

**BASIS OF BEARINGS**

OREGON NORTH ZONE, STATE PLANE COORDINATE SYSTEM  
 NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE NATIONAL  
 GEODETIC SURVEY (NGS) ONLINE POSITIONING USER  
 SERVICES (OPUS) SOFTWARE PROGRAM.  
 BETWEEN MONUMENT NO. 248 AND 249

**PARTITION PLAT**  
 SURVEY LOCATED IN THE SW 1/4, OF SECTION 6,  
 T. 1S., R. 10E., W.M.  
 HOOD RIVER COUNTY, STATE OF OREGON  
 IS 10E 06 TAX LOT 5400

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN INSTRUMENT NO. 2014-00623.

SAID TRACT WAS SURVEYED BY KEVIN DOWD (WYEAST SURVEYS) FILED AS COUNTY SURVEY NO. 97021. THE PERIMETER BOUNDARY OF THIS PLAT IS THE SAME AS SHOWN ON SURVEY NO. 97021.

SAID SURVEY NO. 97021 SHOWS 1/2" IRON RODS WITH CAP "LS 1028". THERE IS NO RECORD INFORMATION FOR THE 1/2" IRON RODS SET BY LS 1028, BUT WHERE ACCEPTED BY KEVIN DOWD AND WERE FOUND AS SHOWN ON SAID SURVEY NO. 97021. THE MONUMENTS SET BY LS 1028 AND HELD BY KEVIN DOWD ARE BEING HELD IN THIS SURVEY AS THE BEST EVIDENCE OF THE INTENDED LINE AS DESCRIBED BY THE DEEDS.

FOR THE INITIAL POINT OF THIS SURVEY A 30.00 FOOT REFERENCE MONUMENT AT THE SOUTHEAST CORNER OF THE SUBJECT TRACT WAS HELD. SAID MONUMENT IS SHOWN ON SAID SURVEY NO. 97021.

**LEGAL DESCRIPTION**

TRACT OF DESCRIBED IN HOOD RIVER COUNTY WARRANTY DEED NO. 2014-00623, LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN; THENCE NORTH 00°48'52" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, 661.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'33" WEST, 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLEAR CREEK ROAD ALSO BEING THE INITIAL POINT OF THIS PLAT; THENCE NORTH 89°46'33" WEST, ALONG THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN HOOD RIVER COUNTY WARRANTY DEED NO. 20025414, 631.44 FEET TO A 1/2" IRON ROD; THENCE NORTH 00°48'30" EAST, 660.02 FEET MORE OR LESS TO A POINT ON THE SOUTH BOUNDARY OF THAT CERTAIN TRACT DESCRIBED IN INSTRUMENT NO. 2014-3148; THENCE SOUTH 89°25'13" EAST, ALONG THE SOUTH BOUNDARY OF THOSE TRACTS DESCRIBED IN INSTRUMENT NO. 2014-3148 AND INSTRUMENT NO. 2004-3830, 661.48 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN INSTRUMENT NO. 2004-3830; THENCE SOUTH 00°48'52" WEST, ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER 659.91 FEET TO THE POINT OF BEGINNING.

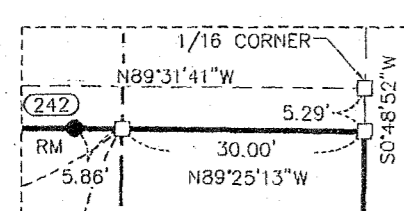
**NOTE 1:**

WARRANTY DEED 2014-00623 FOR THE SUBJECT TRACT CALLS FOR "THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6".

WARRANTY DEED 20043830 FOR THE TRACT LYING NORTH OF THE SUBJECT TRACT CALLS FOR "BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER... RUNNING THENCE WEST.."

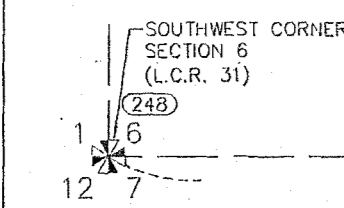
KEVIN DOWD OF WYEAST SURVEYS SHOWS AND EXPLAINS THE HISTORY OF THE 1/16 LINE AND THE HISTORICAL MONUMENTS USED FOR THE 1/16 LINE.

THIS SURVEY IS ACCEPTING SAID HISTORICAL MONUMENTS AND ALSO THE BOUNDARY MONUMENTS SET BY D.L.C. SURVEYS AS SHOWN IN COUNTY SURVEY 97021 BY WYEAST SURVEYS FOR THE NORTH LINE OF THIS SURVEY.



**DETAIL**

SCALE  
 1" = 20'

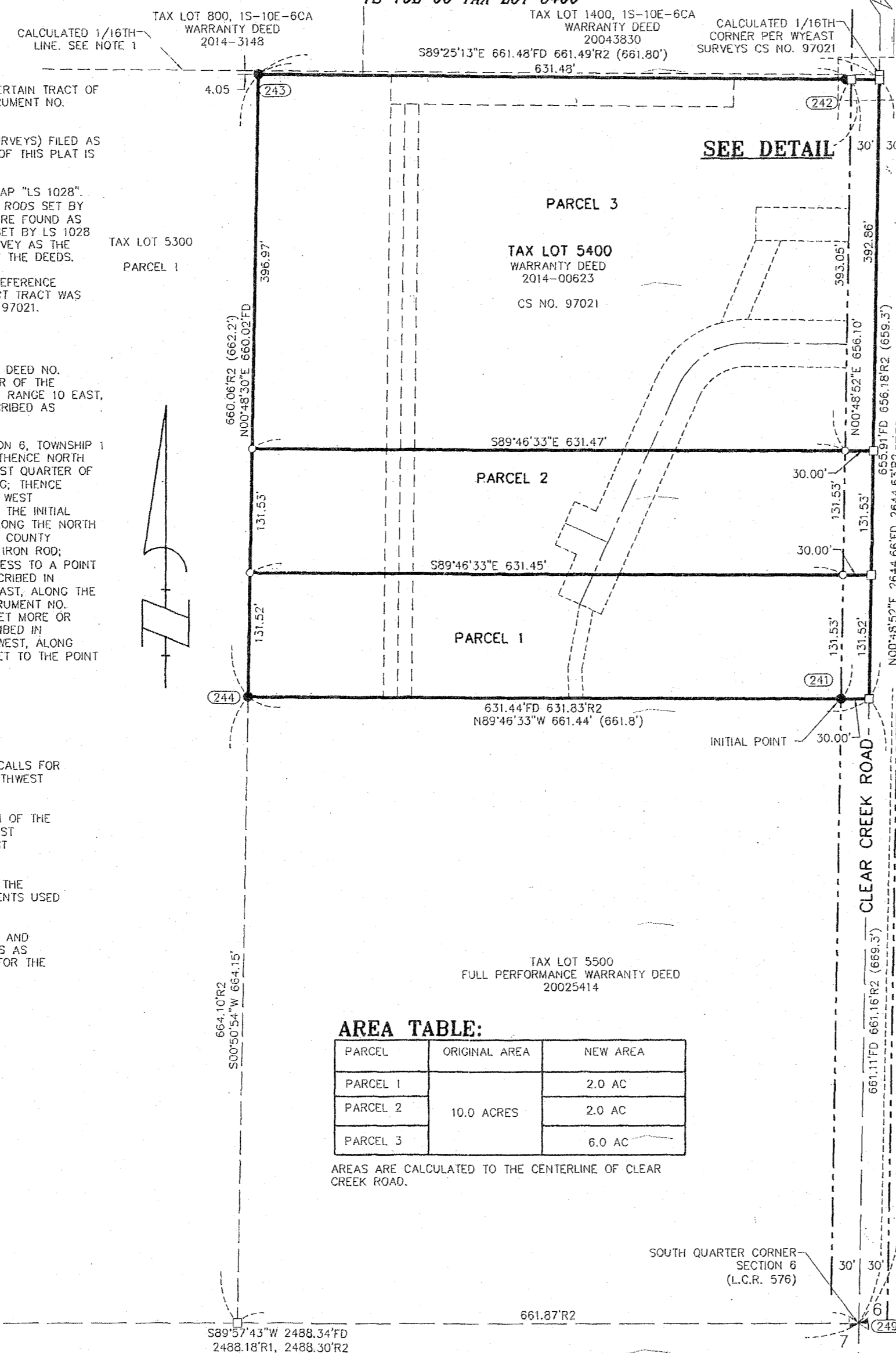


SURVEY PERFORMED FOR:  
 JIM HAHN  
 DATE OF MONUMENT: JANUARY 2, 2018  
 PROJECT: 16-02-10 DRAFT: CD  
 FILE: 160210PARTITION\_PLAT.DWG LAYOUT TAB: LAYOUT1 UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

**OWNER**

LAVA LAND

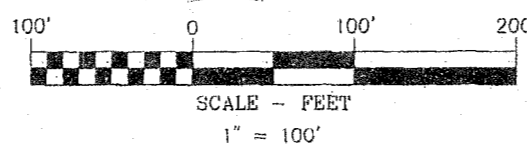
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
 UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.



**AREA TABLE:**

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1		2.0 AC
PARCEL 2	10.0 ACRES	2.0 AC
PARCEL 3		6.0 AC

AREAS ARE CALCULATED TO THE CENTERLINE OF CLEAR CREEK ROAD.



NORTH QUARTER CORNER SECTION 6 (L.C.R. 438)  
 CENTER OF SECTION "HOT SPOT" MATCHES RECORD POSITION PER R1 (L.C.R. 1013)

**LEGEND**

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- P.P. PARTITION PLAT
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- L.C.R. LAND CORNER RECORD
- (XX.XX) DEED CALLS PER DEED 2014-00623

**MONUMENT INFORMATION**

SEE SHEET 2 OF 2 FOR MONUMENT INFORMATION

**EASEMENTS PER THIS PLAT**

PRIVATE ACCESS AND UTILITY EASEMENTS SHOWN ON THE FACE OF THIS PLAT FOR THEIR DESIGNATED PURPOSES ARE SHOWN ON THIS PLAT AND DESCRIBED ON SHEET 2 OF THIS PLAT.

A ROAD MAINTENANCE AGREEMENT AND ROAD AND UTILITY EASEMENT, RECORDING NUMBER 2018-04199 IS MADE PART OF THIS PLAT.

**IRRIGATION NOTE**

AT THE TIME OF THIS RECORDING, THE PARCELS HAVE NO IRRIGATION WATER RIGHTS.

**WETLAND DELINEATION**

A WETLAND DELINEATION (WD #2013-0136) COVERING THE WETLANDS IN THE STUDY AREA ON PART OF "THE PROPERTY IS ON FILE WITH THE DEPARTMENT OF STATE LANDS (DSL), DATED DECEMBER 19, 2013, WHICH IS VALID FOR 5 YEARS FROM THAT DATE. FUTURE DEVELOPMENT IN THE VICINITY OF THE WETLAND AREAS AND STREAM MAY REQUIRE FURTHER COORDINATION WITH DSL, AND COMPLIANCE WITH THEIR REGULATIONS."

**REFERENCED DEEDS**

- VESTING DEED, INSTRUMENT NO. 2014-03148, FULL PERFORMANCE WARRANTY DEED, INSTRUMENT NO. 20025414
- WARRANTY DEED, INSTRUMENT NO. 20043830
- WARRANTY DEED, INSTRUMENT NO. 201402674
- WARRANTY DEED, INSTRUMENT NO. 201400623

**EASEMENT NOTES:**

SEWER LINE EASEMENT GRANTED TO PARKDALE SANITARY DISTRICT RECORDED: JANUARY 25, 1990 INSTRUMENT NO: 900178

**REFERENCED SURVEYS**

- R1. SURVEY PERFORMED BY D.L.C. SURVEYING FOR LAVA SPRINGS AND PHIL LANE, FILED DECEMBER 2, 1982, COUNTY SURVEY NO. 82005.
- R2. SURVEY PERFORMED BY WYEAST SURVEYS FOR GUY BRYANT FILED MAY 23, 1997, COUNTY SURVEY NO. 97021
- R3. SURVEY DATED AUGUST 1930, COUNTY SURVEY NO. 0195
- R4. SURVEY DATED AUGUST 15, 1958, COUNTY SURVEY NO. 0190.
- R5. SURVEY PERFORMED BY D.L.C. SURVEYING FOR PHIL LANE AND ADOLPHUS PARKER, FILED DECEMBER 12, 1994, COUNTY SURVEY NO. 94125
- R6. PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES INC. FOR SHANE & JUDI LOSEF, RECORDED MARCH 21, 2008, PARTITION PLAT NO. 200805P, COUNTY SURVEY NO. 2008022

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 12, 2018 LEONIDES J. SANDOVAL 89908 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

**HOOD RIVER COUNTY SURVEYOR'S OFFICE**

SURVEY NO. 2019002  
 FILED 1/14/2019  
 BY BL

**PARTITION PLAT NO. 201819P**

INSTRUMENT RECEIVED ON THE 27<sup>th</sup> DAY OF December, 2018 3:23 AT P.M.

Leonides J. Sandoval Clerk  
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

**SURVEYOR'S 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 BEING DESCRIBED IN THAT CERTAIN WARRANTY DEED INSTRUMENT NO. 2014-00623 TO LAVA LAND, MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION SHOWN ON THIS PLAT.

Leonides J. Sandoval  
 LEONIDES J. SANDOVAL P.S. 58608

**DECLARATION**

I, THE REPRESENTATIVE OF THE LAND 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 EASEMENTS SHOWN HEREON FOR THE STATED PURPOSES.

Eric Bryant 12-13-18  
 REPRESENTATIVE (Name) DATE  
 LAVA LAND, A WASHINGTON STATE BUSINESS TRUST ORGANIZATION.

**ACKNOWLEDGMENTS**

STATE OF OR  
 COUNTY OF Hood River

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-13, 2018, BY Eric Bryant AS REPRESENTATIVE OF LAVA LAND.

Beth Elaine Orgain  
 NOTARY SIGNATURE  
Beth Elaine Orgain  
 NOTARY PUBLIC-(NAME)

COMMISSION NO. 9101078  
 MY COMMISSION EXPIRES 4-2-21  
April, 02 2021

**APPROVALS**

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

Jeff Hedbe  
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 13<sup>th</sup> DAY OF December, 2018.

Leonides J. Sandoval  
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 26<sup>th</sup> DAY OF December, 2018.

William D. Walker  
 HOOD RIVER COUNTY PLANNING DIRECTOR

PLANNING FILE NUMBER #13-0155

SHEET 1 OF 2  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
6	1S.	10E.	

# PARTITION PLAT

SURVEY LOCATED IN THE SW 1/4, OF SECTION 6,  
T. 1S., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
1S 10E 06 TAX LOT 5400

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 209002

FILED 1/14/2019

BY *KA*



## BASIS OF BEARINGS

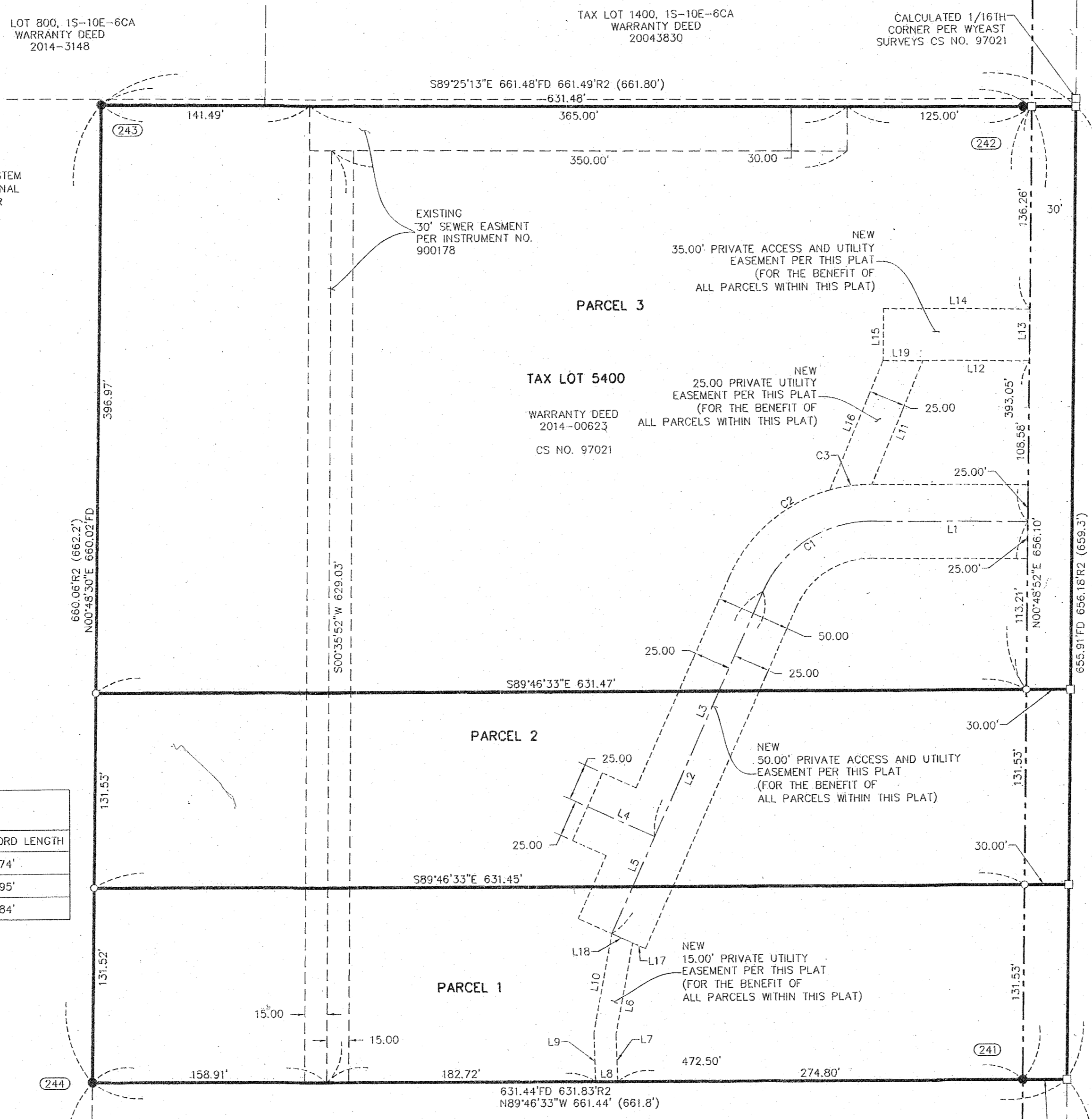
OREGON NORTH ZONE, STATE PLANE COORDINATE SYSTEM  
NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE NATIONAL  
GEODETIC SURVEY (NGS) ONLINE POSITIONING USER  
SERVICES (OPUS) SOFTWARE PROGRAM.  
BETWEEN MONUMENT NO. 248 AND 249

## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°11'08"E	105.87'
L2	N24°18'16"E	252.15'
L3	S24°18'16"W	180.51'
L4	S65°41'44"E	50.00'
L5	S24°18'16"W	71.64'
L6	N10°38'55"E	62.57'
L7	S01°51'14"E	31.96'
L8	N89°46'33"W	15.01'
L9	S01°51'14"E	33.05'
L10	N10°38'55"E	67.86'
L11	N22°49'38"E	90.15'
L12	S89°11'08"E	72.08'
L13	N00°48'52"E	35.00'
L14	S89°11'08"E	99.04'
L15	N00°48'52"E	35.00'
L16	N22°49'38"E	94.43'
L17	N65°41'44"W	9.56'
L18	N65°41'44"W	15.44'
L19	S89°11'08"E	26.97'

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	92.87'	80.00'	66°30'36"	N57°33'34"E	87.74'
C2	92.95'	105.00'	50°43'22"	N49°39'57"E	89.95'
C3	28.93'	105.00'	15°47'14"	N82°55'15"E	28.84'



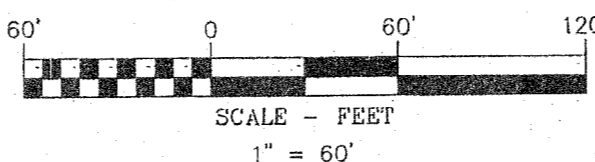
## LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR58608 WA 44349)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- P.P. PARTITION PLAT
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- L.C.R. LAND CORNER RECORD

## MONUMENT INFORMATION

- (241) FOUND 1/2" REBAR WITH Y.P.C. STAMPED "LS1028", (SET BY D.L.C. SURVEYING UNKNOWN DATE); BELOW GROUND 0.4'; HELD FOR 30.00' REFERENCE MONUMENT FOR THE SE CORNER SUBJECT TRACT.
- (242) FOUND 1/2" IRON ROD; (SET BY D.L.C. SURVEYING UNKNOWN DATE) FLUSH TO GROUND; HELD FOR REFERENCE MONUMENT FOR THE NE CORNER SUBJECT TRACT.
- (243) FOUND 1/2" IRON ROD; (SET BY D.L.C. SURVEYING FOR LAVA SPRINGS AND PHIL LANE ON MARCH 15, 1982, COUNTY SURVEY NO. 82005); FLUSH TO GROUND; HELD FOR NW CORNER SUBJECT TRACT.
- (244) FOUND 1/2" IRON ROD; (SET BY D.L.C. SURVEYS UNKNOWN DATE); 2" ABOVE GROUND; HELD FOR SW CORNER SUBJECT TRACT.
- (246) FOUND HOT SPOT; MATCHES RECORD POSITION AS PER SURVEY PERFORMED BY D.L.C. SURVEYING FOR LAVA SPRINGS AND PHIL LANE ON MARCH 15, 1982, COUNTY SURVEY NO. 82005.
- (247) FOUND 3" BRASS CAP IN ASPHALT STAMPED "COUNTY"; 0.3; BELOW GROUND. NORTH 1/4 CORNER SECTION 6.
- (248) FOUND 3" ALUMINUM DISK IN ASPHALT STAMPED "COUNTY"; 0.4' BELOW GROUND. SECTION CORNER.
- (249) FOUND 3" BRASS CAP IN MONUMENT CASE; STAMPED "COUNTY"; 0.5' BELOW GROUND. HELD FOR SOUTH 1/4 CORNER SECTION 6.

**OWNER**  
LAVA LAND



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leonides J. Sandoval*  
OREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
58608  
Expires 8-30-2020



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

SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
6	1S	10E	

SURVEY PERFORMED FOR: JIM HAUN  
DATE OF MONUMENT: JANUARY 2, 2018  
PROJECT: 16-02-10 DRAFT: GD  
FILE: 160210PARTITION\_PLAT.DWG LAYOUT TAB: LAYOUT1

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

CA#2019002