

# PARTITION PLAT

SURVEY LOCATED IN  
SE 1/4 OF SECTION 2, T. 2N., R. 10E., W.M.  
COUNTY OF HOOD RIVER, STATE OF OREGON

2N 10-2DA TAX LOT 200

## REFERENCED SURVEYS

KLEIN & ASSOCIATES CS NO. 2006-058  
KLEIN & ASSOCIATES CS NO. 2000-065  
TERRA SURVEYING CS NO. 89032  
BISHOP SURVEYING CS NO. 79126

## REFERENCED DEEDS

BOOK 5, PAGE 58  
BOOK B, PAGE 128  
INSTRUMENT NO. 79-3149  
INSTRUMENT NO. 801506  
INSTRUMENT NO. 911804  
INSTRUMENT NO. 940849

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX LOTS 200 INTO 2 PARCELS AS SHOWN.

IN A SURVEY PERFORMED BY BISHOP SURVEY, RECORDED IN COUNTY SURVEY NUMBER 79126 HE CONCLUDED THAT THE EAST LINE OF MARY SLEDDON TRACT WAS INTENDED TO BE THE 1/64 LINE. A SURVEY PERFORMED BY TERRA SURVEYING, COUNTY SURVEY NUMBER 89032, USED BISHOPS SURVEY FOR LYING OUT THE BOUNDARY OF A PORTION OF TAX LOT 200.

IN 2006 KLEIN & ASSOCIATES PERFORMED A SURVEY FOR LEE & MIKE MOORE, RECORDED IN COUNTY SURVEY NO. 2006-058, IN SAID SURVEY OUR FIRM FOUND A WAGON SKIEN AT THE CENTER EAST 1/16 CORNER AND HELD SAID CORNER FOR THE TRUE POSITION. A SURVEY PERFORMED BY DIELSCHNEIDER & ASSOCIATES, COUNTY SURVEY NUMBER 7505, FOUND A 2" IRON PIPE AT THE SOUTHEAST CORNER OF TAX LOT 400. DURING THE COURSE OF THIS SURVEY, IT WAS DISCOVERED THAT EXISTING IMPROVEMENTS FIT THE LOCATION OF THE FOUND IRON PIPES AS SHOWN IN DIELSCHNEIDER SURVEY AND ALSO AGREES WITH THE POSITION OF THE WAGON SKIEN FOR THE CENTER EAST 1/16 CORNER. IN SAID SURVEY IT WAS CONCLUDED THAT THE DEED CALL OF 660.00 FEET WEST OF THE EAST QUARTER CORNER, ALSO BEING THE EAST LINE OF MARY SLEDDON TRACT WAS HELD TO LAYOUT THE IMPROVEMENTS WHICH AGREE WITH FOUND IRON PIPES IN THE AREA.

## EASEMENT OF RECORD

- IRRIGATION EASEMENT RECORDED NOV. 1, 1952 BOOK 49, PAGE 30. (BLANKET EASEMENT NOT SHOWN).
- 50 FOOT EASEMENT FOR ALL MODES OF TRAVEL RECORDED MAY 19, 1964 IN BOOK 76, PAGE 156. (SHOWN ON PLAT)
- ROADWAY & UTILITIES EASEMENT RECORDED JULY 14, 1980 FEE NO. 801499. (SHOWN ON PLAT)
- ROADWAY AND MAINTENANCE AGREEMENT AS RECORDED IN INSTRUMENT 2007-01107. (SHOWN ON PLAT)

## LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊗ FOUND 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP AS PER KLEIN & ASSOCIATES CS NO. 2006 058
- △ SET 3" SURVEY MARKERS W/BRASS DISK (KLEIN & ASSOCIATES OR 59002)
- FOUND 3" SURVEY MARKERS W/BRASS WASHER (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP AS PER KLEIN & ASSOCIATES CS NO. 2000-065
- ⊕ FOUND 5/8" IRON ROD AS PER BISHOP SURVEYING CS NO. 79126
- ⊖ FOUND 2" IRON PIPE
- ⊗ FOUND 1" IRON PIPE
- △ FOUND WAGON SKIEN
- COMPUTED POINT, NOT MONUMENTED

- (XX.XX) DEED CALL  
RM REFERENCE MONUMENT  
R1 KLEIN & ASSOCIATES CS NO. 2000-065  
R2 TERRA SURVEYING CS NO. 89032  
R3 BISHOP SURVEYING CS NO. 79126  
R4 KLEIN & ASSOCIATES CS NO. 2006-058

NOTE:  
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

## CERTIFICATION NOTE:

I JAMES M. KLEIN CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE PARTITION.

REGISTERED PROFESSIONAL LAND SURVEYOR

*James M. Klein*  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 6-30-2007

SURVEY PERFORMED FOR:  
SCHULL ENTERPRISES, INC  
DATE: NOV. 12 2006  
PROJECT: 06-10-12  
FILE: 061012PP.DWG  
DRAFT: JMK

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

|     |     |      |    |
|-----|-----|------|----|
| 1/4 | SEC | T.   | R. |
| 2DA | 2N. | 10E. |    |

PARTITION PLAT NO. 200718P

INSTRUMENT RECEIVED ON THE 10 DAY OF MAY 2007 10:24 AT 8:AM

*James M. Klein*  
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 BOOK 76, PAGE 156 DATED MAY 19, 1964, HOOD RIVER COUNTY RECORDS, TO HAROLD SCHULL.

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

## 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.

*Harold M. Schull* 4/25/07  
HAROLD M. SCHULL DATE  
SCHULL ENTERPRISES, INC.

*Adeline M. Schull*  
ADELINE M. SCHULL DATE 4/25/07  
SCHULL ENTERPRISES, INC.

## ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 25 2007, BY THE ABOVE SIGNED.

*Milo Messner*  
NOTARY SIGNATURE  
*Marlo Messner*  
NOTARY PUBLIC-(NAME)

STATE OF Oregon  
COUNTY OF Hood River  
COMMISSION NO. 412510  
MY COMMISSION EXPIRES 12/07/2010

## APPROVALS

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

*Harold M. Schull*  
HOOD RIVER COUNTY TREASURER

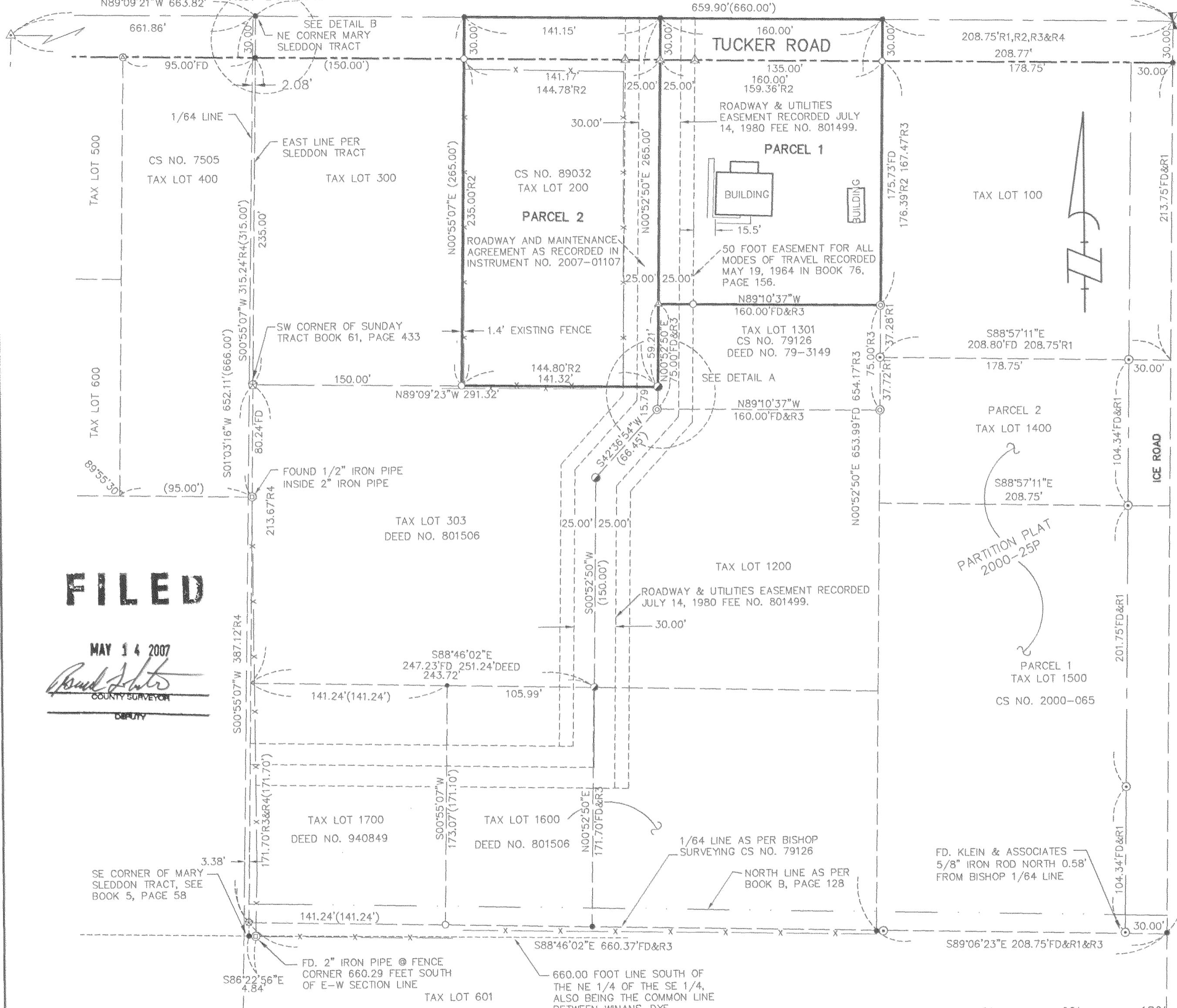
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 25th DAY OF April 2007.

*Ronald J. Potts*  
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 27th DAY OF May 2007.

*M. Benedict*  
HOOD RIVER COUNTY PLANNING DIRECTOR

Certified to be a true and correct copy of the ORIGINAL  
Dept. of Records & Assessment  
by *L. Ray* Deputy



FILED

MAY 14 2007

*Ronald J. Potts*  
COUNTY SURVEYOR  
CLERK

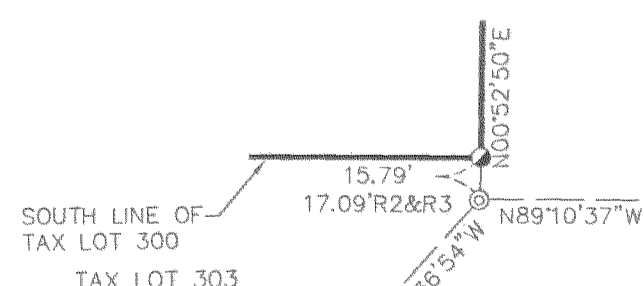
## BASIS OF BEARINGS

RECORD OF SURVEY CS NO. 79126

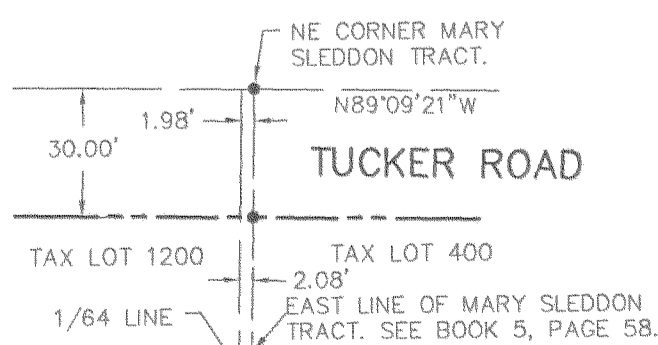
## AREA NOTE:

| PARCEL          | GROSS AREA                  | NET AREA                    |
|-----------------|-----------------------------|-----------------------------|
| ORIGINAL PARCEL | 70349 SQ. FT.<br>1.62 ACRES | 61314 SQ. FT.<br>1.41 ACRES |
| PARCEL 1        | 32922 SQ. FT.<br>0.76 ACRES | 28122 SQ. FT.<br>0.65 ACRES |
| PARCEL 2        | 37427 SQ. FT.<br>0.86 ACRES | 33193 SQ. FT.<br>0.76 ACRES |

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



DETAIL A  
NOT TO SCALE



DETAIL B  
NOT TO SCALE

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