

PARTITION PLAT

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 9828
 LOCATED IN THE SE 1/4, SEC. 12, T. 2N., R 7E., W.M.
 CITY OF CASCADE LOCKS, STATE OF OREGON
 2N 07E 12DB TAX LOT 2901

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 AND THAT CERTAIN PORTION ACQUIRED BY PARCEL 1, IN PROPERTY LINE ADJUSTMENT FILED AS COUNTY SURVEY NO. 2017032.

SAID LAND IS DESCRIBED IN AMERITITLE STATUS OF RECORD TITLE REPORT DATED SEPTEMBER 27, 2017 TITLE NUMBER 180476AM. THE LEGAL DESCRIPTION IS DESCRIBED BELOW.

THE PERIMETER BOUNDARY WAS ORIGINALLY SURVEYED AND MONUMENTED BY OUR FIRM IN PARTITION PLAT 9828, FILED AS COUNTY SURVEY NO. 98080. SAID MONUMENTS WERE RECOVERED IN THIS SURVEY AND HELD FOR POSITION.

DURING THE OF MAY OF 2017, I PERFORMED A BOUNDARY LINE ADJUSTMENT ALONG THE EAST BOUNDARY OF PARCEL 1 OF PARTITION PLAT NO. 9828. THE PROPERTY LINE ADJUSTMENT IS FILED AS COUNTY SURVEY NO. 2017032.

FOR THIS PLAT I HELD THE BOUNDARIES AS SHOWN ON SAID PROPERTY LINE ADJUSTMENT.

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

PERIMETER LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CASCADE LOCKS, COUNTY OF HOOD RIVER AND STATE OF OREGON. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 9828, SAID POINT ALSO BEING THE INITIAL POINT OF THIS PARTITION PLAT;
 THENCE NORTH 02°50'57" WEST, ALONG THE WEST LINE OF SAID PARCEL 1, 161.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;
 THENCE SOUTH 89°04'44" EAST, ALONG THE NORTH LINE OF SAID PARCEL 1, 106.53 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF SAID PARCEL 1;
 THENCE SOUTH 33°55'14" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, 43.51 FEET;
 THENCE SOUTH 22°42'11" EAST, 59.59 FEET;
 THENCE SOUTH 01°14'06" EAST, 71.88 FEET TO A POINT ON THE NORTH LINE OF PARCEL 3 OF SAID PARTITION PLAT NO. 9828, SAID POINT BEING SHOWN AS THE SOUTHWEST CORNER OF A 50 FOOT ROAD EASEMENT ON SAID PARTITION PLAT NO. 9828;
 THENCE NORTH 88°44'02" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 1, 147.34 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING.

CONTAINING 22,391 SQUARE FEET MORE OR LESS.

REFERENCED DEEDS

AMERITITLE STATUS OF RECORD TITLE REPORT NUMBER 180476AM. WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 2017

RECONVEYANCE DEED DOCUMENT NO. 99088

WARRANTY DEED DOCUMENT NO. 20025191

QUITCLAIM DEED DOCUMENT NO. 2017-02026

STATUTORY QUIT CLAIM DEED, (RELEASE OF EASEMENT) DOCUMENT NO. 2017-03324

BARGAIN AND SALE DEED, DOCUMENT NO. 2017-03325

EXISTING EASEMENT NOTES:

1. EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED JANUARY 25, 1930 BOOK 22, PAGE 130 (BLANKET, NOT SHOWN)
2. LIMITED ACCESS PROVISIONS, RECORDED JUNE 3, 1959 BOOK 64, PAGE 520 (NOT SHOWN)
3. PIPELINE RIGHT OF WAY EASEMENT GRANTED TO THE CITY OF CASCADE LOCKS, RECORDED OCTOBER 12, 1959 BOOK 65, PAGE 583 (NOT SHOWN, EASEMENT DOES NOT CROSS THIS PLAT)
4. EASEMENT AND MAINTENANCE AGREEMENT FOR A DRIVEWAY BETWEEN TERRY M. RYAN AND NONA GAYLE RYAN, RECORDED APRIL 26, 2017 IN INSTRUMENT NO. 201701440. WEST OF PARCEL 1 OF PARTITION PLAT NO. 9828.

EASEMENT PER THIS PLAT:

A 25.00 FOOT WIDE PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT CENTERED ALONG THE WEST BOUNDARY LINE OF PARCEL 2, AS SHOWN ON THIS PLAT IS GRANTED FOR THE USE AND BENEFIT OF PARCELS 1, 2 AND 3 OF THIS PLAT.

THE OWNERS OF SAID PARCELS 1, 2 AND 3, SHALL EQUALLY SHARE THE COST TO MAINTAIN THE PRIVATE ROAD ACCESS OVER THE 25.00 FOOT WIDE PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2017057

FILED 11/16/2017

BY BL

PARTITION PLAT NO. 2017-19P

INSTRUMENT RECEIVED ON THE 2nd DAY OF NOVEMBER, 2017 3:15 AT P.M.

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYS CERTIFICATE

I, LEONIDES J. SANDOVAL, 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 OF THIS PLAT ARE DESCRIBED IN THE PERIMETER LEGAL DESCRIPTION AS SHOWN ON THIS PLAT. FOR THE INITIAL POINT FOUND AND HELD A 5/8" IRON ROD WITH A 1-1/4" PLASTIC CAP STAMPED KLEIN & ASSOCIATES LOCATED SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 9828.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PLS 58608

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. AND THE PROVISIONS OF ORS CHAPTER 92.

I FURTHERMORE GRANT A 25.00 FOOT WIDE PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT ON AND ACROSS PARCEL 2 AND 3 AS SHOWN ON THIS PLAT, FOR THE USE AND BENEFIT OF PARCELS 1, 2 AND 3.

Terry M. Ryan 10/26/17
TERRY M. RYAN DATE
Jennifer L. Ryan 10/26/17
JENNIFER L. RYAN DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 26, 2017, TERRY M. RYAN AND JENNIFER L. RYAN SIGNED THIS DOCUMENT.

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

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 953649

MY COMMISSION EXPIRES August 17, 2020

APPROVALS

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

Wendell K. Brown
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 27th DAY OF October, 2017.

Leonides J. Sandoval
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 1st DAY OF NOVEMBER, 2017.

Colin Manerajah
CITY OF CASCADE LOCKS ADMINISTRATOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2018

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	12	2N.	7E.
<input type="checkbox"/>			

SURVEY PERFORMED FOR:
TERRY RYAN
DATE OF MONUMENTATION: MAY 2, 2017
PROJECT: 10-05-22 DRAFT: ADS
FILE: 100522PP.DWG LAYOUT TAB: HRC P.P.

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

OWNERS
TERRY AND JENNIFER
RYAN

LS# 2017057

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2017 057
FILED 11/16/2017
BY RL

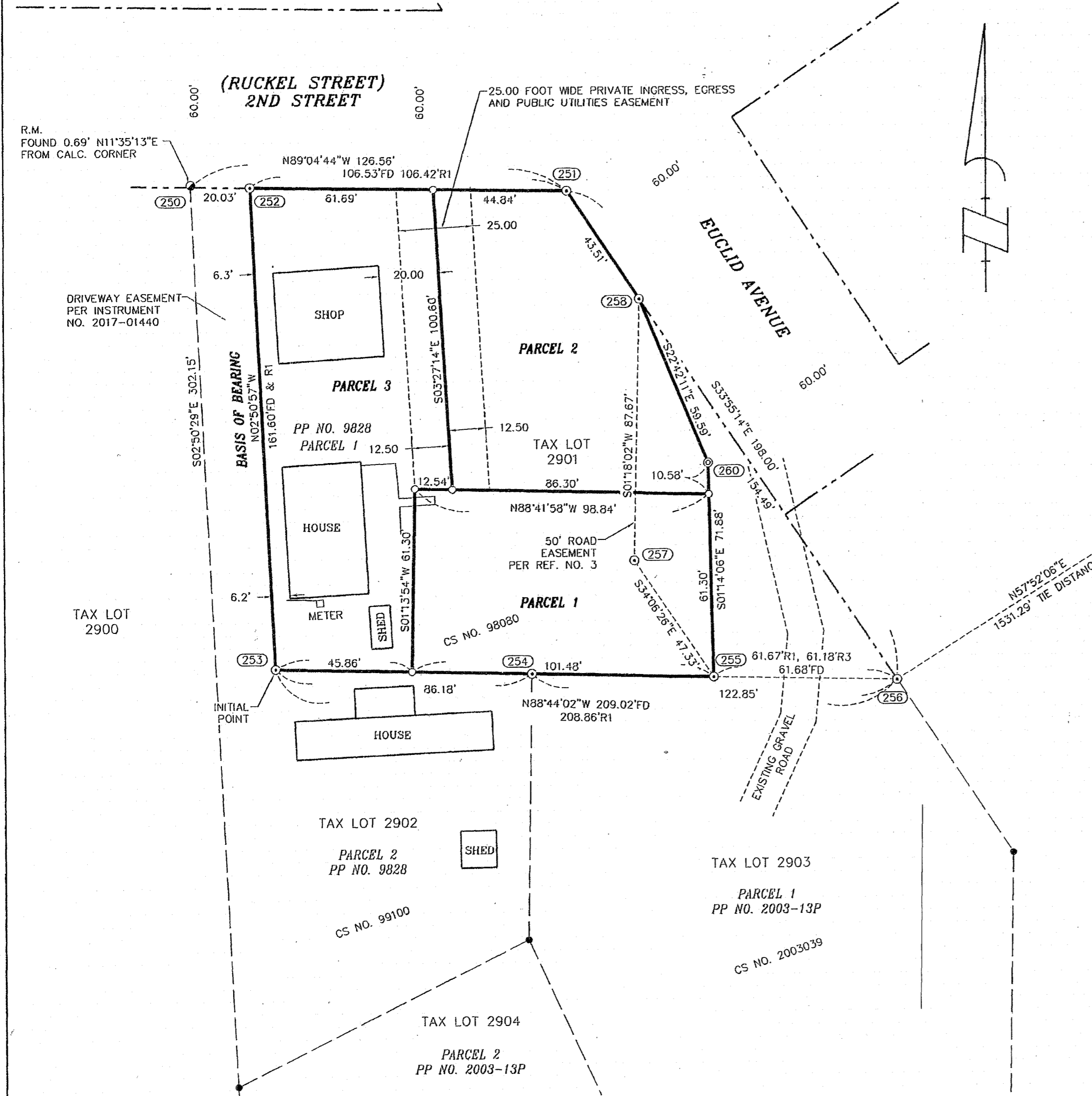
PARTITION PLAT NO. _____

INSTRUMENT RECEIVED ON THE _____ DAY
OF _____, 2017 AT _____

HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

PARTITION PLAT

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LOCATED IN THE SE 1/4, SEC. 12, T. 2N., R. 7E., W.M.
CITY OF CASCADE LOCKS, STATE OF OREGON
2N 07E 12DB TAX LOT 2901



AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1		6,137 SQ.FT.
PARCEL 2	22,391 SQ.FT.	7,079 SQ.FT.
PARCEL 3		9,175 SQ.FT.

LEGEND

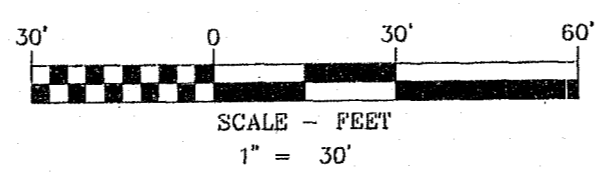
- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (TERRA SURVEYING PER CS. NO. 88026)
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOCIATES PER CS. NO. 98080)
- ⊙ FOUND 5/8" REBAR W/ 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349 PER CS. 2017032)
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- CS. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- PP NO. PARTITION PLAT NUMBER
- ROAD RIGHT-OF-WAY
- - - EASEMENT
- AP AERIAL POWER
- BE BURIED POWER
- T BURIED TELEPHONE
- ⊕ POWER POLE

REFERENCED SURVEYS

- R1. PARTITION PLAT NO. 200313P PERFORMED BY KLEIN & ASSOC. INC., FOR BILL & SUE JOHNSON, FILED JUNE 11, 2003 FILED AS COUNTY SURVEY NO. 2003-039.
- R2. BOUNDARY LINE ADJUSTMENT SURVEY PERFORMED BY KLEIN & ASSOC. INC., FOR EINAR & LAURA ZETTER, FILED DECEMBER 16, 1999 FILED AS COUNTY SURVEY NO. 99100
- R3. PARTITION PLAT NO. 9828 PERFORMED BY KLEIN & ASSOC. INC., FOR EINAR & LAURA ZETTER, FILED NOVEMBER 23, 1998 FILED AS COUNTY SURVEY NO. 98080
- R4. SURVEY PERFORMED BY TERRA SURVEYING FOR THE RAY MALLICOTT ESTATE, FILED APRIL 29, 1988 FILED AS COUNTY SURVEY NO. 88026
- R5. PROPERTY LINE ADJUSTMENT SURVEY PERFORMED BY KLEIN & ASSOC. INC., FOR TERRY AND JENNIFER RYAN AND BILLY AND KAREN JOHNSON, FILED AUGUST 3, 2017. FILED AS COUNTY SURVEY NO. 2017032

FOUND MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP ILLEGIBLE; PER COUNTY SURVEY NO. 88026; ALSO SHOWN ON REFERENCES NO. 1, 2 AND 3; NOT HELD.
- (251)-(258) FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP STAMPED "OR 932 WA 22098"; PER PARTITION PLAT 9828, PER COUNTY SURVEY NO. 98080; HELD AS SHOWN
- (259) FOUND 2" IRON PIPE WITH A BRASS CAP STAMPED HOOD RIVER COUNTY, 1973
- (260) FOUND 5/8" IRON ROD W/RED PLASTIC CAP STAMPED "OR 58608"; PER PER COUNTY SURVEY NO. 2017032; HELD AS SHOWN



BASIS OF BEARINGS

WEST LINE OF PARCEL ONE OF
COUNTY SURVEY NO. 98080
BEING PARTITION PLAT 9828



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JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2018

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
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OWNER
TERRY AND JENNIFER
RYAN