE AS COMPUTED BY DLC SURVEYING, COUNTY SURVEY NO. 88033.

### EASEMENT NOTES

- 1.) 16' DITCH/FLUME EASEMENT FOR FARMERS IRRIGATION COMPANY RECORDED IN BOOK D. PAGE 489 (BLANKET EASEMENT, NOT SHOWN).
- 2.) WATER PIPE LINE EASEMENT RECORDED IN BOOK 4, PAGE 235 (BLANKET EASEMENT,
- 3.) BONNEVILLE TRANSMISSION LINE EASEMENT RECORDED IN BOOK. 28, PAGE 409 (LOCATED, SEE DRAWING).
- 4.) A FLUME EASEMENT RECORDED IN BOOK 36, PAGE 510 (NOT SHOWN).
- 5.) 10' RIGHT-OF-WAY EASEMENT FOR A WATER LINE RECORDED IN BOOK 44, PAGE 214. (LOCATED, SEE DRAWING).
- 6.) PUMP, MOTOR AND PIPE LINE AGREEMENT, RECORDED IN BOOK 60, PAGE 413. (APPROXIMATE LOCATED, SEE DRAWING).
- 7.) OVERHANG RIGHT-OF-WAY EASEMENT TO PACIFIC POWER & LIGHT, RECORDED IN INSTRUMENT NO. 711397 (LOCATED, SEE DRAWING).

### LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- FOUND 5/8" REBAR W/YELLOW PLASTIC CAP (WYEAST SURVEYS C.S. NO. 2003-036)
- FOUND HOOD RIVER COUNTY BRASS CAP IN MONUMENT CASE
- FOUND 1/2" REBAR W/YELLOW PLASTIC CAP (DLC SURVEYING C.S. NO. 88033)
- ANGLE POINT, NOT MONUMENTED
- REFERENCE MONUMENT
- RECORD OF SURVEY NO.
- RECORD DATA PER WYEAST SURVEYS. (COUNTY OF SURVEY NO. 2003-036)
- RECORD DATA PER WYEAST SURVEYS.
- R3 RECORD DATA PER DLC SURVEYING, (COUNTY OF SURVEY NO. 88033)
- POWER POLES

REGISTERED

PROFESSIONAL

AND SURVEYO

ymes mill

DREGON JULY 12, 2005 JAMES M. KLEIN 59002

Expires 6-30-2007

APPROVALS HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY ALL BEARINGS AND DISTANCES SHOWN ARE FOUND

OR SET, UNLESS OTHERWISE NOTED.

HEREBY CERTIFY THIS PARTITION WAS

androt.

EXAMINED AND APPROVED AS OF THIS //72 DAY OF APPROVED, 2007.

HOOD RIVER COUNTY ASSISSORY TREASURER

PARTITION PLAT NO. 200711P

INSTRUMENT RECEIVED ON THE 13th DAY OF APRIL 2007 2:37 AT PM

HOOD RIVER COUNTY DIRECTOR OF RECORDS

HOOD RIVER COUNTY

SURVEYOR'S OFFICE

SURVEYORS CERTIFICATE

SURVEYED AND MARKED WITH PROPER

WE THE OWNERS OF THE LAND SHOWN

OUR FREE CONSENT AND IN ACCORDANCE

HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH

ACKNOWLEDGMENTS

no merene

Marlo Messmer

COUNTY OF HOOL RIVER

MY COMMISSION EXPIRES 12/07/2010

COMMISSION NO. 412 540

PAID AS REQUIRED BY LAW.

NOTARY PUBLIC-(NAME)

STATE OF Oregon

NOTARY SIGNATURE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  $\frac{Y-S-O1}{2007}$  2007, BY THE ABOVED SIGNED

James mid

JAMES M. KLEIN

DECLARATION

WITH OUR DESIRES.

INSTRUMENT NO. 20054268. TO AARON T.

JAMES M. KLEIN, BEING FIRST DULY SWORN. DEPOSE AND SAY THAT I HAVE CORRECTLY

MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT, THE LAND BEING DESCRIBED IN

SWAFFORD, DATED AUG. 5, 2005, AS BEING THE

PLS. 59002

THE WEST HALF OF OF LOT 2, ALBEE TRACT.

HOOD RIVER COUNTY SURVEYOR

HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 131H DAY OF APRIL

# 06-296 HOOD RIVER COUNTY PLANNING DIRECTOR

4-12-07 1400

CS 2007 040

Certified to be a frue and correct copy of the ORIGINAL Dept. of Records & Assessment <u> X.Day</u>