

PARTITION PLAT

LOCATED IN SE 1/4, SECTION 3
T. 2N., R. 10E., W.M.
COUNTY OF HOOD RIVER,
STATE OF OREGON
2N 10E 3D TAX LOT 1100

PARTITION PLAT NO. 2011028P

INSTRUMENT RECEIVED ON THE 3rd DAY
OF NOVEMBER 2011 9:07 AT AM

Joan Hays - Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. CS 2011042

FILED 11-15-11

BY JK

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,
SAID LAND IS DESCRIBED IN TRUST DEED RECORDED
IN DOCUMENT NO. 2009-04376.

FOR THE INITIAL POINT 1, HELD A 5/8" REBAR WITH
A YELLOW CAP FOUND ON THE NORTH
RIGHT-OF-WAY OF BARRETT ROAD AT THE
SOUTHEAST CORNER OF PARCEL 3 OF THIS PLAT.

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.

I, FURTHERMORE DEDICATE AND GRANT EASEMENTS
NO. 1, 2, 3 AND 4 AS SHOWN ON THIS PLAT FOR
THEIR DESIGNATED PURPOSES.

I, FURTHERMORE DEDICATE THE SOUTH 30.00 FEET
OF THIS PLAT TO THE PUBLIC FOR ROAD AND
UTILITY PURPOSES.

Robert B. Twilley Jr. 10/27/11
MOUNTAIN VIEW, LLC, DATE
A MARYLAND LIMITED LIABILITY COMPANY
ROBERT B. TWILLEY JR., TRUSTEE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON THIS 27 DAY OF OCT, 2011
BY ROBERT B. TWILLEY, JR. AS TRUSTEE OF
MOUNTAIN VIEW, LLC, A MARYLAND LIMITED
LIABILITY COMPANY.

Roxann R Cochran
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.

Andrew J. Rowley
HOOD RIVER COUNTY TREASURER

I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF
THIS 15th DAY OF NOVEMBER, 2011.

James M. Klein
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF
THIS 13th DAY OF NOVEMBER, 2011.

M. Benedek P-09-0281
HOOD RIVER COUNTY PLANNING DIRECTOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

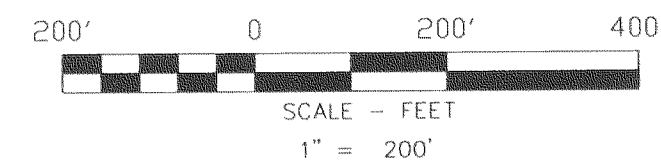
Expires 6-30-2013

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	3D	2N.	10E.
<input type="checkbox"/>			

BASIS OF BEARINGS

INDIAN CREEK TRAIL SURVEY
COUNTY SURVEY NO. 2003-005



LEGEND

SEE SHEET 2 OF 2

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX
LOT 1100 OF HOOD RIVER COUNTY ASSESSOR MAP
2N 10E 3D, INTO 3 SEPARATE PARCELS AS SHOWN.
THE PARTITION IS BEING CREATED AS A RESULT OF
THE APPROVAL OF THE CLAIM GRANTED THROUGH
THE MEASURE 49 CLAIMS PROCESS BY THE STATE
OF OREGON (STATE CLAIM E130277). THE PROPERTY
IS DESCRIBED IN THAT TRUST DEED, TO RECORDED IN
DOCUMENT NO. 2009-04376 OF HOOD RIVER
COUNTY RECORDS.

THE PERIMETER BOUNDARY WAS SURVEYED AND
MONUMENTED BY KLEIN & ASSOCIATES, INC. IN A
BOUNDARY LINE ADJUSTMENT SURVEY FILED IN
COUNTY SURVEY NO. 2009-056.

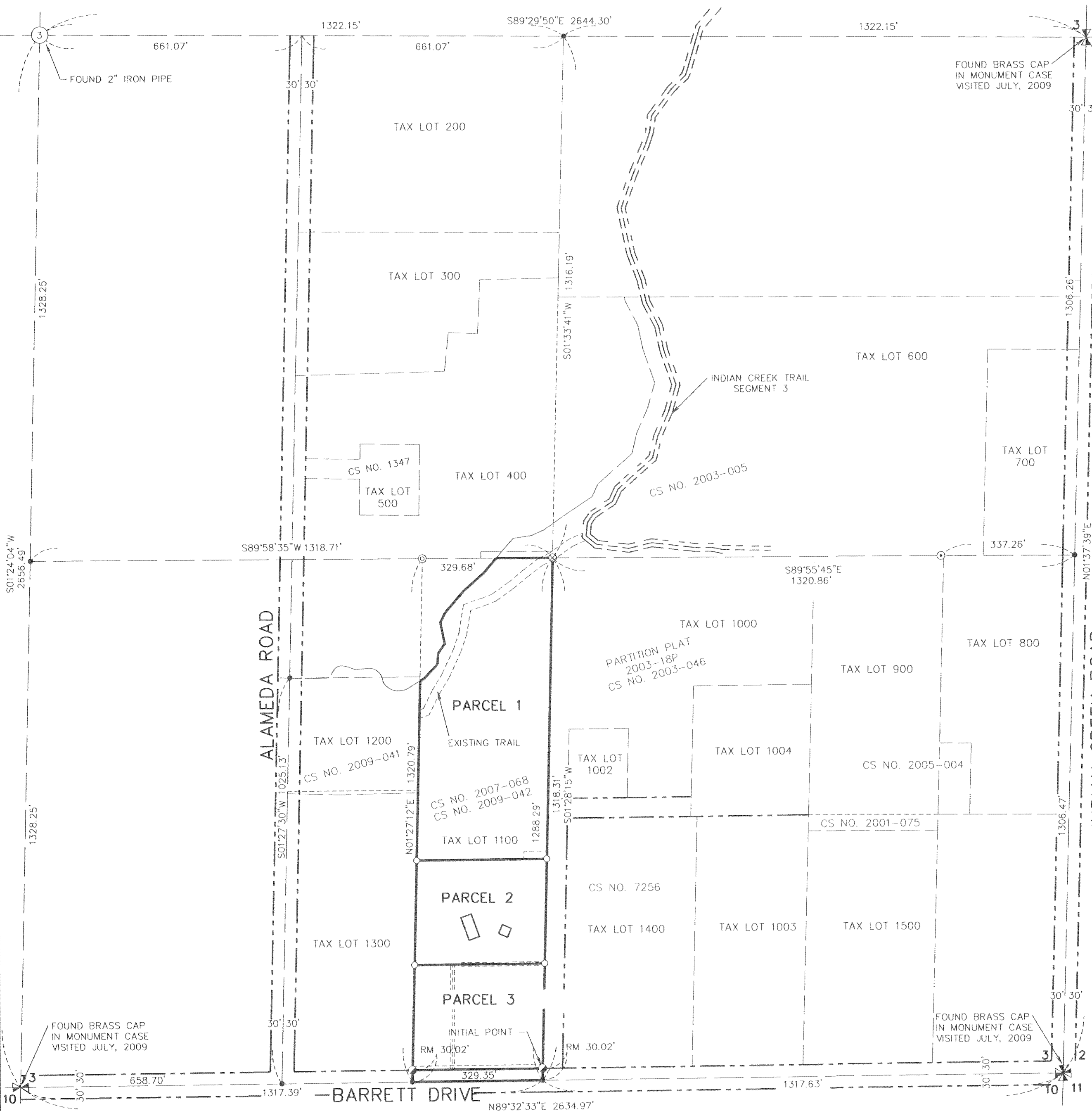
ALL MONUMENTS WERE FOUND AS SHOWN ON SAID
COUNTY SURVEY NO. 2009-056. ALL MONUMENTS
WERE FOUND AND SET AS SHOWN ON THIS PLAT.

NOTE

THE PROVISIONS OF ARTICLE 50 ("BUFFER
REQUIREMENT") OF THE HOOD RIVER COUNTY ZONING
ORDINANCE APPLY TO SITING A DWELLING IN THE
COUNTY'S EXCLUSIVE FARM USE ZONE. IF YOU HAVE
ANY QUESTION, PLEASE CONTACT COUNTY PLANNING
& BUILDING SERVICES.

PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT
ARE SUBJECT TO A DOCUMENT CALLED
"THE DECLARATION OF DEED RESTRICTIONS - FARM"
RECORDED IN HOOD RIVER COUNTY

DOCUMENT NO. 201103339



CERTIFICATION NOTE:

I, JAMES M. KLEIN, CERTIFY THAT THIS PLAT IS AN
EXACT COPY OF THE PARTITION ON FILED WITH
HOOD RIVER COUNTY RECORDS OFFICE.

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

SURVEY PERFORMED FOR:
BOB TWILLEY
DATE OF MONUMENTATION:
AUGUST 27, 2010
PROJECT: 09-10-02
FILE: 09-10-02PP.DWG
DRAFT: LJS

OWNER

MOUNTAIN VIEW, LLC



Klein & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

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

PARTITION PLAT

LOCATED IN SE 1/4, SECTION 3, T. 2N., R 10E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 3D TAX LOT 1100

CERTIFICATION NOTE:

I JAMES M. KLEIN CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE PARTITION ON FILED WITH HOOD RIVER COUNTY RECORDS OFFICE.

REFERENCED SURVEYS

1. RECORD DATA PER KLEIN & ASSOCIATES, CS NO. 2009-042
2. RECORD DATA PER KLEIN & ASSOCIATES, CS NO. 2009-041
3. RECORD DATA PER KLEIN & ASSOCIATES, CS NO. 2007-068
4. RECORD DATA PER KLEIN & ASSOCIATES, CS NO. 2003-046
5. RECORD DATA PER KLEIN & ASSOCIATES, CS NO. 2003-005
6. RECORD DATA PER KLEIN & ASSOCIATES, CS NO. 2004-054
7. RECORD DATA PER KLEIN & ASSOCIATES, CS NO. 2005-004
8. RECORD DATA PER DIELSCHNEIDER ASSOCIATES, CS NO. 7256
9. RECORD DATA PER HOOD RIVER COUNTY, CS NO. 1347

REFERENCE DEEDS

TRUST DEED RECORDED IN DOCUMENT NO. 2009-04376

LINE TABLE		
L79	S40°59'37"W	48.46
L80	S48°04'29"W	68.64
L81	S41°21'26"W	71.47
L82	S26°15'03"W	28.15
L83	S10°53'56"E	54.79
L84	S34°30'37"W	28.87
L85	S03°40'29"W	27.43
L86	S43°38'04"W	50.79
L87	S62°33'37"W	10.66

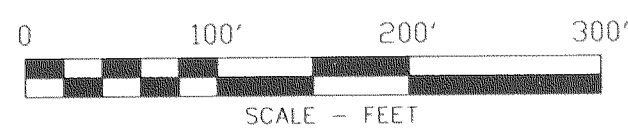
AREA TABLE

TAX LOT	ORIGINAL AREA	NEW AREA
1100	9.42 ACRES	
PARCEL 1		5.19 ACRES
PARCEL 2		2.00 ACRES
PARCEL 3		2.00 ACRES

ORIGINAL AREA OF TAX LOT 1100 INCLUDES THE AREA WITHIN THE RIGHT-OF-WAYS OF BARRETT DRIVE AND ALAMEDA ROAD.

PARCEL 3 DOES NOT INCLUDE THE AREA WITHIN THE RIGHT-OF-WAY OF BARRETT DRIVE.

OWNER
MOUNTAIN VIEW, LLC

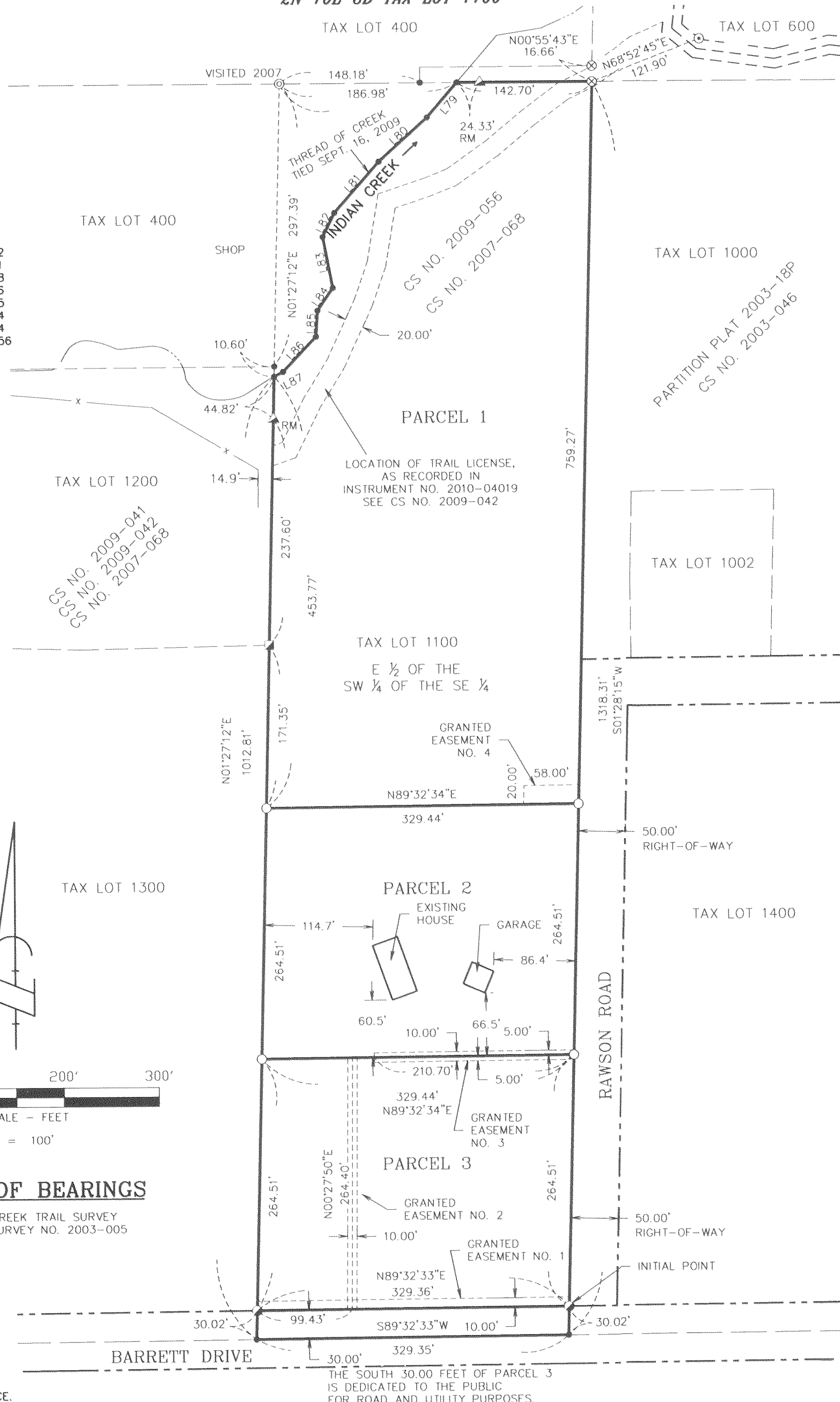


BASIS OF BEARINGS

INDIAN CREEK TRAIL SURVEY
COUNTY SURVEY NO. 2003-005

SURVEY PERFORMED FOR:
BOB TWILLEY
DATE OF MONUMENTATION:
AUGUST 27, 2010
PROJECT: 09-10-02
FILE: 09-10-02PP.DWG
DRAFT: LJS

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



LEGEND

- SET 3/8" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 3/8" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002) CS NO. 2007-068
- ⊙ FOUND 3/8" IRON ROD WITH RED PLASTIC CAP STAMP (KLEIN & ASSOC. CONTROL) CS NO. 2003-005
- ⊙ FOUND 3/8" IRON ROD PER KLEIN & ASSOCIATES, INC. CS NO. 2007-068
- ▲ FOUND 3/8" IRON ROD PER KLEIN & ASSOCIATES, INC. CS NO. 2009-042
- FOUND 3/8" IRON ROD PER KLEIN & ASSOCIATES, INC. CS NO. 2007-068
- ⊗ FOUND 3/8" IRON ROD
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS COUNTY SURVEY NO.
- ROAD RIGHT-OF-WAY
- EDGE OF EXISTING TRAIL EASEMENT INDIAN CREEK TRAIL SEGMENT 3
- EDGE OF LICENSE FOR TRAIL USE INDIAN CREEK TRAIL
- CENTERLINE OF PROPOSED TRAIL EASEMENT
- THREAD OF INDIAN CREEK

REFERENCE EASEMENTS

EASEMENTS AND ENCUMBRANCES ARE PER COLUMBIA GORGE TITLE ORDER NO. 10-0258JS, DATED SEPTEMBER 7, 2010. REVISED OCTOBER, 26, 2011

- [6] RIGHT-OF-WAY DEED, FOR WATER PIPE LINE AND APPURTENANTS GRANTED TO VALLEY IMPROVEMENT COMPANY OF HOOD RIVER RECORDED MARCH 27, 1897 (DEED RECORDS OF WASCO COUNTY) PER BOOK H, PAGE 466 (NOT SHOWN)
- [7] RIGHT-OF-WAY FOR FARMERS IRRIGATION COMPANY RECORDED JUNE 20, 1949 PER BOOK 40, PAGE 490 (NOT SHOWN)
- [10] LICENSE FOR TRAIL USE, FOR HOOD RIVER VALLEY PARKS AND RECREATION DISTRICT, RECORDED NOV. 17, 2010, INSTRUMENT NO. 201004019, (AS SHOWN).

EASEMENTS GRANTED BY THIS PLAT:

EASEMENT NO. 1.

THE SOUTH 10.00 FEET OF PARCEL 3, OF THIS PLAT IS GRANTED FOR WATER LINES INCLUDING FARMERS IRRIGATION AND ICE FOUNTAIN WATER. AS SHOWN ON THIS PLAT.

EASEMENT NO. 2

A 10.00 FOOT WIDE TEMPORARY OVERHEAD POWER, TELEPHONE AND TV CABLE EASEMENT IS GRANTED ON AND ACROSS PARCEL 3 FOR THE BENEFIT OF PARCEL 2 OF THIS PLAT. SAID 10.00 WIDE EASEMENT WILL BE EXTINGUISHED AND ABANDONED AT THE TIME PARCEL 2 OR PARCEL 3 ARE CONVEYED FROM MOUNTAIN VIEW, LLC, A MARYLAND LIMITED LIABILITY COMPANY. AT SAID TIME PARCEL 2 OR PARCEL 3 ARE CONVEYED FROM MOUNTAIN VIEW, LLC, EACH OWNER OF PARCEL 2 AND PARCEL 3 WILL CONNECT TO THE EXISTING ELECTRICAL VAULT AND TELEPHONE CONDUITS, AND THE EXISTING OVERHEAD POWER ON AND ACROSS PARCEL 3 WILL BE REMOVED.

EASEMENT NO. 3

A 10.00 FOOT WIDE POWER AND WATER LINE EASEMENT IS GRANTED FOR THE USE AND BENEFIT OF PARCEL 2 AND PARCEL 3 OF THIS PLAT.

EASEMENT NO. 4

A 20.00 FOOT WIDE BY 58.00 FOOT LONG FIRE TRUCK TURNAROUND EASEMENT IS GRANTED TO THE PUBLIC ON PARCEL 1 OF THIS PLAT FOR EMERGENCY VEHICLE TURNAROUND ONLY.

NOTE

PLEASE NOTE THAT THE PROVISIONS OF ARTICLE 50 ("BUFFER REQUIREMENT") OF THE HOOD RIVER COUNTY ZONING ORDINANCE APPLY TO SITING A DWELLING IN THE COUNTY'S EXCLUSIVE FARM USE ZONE. IF YOU HAVE ANY QUESTION, PLEASE CONTACT COUNTY PLANNING & BUILDING SERVICES.



Klein & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2013

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
3D	2N.	10E.	

CS 2011 042 - 2