

PARTITION PLAT

LOCATED IN THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4 SECTION 4, T. 2N. R. 10E, W.M. IN HOOD RIVER COUNTY, STATE OF OREGON

LEGAL DESCRIPTION

THE NORTH 300 FEET OF EVEN WIDTH OF THE WEST 440 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

EASEMENT OF RECORD:

1. THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
2. AN EASEMENT CREATED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF:
RECORDED: MAY 27, 1954
BOOK 52 OF DEEDS AT PAGE 583 (RECORDS OF HOOD RIVER COUNTY, OREGON)
GRANTED TO: HELMUTH A. BENDLER AND MYRTLE T. BENDLER SHOWN ON PLAT AFFECT PARCEL 1 & 2
3. MULTIPARTY RIGHT OF WAY AGREEMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF:
RECORDED: JULY 21, 1972
INSTRUMENT NO.: 721361
SHOWN ON PLAT AFFECTS PARCEL 1 & 2 KNOWN AS ROCKFORD ROAD

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 2700 INTO 2 PARCELS. 2700 IS DESCRIBED IN AMERITILE REPORT, TITLE NUMBER 235616AM, DATED MAY 2, 2018.

SAID PARCEL IS ALSO DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2008-02125, DATED MAY 29, 2008.

THE EAST LINE OF THE SE 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN MONUMENT NO. 253 AND 275 WAS HELD FOR THE BASIS OF BEARING FOR THIS SURVEY.

THE QUARTER QUARTER SECTION BREAKDOWN BEING SE 1/4 OF THE SE 1/4 WAS BROKEN DOWN BY TYING THE SE SECTION CORNER, EAST 1/4 CORNER, CENTER OF SECTION AND THE EAST 1/16TH CORNER BETWEEN SECTIONS 4 AND 9. THE BREAKDOWN OF THE QUARTER QUARTER MATCHED PREVIOUS BREAKDOWNS BY DLC'S SURVEY IN 1986.

THE PROPERTY WAS ORIGINALLY SURVEYED IN 1986 BY DLC SURVEYING, CS NO. 1986033 PERFORMED FOR GARRY BENSON. BY DLC SURVEYING, FILED 06-30-1996. MONUMENTS ON THE NORTH LINE WERE FOUND AND HELD AS SHOWN. MONUMENTS ON THE SOUTH LINE WERE NOT FOUND AND NEW MONUMENTS WERE SET. SAID MONUMENTS WERE HELD FOR THE NORTH LINE AND MATCH DEED CALLS.

EASEMENTS PER THIS PLAT

A ROAD MAINTENANCE AGREEMENT AND ROAD AND UTILITY EASEMENT, RECORDING NUMBER _____ 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. 2008-02125, MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION SHOWN ON THIS PLAT SEE LEGAL DESCRIPTION.

FOR THE INITIAL POINT I SET A 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 NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PLS. 58608

OWNER

RED TAIL HAWK, LLC

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2020



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"/>	4D	2N. 10E.
<input type="checkbox"/>		

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2018 041
FILED 8/14/18
BY [Signature]

PARTITION PLAT NO. 201813P

INSTRUMENT RECEIVED ON THE 10th DAY OF AUGUST, 2018 11:30 AT AM

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

DECLARATION

I, JAMES PATE, MANAGING PARTNER, RED TAIL HAWK LLC, AS 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]
JAMES PATE, PARTNER
RED TAIL HAWK LLC

DATE 8/17/18

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/17, 2018, BY JAMES PATE, MANAGING PARTNER, RED TAIL HAWK, LLC, ON ITS BEHALF.

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

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 933619

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.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

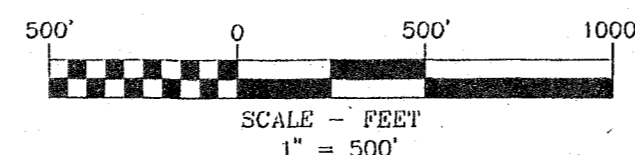
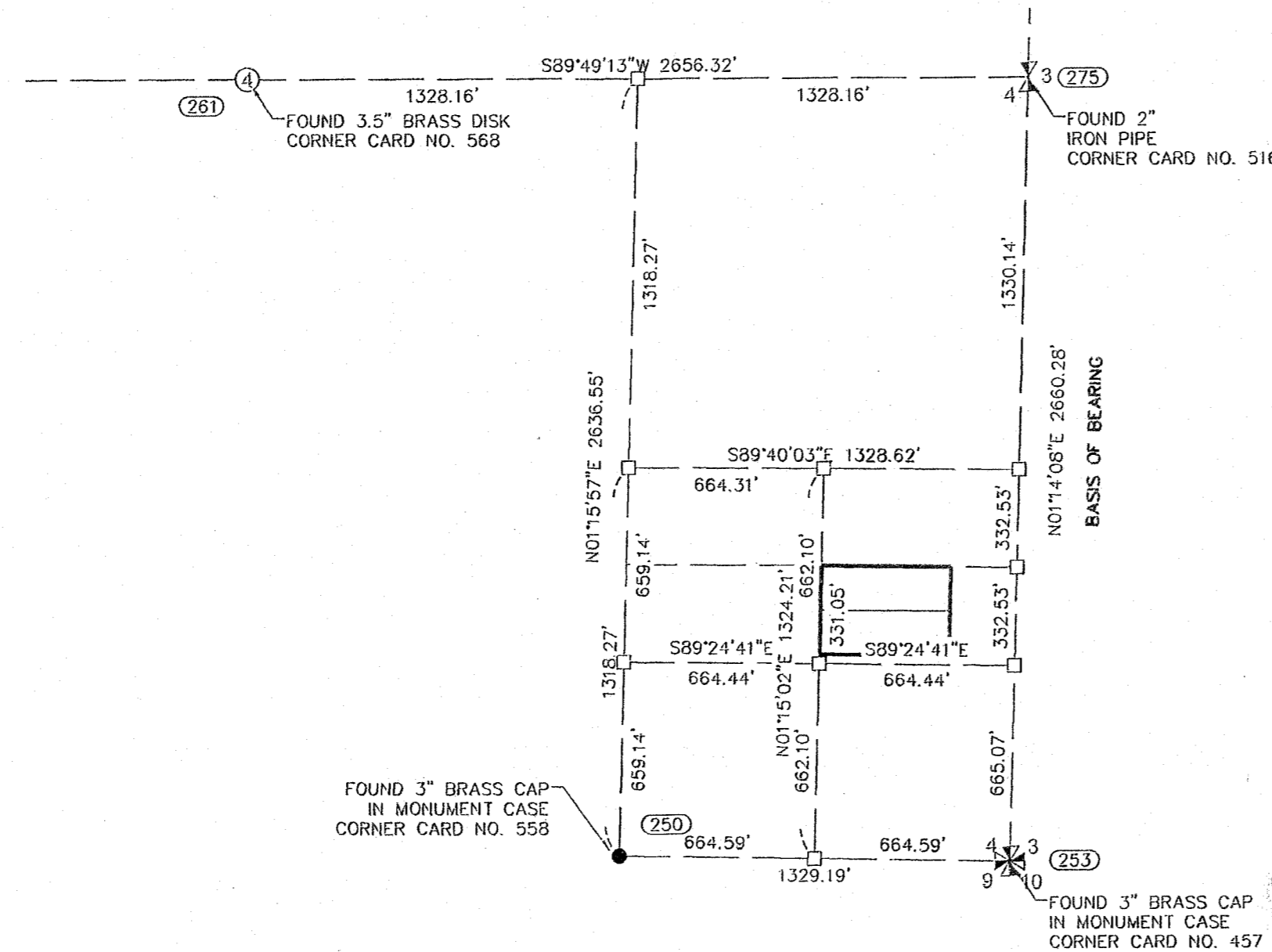
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 7th DAY OF AUGUST, 2018.

[Signature]
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 7th DAY OF AUGUST, 2018.

[Signature]
HOOD RIVER COUNTY PLANNING DIRECTOR

PLANNING FILE NUMBER 415-17-0286



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN SE CORNER SECTION 4 & E 1/4 CORNER OF SECTION 4

SURVEY PERFORMED FOR:
JIM PATE
DATE OF MONUMENTATION: APRIL 12, 2018
PROJECT: 180419 DRAFT: CEM
FILE: 180419PP.DWG LAYOUT TAB: H.R. COUNTY P.P.

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

US# 2018 041

PARTITION PLAT

LOCATED IN THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4 SECTION 4, T. 2N. R. 10E, W.M. IN HOOD RIVER COUNTY, STATE OF OREGON

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2018041
FILED 8/16/18
BY JA

BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN SE CORNER
SECTION 4 & E 1/4 CORNER OF SECTION 4

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- RI RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- x — FENCE
- - - - - EDGE OF GRAVEL
- - - - - EDGE OF ASPHALT
- - - - - AP AERIAL POWER AND COMMUNICATIONS

FOUND MONUMENT INFORMATION

- (250) 5/8" IRON ROD WITH Y.P.C. STAMPED "HOOD RIVER COUNTY"; CS NO. 86033; HELD FOR SOUTH LINE SECTION 4
- (253) 3.25" BRASS DISK IN MONUMENT CASE STAMPED "HOOD RIVER COUNTY 1-3-73"; CS NO. 86033; HELD FOR SOUTH LINE SECTION 4
- (255) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028"; CS NO. 86033; HELD FOR NORTHEAST CORNER T.L. 2700
- (256) 5/8" IRON ROD WITH Y.P.C. STAMPED "PLS OR 932 LS WA 22096"; CS NO. 2005-054; HELD FOR NW CORNER T.L. 2700
- (257) 5/8" IRON ROD; CS NO. 2005-054
- (261) 3.25" BRASS DISK STAMPED "HOOD RIVER COUNTY"; HELD FOR NORTH LINE, SE QUARTER SECTION 4
- (275) 2" BRASS DISK STAMPED "NEWTON SURVEYING CO. 1/4 S4/S3 T2N. R10E."; HELD FOR NORTH LINE, SE QUARTER SECTION 4

REFERENCED SURVEYS

- R1. PARTITION PLAT 200516P PERFORMED BY KLEIN & ASSOCIATES, INC., FOR JOHN HART, COUNTY SURVEY NO. 2005054, FILED JULY 18, 2005
- R2. SURVEY PERFORMED BY DLC SURVEYING, FOR GARY BENSON, COUNTY SURVEY NO. 86033, FILED JUNE 30, 1986
- R3. PARTITION PLAT 201105P, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR LINDA K. SNYDER & GRAIG S. CLEARY, COUNTY SURVEY NO. 2011022, FILED JUNE 27, 2011

REFERENCED TITLE REPORT

AMERITITLE SORT REPORT NO. 235616AM DATED MAY 2, 2018

REFERENCED DEED

DEED OF TRUST, INSTRUMENT NO. 200802126

REGISTERED
PROFESSIONAL
LAND SURVEYOR

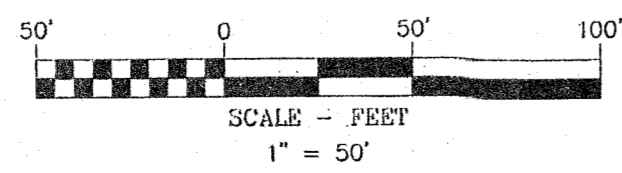
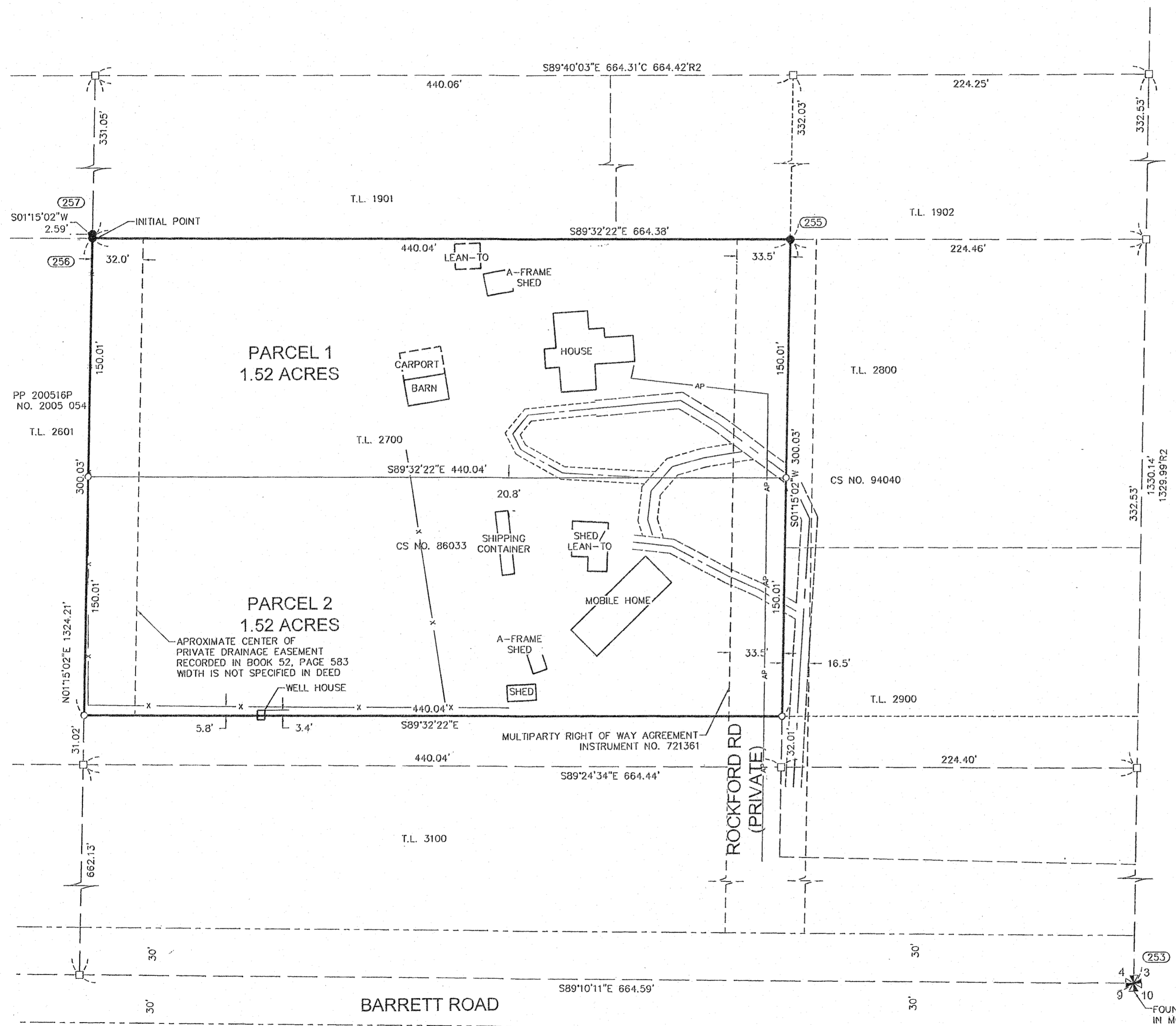
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OREGON
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58603

Expires 6-30-2020

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

CS # 2018041



AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	132,012 SQ FT 3.03 ACRES	66,006 SQ FT 1.52 ACRES
PARCEL 2		66,006 SQ FT 1.52 ACRES

KA
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