

PARTITION PLAT

PARCEL 1 OF PARTITION PLAT 2007-19P LOCATED IN THE
NE 1/4 OF SECTION 10, T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 10A TAX LOT 2200

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

PARTITION PLAT NO. 200801P

INSTRUMENT RECEIVED ON THE 3rd DAY
OF JAN. 2008 8:54 AT 8:30 AM

Leah Day - Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. CS 2008 001

FILED JANUARY 7, 2008

BY Paul Spite

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 AS PARCEL 1 OF PARTITION PLAT NO. 2007-19P.

James M. Klein 12-18-2007
JAMES M. KLEIN PLS. 59002 DATE

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.

George A Moser Jr 12-19-07
GEORGE A. MOSER JR. DATE

Jeanine I Moser 12-19-07
JEANINE I. MOSER DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec-19, 2008, BY THE ABOVE SIGNED.

Matlo Messmer
NOTARY SIGNATURE

Matlo Messmer
NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 412540

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.

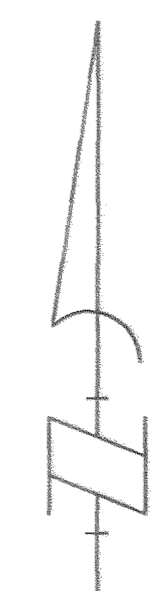
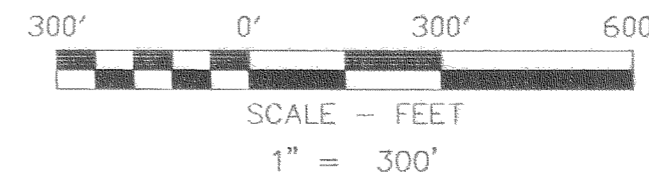
Paul Spite
HOOD RIVER COUNTY ASSESSOR/TREASURER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 2nd DAY OF January, 2008.

Paul Spite
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 2nd DAY OF JAN, 2008.

M. Benesh #07-228
HOOD RIVER COUNTY PLANNING DIRECTOR



BASIS OF BEARINGS

RECORD OF SURVEY CS NO. 2007-055

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002LS)
- ⊗ FOUND 5/8" IRON ROD BY KLEIN AND ASSOCIATES LAND SURVEYING CS NO. 2007055
- ⊙ FOUND 1/2" IRON ROD AS PER D.L.C SURVEYING CS NO. 81084. VISITED 2006.
- ⊙ FOUND 5/8" IRON ROD BY TERRA SURVEYING CS NO. 2006089. VISITED 2006.
- ⊙ FOUND 1/2" IRON ROD BY D.L.C. SURVEYING CS NO. 93098. VISITED 2006.
- ANGLE POINT, NOT MONUMENTED
- R1 TERRA SURVEYING CS NO. 2006089
- R2 D.L.C. SURVEYING CS NO. 94130
- R3 KLEIN & ASSOCIATES CS NO. 94022
- R4 TERRA SURVEYING CS NO. 2001092
- R5 KLEIN & ASSOCIATES CS NO. 2007055
- () RECORDED DEED DISTANCE

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

REFERENCE SURVEYS

1. TERRA SURVEY CS NO. 2006089
2. D.L.C. SURVEYING CS NO. 94130
3. KLEIN & ASSOCIATES CS NO. 94022
4. TERRA SURVEYING CS NO. 2001092
5. D.L.C. SURVEYING CS NO. 93098
6. WYEAST SURVEYING CS NO. 2005093
7. TENNESON ENGINEERING CORP. BOOK 7, PAGE 83
8. D.L.C. SURVEYING CS NO. 81084
9. KLEIN & ASSOCIATES CS NO. 2007055

REFERENCE OF DEEDS

DEED RECORDED IN BOOK 77, PAGE 397.
DEED RECORDED IN BOOK 34, PAGE 202.

EASEMENTS OF RECORDS

ELECTRIC TRANSMISSION AND DISTRIBUTION LINE RECORDED IN BOOK 34, PAGE 202, DATED MARCH 19, 1947. (NOT PLOTTED NOT SHOWN, BLANKET EASEMENT)

ROAD MAINTENANCE AGREEMENT RECORDED IN MICROFILM NO. 200702126, DATED MAY 11, 2007.

MAINTENANCE AGREEMENT

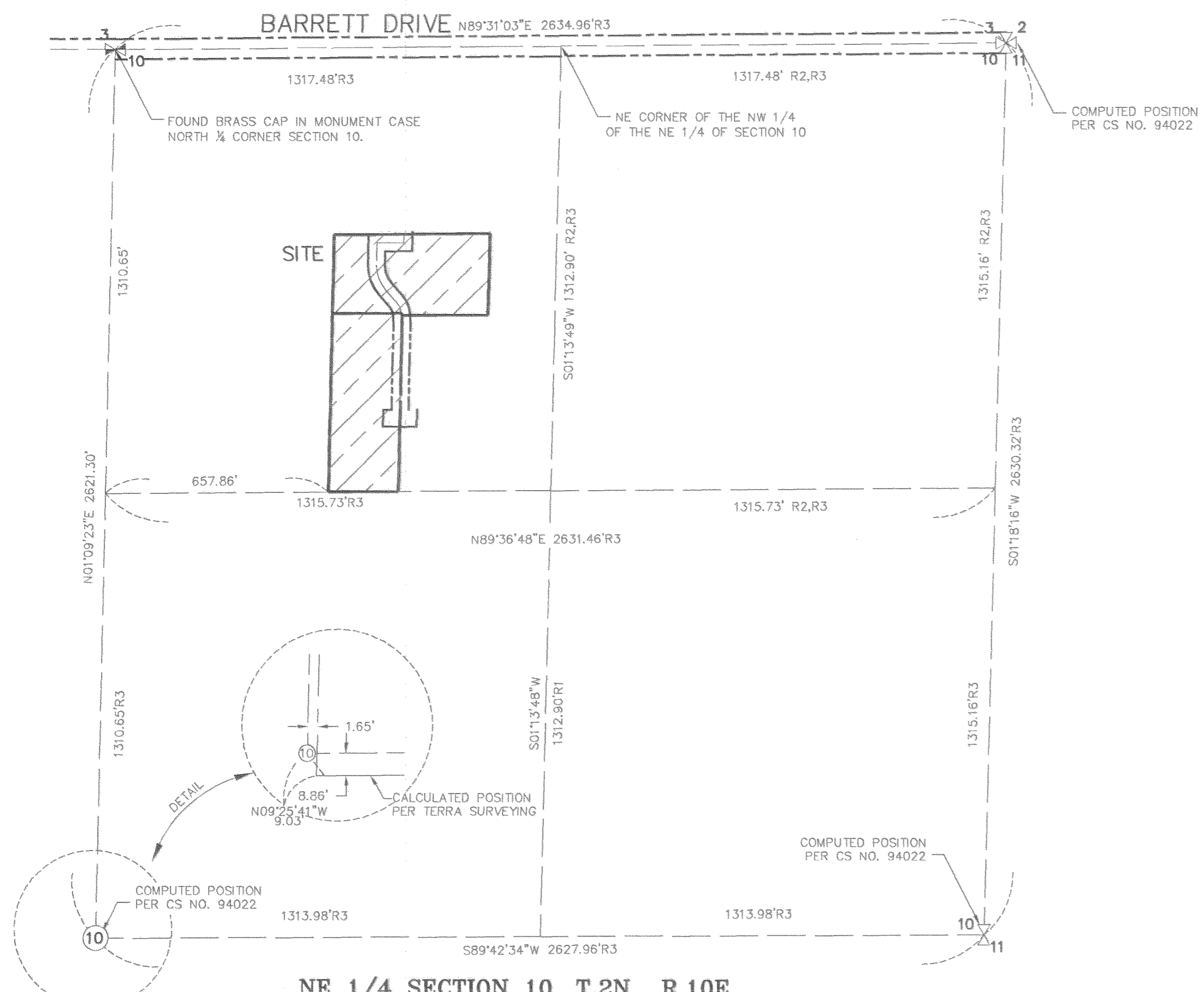
THE PARCELS SHOWN ON THIS PLAT ARE BOUNDED BY A SEPARATE DOCUMENT TITLED "MAINTENANCE AGREEMENT" AND IS MADE APART OF THIS PLAT. SEE INSTRUMENT NO. 200702126, HOOD RIVER COUNTY RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-25-2009

Klein & Associates, Inc.
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

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	10A	2N.	10E.
<input type="checkbox"/>			



NE 1/4 SECTION 10, T.2N., R.10E.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 2200 INTO TWO SEPARATE PARCELS. TAX LOT 2200 IS DESCRIBED AS PARCEL 1 OF PARTITION PLAT 2007-19P.

A PREVIOUS SURVEY PERFORMED BY OUR FIRM RECORDED AS COUNTY SURVEY 2007 055 RECORDED AS PARTITION PLAT 2007-19P PREVIOUSLY ESTABLISHED THE EXTERIOR OF SAID PARCEL 1 AND SET MONUMENTS FOR THE DIVISION OF PARCEL 1 AND 2 OF THIS PARTITION. DURING CONSTRUCTION OF MOSER ROAD SOME MONUMENTS WERE DESTROYED NEW MONUMENTS WERE THEN RESET AT THE COMPUTED POSITION. THE NORTHEAST QUARTER WAS COMPUTED BY HOLDING THE COMPUTED POSITION OF THE NORTHEAST QUARTER OF SECTION 10, BY KLEIN & ASSOCIATES COUNTY SURVEY NO. 94022. THE COMPUTED CENTER OF SECTION WAS HELD FOR THIS SURVEY. OTHER SURVEYS PERFORMED IN THE AREA ALSO USE THE COMPUTED CENTER OF SECTION. A SURVEY PERFORMED BY TERRA SURVEYING COUNTY SURVEY NO. 2001-092 FOUND A BRASS CAP SET IN A MONUMENT CASE FOR THE CENTER OF SECTION. SAID MONUMENT WAS NOT HELD FOR THIS SURVEY. SEE LIST OF REFERENCE SURVEY FOR SURVEYS USED IN THIS PLAT.

NOTE

THE PARCELS SHOWN HEREIN ARE LOCATED WITHIN THE WINDMASTER CORNER HEALTH HAZARD OVERLAY ZONE. CONNECTION TO FUTURE PUBLIC SEWER SYSTEM MAY BE REQUIRED.

SURVEY PERFORMED FOR:
GEORGE A. MOSER
DATE: NOVEMBER 10, 2007
PROJECT: 07-09-03
FILE: 0670903PP.DWG
DRAFT: GDH

OWNER

GEORGE A. MOSER JR
& JEANINE I. MOSER

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

RECEIVED JAN - 3 2008 1330

CS 2008 001-1

PARTITION PLAT

PARCEL 1 OF PARTITION PLAT 2007-19P LOCATED IN THE
NE 1/4 OF SECTION 10, T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 10A TAX LOT 2200

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. **CS 2008 001**
FILED **JANUARY 7, 2008**
BY *[Signature]*

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002LS)
- ⊗ FOUND 5/8" IRON ROD BY KLEIN AND ASSOCIATES LAND SURVEYING CS NO. 2007055
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- R5 KLEIN & ASSOCIATES CS NO. 2007055
- () RECORDED DEED DISTANCE

NOTE:
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ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°11'36"E	91.37'
L2	N42°07'49"W	46.15'
L3	N42°07'49"W	46.15'
L4	N01°11'36"E	42.81'
L5	N89°31'03"E	79.45'
L6	N01°12'44"W	50.02'
L7	N89°36'48"E	25.01'
L8	N89°36'48"E	25.01'
L9	N89°36'48"E	25.01'
L10	N01°12'44"E	50.02'
L11	N89°36'48"E	50.02'
L12	N89°36'48"E	50.02'
L13	S01°12'44"W	50.02'
L14	S89°36'48"W	25.01'

ALL LINES PER REFERENCE NO. 5

CURVE TABLE

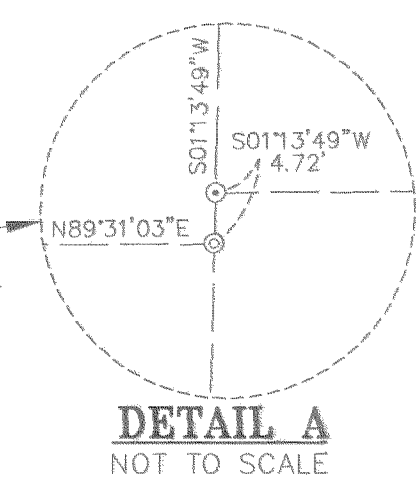
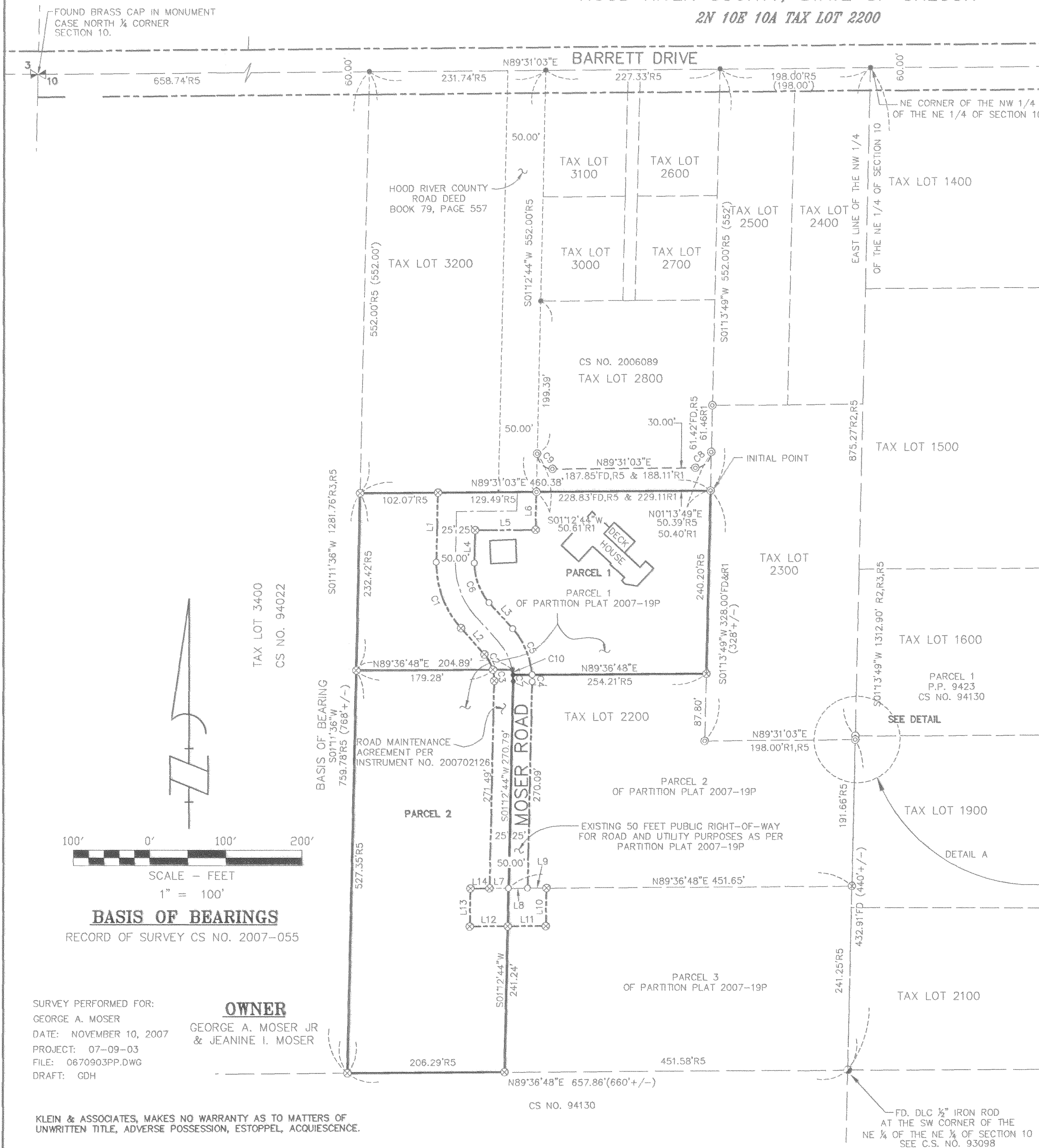
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	125.00'	94.52'	92.28'	N 20°28'06" W	43°19'24"	49.65'
C2	50.00'	23.05'	22.84'	N 28°55'34" W	26°24'29"	11.73'
C3	50.00'	14.78'	14.72'	N 07°15'18" W	16°56'03"	7.44'
C4	100.00'	9.02'	9.01'	N 01°22'17" W	05°10'01"	4.51'
C5	100.00'	66.63'	65.40'	N 23°02'33" W	38°10'32"	34.60'
C6	75.00'	56.71'	55.37'	N 20°28'06" W	43°19'24"	29.79'
C7	75.00'	8.32'	8.32'	N 01°58'02" W	06°21'31"	4.17'
C8	21.00'	32.36'	29.25'	N 45°22'26" E	88°17'14"	20.38'
C9	20.00'	32.01'	28.70'	N 44°38'07" W	91°41'41"	20.60'
C10	75.00'	7.06'	7.06'	N 07°50'39" W	05°23'43"	3.53'

AREA NOTE:

PARCEL	ORIGINAL AREA	GROSS AREA	NET AREA
PARCEL 1	217683 SQFT. 5.00 ACRES	108902 SQFT. 2.50 ACRES	91992 SQFT. 2.11 ACRES
PARCEL 2		108781 SQFT. 2.50 ACRES	99124 SQFT. 2.28 ACRES

CERTIFICATION NOTE:

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



DETAIL A
NOT TO SCALE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-25-2009

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

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
 10A 2N. 10E.

SURVEY PERFORMED FOR:
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