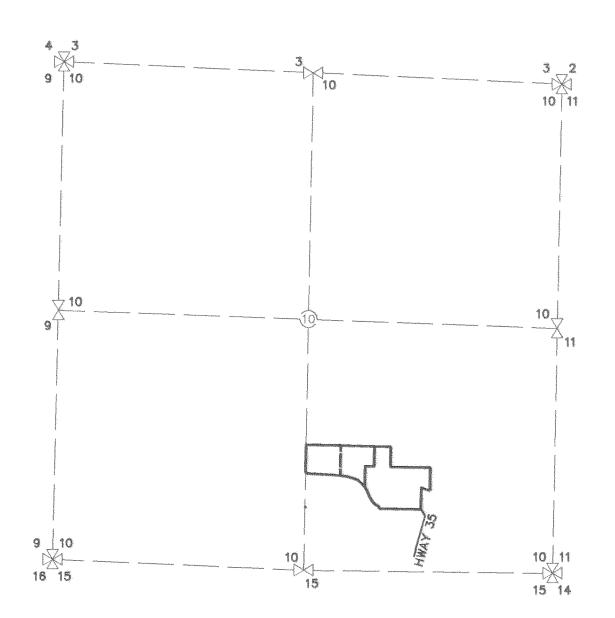
PARTITION PLAT

LOCATED IN PARCEL 3 OF THE PARTITION PLAT NO. 2007-27P BEING A REPLAT OF PARTITION PLAT 2003-04P IN THE SE 1/4 OF SECTION 10, T. 1N., R. 10E., W.M. COUNTY OF HOOD RIVER, STATE OF OREGON 1N 10E 10D TAX LOT 1000



VICINITY MAP SCALE - FEET 1'' = 1000'

SURVEY PERFORMED FOR: PATRICK MONAGHAN DATE: DECEMBER 14, 2007 PROJECT: 07-06-19 FILE: 070619PP2.DWG

DRAFT: GDH

OWNER PATRICK MONAGHAN

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

EASEMENT OF RECORD

1) RIGHT OF WAY EASEMENT: EAST FORK IRRIGATING COMPANY AS PER BOOK H, PAGE 6. (SEE PLAT)

2) PACIFIC POWER & LIGHT COMPANY AS PER BOOK 7, PAGE 194. (BLANKET

3) HOOD RIVER ELECTRIC COOPERATIVE AS PER MICROFILM NO. 762503. (BLANKET EASEMENT)

4) ACCESS RESTRICTION EASEMENT: STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION AS PER MICROFILM NO. 780744. (SEE PLAT)

5) CRYSTAL SPRINGS WATER DISTRICT EASEMENT AS PER MICROFILM NO. 790174. (SEE PLAT)

6) DECLARATION OF DEED RESTRICTION. RECORDED MARCH 12, 2003 IN MICROFILM NO. 20031330. (SEE PLAT)

7) ROAD MAINTENANCE AGREEMENT, RECORDED AUGUST 24, 2007 IN MICROFILM

ROAD MAINTENANCE AGREEMENT

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A ROAD MAINTENANCE AGREEMENT DOCUMENT. SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT RECORDED IN INSTRUMENT NUMBER 20073919, HOOD RIVER DEED RECORDS, SAID DOCUMENT SHALL BE CONSIDERED PART OF THIS PLAT, IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID ROAD MAINTENANCE AGREEMENT DOCUMENT.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCELS 3 OF PARTITION PLAT 2007—27P BEING A REPLAT OF PARTITION PLAT 2003—04P AS DESCRIBED IN AMERITITLE AMENDED SUBDIVISION GUARANTEE ORDER NO. 0038508 FOR PATRICK MONAGHAN AS RECORDED IN THAT CERTAIN BARGAIN AND SALE DEED 2007-03932.

A PREVIOUS PARTITION PERFORMED BY OUR FIRM RECORDED AS PARTITION PLAT 2007-27P AND RECORDED AS COUNTY SURVEY NO. 2007-091 WAS USED TO LOCATE THE EXTERIOR BOUNDARY OF SAID PARCEL 3. EXISTING MONUMENTS FROM ABOVE SAID PARTITION WERE RECOVERED AND NEW MONUMENTS WERE THEN SET AT THE NEW DIVISION LINE BETWEEN PARCEL 1, 2 AND 3 OF THIS PLAT AS SHOWN.

CERTIFICATION NOTE:

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

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- FOUND 5/8" IRON ROD PER PARTITION PLAT 2003-04P (KLEIN & ASSOCIATES) VISITED 2003
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP (WYEAST SURVEYS PLS 2393) CS NO.96061, VISITED 2006.
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP (WYEAST SURVEYS PLS 2393) CS NO.94131, VISITED 2003
- FOUND 1/2" IRON ROD AS PER DLC SURVEYING
- FOUND CONCRETE MONUMENT, VISITED 2003.
- FOUND 5/8" IRON ROD (O.D.O.T MONUMENT)
- FOUND 1" IRON PIPE. VISITED 2003
- FOUND 1/2" IRON ROD, VISITED 2003
- FOUND 5/8" IRON ROD PER REPLAT OF PARTITION PLAT 2003-04P, CS NO. 2007-091 (KLEIN & ASSOCIATES)
- CALCULATED POINT NOT SET OR FOUND.
- R/W RIGHT OF WAY
- KLEIN & ASSOCIATES CS NO. 2003014
- WYEAST SURVEYS CS NO. 96061
- DLC SURVEYING CS NO. 86013
- R4 DLC SURVEYING CS NO. 81080
- FD FOUND DISTANCE
- REFERENCE MONUMENTED

ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE COMPUTED PER KLEIN & ASSOCIATES REPLAT OF PARTITION PLAT 2003-04P.

REFERENCE DEEDS

PARCEL 3 20031331 DEED RESTRICTIONS 20031331 FOREST ZONE **EASEMENTS 20037205**

REFERENCE SURVEYS

KLEIN & ASSOCIATES CS NO. 2003014 DLC SURVEYING CS NO. 81080 DLC SURVEYING CS NO. 86013 WYEAST SURVEYS CS NO. 96061 KLEIN & ASSOCIATES CS NO. 2007-091

> REGISTERED PROFESSIONAL AND SURVEXU annes male DREGON JULY 12, 2005 JAMES M. KLEIN 59002

Expires 6-30-2009 Klein & Associates, Inc.

> 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.

10D 1N. 10E

PARTITION PLAT NO. 2008030 INSTRUMENT RECEIVED ON THE 144 DAY OF WAVEL 2008 9:02 AT A.M

Deah Day - Claric HOOD RIVER COUNTY DIRECTOR OF RECORDS

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2008 016

SURVEYS CERTIFICATE

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 3 OF PARTITION PLAT NO. 2007-27P FILED, AUGUST 24, 2007.

Umes nucle JANES M. KLEIN PLS. 59002

DECLARATION

I 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.

LONG / Clive's THOMAS PATRICK MONAGHAN

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MARCH 10 2008, BY THE ABOVED SIGNED.

Llaine/ Vincent NOTABY SIGNATURE

ELAINE J. VINCENT NOTARY PUBLIC-(NAME)

STATE OF OREGON COUNTY OF TOOD RIVER

COMMISSION NO. 426063

MY COMMISSION EXPIRES 04.08.2012

APPROVALS

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

HEREBY CERTIFY THIS PARTITION WAS HOOD RIVER COUNTY SURVEYOR

HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 1274 DAY OF MARCH

m General #07.308 HOOD RIVER COUNTY PLANNING DIRECTOR

HOOD RIVER COUNTY SURVEYOR'S OFFICE

PARTITION PLAT

LOCATED IN PARCEL 3 OF THE PARTITION PLAT NO. 2007-27P BEING A REPLAT OF PARTITION PLAT 2003-04P IN THE SE 1/4 OF SECTION 10, T. 1N., R. 10E., W.M.

100′ 200' SCALE - FEET 1'' = 100'

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF

UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

COUNTY OF HOOD RIVER, STATE OF OREGON

1N 10E 10D TAX LOT 1000

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- FOUND 5/8" IRON ROD PER PARTITION PLAT 2003-04P (KLEIN & ASSOCIATES) VISITED 2003
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP (WYEAST SURVEYS PLS 2393) CS NO.96061, VISITED 2006.
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- FOUND 1/2" IRON ROD AS PER DLC SURVEYING CS NO. 86013.
- FOUND CONCRETE MONUMENT, VISITED 2003
- FOUND 5/8" IRON ROD (O.D.O.T MONUMENT)
- FOUND 1" IRON PIPE. VISITED 2003
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- FOUND 5/8" IRON ROD PER REPLAT OF PARTITION PLAT 2003-04P, CS NO. 2007-091 (KLEIN & ASSOCIATES)
- CALCULATED POINT NOT SET OR FOUND.
- R/W RIGHT OF WAY
- KLEIN & ASSOCIATES CS NO. 2003014
- WYEAST SURVEYS CS NO. 96061
- R3 DLC SURVEYING CS NO. 86013
- DLC SURVEYING CS NO. 81080
- FD FOUND DISTANCE
- RM REFERENCE MONUMENTED

ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE COMPUTED PER KLEIN & ASSOCIATES REPLAT OF PARTITION PLAT 2003-04P.

NOTE:

1) EXISTING 50.00 FOOT ROAD DEDICATED TO THE PUBLIC AS RECORDED IN REPLAT OF PARTITION PLAT 2003-04P, RECORDED IN COUNTY SURVEY NO. 2007091

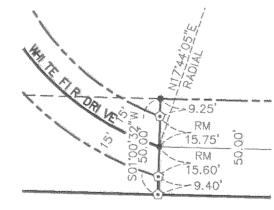
2) EXISTING 30.00 FOOT ROAD DEDICATED TO THE PUBLIC AS RECORDED IN REPLAT OF PARTITION PLAT 2003-04P, RECORDED IN COUNTY SURVEY NO. 2007091

AREA NOTE:

MATERIAL PROPERTY AND ADDRESS OF THE PROPERTY AND ADDRESS OF THE PARTY	CONTROL OF THE PROPERTY OF THE	description of the second of t	
PARCEL	TOTAL AREA	GROSS AREA	NET AREA
PARCEL 1		109,275 SQ FT. 2.50 AC.	107,736 SQ FT. 2.47 AC.
PARCEL 2	516116 SQ FT. 11.84 AC.	108,813 SQ FT. 2.50 AC.	104,448 SQ FT. 2.39 AC.
PARCEL 3		298,029 SQ FT. 6.84 AC.	255,419 SQ FT. 5.86 AC.

CERTIFICATION NOTE:

I JAMES M. KLEIN CERTIFY THAT THIS PLAT IS AN EXACT



DETAIL

NOT TO SCALE

Klein & Associates, Inc.

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

REGISTERED AND SURVE umes mille OREGON JULY 12, 2005 JAMES M. KLEIN 59002

Expires 6-30-2009

SHEET 2 OF 2 WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON

1/4 SEC T.

CS 2008 016_Z

BASIS OF BEARINGS KLEIN & ASSOCIATES CS NO. 2003014			00°59°58" E
	S 88'41'46" E 1299.76'&1299.7 1230.05'FD&1229.75R4	75R4	
n t			
01.00'12'	CS #81080		A distinguish
	\$88*45'24"E 1299.41'& 1299.77	7'R3	the day day com
167.72'R1	881.86' 546.24'R1	and the same of th	Management of the second
25.821	352.42'	168.00' 342.07'FD 348.00'R3	X
80.00' PARTITION PLA	T 2003 04P	348.00 R3	X
PARCEL 1	PARCEL 2	1.43′	NORTH OF LINE
PARTITION PLAT 2003-04P	PARCEL 3 OF PARTITION PLAT 2007—27P A REPLAT OF	9950 60 CS #8601	
95.42 297.1	PARTITION PLAT 2003-04P CS NO. 2007-091	8.0	SOUTH OF LINE
1.00,1		745 00'07	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
INITIAL POINT.	EXISTING 30.00 FOOT ROAD N88'47'43"W 95.03'	345.96'R3 345.50' 588'45'24"	
BASIS OF BEARING RM L8	SEE NOTE 2.	417.33°FD&418.	00'R3
N86'36'56"W 326.81'	15.00' RM 27 15.00' 88	PARCEL 3EXISTING DRIVE	33.'R1
296.81'	15.00' ₹ 6		2338.
S 01'00'4 FOREST BL 30'00, WW	15.000 RM	SEE SEE	NOTE 1 LOCATION COUL
S 20.00'	15.00		S89°Q0'13°E 6
A DIAT COOT OTO A CO. T. L. C.	2 OF PARTITION 15.00'	ELD	9 136.67
REPLAT OF PARTITION PLAT F REPLAT	2007-27P A OF PARTITION 2003-04P		00 92.53 RT
2003-04P CS NO. 2007-091 W 74 CS NO. 2007-091	D. 2007-091 3/	15.00 FOOT WIDE EASEMENT CRYSTAL SPRING WATER DISTRICT A	S 23.85
EIGHTY INSTRU NOTE (15.00° 6518	PER INSTRUMENT NO. 790174. SEE EASEMENT NOTE 5.	8.27°
80.00'	15.00 N6106 RM	7-30.00 FOUL RUAD DEDICATED	202.26 209.8
	15.00° 8 6.5°	TO THE PUBLIC, SEE NOTE 1	50,000
300.83' 8 1/	469.67' 25.00	N88'59'25"W S01'00 32 W 386.73'	N INSTRUMENT NO. 780744, SEE
167.72'R1	324.05' 50'R1	8 440.53'	EASEMENT NOTE 4.8
406.041	R1&405.84'R2 S 88'59'28" E 1211.02'R1 →	372.65'R1&372.61R2	63.49'R1
₹ E	I SEE ROAD I	MAINTENANCE -/ SEE NOTE 7.	S 31'25'12" E 9.04'FD&R1
S01'00'19" w 652.02'R1	LOT 4	LOT 3 CENTERLINE	OF 40.00 FOOT WIDE
GREEN MOUNTAIN RANCH		EASEMENT OF IRRIGATION D	F EAST FORK ISTRICT AS PER
CS #96061		SEE EASEMEI	SE 6 DEED RECORDS
10	ethoùs		: 1/
SOUTH 1/4 CORNER SECTION 10 AS PER WYEAST CS 96061		The state of the s	ANGENT CHORD DIRECTION CHORD DISTANCE
SURVEY PERFORMED FOR:	LINE TABLE LINE LENGTH BEA	C1 132.82 143.76 52°56'06" C2 36.88 322.21 6°33'30" RING C3 103.26 322.21 18°21'44"	71.57 S45'47'52"E 128.14 18.46 N32"10'40"W 36.86
PATRICK MONAGHAN DATE: DECEMBER 14, 2007 OWNER	L1 85.03 S2	25°08'44"E C4 120.22 406.34 16°57'04"	52.08 N44'38'18"W 102.82 60.55 N72"12'46"W 119.78
PROJECT: 07-06-19 FILE: 070619PP2.DWG PATRICK MONAGHAN	L3 35.23 S	88111'34"E C5 115.17 128.76 51"14'52" 88111'34"E C6 150.38 158.76 54"16'24" 07 58.00 777.00	61.76 S44°37′28″E 111.37 81.37 S46°44′55″E 144.82
DRAFT: GDH	The state of the s	25°08'44"E	29.42 N33'48'00"W 58.61 45.16 N46'24'48"W 89.52

C8 C9

131.84 307.21

C10 126.02 421.34

C11 114.41 391.34

15'15'20"

24°35'17"

17'08'12"

45.16

66.95

63.48

57.62

N46°24'48"W

N4117'00"W

N72'07'44"W

N72"18'12"W

89.52

130.83

125.55

114.00

S8111'34"8

S81"11'34"E

S81"11'34"E

72.52

79.58

7.19