

BASIS OF BEARINGS
D.L.C. SURVEYING CS NO. 80075

PARTITION PLAT

LOCATED IN THE SE 1/4 OF SECTION 4,
T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 4D TAX LOT 3500

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 1/2" IRON ROD PER D.L.C. SURVEYING
- FOUND BRASS CAP IN MONUMENT CASE
- ⊙ FOUND 5/8" IRON ROD PER D.L.C. SURVEYING
- ⊗ FOUND 1" IRON PIPE
- ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER
- (XX.XX') DEED DISTANCE
- FD FOUND DATA
- ELECTRIC LINE
- EXISTING DRAIN FIELD
- ⊗ ELEC ELECTRIC PEDESTAL

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

REFERENCE SURVEYS

- SURVEY PER D.L.C. SURVEYING CS NO. 88047
- SURVEY PER D.L.C. SURVEYING CS NO. 80075
- SURVEY PER D.L.C. SURVEYING CS NO. 79037
- SURVEY PER D.L.C. SURVEYING CS NO. 78028
- SURVEY PER D.L.C. SURVEYING CS NO. 78031

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 3500 OF 2N, 10E 4D HOOD RIVER COUNTY ASSESSOR MAP INTO TWO SEPARATE PARCELS AS SHOWN, BEING DESCRIBED IN AMERITILE SUBDIVISION GUARANTEE ORDER NO. 38914 TO CRAIG A. AND LINDA S. MCMAHON.

EXISTING MONUMENTS SET BY DLC SURVEY RECORDED IN COUNTY SURVEY NO. 78028, 79037, 80075 AND 88047. ALONG THE EXTERIOR OF TAX LOT 3500 WERE FOUND IN THIS SURVEY AND SHOWN ON THE FACE OF THIS PLAT. NEW MONUMENTS WERE THEN SET ON THE DIVISION LINE BETWEEN THE PARCELS AS SHOWN.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	5.06 ACRES	2.76 ACRES
PARCEL 2		2.30 ACRES

AREA ARE COMPUTED TO THE CENTER LINE OF RIGHT-OF-WAY.

EASEMENT NOTES:

- IRRIGATION WATER AND APPURTENANT FACILITIES RECORDED JUNE 7, 1956 IN BOOK 57 OF DEEDS, PAGE 437 (BLANKET EASEMENT NOT SHOWN)
- MODIFICATION OF BOOK 57, PAGE 437 RECORDED JULY 31, 1956 IN BOOK 58, PAGE 82 (NOT SHOWN)
- PIPELINE, DITCH OR FLUME RECORDED JULY 31, 1972 IN MICROFILM NO. 721428 (BLANKET EASEMENT, NOT SHOWN)
- CREATING RESTRICTIVE COVENANTS RECORDED JUNE 6, 1979 IN MICROFILM NO. 791277 (NOT SHOWN)
- RESERVATION FOR A DRIVEWAY EASEMENT RECORDED FEBRUARY 9, 1989 IN MICROFILM NO. 890327 (AS SHOWN)
- COUNTRY CLUB IRRIGATION ASSOCIATION AGREEMENT RECORDED SEPTEMBER 15, 1989 IN MICROFILM NO. 892600 (NOT SHOWN)
- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE RECORDED NOVEMBER 6, 1989 IN MICROFILM NO. 893056 (AS SHOWN)
- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE RECORDED MARCH 10, 1992 IN MICROFILM NO. 920573 (AS SHOWN)

CERTIFICATION NOTE:

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

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES M. KLEIN
59002

Expires 6-30-2009

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
4D	2N.	10E.	

PARTITION PLAT NO. 200821P

INSTRUMENT RECEIVED ON THE 11 DAY OF September, 2008 2:30 AT 2 M

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

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2008 070

FILED 9.23.08

BY *Randy J. Bates*

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 LANDS BEING DESCRIBED IN THAT CERTAIN SUBDIVISION GUARANTEE PREPARED BY AMERITILE ORDER NO. 38914.

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.

THE UNDERSIGNED HEREBY GRANTS A 30.00 FOOT ACCESS AND UTILITY EASEMENT ON AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AS SHOWN.

Craig A. McMahon 4-29-08
CRAIG A. MCMAHON DATE

Linda S. McMahon 4-29-08
LINDA S. MCMAHON DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-29-2008, BY THE ABOVE SIGNED

Marilyn Battersby
NOTARY SIGNATURE

MARILYN BATTERSBY
NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 422-6226

MY COMMISSION EXPIRES 10-31-2011

APPROVALS

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

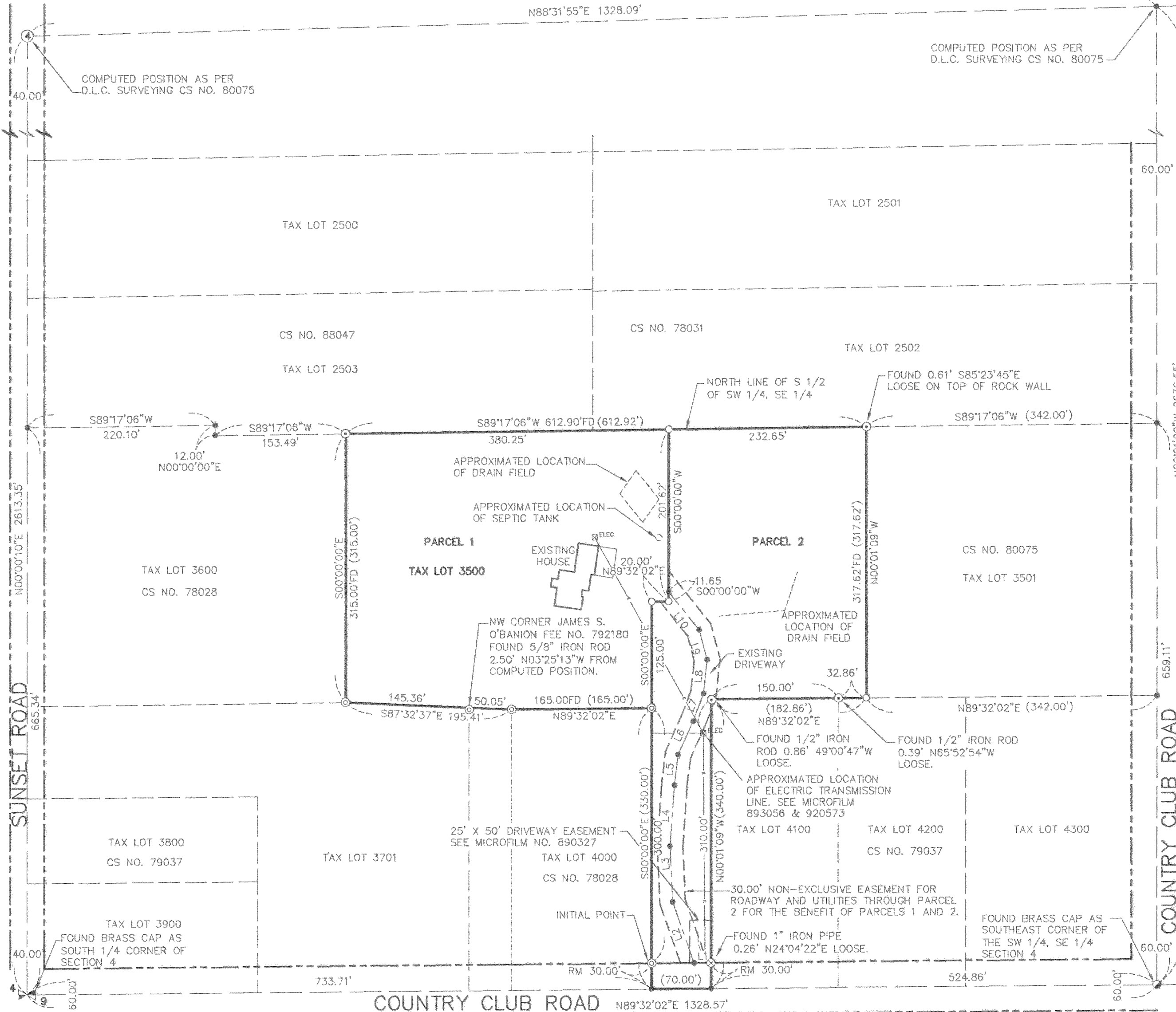
Randy J. Bates
HOOD RIVER COUNTY TREASURER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 29th DAY OF April, 2008.

M. Benedict
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 11th DAY OF September, 2008.

M. Benedict #07-322
HOOD RIVER COUNTY PLANNING DIRECTOR



OWNER

CRAIG AND LINDA MCMAHON.

SURVEY PERFORMED FOR:
CRAIG MCMAHON
DATE: MARCH 20, 2008
PROJECT: 08-03-23
FILE: 080323.DWG
DRAFT: GDH

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

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 200803545, 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.

LINE	LENGTH	BEARING
L1	20.11	N89°32'02"E
L2	75.97	N19°16'21"W
L3	65.67	N02°36'50"W
L4	71.74	N03°57'22"E
L5	38.35	N06°51'54"E
L6	43.14	N24°17'11"E
L7	34.38	N20°44'56"E
L8	40.24	N05°54'00"E
L9	36.38	N15°03'21"W
L10	57.23	N38°36'52"W

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

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
By *R. Bates* Deputy

RECEIVED SEP 12 2008

CS 2008 070