

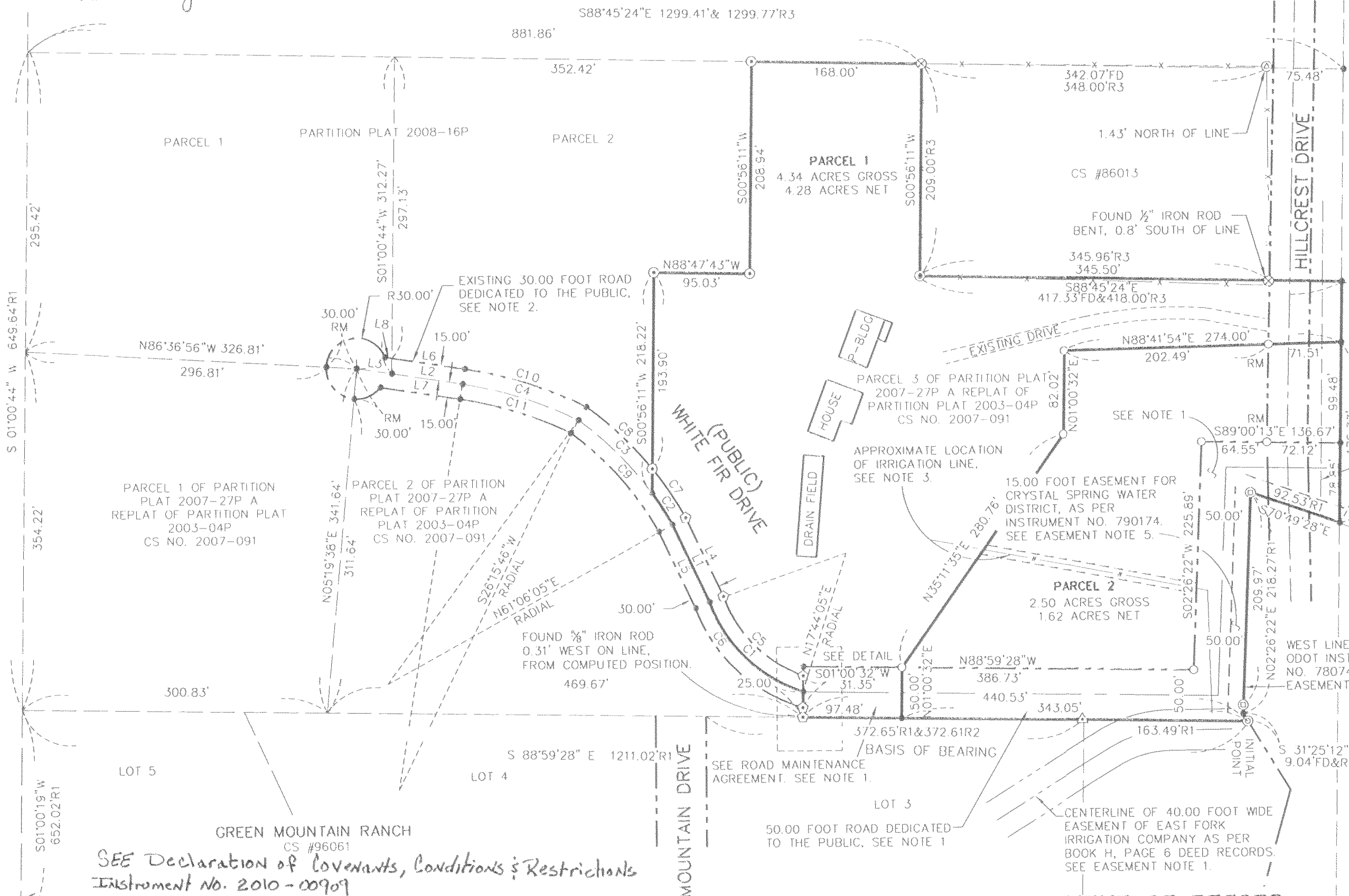
**CERTIFICATION NOTE:**

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

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

**PARTITION PLAT**

PARCEL 3 OF THE PARTITION PLAT NO. 2008-03P  
LOCATED 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 1006



SEE Declaration of Covenants, Conditions & Restrictions Instrument No. 2010-00909

10 SOUTH 1/4 CORNER SECTION 10 AS PER WYEAST CS 96061

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD DISTANCE
C1	132.82	143.76	52°56'06"	71.57	S45°17'52"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

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

**LEGEND**

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES, INC) CS NO.2008-016)
- ⊙ FOUND 5/8" IRON ROD PER REPLAT OF PARTITION PLAT 2003-04P, CS NO. 2007-091 (KLEIN & ASSOCIATES)
- ⊙ FOUND 1/2" IRON ROD AS PER DLC SURVEYING CS NO. 86013.
- ⊙ FOUND 5/8" IRON ROD (O.D.O.T MONUMENT)
- ⊙ FOUND 1" IRON PIPE. VISITED 2003
- ⊙ FOUND 1/2" IRON ROD. VISITED 2003
- 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

**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. KLEIN & ASSOCIATES, CS NO. 2003-014 (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. 20031528, AMENDED IN MICROFILM 20037204.
- 7) DECLARATION OF DEED RESTRICTION. RECORDED AUGUST 24, 2007 IN MICROFILM NO. 200703918.
- 8) ROAD MAINTENANCE AGREEMENT. RECORDED AUGUST 24, 2007 IN MICROFILM NO. 200703919.
- 9) CONDITIONS, RESTRICTIONS & EASEMENTS, AS SHOWN ON PARTITION PLAT 2007-27P, BEING A REPLAT OF PARTITION PLAT 2003-04P.
- 10) CONDITIONS, RESTRICTIONS & EASEMENTS, AS SHOWN ON PARTITION PLAT 2008-03P.



**Klein & ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING

1308 12th Street, Hood River, Oregon 97031  
Tel: (541)386-3322  
EMAIL info@kleinassocinc.com

**ROAD MAINTENANCE AGREEMENT**

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A ROAD MAINTENANCE AGREEMENT DOCUMENT. SAID AGREEMENT IS RECORDED ON A SEPARATE DOCUMENT RECORDED IN INSTRUMENT NUMBER 200703919, 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 2008-03P, AS DESCRIBED IN COLUMBIA GORGE TITLE, LAND DEVELOPMENT REPORT, ORDER NO. 10-0081JS FOR PATRICK MONAGHAN

PREVIOUS PARTITION PLATS PERFORMED BY OUR FIRM RECORDED AS PARTITION PLAT 2008-03P, AND 2007-27P WERE USED TO LOCATE THE EXTERIOR BOUNDARY OF SAID PARCEL 3. EXISTING MONUMENTS FROM ABOVE SAID PARTITION, WERE RECOVERED AND NEW MONUMENT WERE SET AT THE NEW DIVISION LINE BETWEEN PARCEL 1 AND 2 OF THIS PARTITION PLAT. SEE THE FACE OF THIS PLAT FOR MONUMENTS FOUND AND/OR SET.

**NOTE:**

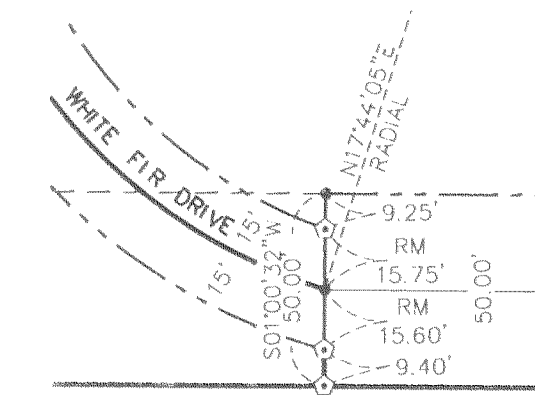
- 1) EXISTING 50.00 FOOT WIDE ROAD DEDICATED TO THE PUBLIC AS RECORDED IN REPLAT OF PARTITION PLAT 2003-04P, RECORDED IN COUNTY SURVEY NO. 2007091.
- 2) EXISTING 30.00 FOOT WIDE ROAD DEDICATED TO THE PUBLIC AS RECORDED IN REPLAT OF PARTITION PLAT 2003-04P, RECORDED IN COUNTY SURVEY NO. 2007091.
- 3) A 10.00 FOOT WIDE IRRIGATION EASEMENT, 5.00 FOOT ON EACH SIDE OF THE KNOWN EXISTING IRRIGATION LINE, ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 OF THIS PARTITION PLAT.

**REFERENCE SURVEYS**

KLEIN & ASSOCIATES, INC., CS NO. 2008-016  
KLEIN & ASSOCIATES, INC., CS NO. 2007-091  
KLEIN & ASSOCIATES, CS NO. 2003-014  
DLC SURVEYING, CS NO. 81080  
DLC SURVEYING, CS NO. 86013  
WYEAST SURVEYS, CS NO. 96061

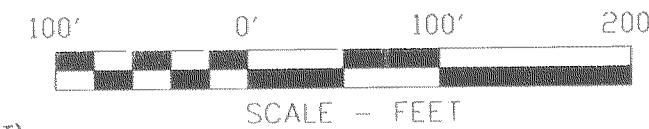
**REFERENCE DEEDS**

PARCEL 3 20031531  
DEED RESTRICTIONS 20031531 FOREST ZONE  
EASEMENTS 20037205



**DETAIL**

NOT TO SCALE



**BASIS OF BEARINGS**

REGISTERED PROFESSIONAL LAND SURVEYOR

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

Expires 6-30-2011  
SURVEY PERFORMED FOR:  
PATRICK MONAGHAN  
DATE OF MONUMENTATION:  
MARCH 8, 2010  
PROJECT: 10-03-02  
FILE: 100302PP.DWG  
DRAFT: JMK

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

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

**HOOD RIVER COUNTY SURVEYOR'S OFFICE**

SURVEY NO. CS 2010 018

FILED 5-11-10

BY [Signature]

**PARTITION PLAT NO. 201002P**

INSTRUMENT RECEIVED ON THE 19 DAY OF April, 2010 2:25 AT P.M.

[Signature]  
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.

[Signature]  
JAMES M. KLEIN PLS. 59002

**DECLARATION**

I PATRICK MONAGHAN 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.

[Signature] 04.15.10  
PATRICK MONAGHAN DATE

**ACKNOWLEDGMENTS**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 15, 2010, BY THE ABOVE SIGNED

[Signature]  
NOTARY SIGNATURE  
Roxann R Cochran  
NOTARY PUBLIC-(NAME)

STATE OF Oregon  
COUNTY OF Hood River

COMMISSION NO. 431696

MY COMMISSION EXPIRES Aug. 17, 2012

**APPROVALS**

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

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 15th DAY OF April, 2010.

[Signature]  
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 17th DAY OF April, 2010.

[Signature] P-09-0286  
HOOD RIVER COUNTY PLANNING DIRECTOR

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

**OWNER**  
PATRICK MONAGHAN

RECEIVED APR 27 2010

CS 2010 018