

PARTITION PLAT 18-0230

LOCATED IN SW 1/4 OF SECTION 25,
T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 25C TAX LOTS 1000 & 1100

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2019 025
FILED 5/23/2019
BY BA

PARTITION PLAT NO. 201904P

INSTRUMENT RECEIVED ON THE 15TH DAY
OF MAY, 2019 11:47 AT P.M.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DALE A. HINMAN, TRUSTEE OF THE DALE HINMAN REVOCABLE LIVING TRUST, IS THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND DOES HEREBY DECLARE THE ANNEXED MAP TO BE A TRUE AND ACCURATE PLAT THEREOF; HAS CAUSED THE LAND SHOWN HEREIN TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92; ALL PARCELS BEING THE DIMENSIONS SHOWN AND ALL EASEMENTS OF THE WIDTHS THEREIN SET FORTH, AND HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

[Signature] 5/15/19
DALE A. HINMAN, TRUSTEE DATE
DALE A. HINMAN REVOCABLE LIVING TRUST

ACKNOWLEDGEMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 15, 2019, BY THE ABOVE SIGNED

[Signature]
NOTARY SIGNATURE
[Signature]
NOTARY PUBLIC-(NAME)

STATE OF Oregon
COUNTY OF Hood River
COMMISSION NO. 953619
MY COMMISSION EXPIRES August 12, 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 15TH DAY OF MAY, 2019.

[Signature]
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 15TH DAY OF MAY, 2019.

[Signature]
HOOD RIVER COUNTY PLANNING DIRECTOR

COMPUTED POSITION OF THE CENTER OF SECTION, PER COUNTY SURVEY NO. 87021. SEE LCR 543.

COMPUTED POSITION OF QUARTER CORNER SECTION PER COUNTY SURVEY NO. 87021 SEE LCR 550

COMPUTED POSITION SOUTH QUARTER CORNER SECTION 26 PER COUNTY SURVEY NO. 87021 SEE LCR 553

FOUND 2" BRASS DISK OF RECORD. SEE LCR 588

FOUND AXLE IN MONUMENT CASE AT THE CENTER OF SECTION 25. THE AXLE HAS A LONG STANDING HISTORY OF ACCEPTANCE. MANY NEW SURVEYS HAVE NOT USED SAID AXLE AS THE COUNTY SURVEYOR HAS RELOCATED THE POSITION AT THE NORTH QUARTER CORNER. THE COMPUTED POSITION OF THE CENTER OF SECTION BEARS N 70°54'44" W 12.32 FEET FROM SAID AXLE. FOR THIS SURVEY I HELD THE AXLE AS NOT TO DISRUPT SURROUNDING POSSESSION LINES CREATED BY PAST SURVEYS. SEE LCR 608

1/16 CORNER FOUND BRASS CAP IN MONUMENT CASE. SEE LCR 659

FOUND RAILROAD SPIKE PER COUNTY SURVEY NO. 87021 & 2008019

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- ✱ QUARTER SECTION CORNER AS NOTED
- ⊠ QUARTER SECTION CORNER AS NOTED
- RM REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- R.P.C. RED PLASTIC CAP
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (200.00') DEED DISTANCE
- ⊠ ELECTRICAL TRANSFORMER
- ⊙ ELECTRICAL POLE
- AP AERIAL POWER
- EDGE OF GRAVEL
- ~~~~~ ORCHARD LINE
- W--- IRRIGATION WATER LINE
- BE--- BURIED ELECTRIC

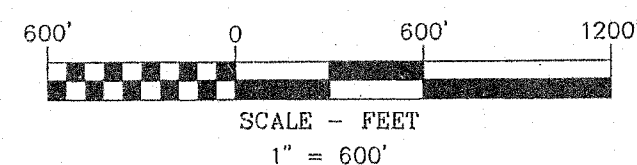
SECTION BREAKDOWN

1" = 600'

OWNER
DALE HINMAN

SHEET INDEX

SHEET 1: SECTION DIAGRAM
SHEET 2: PARCEL DETAIL
SHEET 3: DETAILS
SHEET 4: NOTES AND ENCUMBRANCES



BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 PER TERRA SURVEYING, CS. NO. 99067 BETWEEN FOUND MONUMENT POINTS 254-255

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2019

SHEET 1 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC. T. R.
25C 2N. 10E.

SURVEY PERFORMED FOR:
DALE HINMAN
DATE OF MONUMENT: APRIL 1, 2019
PROJECT: 18-07-24 DRAFT: GD
FILE: 180724-P.P.DWG LAYOUT TAB: HR COUNTY PP

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

CS# 2019 025

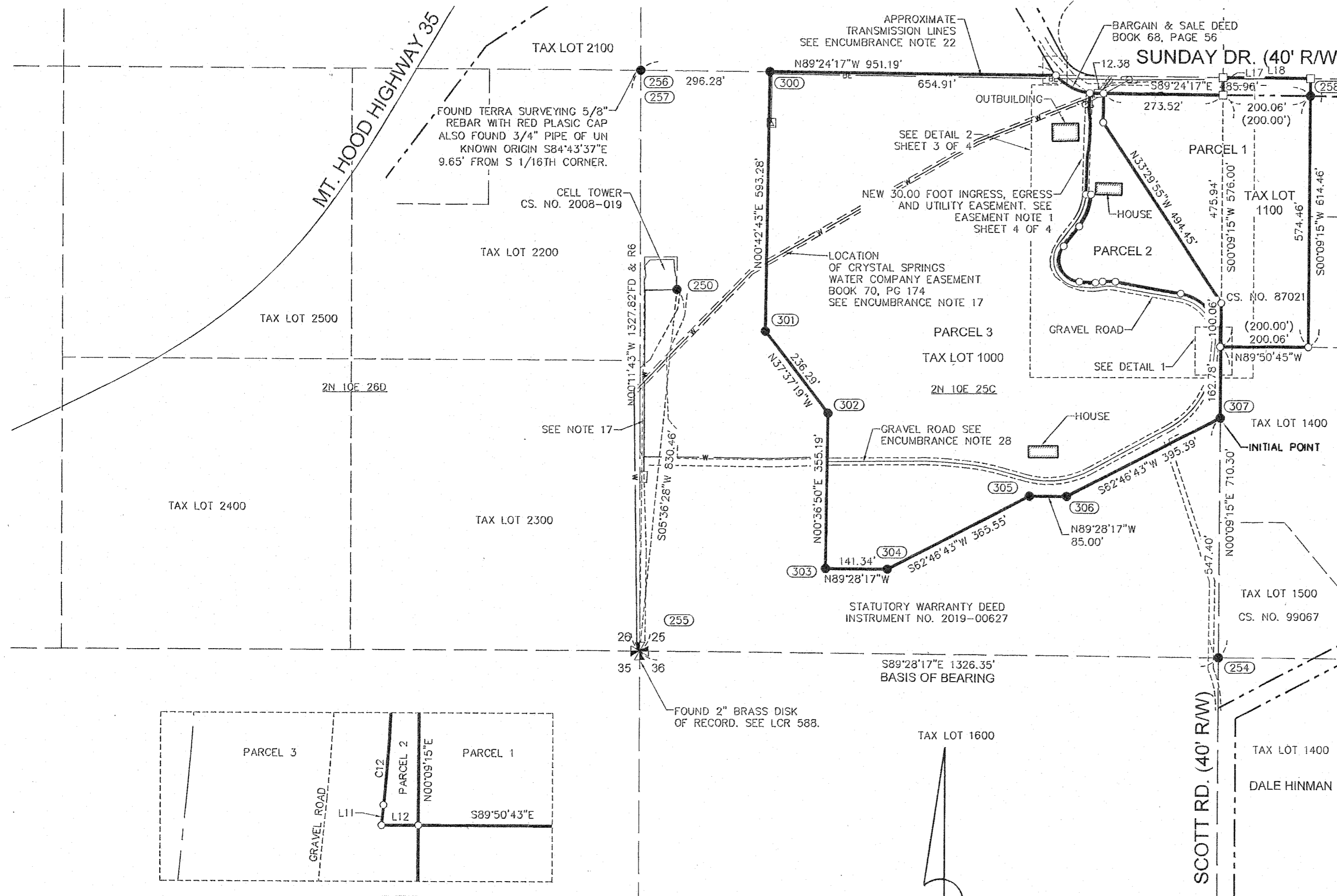
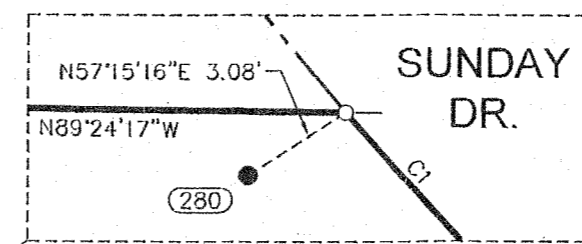
PARTITION PLAT 18-0230

LOCATED IN SW 1/4 OF SECTION 25,
T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 25C TAX LOTS 1000 & 1100

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2019 025
FILED 5/23/2019
BY JK

DETAIL 2
1" = 5'

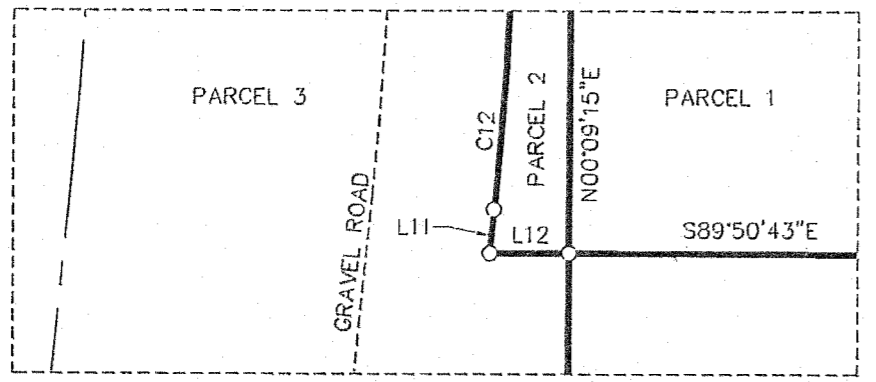


LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- ✦ QUARTER SECTION CORNER AS NOTED
- ✧ QUARTER SECTION CORNER AS NOTED
- RM REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- R.P.C. RED PLASTIC CAP
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (200.00') DEED DISTANCE
- ⊠ ELECTRICAL TRANSFORMER
- ⊙ ELECTRICAL POLE
- AP — AERIAL POWER
- - - EDGE OF GRAVEL
- ~ ~ ~ ORCHARD LINE
- W — IRRIGATION WATER LINE
- BE — BURIED ELECTRIC

MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "1111"; 0.1' BELOW GROUND, PER CS. NO. 2008019.
- (251) FOUND 3" BRASS DISK C.S. 1/16 CORNER SECTION 25; 0.9' BELOW GROUND. HELD. SEE LCR 659
- (252) FOUND RAILROAD SPIKE, PER CS. NO. 87021 & 2008019. HELD FOR SOUTH 1/4 CORNER SECTION 25
- (253) FOUND AXLE IN MONUMENT CASE. CENTER OF SECTION 25; 1.4' BELOW GROUND. HELD.
- (254) FOUND 5/8" IRON ROD WITH R.P.C. STAMPED "1815"; PER CS. NO. 99067, WEST 1/16 CORNER SECTION 25/36, 0.1' BELOW GROUND; HELD.
- (255) FOUND 2" BRASS DISK IN MONUMENT CASE AS CORNER COMMON TO SECTIONS 25, 26, 35, 36; 0.4' ABOVE GROUND. HELD.
- (256) FOUND 5/8" IRON ROD WITH R.P.C.; PER CS. NO. 87021 AS WEST 1/16 CORNER. SECTIONS 25 & 26, 0.4' ABOVE GROUND; HELD.
- (257) FOUND 3/4" PIPE OF UNKNOWN ORIGIN. NOT HELD
- (258) FOUND 5/8" IRON ROD WITH R.P.C., STAMPED "1815", 0.1' BELOW GROUND SOUTH 0.69' OF COMPUTED RIGHT OF WAY, PER CS. NO. 87021, HELD FOR EAST LINE ONLY.
- (280) FOUND 5/8" IRON ROD WITH R.P.C.; PER CS. NO. 87021. FOUND S57°15'16"W, 3.08' FROM COMPUTED POSITION. NOT HELD FOR RIGHT-OF-WAY
- (300-307) FOUND 5/8" IRON ROD WITH Y.P.C., STAMPED "KA OR59002 WA42690", 0.1' BELOW GROUND, PER CS. NO. 2019022;



DETAIL 1
1" = 5'

AREA NOTE:

PARCEL	ORIGINAL AREA TAX LOTS 1000 & 1100	NEW AREA
PARCEL 1		4.53 AC.
PARCEL 2	42.82 AC.	1.64 AC.
PARCEL 3		18.90 AC.

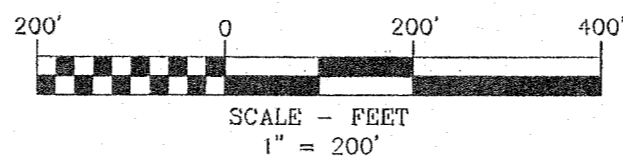
THE AREA OF PARCEL 1 INCLUDES THAT PORTION LYING WITHIN SUNDAY DRIVE.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	109.39'	119.38'	52°30'02"	S67°08'47"E	105.60'

LINE TABLE

LINE #	DIRECTION	LENGTH
L17	S0°09'22"W	40.00'
L18	S89°24'17"E	200.06'



OWNER
DALE HINMAN

BASIS OF BEARINGS
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 PER TERRA SURVEYING, CS. NO. 99067 BETWEEN FOUND MONUMENT POINTS 254-255

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 8-30-2019

SHEET 2 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
25C 2N. 10E.

SURVEY PERFORMED FOR:
DALE HINMAN
DATE OF MONUMENT: APRIL 1, 2019
PROJECT: 18-07-24 DRAFT: CD
FILE: 180724.DWG LAYOUT TAB: HR COUNTY PP

PARTITION PLAT 18-0230

LOCATED IN SW 1/4 OF SECTION 25,
T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 25C TAX LOTS 1000 & 1100

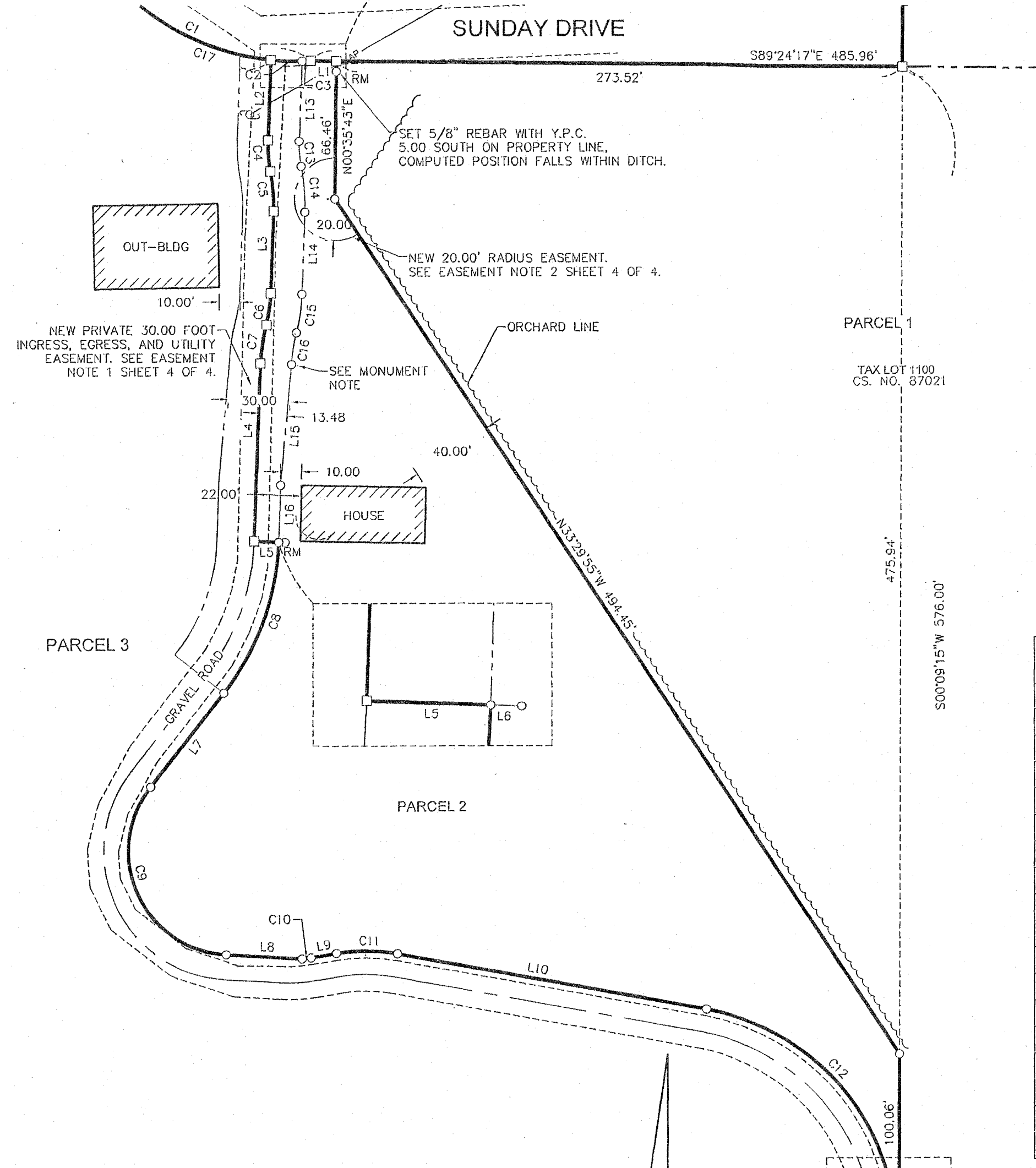
**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2019 025
FILED 5/23/2019
BY BE

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- ⊗ QUARTER SECTION CORNER AS NOTED
- ⊗ QUARTER SECTION CORNER AS NOTED
- RM REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- R.P.C. RED PLASTIC CAP
- RI RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (200.00') DEED DISTANCE
- ⊡ ELECTRICAL TRANSFORMER
- ⊙ ELECTRICAL POLE
- AP AERIAL POWER
- EDGE OF GRAVEL
- ORCHARD LINE
- IRRIGATION WATER LINE
- BURIED ELECTRIC

DETAIL
1" = 10'



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°24'17"E	12.38'
L2	N2°00'56"E	38.57'
L3	N2°00'56"E	39.56'
L4	N2°00'56"E	85.75'
L5	N87°59'04"W	12.01'
L6	N87°53'13"W	3.00'
L7	N38°13'40"E	57.21'
L8	N86°48'36"W	36.81'
L9	S80°33'37"W	12.46'
L10	N79°47'12"W	151.91'
L11	N5°41'33"E	1.15'
L12	S89°50'38"E	2.11'
L13	S2°00'56"W	38.52'
L14	S2°00'56"W	39.56'
L15	S5°03'41"W	58.46'
L16	S1°46'22"W	27.37'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	109.39'	119.38'	52°30'02"	S67°08'47"E	105.60'
C2	15.01'	119.38'	7°12'14"	S87°46'29"E	15.00'
C3	4.21'	119.38'	2°01'13"	N87°36'48"E	4.21'
C4	15.10'	75.00'	11°32'04"	N3°45'06"W	15.07'
C5	19.36'	78.82'	14°04'14"	N5°01'11"W	19.31'
C6	15.67'	75.00'	11°58'05"	N7°59'59"E	15.64'
C7	18.65'	79.05'	13°31'10"	N8°57'29"E	18.61'
C8	79.00'	125.00'	36°12'44"	N20°07'18"E	77.69'
C9	109.12'	50.00'	125°02'16"	N24°17'28"W	88.72'
C10	4.36'	62.54'	3°59'46"	S82°32'22"W	4.36'
C11	29.59'	86.26'	19°39'11"	N89°36'48"W	29.44'
C12	165.99'	111.26'	85°28'45"	N37°02'50"W	151.02'
C13	11.78'	60.00'	11°14'56"	S3°36'31"E	11.76'
C14	22.68'	93.82'	13°50'52"	S4°54'29"E	22.62'
C15	18.80'	90.00'	11°58'05"	S7°59'59"W	18.77'
C16	15.52'	64.07'	13°52'50"	S9°09'06"W	15.48'
C17	90.17'	119.38'	43°16'35"	S62°32'04"E	88.04'

MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "1111"; 0.1' BELOW GROUND, PER CS. NO. 2008019.
- (251) FOUND 3" BRASS DISK C.S. 1/16 CORNER SECTION 25; 0.9' BELOW GROUND. HELD. SEE LCR 659
- (252) FOUND RAILROAD SPIKE.
- (253) FOUND AXLE IN MONUMENT CASE. CENTER OF SECTION 25; 1.4' BELOW GROUND. HELD.
- (254) FOUND 5/8" IRON ROD WITH R.P.C. STAMPED "1815"; PER CS. NO. 99067, WEST 1/16 CORNER SECTION 25/36, 0.1' BELOW GROUND; HELD.
- (255) FOUND 2" BRASS DISK IN MONUMENT CASE AS CORNER COMMON TO SECTIONS 25, 26, 35, 36; 0.4' ABOVE GROUND. HELD.
- (256) FOUND 5/8" IRON ROD WITH R.P.C. ; PER CS. NO. 87021 AS WEST 1/16 CORNER. SECTIONS 25 & 26, 0.4' ABOVE GROUND; HELD.
- (257) FOUND 3/4" PIPE OF UNKNOWN ORIGIN.
- (258) FOUND 5/8" IRON ROD WITH R.P.C., STAMPED "1815", 0.1' BELOW GROUND SOUTH 0.69' OF COMPUTED RIGHT OF WAY, PER CS. NO. 87021, HELD FOR EAST LINE ONLY.

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES, LAND SURVEYING, FOR DON CLARK, FILED JUNE 14, 1993, AS COUNTY SURVEY NO. 93031.
- R2. SURVEY PERFORMED BY DANNY L. CRON, FOR MILLARD HARTLEY, FILED AUGUST 16, 1978, AS COUNTY SURVEY NO. 78091.
- R3. SURVEY PERFORMED BY TERRA SURVEYING, FOR HINMAN ORCHARDS, FILED AUGUST 24, 1999, AS COUNTY SURVEY NO. 99067.
- R4. SURVEY PERFORMED BY J. S. DIELSCHNEIDER & ASSOC. INC. , FOR G. SHITARA, FILED OCTOBER 24, 1985, AS COUNTY SURVEY NO. 85066.
- R5. SURVEY PERFORMED BY STRATTON SURVEYING & MAPPING, PC., FOR US CELLULAR ODELL, FILED MARCH 24, 2008, AS COUNTY SURVEY NO. 2008019.
- R6. SURVEY PERFORMED BY TERRA SURVEYING, FOR HINMAN ORCHARDS, FILED MAY 7, 1987, AS COUNTY SURVEY NO. 87021.
- R7. BOUNDARY LINE ADJUSTMENT SURVEY PERFORMED BY KLEIN AND ASSOCIATES FOR DALE HINMAN, FILED APRIL 10, 2019, AS COUNTY SURVEY NO. 2019022

REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2019-00627
STATUTORY WARRANTY DEED, INSTRUMENT NO. 2014-01830
WARRANTY DEED NO. 963078
BARGAIN AND SALE DEED, BOOK 68, PAGE 56

OWNER

DALE HINMAN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein

OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2019



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

SHEET 3 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

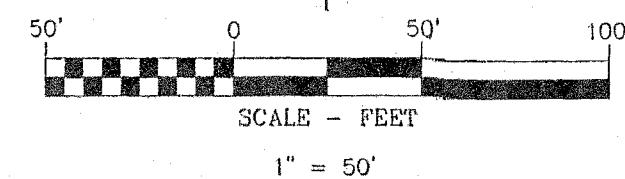
1/4 SEC T. R.
25C 2N., 10E.

MONUMENT NOTE:

REFERENCE MONUMENTS WERE SET AS WITNESS CORNERS TO THE TRUE POSITION, WHICH IS LOCATED IN THE CENTERLINE OF THAT CERTAIN 30.00' PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT, BETWEEN PARCEL 2 AND 3 SO AS NOT TO BE DESTROYED BY PERIODIC ROAD MAINTENANCE.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 PER TERRA SURVEYING, CS. NO. 99067 BETWEEN FOUND MONUMENT POINTS 254-255



SURVEY PERFORMED FOR:
DALE HINMAN
DATE OF MONUMENT: APRIL 1, 2019
PROJECT: 18-07-24 DRAFT: CD
FILE: 180724.DWG LAYOUT TAB: HR COUNTY PP

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

PARTITION PLAT 18-0230

LOCATED IN SW 1/4 OF SECTION 25,
T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 25C TAX LOTS 1000 & 1100

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2019 025
FILED 5/23/2019
BY BL

ORIGINAL LEGAL DESCRIPTION

PARCEL 1: (2N-10E-25C-1000)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO HOOD RIVER COUNTY BY DEED RECORDED JANUARY 3, 1961 IN BOOK 68, PAGE 56, HOOD RIVER COUNTY DEED RECORDS.

EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 00°11'43" WEST, 1327.82 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°24'17" EAST, 296.28 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°42'43" WEST, 593.28 FEET; THENCE SOUTH 37°37'19" EAST, 236.29 FEET; THENCE SOUTH 00°36'50" WEST, 355.19 FEET; THENCE SOUTH 89°28'17" EAST, 141.34 FEET; THENCE NORTH 62°46'43" EAST, 365.55 FEET; THENCE SOUTH 89°28'17" EAST, 85.00 FEET; THENCE NORTH 62°46'43" EAST, 395.36 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°09'15" WEST, 547.39 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°28'17" WEST, 1326.35 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, BACK TO THE POINT OF BEGINNING.

PARCEL 2: (2N-10E-25C-1100)

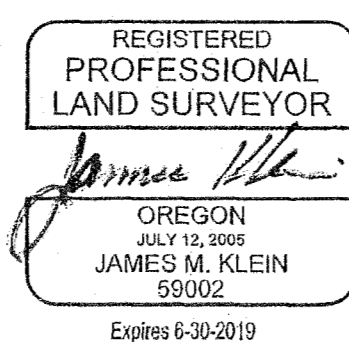
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE SOUTH ALONG THE LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 616 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO GEORGE C. WATKINS BY DEED RECORDED MARCH 16, 1948, IN BOOK 37, PAGE 165, DEED RECORDS HOOD RIVER COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID WATKINS TRACT OF LAND 200 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 616 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LEGAL SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING.

SURVEYORS CERTIFICATE:

I, JAMES M. KLEIN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED IN THE ANNEXED MAP LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "59002LS" WHICH BEARS N00°09'15" 710.30 FEET FROM A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25; THENCE SOUTH 62°46'43" WEST, 395.39 FEET; THENCE NORTH 89°28'17" WEST, 85.00 FEET; THENCE SOUTH 62°46'43" WEST, 365.55 FEET; THENCE NORTH 89°28'17" WEST, 141.34 FEET; THENCE NORTH 00°36'50" EAST, 355.19 FEET; THENCE NORTH 37°37'19" WEST, 236.29 FEET; THENCE NORTH 00°42'43" EAST, 593.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°24'17" EAST, 654.91 FEET, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF SUNDAY DRIVE. THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF SUNDAY DRIVE, AS DESCRIBED IN BARGAIN AND SALE DEED, BOOK 68, PAGE 56, ALONG A CURVE LEFT, A RADIUS OF 119.38 FEET, AN ARC DISTANCE OF 109.39 FEET, A DELTA ANGLE OF 52°30'02", A CHORD WHICH BEARS SOUTH 67°08'47" EAST, A CHORD LENGTH OF 105.60 FEET; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF SUNDAY DRIVE SOUTH 89°24'17" EAST, 285.90 FEET; THENCE NORTH 00°09'22" EAST, 40.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SAID SECTION 25; THENCE SOUTH 89°24'17" EAST, 200.06 FEET; THENCE SOUTH 00°09'22" WEST, 614.34 FEET; THENCE, NORTH 89°50'43" WEST, 200.06 FEET; THENCE SOUTH 00°09'15" EAST, 162.78 FEET BACK TO THE INITIAL POINT.

James M. Klein
JAMES M. KLEIN PLS. 59002



OWNER
DALE HINMAN

SURVEY PERFORMED FOR:
DALE HINMAN
DATE OF MONUMENT: APRIL 1, 2019
PROJECT: 18-07-24 DRAFT, GD
FILE: 180724.DWG LAYOUT TAB: HR COUNTY PP

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

ENCUMBRANCES

KLEIN & ASSOCIATES, INC. HAS RECEIVED AND REVIEWED A PRELIMINARY TITLE REPORT, PREPARED BY COLUMBIA GORGE TITLE COMPANY, DATED APRIL 2, 2019, BEING ORDER NO. 18-0269ED FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTION.

SPECIAL EXCEPTIONS:

10. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.

11. THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE EAST FORK IRRIGATION DISTRICT AND IS SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF.

15. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

FOR: ELECTRIC TRANSMISSION LINE
GRANTED TO: PACIFIC POWER & LIGHT COMPANY
RECORDED: APRIL 13, 1950
BOOK: 42
PAGE: 253
AFFECTS: EXACT LOCATION NOT DISCLOSED AFFECTS TAX LOT 1000

17. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

FOR: RIGHT OF WAY
GRANTED TO: CRYSTAL SPRINGS WATER DISTRICT
RECORDED: FEBRUARY 13, 1962
BOOK: 70
PAGE: 174
AFFECTS: EXACT LOCATION NOT DISCLOSED

22. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

FOR: RIGHT OF WAY
GRANTED TO: HOOD RIVER ELECTRIC COOPERATIVE
RECORDED: APRIL 7, 2008
AS: 200801334
AFFECTS: EXACT LOCATION NOT DISCLOSED AFFECTS TAX LOT 1000

28. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

FOR: RIGHT OF WAY
GRANTED TO: COMMUNICATION ACCESS COOPERATIVE HOLDING ENTERPRISE (CACHE)
RECORDED: APRIL 10, 2017
AS: 201701096
AFFECTS: SEE RECORDED DOCUMENT FOR LOCATION AFFECTS TAX LOT 1000

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES, LAND SURVEYING, FOR DON CLARK, FILED JUNE 14, 1993, AS COUNTY SURVEY NO. 93031.
- R2. SURVEY PERFORMED BY DANNY L. CRON, FOR MILLARD HARTLEY, FILED AUGUST 16, 1978, AS COUNTY SURVEY NO. 78091.
- R3. SURVEY PERFORMED BY TERRA SURVEYING, FOR HINMAN ORCHARDS, FILED AUGUST 24, 1999, AS COUNTY SURVEY NO. 99067.
- R4. SURVEY PERFORMED BY J. S. DIELSCHNEIDER & ASSOC. INC., FOR G. SHITARA, FILED OCTOBER 24, 1985, AS COUNTY SURVEY NO. 85066.
- R5. SURVEY PERFORMED BY STRATTON SURVEYING & MAPPING, PC., FOR US CELLULAR ODELL, FILED MARCH 24, 2008, AS COUNTY SURVEY NO. 2008019.
- R6. SURVEY PERFORMED BY TERRA SURVEYING, FOR HINMAN ORCHARDS, FILED MAY 7, 1987, AS COUNTY SURVEY NO. 87021.
- R7. BOUNDARY LINE ADJUSTMENT SURVEY PERFORMED BY KLEIN AND ASSOCIATES FOR DALE HINMAN, FILED APRIL 10, 2019, AS COUNTY SURVEY NO. 2019022

REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2019-00627
STATUTORY WARRANTY DEED, INSTRUMENT NO. 2014-01830
WARRANTY DEED NO. 963078
BARGAIN AND SALE DEED, BOOK 68, PAGE 56

MAINTENANCE AGREEMENT

A MAINTENANCE AGREEMENT IS HEREBY MADE BETWEEN PARCEL 2 AND PARCEL 3 OF THIS PARTITION PLAT. THE AGREEMENT SHALL RUN ALONG THE NEW 30.00 FOOT SECTION OF THAT PRIVATE, INGRESS, EGRESS AND UTILITY EASEMENT BETWEEN PARCEL 2, AND PARCEL 3 OF THIS PARTITION PLAT. IT IS NECESSARY AND DESIRABLE THAT THE OWNER OF SAID PARCELS MAINTAIN, REPAIR AND FOR ANY ADDITIONAL CONSTRUCTION INVOLVING SAID ROAD. THE OWNERS OF SAID PARCEL 2 AND PARCEL 3 SHALL COST SHARE IN EQUAL PORTIONS FOR SAID MAINTENANCE THEREOF. THE OWNER OF PARCEL 2 AND PARCEL 3, SHALL ON THE FIRST PART OF EVERY YEAR, MEET TO DISCUSS ANY ISSUES RELATED TO SAID ROAD MAINTENANCE FOR THE UPCOMING YEAR AND TO AGREE ON ANY FUTURE MAINTENANCE THEREOF.

SURVEYOR'S NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM 2ND SUPPLEMENTAL TITLE REPORT, PREPARED BY COLUMBIA GORGE TITLE ORDER NO. 18-0269ED, DATED APRIL 2, 2019.

EASEMENT NOTES:

- 1) A NEW 30.00 FOOT PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT OVER THAT PORTION OF PARCEL 2 AND PARCEL 3, AS SHOWN ON SHEET 3 OF 4 OF THIS PLAT, FOR THE BENEFIT OF BOTH PARCEL 2 AND 3.
- 2) A NEW 20.00 FOOT PRIVATE ACCESS EASEMENT FOR FARM USE, FOR THE PURPOSE IN ACCESSING AND TURNING OF FARM EQUIPMENT OVER THAT PORTION OF PARCEL 2, FOR THE BENEFIT OF PARCEL 1. AS SHOWN ON SHEET 3 OF 4 OF THIS PLAT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A PARTITION ON TAX LOT 1000 AND TAX LOT 1100 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 10E 25C. BOTH TAX LOTS ARE DESCRIBED IN 2ND SUPPLEMENTAL PRELIMINARY TITLE REPORT, PREPARED BY COLUMBIA GORGE TITLE, ORDER NO. 18-0269ED, DATED APRIL 2, 2019. SEE LEGAL DESCRIPTION FOR PROPERTY DESCRIPTION.

THE SUBJECT PROPERTY IS LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 10 EAST. THE SOUTHWEST QUARTER OF SECTION 25 WAS ESTABLISHED BY HOLDING THE SECTIONAL BREAKDOWN OF A PREVIOUS PROPERTY LINE ADJUSTMENT PERFORMED BY OUR FIRM, FILED AS COUNTY SURVEY 2019022. THE EXTERIOR BOUNDARY OF TAX LOT 1100 WAS ESTABLISHED BY HOLDING AS FOLLOWS: THE WEST LINE WAS ESTABLISHED BY HOLDING PLAT DISTANCE OF 616.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER. THE EAST LINE WAS ESTABLISHED BY HOLDING PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER THROUGH A RECOVERED 5/8" REBAR LOCATED NEAR THE SOUTH RIGHT-OF-WAY OF SUNDAY DRIVE. THE NORTH LINE WAS ESTABLISHED BY HOLDING THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER FROM AFORESAID NORTHWEST CORNER TO THE INTERSECTION WITH THE AFOREMENTIONED EAST LINE. THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE COMPUTED BEARING FROM PER THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 37, PAGE 165.



SHEET 4 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
25C 2N. 10E.

CS# 2019 025