

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

PARTITION PLAT NO. 200803P

INSTRUMENT RECEIVED ON THE 14th DAY
OF March, 2008 9:02 AT A.M.

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

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2008 016

FILED 3/24/08

BY Bobly G. White

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

James M. Klein
JAMES 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.

Thomas Patrick Monaghan
THOMAS PATRICK MONAGHAN DATE 03/10/08

ACKNOWLEDGMENTS

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

Elaine J. Vincent
NOTARY SIGNATURE

ELAINE J. VINCENT
NOTARY PUBLIC-(NAME)

STATE OF OREGON

COUNTY OF HOOD 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.

Andrea A. Brown
HOOD RIVER COUNTY TREASURER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 10th DAY OF MARCH, 2008.

Bobly G. White
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 23rd DAY OF MARCH, 2008.

M. Benedict #07-308
HOOD RIVER COUNTY PLANNING DIRECTOR

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 EASEMENT)
- 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 NO. 200703919.

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 CS NO. 86013.
- 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

- R1 KLEIN & ASSOCIATES CS NO. 2003014
- R2 WYEAST SURVEYS CS NO. 96061
- R3 DLC SURVEYING CS NO. 86013
- R4 DLC SURVEYING CS NO. 81080
- FD FOUND DISTANCE
- RM REFERENCE MONUMENTED

NOTE:
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
LAND SURVEYOR

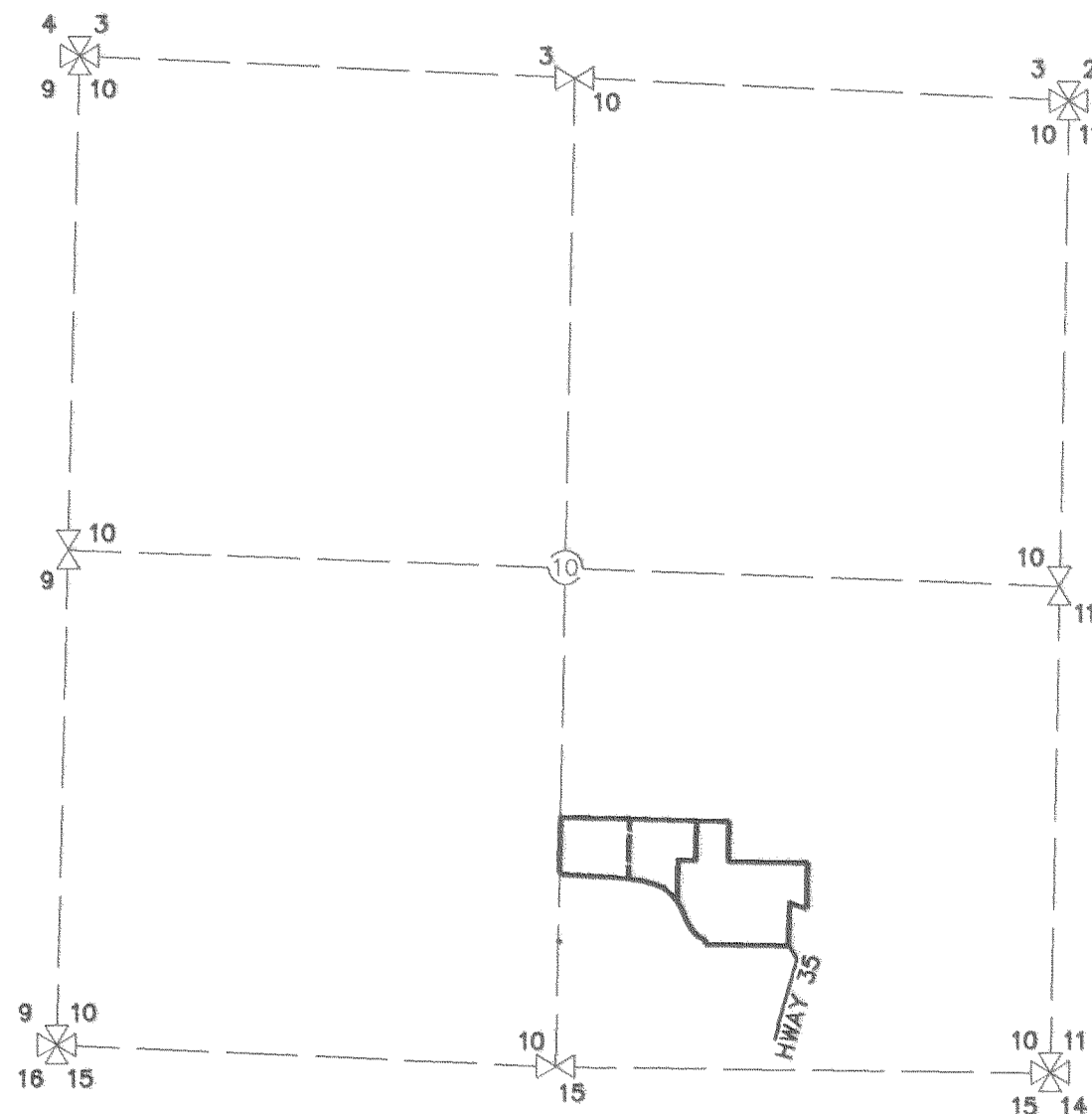
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2009

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.
10D	1N.	10E.	



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

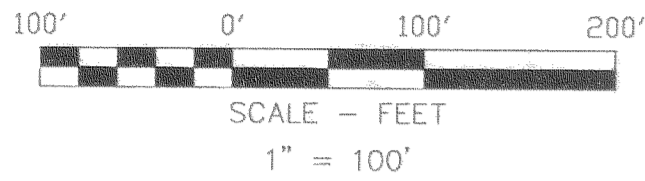
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

RECEIVED MAR 17 2008

CS 2008 016-1

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
IN 10E 10D TAX LOT 1000



BASIS OF BEARINGS

KLEIN & ASSOCIATES CS NO. 2003014



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- FD FOUND DISTANCE
- RM REFERENCE MONUMENTED

NOTE:
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ARE COMPUTED PER KLEIN & ASSOCIATES REPLAT
OF PARTITION PLAT 2003-04P.

NOTE:

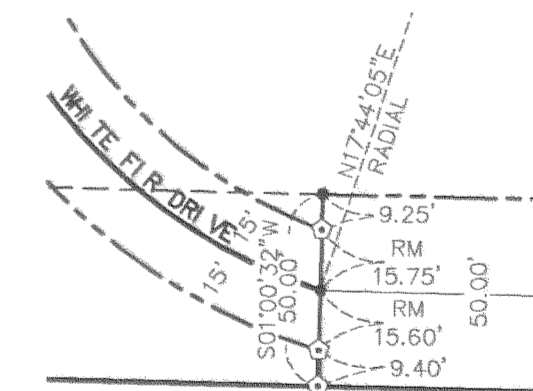
- 1) EXISTING 50.00 FOOT ROAD DEDICATED TO THE PUBLIC AS RECORDED IN REPLAT OF PARTITION PLAT 2003-04P, RECORDED IN COUNTY SURVEY NO. 2007091
- 2) EXISTING 30.00 FOOT ROAD DEDICATED TO THE PUBLIC AS RECORDED IN REPLAT OF PARTITION PLAT 2003-04P, RECORDED IN COUNTY SURVEY NO. 2007091

AREA NOTE:

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 COPY OF THE PARTITION.



DETAIL

NOT TO SCALE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2009

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

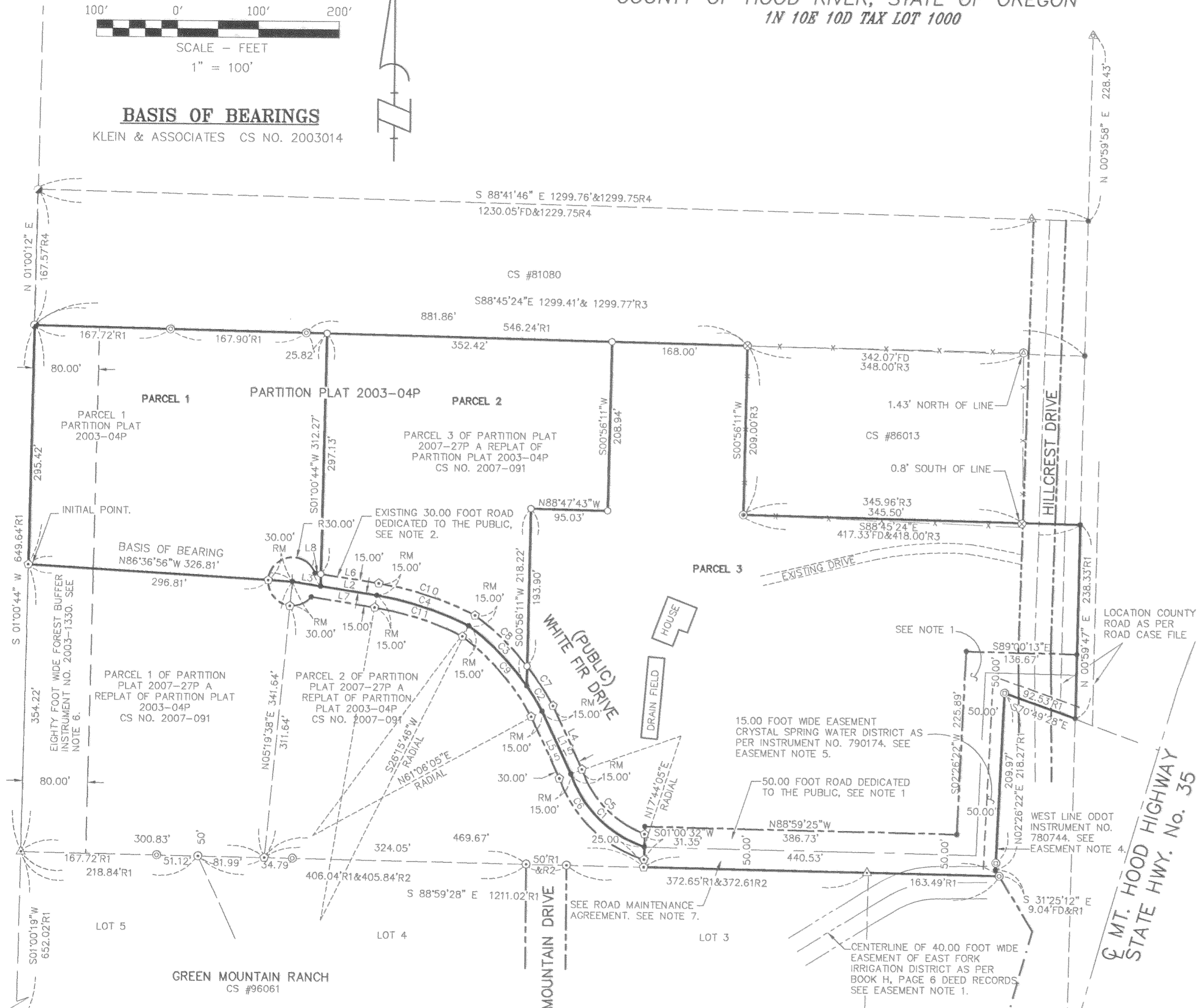
1/4 SEC T. R.

10D 1N. 10E.

[Grid symbols]

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

CS 2008 016-2



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, ACQUISCEANCE.

LINE	LENGTH	BEARING
L1	85.03	S25°08'44"E
L2	70.40	S81°11'34"E
L3	35.23	S81°11'34"E
L4	86.30	S25°08'44"E
L5	83.79	S25°08'44"E
L6	72.52	S81°11'34"E
L7	79.58	S81°11'34"E
L8	7.19	S81°11'34"E

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD DISTANCE
C1	132.82	143.76	52°56'06"	71.57	S45°47'52"E	128.14
C2	36.88	322.21	6°33'30"	18.46	N32°10'40"W	36.86
C3	103.26	322.21	18°21'44"	52.08	N44°38'18"W	102.82
C4	120.22	406.34	16°57'04"	60.55	N72°12'46"W	119.78
C5	115.17	128.76	51°14'52"	61.76	S44°37'28"E	111.37
C6	150.38	158.76	54°16'24"	81.37	S46°44'55"E	144.82
C7	58.69	337.21	9°58'17"	29.42	N33°48'00"W	58.61
C8	89.78	337.21	15°15'20"	45.16	N46°24'48"W	89.52
C9	131.84	307.21	24°35'17"	66.95	N41°17'00"W	130.83
C10	126.02	421.34	17°08'12"	63.48	N72°07'44"W	125.55
C11	114.41	391.34	16°45'02"	57.62	N72°18'12"W	114.00