

PARTITION PLAT

LOTS 57, 58, 59 AND 60 OF ADDITION OF 1920 TO WOODWORTH ACRES
 LOCATED IN SE 1/4, SECTION 30, T. 1N., R. 10E., W.M.
 COUNTY OF HOOD RIVER,
 STATE OF OREGON
 1N 10E 30, TAX LOTS 2300, 2400, AND 2601

PARTITION PLAT NO. 201110P

INSTRUMENT RECEIVED ON THE 19 DAY OF December, 2011 2:05 AT P.M.

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

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. CS 2012 002
 FILED 1-6-12
 BY *Rg*

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 WARRANTY DEED RECORDED IN DOCUMENT NO. 911591 OF HOOD RIVER COUNTY RECORDS.

FOR THE INITIAL POINT I, HELD A 5/8" REBAR WITH A YELLOW CAP FOUND AT THE NORTHWEST CORNER OF LOT 57 OF THE ADDITION OF 1920 TO WOODWORTH ACRES.

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 GRANT A 30.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS ACCESS AND UTILITY EASEMENT ON AND ACROSS PARCEL 1, FOR THE BENEFIT OF PARCELS 1 AND 2 OF THIS PLAT.

Allen E. Berreth 12/19/2011
 ALLEN E. BERRETH DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19 DAY OF DEC, 2011 BY ALLEN E. BERRETH

Roxann R. Cochran
 NOTARY SIGNATURE
 NOTARY PUBLIC-(NAME)

STATE OF OR
 COUNTY OF Hood River
 COMMISSION NO. 431696
 MY COMMISSION EXPIRES 8/17/2012

APPROVALS

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

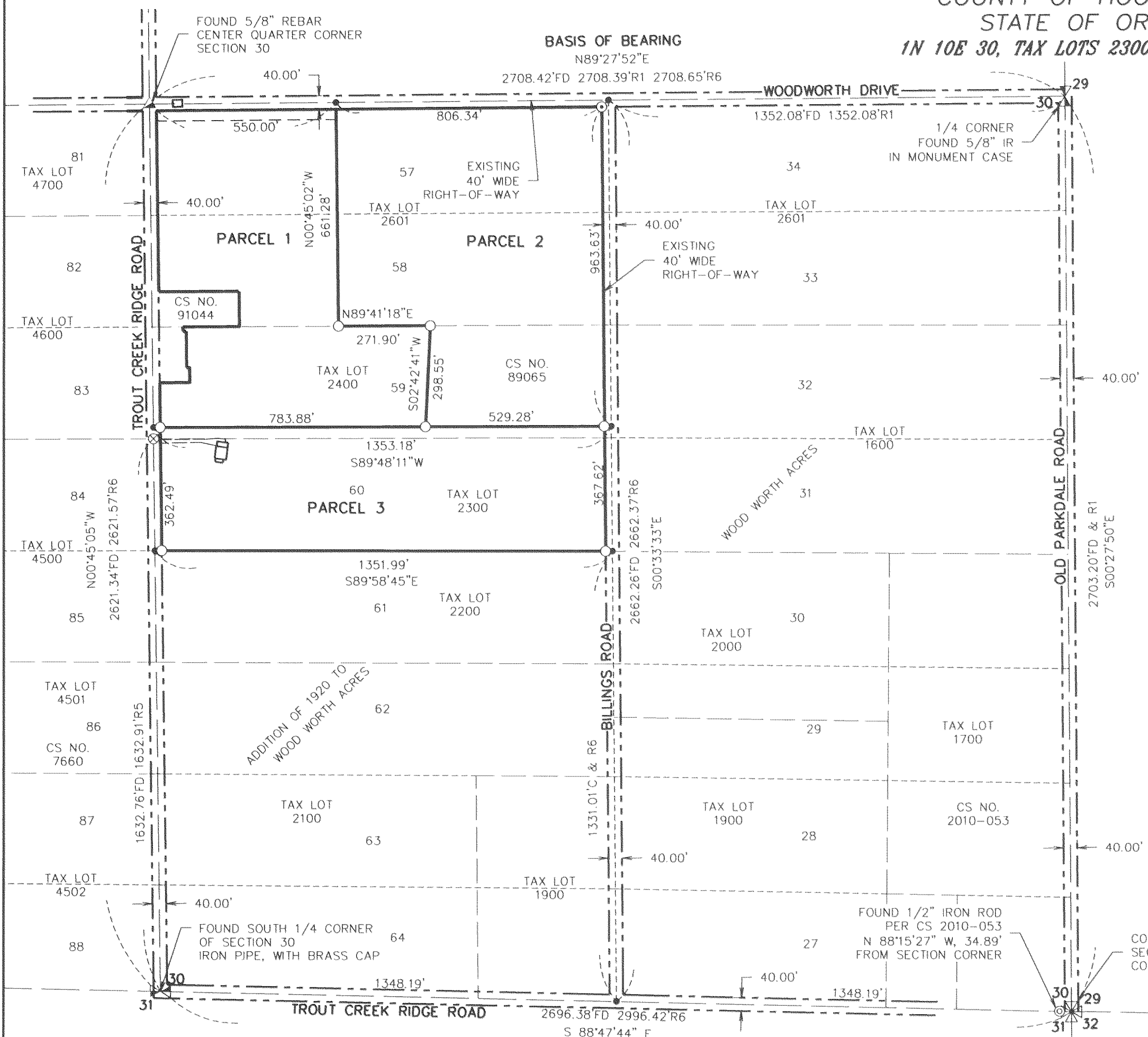
Claudia L. Brown
 HOOD RIVER COUNTY TREASURER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 19 DAY OF December, 2011.

Paul J. Hata
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 19 DAY OF December, 2011.

James M. Klein Planning File #11-064
 HOOD RIVER COUNTY PLANNING DIRECTOR



LEGEND

- SET 5/8" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 1/2" IRON ROD PER (WYEAST SURVEYS) CS NO. 2010-053
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW CAP (KLEIN & ASSOCIATES) CS NO. 89065
- FOUND 5/8" IRON ROD PER KLEIN & ASSOCIATES, INC. CS NO. 91044
- ▲ FOUND 5/8" REBAR FOR CENTER QUARTER CORNER SECTION 30
- FOUND RAIL ROAD SPIKE
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS COUNTY SURVEY NO.
- FD FOUND DISTANCE
- R1 RECORD DATA PER SURVEY RECORD NUMBER
- C COMPUTED DATA
- () DEED DISTANCE
- BOUNDARY LINE
- - - ROAD RIGHT-OF-WAY
- - - EXISTING TAX LOT LINE
- - - ORIGINAL SUBDIVISION LINE
- - - SECTION LINE

NARRATIVE

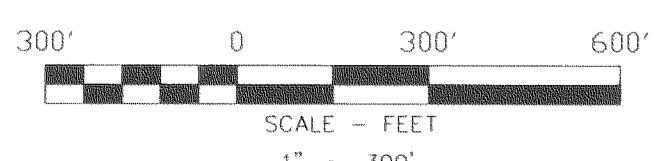
THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOTS 2300, 2400 AND 2601 OF HOOD RIVER COUNTY ASSESSOR MAP 1N 10E 30, INTO 3 PARCELS AS SHOWN. THE PROPERTY IS DESCRIBED IN THAT WARRANTY DEED RECORDED IN DOCUMENT NO. 911591 OF HOOD RIVER COUNTY RECORDS.

THE PERIMETER BOUNDARY OF TAX LOTS 2400 AND 2601 WERE PREVIOUSLY SURVEYED AND MONUMENTED BY KLEIN AND ASSOCIATES IN COUNTY SURVEY NO. 89065 AND 91044. ALL OF THE MONUMENTS PER SAID SURVEYS WERE FOUND AND HELD. FOR THE PERIMETER BOUNDARY OF TAX LOT 2300 WAS COMPUTED BY FINDING AND HOLDING THE SOUTH AND EAST QUARTER CORNERS AND THE SOUTHEAST CORNER OF SECTION 30 AND COMPUTING THE WOODWORTH ACRES LOTS AS SHOWN ON THIS SURVEY.

ALL MONUMENTS WERE FOUND AND SET AS SHOWN ON THIS PLAT.

BASIS OF BEARINGS

SURVEY BY KLEIN & ASSOCIATES
 CS NO. 91044



REFERENCE DEEDS

- WARRANTY DEED DOCUMENT NO. 911591
- BARGAIN AND SALE DEED DOCUMENT NO. 911593
- BARGAIN AND SALE DEED DOCUMENT NO. 931656
- DEED OF TRUST DOCUMENT NO. 2009-01487
- WARRANTY DEED BOOK 33, PAGE 600
- WARRANTY DEED WITH ASSUMPTIONS AGREEMENT DOCUMENT NO. 900165
- WARRANTY DEED WITH ASSUMPTIONS AGREEMENT DOCUMENT NO. 892168

EASEMENT OF RECORD

- MIDDLE FORK IRRIGATION DISTRICT EASEMENT BOOK 76, PAGE 316, (EXACT LOCATION NOT DISCLOSED)
- MIDDLE FORK IRRIGATION DISTRICT EASEMENT BOOK 76, PAGE 332, (EXACT LOCATION NOT DISCLOSED)
- MIDDLE FORK IRRIGATION DISTRICT EASEMENT DOCUMENT NO. 680434, (EXACT LOCATION NOT DISCLOSED)
- MIDDLE FORK IRRIGATION DISTRICT EASEMENT DOCUMENT NO. 680435, (EXACT LOCATION NOT DISCLOSED)

REFERENCED SURVEYS

1. RECORD DATA PER KLEIN & ASSOCIATES, CS NO. 91044
2. RECORD DATA PER KLEIN & ASSOCIATES, CS NO. 89065
3. RECORD DATA PER ADDITION OF 1920 WOODWORTH ACRES CS NO. 1296
4. RECORD DATA PER WOODWORTH ACRES CS NO. 135
5. RECORD DATA PER TENNESON ENGINEERING CORP. CS. NO. 7660
6. RECORD DATA PER WYEAST SURVEYS CS. NO. 2010-053

REFERENCED TITLE REPORT

COLUMBIA GORGE TITLE ORDER NO. 11-0270 JS

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:
 ALLEN E. SMITH
 DATE OF MONUMENTATION:
 DECEMBER 6, 2011
 PROJECT: 11-05-03
 FILE: 11-05-03PP.DWG
 DRAFT: LJS

OWNER
 ALLEN E. BERRETH



Klein & Associates, Inc.
 ENGINEERING • LAND SURVEYING • PLANNING

1411 13th Street, Hood River, Oregon 97031
 Tel: (541)386-3322
 EMAIL info@kleinassocinc.com

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

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.
30	1N	10E	

