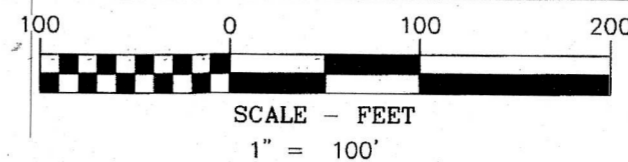


NARRATIVE

THE PURPOSE OF THIS PLAT IS TO PARTITION TAX LOT 100 INTO TWO SEPARATE TAX LOTS AS SHOWN. THE NORTH PROPERTY LINE WAS ESTABLISHED BY HOLDING THE TIED POSITION OF TWO BRASS CAPS, ONE LOCATED AT THE NORTHWEST CORNER, THE OTHER LOCATED AT THE NORTH QUARTER CORNER OF SECTION 26. THE EAST PROPERTY LINE WAS ESTABLISHED BY HOLDING THE TIED POSITION OF A BRASS CAP, LOCATED AT THE NORTH QUARTER CORNER OF SECTION 26 AND THE COMPUTED POSITION OF THE CENTER OF SECTION, AS ESTABLISHED PER COUNTY SURVEY NO. 7203. THE SOUTH PROPERTY LINE WAS ESTABLISHED BY HOLDING THE EASTERLY AND WESTERLY EXTENSION FROM A LINE BETWEEN TWO RECOVERED 5/8" REBAR WITH ALUMINUM CAPS, BEING POINTS 266 AND 267. THE WESTERLY EXTENSION FROM POINT 266, WAS COMPUTED TO THE COMPUTED LINE DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED IN INSTRUMENT NO. 200648404. A BOUNDARY LINE AGREEMENTS ALONG THE WEST PROPERTY LINE OF THE SUBJECT TRACT WAS RECORDED TO RECTIFY BOUNDARY DISCREPANCIES, AND TO IDENTIFY THEIR COMMON BOUNDARY LINES, ALONG WITH ADDRESSING THE VARIATIONS BETWEEN THE VARIOUS SURVEYS. THE WEST PROPERTY LINE WAS ESTABLISHED AS FOLLOWS: THE COMPUTED POSITION OF THE EAST LINE OF ANNA ACRES ESTATES, AS ESTABLISHED IN COUNTY SURVEY NO. 2006094 WAS ACCEPTED, ALONG WITH THE EAST LINE OF HOLLY MEADOWS PER RECOVERED MONUMENTS. THE MOST NORTHERLY WEST LINE WAS ESTABLISHED AS PER COUNTY SURVEY NO. 2006094.

PARTITION PLAT

LOCATED IN
NW 1/4 SECTION 26, T.2N., R10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 26BA TAX LOT 100



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 26.

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C.C. CORNER CARD
- C COMPUTED DISTANCE
- EASEMENT
- AP AERIAL POWER LINE
- ☉ POWER POLE
- S SEWER LINE
- Ⓢ SEWER MANHOLE

MONUMENT INFORMATION

- (256) FOUND 3" BRASS CAP IN MONUMENT CASE NORTH QUARTER CORNER SECTION 26; HELD
- (258) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST LS 2393"; PER CS. NO. 2006094; HELD
- (259) (269) (270) (271) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST LS 2393"; PER HOLLY MEADOWS SUBDIVISION, CS. NO. 2006104; HELD
- (266) FOUND 5/8" IRON ROD WITH A.C. STAMPED "NEWTON"; PER CS. NO. 7203; HELD FOR LINE
- (267) FOUND 5/8" IRON ROD WITH A.C. STAMPED "NEWTON"; PER CS. NO. 7203; HELD
- (272) FOUND 5/8" IRON ROD; PER ANNA ACRES ESTATES SUBDIVISION, CS. NO. 2002068; HELD

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY NEWTON SURVEYING CO. FOR KEN FOSTER, COUNTY SURVEY NO. 7203, FILED JANUARY 17, 1972
- R2. SURVEY PERFORMED BY WYEAST SURVEYS FOR HRV GROUP, INC., COUNTY SURVEY NO. 2006-094, FILED OCTOBER 27, 2006
- R3. HOLLY MEADOWS SUBDIVISION PERFORMED BY WYEAST SURVEYS, COUNTY SURVEY NO. 2006-104, FILED NOVEMBER 27, 2006
- R4. SURVEY PERFORMED BY DEILSCHNEIDER ASSOCIATES INC., FOR DAVID H. PEYTON, COUNTY SURVEY NO. 77020, FILED MARCH 7, 1977
- R5. ANNA ACRES ESTATES SUBDIVISION, PERFORMED BY TERRA SURVEYING FOR HOUSING FOR PEOPLE, INC., COUNTY SURVEY NO. 2002-068, FILED OCTOBER 31, 2002
- R6. McCORMICK SUBDIVISION, PERFORMED BY D.L.C. SURVEYING, FOR ROBERT HANEL, COUNTY SURVEY NO. 91072, FILED OCTOBER 28, 1991

REFERENCED DEEDS

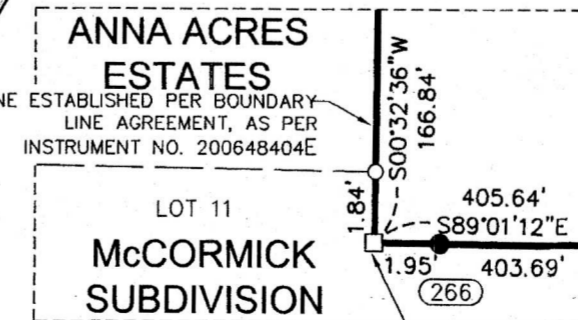
PERSONAL REPRESENTATIVE'S DEED 2010-03732
RIGHT-OF-WAY EASEMENTS INSTRUMENT NO. 810761
SEWER EASEMENT INSTRUMENT NO. 841138
MUTUAL AGREEMENT INSTRUMENT NO. 20064840
DEED BOOK 73, PAGE 591

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, BEING FIRST AND 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 A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°26'51" WEST, 1315.96 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER; THENCE NORTH 89°01'12" WEST, 20.00 FEET TO A 5/8" REBAR WITH AN ALUMINUM CAP; THENCE CONTINUING NORTH 89°01'12" WEST, 403.69 FEET TO A 5/8" REBAR WITH AN ALUMINUM CAP; THENCE CONTINUING NORTH 89°01'12" WEST, 1.95 FEET TO AN ANGLE POINT ON THE NORTH LINE OF LOT 11, McCORMICK SUBDIVISION; THENCE NORTH 00°32'36" EAST, 182.25 FEET TO A POINT, TO THE SOUTHEAST CORNER OF THE PUBLIC OPEN SPACE PLAYGROUND TRACT, ALSO BEING THE SOUTHERLY POINT OF THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED IN INSTRUMENT NO. 200648404; THENCE NORTH 00°32'36" EAST, 165.00 FEET TO THE NORTHEAST CORNER OF THE PUBLIC OPEN SPACE PLAYGROUND TRACT; THENCE NORTH 00°34'13" EAST, 625.14 FEET; THENCE NORTH 00°26'44" EAST, 523.96 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER; THENCE SOUTH 89°01'16" EAST, 424.04 FEET, BACK THE POINT OF BEGINNING

James M. Klein
JAMES M. KLEIN PLS. 59002



DETAIL

CORNER NOT SET;
FALLS IN POWER POLE
1" = 5'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2021



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. 2019 051

FILED 12/31/2019

BY BL

PARTITION PLAT NO. 201913P

INSTRUMENT RECEIVED ON THE 18th DAY
OF DECEMBER 2019 11:22 A.M.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

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.

[Signature] 12/20/2019
ELLIOT K. SAKAMOTO DATE

[Signature] 12/12/2019
LESLIE YASUI DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON 12/12 2019, BY THE ABOVE SIGNED

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 946692

MY COMMISSION EXPIRES January 24, 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 18th DAY OF DECEMBER 2019.

[Signature]
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF
THIS 18th DAY OF DECEMBER 2019.

[Signature]
HOOD RIVER COUNTY PLANNING DIRECTOR

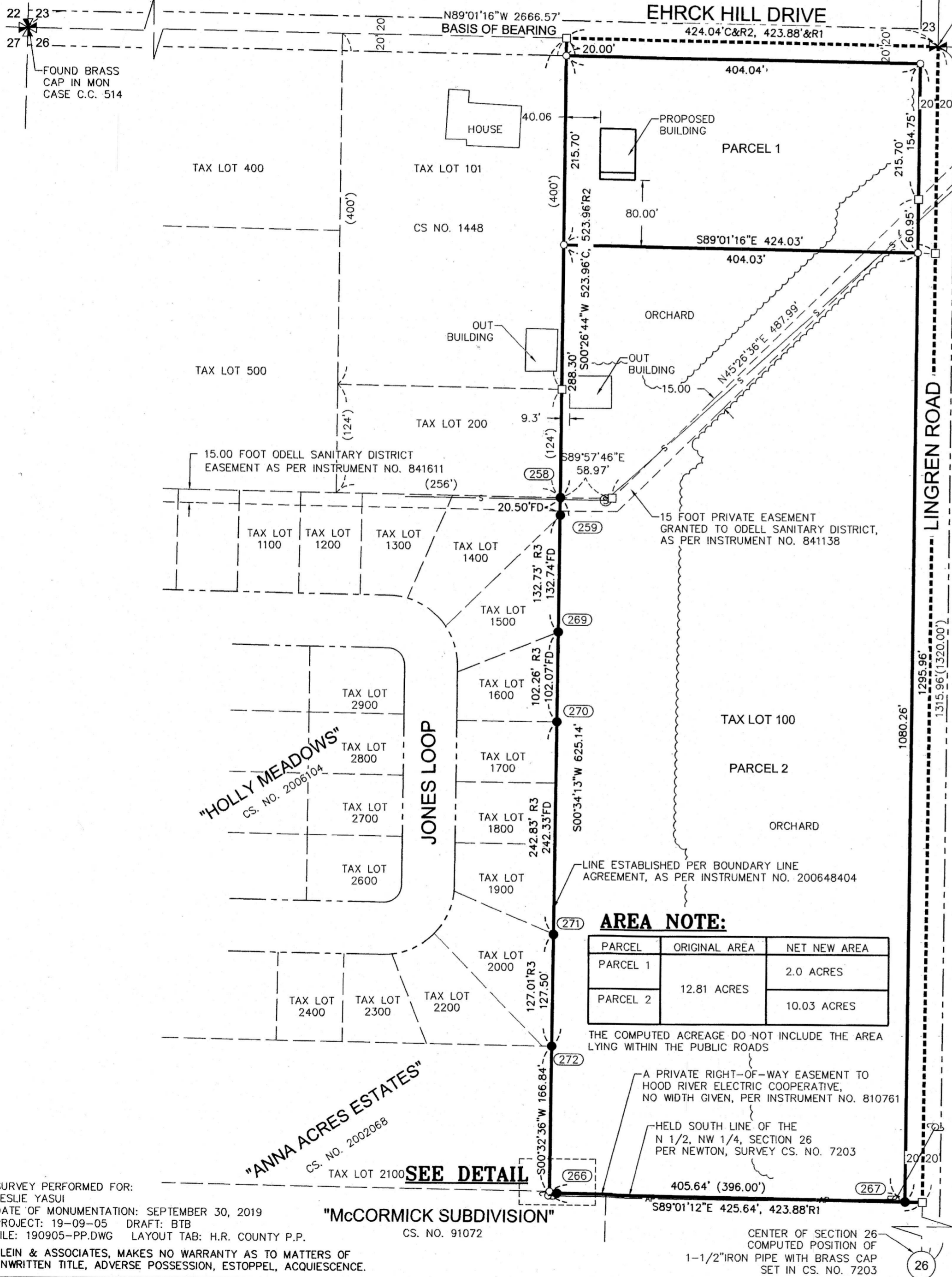
OWNER

LESLIE YASUI
&
ELLIOT K. SAKAMOTO

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
26	2N.	10E.	

CS# 2019 051



AREA NOTE:

PARCEL	ORIGINAL AREA	NET NEW AREA
PARCEL 1		2.0 ACRES
PARCEL 2	12.81 ACRES	10.03 ACRES

THE COMPUTED ACREAGE DO NOT INCLUDE THE AREA
LYING WITHIN THE PUBLIC ROADS

A PRIVATE RIGHT-OF-WAY EASEMENT TO
HOOD RIVER ELECTRIC COOPERATIVE,
NO WIDTH GIVEN, PER INSTRUMENT NO. 810761

HELD SOUTH LINE OF THE
N 1/2, NW 1/4, SECTION 26
PER NEWTON, SURVEY CS. NO. 7203

CENTER OF SECTION 26
COMPUTED POSITION OF
1-1/2" IRON PIPE WITH BRASS CAP
SET IN CS. NO. 7203

SURVEY PERFORMED FOR:
LESLIE YASUI
DATE OF MONUMENTATION: SEPTEMBER 30, 2019
PROJECT: 19-09-05 DRAFT: BTB
FILE: 190905-PP.DWG LAYOUT TAB: H.R. COUNTY P.P.

"McCORMICK SUBDIVISION"
CS. NO. 91072

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