

PARTITION PLAT

SURVEY LOCATED IN THE SW 1/4, SW 1/4 SECTION 3, TOWNSHIP 2N., RANGE 10E., WILLAMETTE MERIDIAN COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 3C TAX LOT 3201 & 3300

LEGAL DESCRIPTION

TAX LOT 3300

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, WHICH IS 300.26 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE SOUTH 89°53'12" EAST ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 296.74 FEET TO THE SOUTHWEST CORNER OF THAT TRACT CONVEYED TO JOE E. HESS ET UX., BY DEED RECORDED NOVEMBER 18, 1943 IN DEED BOOK 30, PAGE 346; THENCE NORTH 01°45'47" EAST, 665.03 FEET TO THE NORTHWEST CORNER OF SAID HESS TRACT; THENCE NORTH 89°51'54" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 803.49 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE SOUTH 01°12'12" WEST, ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 310.07 FEET TO THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO WEST SIDE RURAL FIRE PROTECTION DISTRICT BY DEED RECORDED OCTOBER 29, 2012 IN MICROFILM NO. 201203760, MICROFILM RECORDS OF HOOD RIVER COUNTY, OREGON; THENCE SOUTH 89°53'20" EAST ALONG THE NORTH LINE OF SAID TRACT CONVEYED IN MICROFILM NO. 201203760 A DISTANCE OF 300.12 FEET TO THE NORTH EAST CORNER OF SAID TRACT CONVEYED IN MICROFILM NO. 201203760; THENCE SOUTH 01°10'51" WEST, A DISTANCE OF 355.02 FEET TO THE POINT OF BEGINNING.

TAX LOT 3201

COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, WHICH IS 597.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 01°45'47" EAST, A DISTANCE OF 355.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°45'47" EAST, A DISTANCE OF 309.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°51'54" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 713.53 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°17'06" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 309.53 FEET; THENCE NORTH 89°53'20" WEST, A DISTANCE OF 679.84 FEET TO THE POINT OF BEGINNING.

EASEMENT OF RECORD:

- THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
- THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF FARMERS IRRIGATION DISTRICT AND IS SUBJECT TO LEVIES, ASSESSMENTS AND EASEMENTS, IF ANY, THEREOF.
- AN EASEMENT CREATED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF:
RECORDED: MAY 29, 1929
BOOK 21 OF DEEDS AT PAGE 466 (RECORDS OF HOOD RIVER COUNTY, OREGON) IN FAVOR OF THE CITY OF HOOD RIVER SHOWN ON PLAT AFFECT PARCEL 3 PER THIS PLAT
- AN EASEMENT CREATED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF:
RECORDED: MAY 26, 1989
MICROFILM NO.: 891423 (RECORDS OF HOOD RIVER COUNTY, OR) IN FAVOR OF: ICE FOUNTAIN WATER DISTRICT
LOCATION OF PIPE IS UNKNOWN
- AN EASEMENT AGREEMENT CREATED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF:
BY AND BETWEEN: WEST SIDE RURAL FIRE PROTECTION DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF OREGON AND JAMES H. MURPHY, TRUSTEE OF MURPHY FAMILY TRUST DATED DECEMBER 15, 2004
RECORDED: OCTOBER 29, 2012
MICROFILM NO.: 201203762 (RECORDS OF HOOD RIVER COUNTY, OR) SHOWN SOUTH OF PARCEL 1 OF THIS PLAT
- AN EASEMENT AGREEMENT CREATED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF:
BY AND BETWEEN JAMES H. MURPHY, TRUSTEE OF MURPHY FAMILY TRUST DATED DECEMBER 15, 2004 AND WEST SIDE RURAL FIRE PROTECTION DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF OREGON
RECORDED OCTOBER 29, 2012
MICROFILM NO.: 201203763 (RECORDS OF HOOD RIVER COUNTY, OR) SHOWN ON A PORTION OF PARCEL 1 OF THIS PLAT

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 3300 AND 3201 INTO 3 PARCELS. TAX LOT 3300 AND 3201 ARE DESCRIBED IN AMERITITLE REPORT, TITLE NUMBER 216697AM, DATED JANUARY 25, 2018.

SAID PARCELS ARE ALSO DESCRIBED IN BARGAIN AND SALE DEED RECORDED IN DOCUMENT NO. 20045811, DATED DECEMBER 20, 2004, EXCEPTING THEREFROM THE FOLLOWING TRACT, CONVEYED TO WEST SIDE FIRE PROTECTION DISTRICT BY DEED RECORDED OCTOBER 29, 2012 AS MICROFILM NO. 201203760.

THE SOUTH LINE OF THE SW 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN MONUMENT NO. 259 AND 264 WAS HELD FOR THE BASIS OF BEARING FOR THIS SURVEY AS FILED IN CS NO. 87076.

MONUMENTS WERE FOUND AND HELD AS SHOWN IN BOUNDARY LINE ADJUSTMENT PERFORMED FOR WESTSIDE FIRE PROTECTION DISTRICT, BY TERRA SURVEYING, FILED 12-20-2012, FILED AS COUNTY SURVEY NO. 2012 054 AND A SURVEY PERFORMED FOR BARBARA RITCOH, BY DLC SURVEYING, FILED 03-13-1989, FILED AS COUNTY SURVEY NO. 89009.

THE QUARTER-QUARTER SECTION BREAKDOWN WAS COMPUTED USING THE FOUND MONUMENTS AT THE SOUTHWEST SECTION CORNER, WEST, EAST AND CENTER QUARTER CORNERS, AND THE CENTER-WEST 1/16 CORNER. SAID SECTION BREAKDOWN IS CLOSE BUT DOES NOT MATCH THE SECTION BREAKDOWN PER THE SURVEY PERFORMED FOR BARBARA RITCOH, BY DLC SURVEYING, FILED 12-04-1987, FILED AS COUNTY SURVEY NO. 87076. FOR THE PURPOSES OF THIS SURVEY THE SECTION BREAKDOWN WAS USED USING THE FOUND PLSS CORNERS AS NOTED.

EASEMENTS PER THIS PLAT

A VARIED WIDTH PRIVATE NON EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT ON AND ACROSS THE NORTHERLY PORTION OF PARCEL 2 AND 3 AND THE NORTHEAST PORTION OF PARCEL 1 IS GRANTED FOR THE USE AND BENEFIT OF PARCELS 1, 2 AND 3 OF THIS PLAT.

A ROAD MAINTENANCE AGREEMENT AND ROAD AND UTILITY

EASEMENT, RECORDING NUMBER 20181289 IS MADE PART OF THIS PLAT.

SURVEYORS 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 THAT CERTAIN INSTRUMENT NO. 20045811, EXCEPTING THAT PORTION CONVEYED BY DEED 2012-03760. MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION SHOWN ON THIS PLAT SEE LEGAL DESCRIPTION.

FOR THE INITIAL POINT I SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP, STAMPED "KA WA44349PLS KA OR 58608PLS" AT THE NORTHWEST CORNER OF PARCEL 1, BEING THE NORTHWEST CORNER OF SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3.

SAID INITIAL POINT IS LOCATED NORTH 01°12'12" EAST, ALONG THE WEST LINE OF SECTION 3, A DISTANCE OF 665.07 FEET FROM THE SOUTHWEST CORNER OF SECTION 3.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PLS. 58608

OWNER

MURPHY FAMILY TRUST

REGISTERED PROFESSIONAL LAND SURVEYOR

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

Expires 6-30-2018



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-388-3322 • FAX: 541-388-2515

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2018 021
FILED 5/3/2018
BY AK

PARTITION PLAT NO. 201806P

INSTRUMENT RECEIVED ON THE 27 DAY OF April, 2018 12:00 AT P.M.

Carol Wilcox
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

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, AND THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT CREATE THE EASEMENT SHOWN HEREON FOR THE STATED PURPOSES.

James H. Murphy 4/17/18

JAMES H. MURPHY DATE
TRUSTEE FOR OF THE
MURPHY FAMILY TRUST DATED DECEMBER 15, 2004

Michele F. Beeman 4/17/18
BY MICHELE F. BEEMAN DATE

AS AGENT AND ATTORNEY-IN-FACT
AS DURABLE POWER OF ATTORNEY FOR
JAMES H. MURPHY
DOCUMENT NO. 2018-0192

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME ON April 17, 2018, BY MICHELE F. BEEMAN AS DURABLE POWER OF ATTORNEY FOR JAMES H. MURPHY, TRUSTEE OF THE MURPHY FAMILY TRUST DATED DECEMBER 15, 2004.

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

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 953619

MY COMMISSION EXPIRES August 17, 2020

APPROVALS

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

Janet A. Brown
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

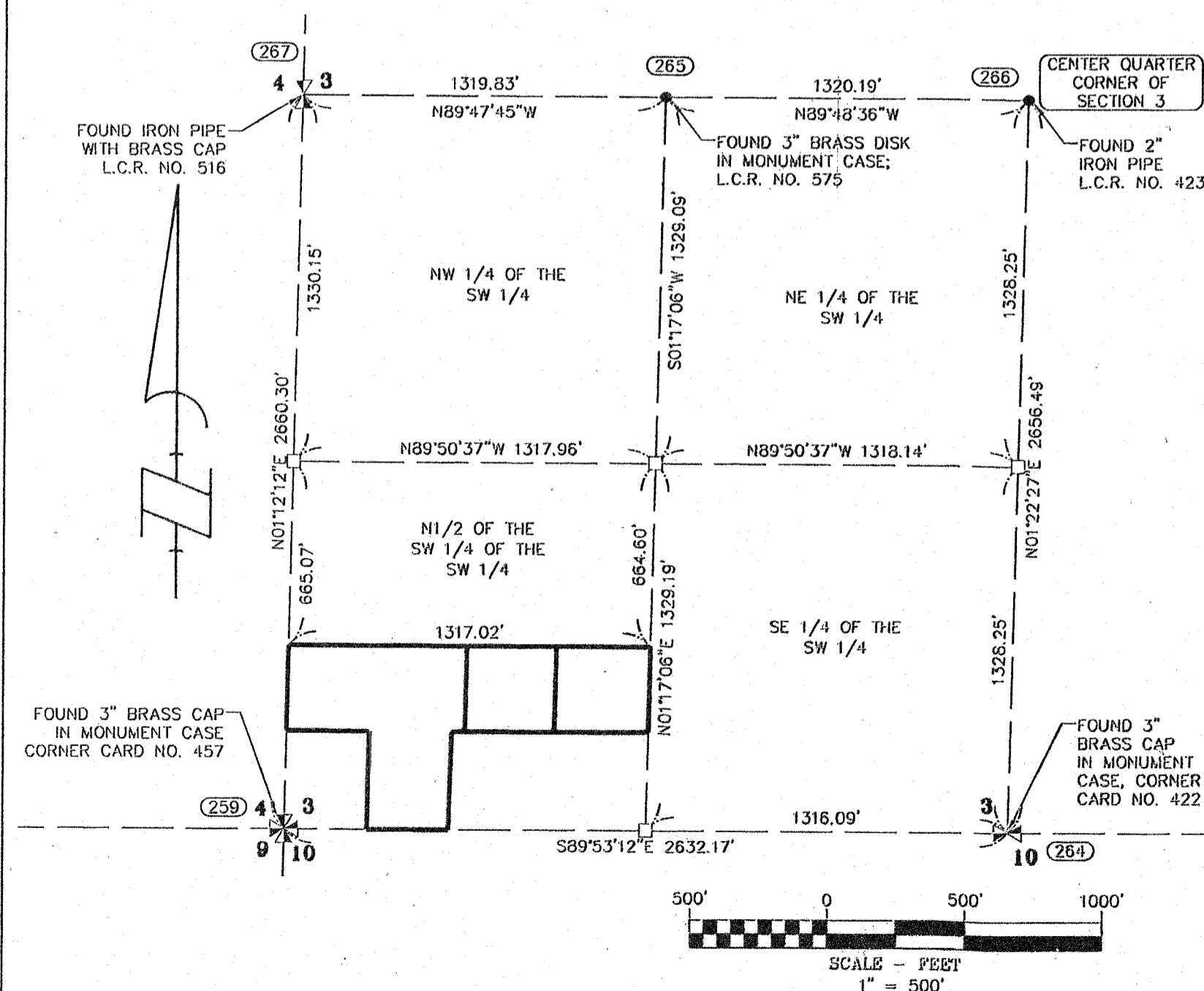
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 17th DAY OF April 2018.

Leonides J. Sandoval
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 26 DAY OF April 2018.

John D. Beeman
HOOD RIVER COUNTY PLANNING DIRECTOR

PLANNING FILE NUMBER #14-0029



SURVEY PERFORMED FOR:
MICHELLE BEEMAN
DATE OF MONUMENTATION: APRIL 12, 2018
PROJECT: 140117 DRAFT; CEM
FILE: 140117.DWG LAYOUT TAB: H.R. COUNTY P.P.

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

CS# 2018 021.

SURVEY NO. 2018 021
FILED 5/3/2018
BY AB

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	TAX LOT 3300 & 3201	7.05 ACRES
PARCEL 2	11.79 ACRES	2.31 ACRES
PARCEL 3		2.43 ACRES

PARTITION PLAT

SURVEY LOCATED IN THE SW 1/4, SW 1/4 SECTION 3, TOWNSHIP 2N., RANGE 10E., WILLAMETTE MERIDIAN COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 3C TAX LOT 3201 & 3300

MONUMENT INFORMATION

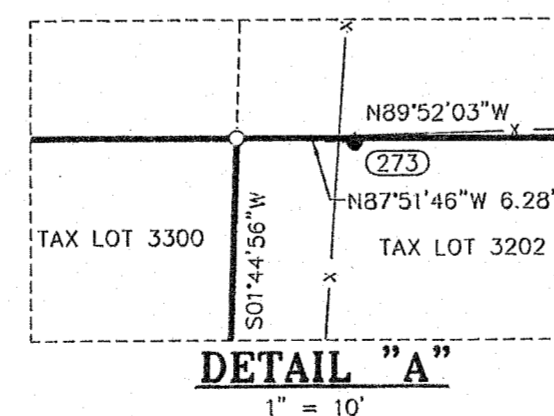
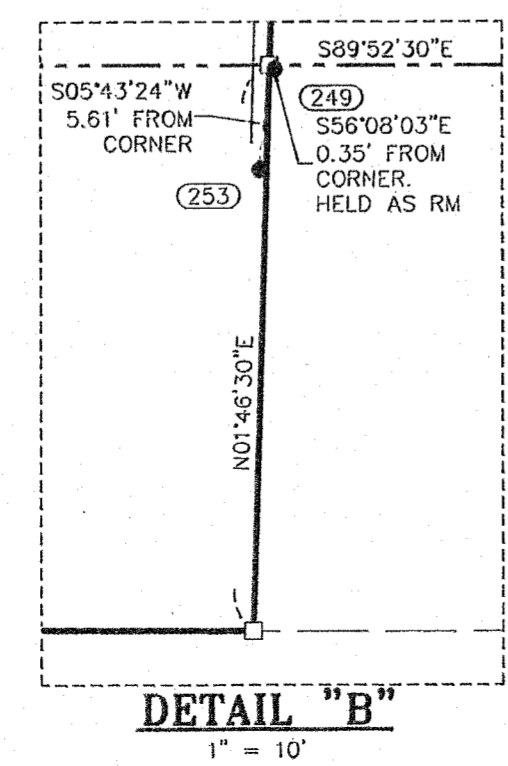
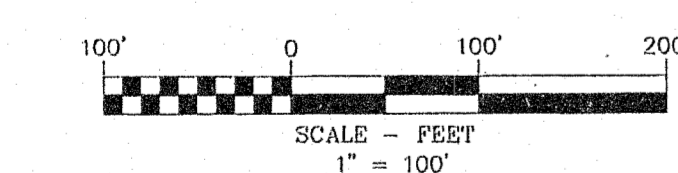
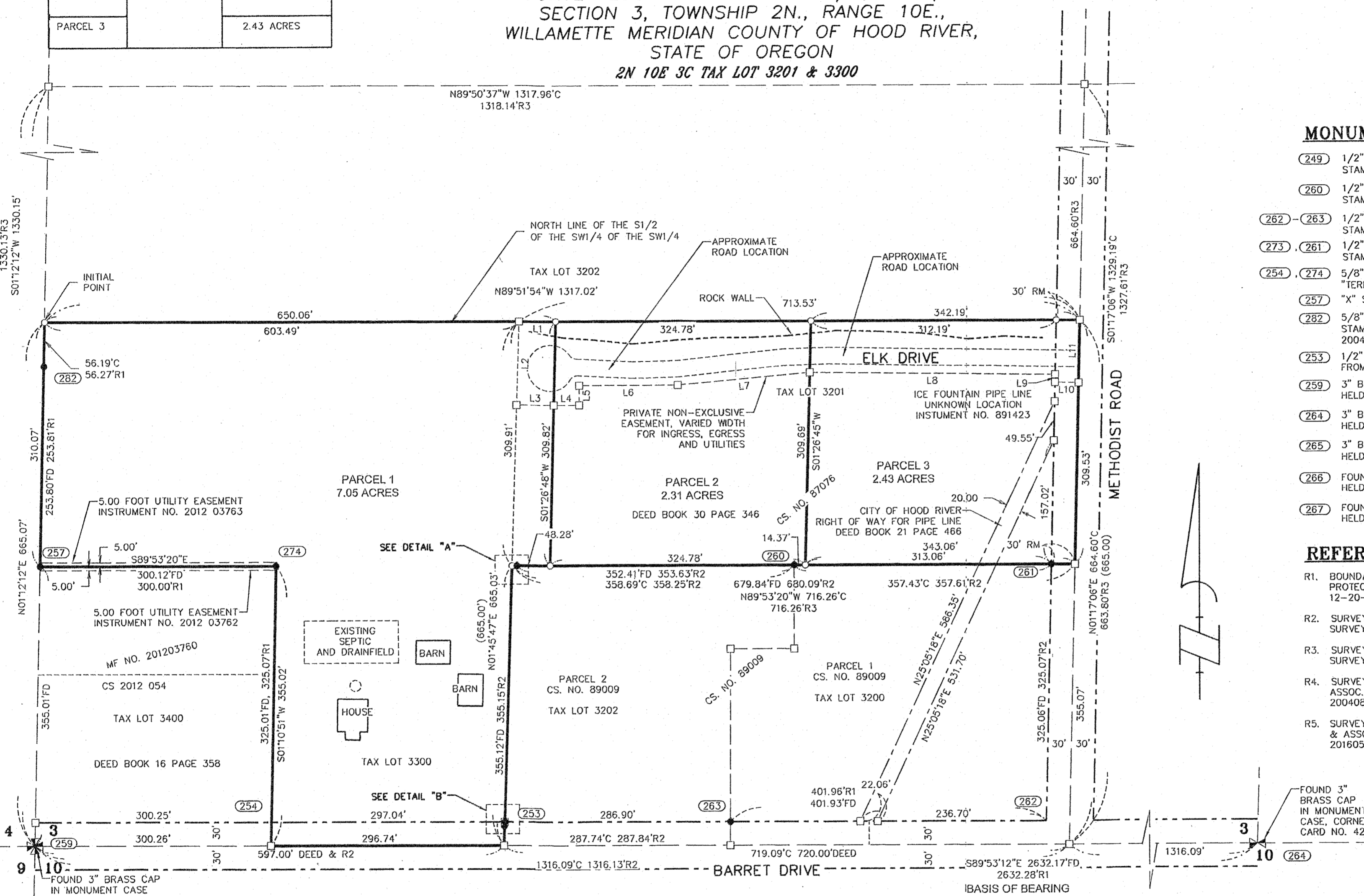
- (249) 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS1028"; PER CS 89009
- (260) 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS1028"; PER CS 89009
- (262)-(263) 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS1028"; PER CS 89009
- (273) (261) 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS1028"; PER CS 87076
- (254) (274) 5/8" REBAR WITH RED PLASTIC CAP STAMPED "TERRA 72306" PER CS 2012054
- (257) "X" SCRIBED IN ROCK, PER CS 2012054
- (282) 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OR #932 & WA #22098, PER CS 2004088
- (253) 1/2" IRON PIPE; FOUND S01'18'15"W, 5.71 FEET FROM CALCULATED POSITION, ORIGIN UNKNOWN
- (259) 3" BRASS DISK IN MONUMENT CASE; PER CORNER CARD NO. 457; HELD FOR THE SOUTHWEST CORNER OF SECTION 3
- (264) 3" BRASS DISK IN MONUMENT CASE; PER CORNER CARD NO. 422; HELD FOR THE SOUTH QUARTER CORNER OF SECTION 3
- (265) 3" BRASS DISK IN MONUMENT CASE; PER CORNER CARD NO. 575; HELD FOR THE CENTER-WEST 1/16 CORNER OF SECTION 3
- (266) FOUND 2" IRON PIPE NO. 575; HELD FOR THE CENTER QUARTER CORNER OF SECTION 3
- (267) FOUND IRON PIPE WITH BRASS CAP L.C.R. NO. 516; HELD FOR THE WEST QUARTER CORNER OF SECTION 3

REFERENCED SURVEYS

- R1. BOUNDARY LINE ADJUSTMENT PERFORMED FOR WESTSIDE FIRE PROTECTION DISTRICT, BY TERRA SURVEYING, FILED 12-20-2012, AS COUNTY SURVEY NO. 2012 054
- R2. SURVEY PERFORMED FOR BARBARA RITCOH, BY DLC SURVEYING, FILED 03-13-1989, AS COUNTY SURVEY NO. 89009
- R3. SURVEY PERFORMED FOR BARBARA RITCOH, BY DLC SURVEYING, FILED 12-04-1987, AS COUNTY SURVEY NO. 87076
- R4. SURVEY PERFORMED FOR FELIPE MARQUEZ, BY KLEIN & ASSOC. INC., FILED 12-30-2004, AS COUNTY SURVEY NO. 2004088
- R5. SURVEY PERFORMED FOR KELVIN SCRIBER, SAGETECH, BY KLEIN & ASSOCIATES INC., FILED 08-11-2016, AS COUNTY SURVEY NO. 2016050.

REFERENCED DEEDS

- BARGAIN AND SALE DEED, INSTRUMENT NO. 20045811
- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2012-03760
- WARRANTY DEED, DEED BOOK 30 PAGE 346
- WARRANTY DEED, DEED BOOK 16 PAGE 358
- MICRO FILM NO. 201203760
- RIGHT OF WAY DEED, BOOK 21, PAGE 466
- EASEMENT FOR WATER LINE INSTRUMENT NO. 891423
- EASEMENT FOR UTILITIES INSTRUMENT NO. 2012-03762
- EASEMENT FOR UTILITIES INSTRUMENT NO. 2012-03763



BASIS OF BEARINGS
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3 PER FOUND MONUMENTS 259 & 264 PER SURVEY BY DLC SURVEYING COUNTY SURVEY NO. 87076

Line #	Direction	Length
L1	N89°50'05"W	46.56'
L2	S1°45'47"W	105.98'
L3	S89°49'15"E	47.15'
L4	S89°49'15"E	32.45'
L5	N0°00'42"W	24.74'
L6	N89°59'18"E	125.42'
L7	N84°50'41"E	168.62'
L8	S89°11'02"E	312.32'
L9	S1°17'06"W	9.74'
L10	S88°43'55"E	30.00'
L11	N1°17'06"E	79.43'

- LEGEND**
- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP, STAMPED "KA WA44349PLS KA OR 58608PLS"
 - FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION TABLE
 - ANGLE POINT, NOT MONUMENTED
 - RM REFERENCE MONUMENT
 - R1 RECORD DATA PER COUNTY SURVEY SURVEY NO.
 - FD FOUND DATA
 - (665.00') DEED DISTANCE
 - C CALCULATED DATA
 - NEW EASEMENT PER THIS PLAT

OWNER
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SHEET 2 OF 2
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