

PARTITION PLAT

LOCATED IN SW 1/4 OF THE SE 1/4
SECTION 22, T. 2N., R. 10E., W.M.,
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 22DC TAX LOT 1600

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1600 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 10E 22DC INTO TWO SEPARATE PARCELS AS SHOWN. SAID PROPERTY IS DESCRIBED IN THAT CERTAIN DEED OF TRUST, RECORDED IN INSTRUMENT NO. 2015-02585, HOOD RIVER COUNTY RECORDS.

I HELD MONUMENTS AT THE SOUTH 1/4 CORNER AND THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22. A PREVIOUS SURVEY, PERFORMED BY OUR FIRM, FILED AS COUNTY SURVEY NO. 2018-046, ESTABLISHED THE NORTH LINE OF SAID PROPERTY. MONUMENTS WERE RECOVERED AND HELD ALONG THE EAST LINE OF TAX LOT 1600, AS ESTABLISHED BY DLC SURVEYING, FILED AS COUNTY SURVEY NO. 89073. THE WEST LINE WAS ESTABLISHED BY HOLDING A 5/8" REBAR WITH ORANGE PLASTIC CAP, SET BY COLUMBIA RIVER SURVEYING AND MAPPING, FILED AS COUNTY SURVEY 2007-121, LOCATED AT THE NORTHWEST CORNER OF TAX LOT 1600 AND THE COMPUTED POSITION OF THE SOUTHEAST CORNER OF TAX LOT 1000 AS ESTABLISHED BY WYEAST SURVEY, FILED IN COUNTY SURVEY 2007-047. THE SOUTH LINE WAS ESTABLISHED BY HOLDING 390.00 NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER, SECTION 22. NEW MONUMENTS WERE THEN SET ALONG THE SOUTH PROPERTY LINES AND THE COMMON LINE BETWEEN PARCEL 1 AND 2 OF THIS PLAT.

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC., FOR MICHAEL AND JOAN BENEDICT, FILED SEPTEMBER 13, 2018, CS. NO. 2018-046
- R2. PROPERTY LINE ADJUSTMENT PERFORMED BY KLEIN AND ASSOCIATES, INC., FOR MICHAEL BENEDICT, FILED SEPTEMBER 1, 2011, CS. NO. 2011-032
- R3. PROPERTY LINE ADJUSTMENT PERFORMED BY COLUMBIA RIVER SURVEYING AND MAPPING FOR JAMES LOOMIS, FILED DECEMBER 10, 2007, CS. NO. 2007-121
- R4. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC., FOR DEVON & TIA WELLS, FILED FEB. 17, 2006, CS. NO. 2006-013
- R5. SURVEY PERFORMED BY DLC SURVEYING, FOR MIKE ISSEL AND AL PACE, FILED AUG. 22, 1994, CS. NO. 94079
- R6. SURVEY PERFORMED BY DLC SURVEYING, FOR JACK FORTNER, FILED JUNE 29, 1989, CS. NO. 89073
- R7. SURVEY PERFORMED BY WYEAST SURVEYS, FOR CHAD BEAM, FILED APRIL 26, 2007, CS. NO. 2007-047

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 11, 2019, BY DANIEL HERNANDEZ
Daniel Hernandez
NOTARY SIGNATURE
Roxann R Cochran
NOTARY PUBLIC-(NAME)
STATE OF Oregon
COUNTY OF Hood River
COMMISSION NO. 953649
MY COMMISSION EXPIRES August 17, 2020

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 11, 2019, BY SAUL HERNANDEZ AND OLIVIA CARRILLO, HUSBAND AND WIFE.
Saul Hernandez
NOTARY SIGNATURE
Roxann R Cochran
NOTARY PUBLIC-(NAME)
STATE OF Oregon
COUNTY OF Hood River
COMMISSION NO. 953649
MY COMMISSION EXPIRES August 17, 2020

EASEMENT NOTES:

TERMS, PROVISIONS AND CONDITIONS, CONTAINED IN APPURTENANT EASEMENT RECORDED MAY 15, 2007 IN INSTRUMENT NO. 200702193
EASEMENT INCLUDING THE TERMS AND PROVISIONS GRANTED TO EAST FORK IRRIGATION DISTRICT, RECORDED APRIL 28, 2015 IN INSTRUMENT NO. 201501326

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/25/2019, BY KAREN J. CLARK
Chelsie Bardin
NOTARY SIGNATURE
Chelsie Bardin
NOTARY PUBLIC-(NAME)
STATE OF Idaho
COUNTY OF Ada
COMMISSION NO. 9/4/24 20181680
MY COMMISSION EXPIRES 9/4/24 September-04-2024

LEGEND

- SET 5/8" X 30" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED (KA OR59002 WA42690)
 - FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP INSCRIBED (CROSS P.L.S. 60051) CS. NO. 2007-121 (VISITED AUG. 2018)
 - ⊗ FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP INSCRIBED (DLC P.L.S. 1028) CS. NO. 89073
 - FOUND BRASS DISK IN MONUMENT CASE (VISITED 2011)
 - FOUND 5/8" X 30" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED (KA OR59002 WA42690) CS. NO. 2018-046
 - COMPUTED ANGLE POINT, NOT MONUMENTED
- CS. NO. COUNTY SURVEY NO.
(XXX) DEED DISTANCE
C.C. CORNER CARD
FCE FENCE LINE

ROAD MAINTENANCE

IN ACCORDANCE WITH ORS 105.170 TO 185, ALL CURRENT AND FUTURE USERS OF THE PUBLIC EASEMENT SHALL SHARE IN ITS MAINTENANCE.

OWNER

SAUL HERNANDEZ,
OLIVIA CARRILLO AND
DANIEL HERNANDEZ



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.
22DC 2N. 10E.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2020 002
FILED 1/9/2020
BY BC

PARTITION PLAT NO. 202001P

INSTRUMENT RECEIVED ON THE 8th DAY OF JANUARY, 2019 2020 AT 10:37 AM
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

REGISTERED PROFESSIONAL LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2019

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

AND BY THIS PLAT DEDICATE THE VARIOUS WIDTH ROAD NAMED BLUE BERRY DRIVE AS SHOWN HEREON TO THE PUBLIC.
Saul Hernandez 11-15-19
SAUL HERNANDEZ DATE
Olivia Carrillo 11-15-19
OLIVIA CARRILLO DATE
Daniel Hernandez 11-15-19
DANIEL HERNANDEZ DATE

DECLARATION

I KAREN J. CLARK AS BENEFICIARY OF THAT TRUST DEED, RECORDED JULY 23, 2015 AS DOCUMENT NUMBER 2015-02585, HOOD RIVER COUNTY DEED RECORDS, HEREBY CONSENT TO THIS PLAT DECLARATION AND THE PUBLIC DEDICATION HEREON.
Karen J. Clark 11-25-19
KAREN J. CLARK DATE

APPROVALS

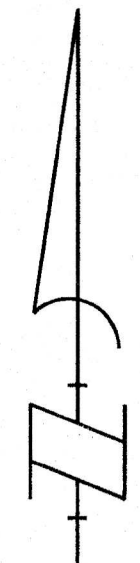
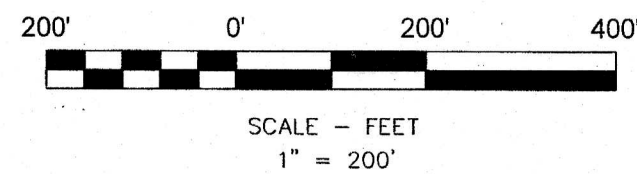
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.
Montina Ruffin
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 5th DAY OF DECEMBER, 2019.
James M. Klein
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 18th DAY OF DECEMBER, 2019.
W.D. Walker
HOOD RIVER COUNTY PLANNING DIRECTOR
FILE NO. #15-0078

CS# 2020 002

BASIS OF BEARING

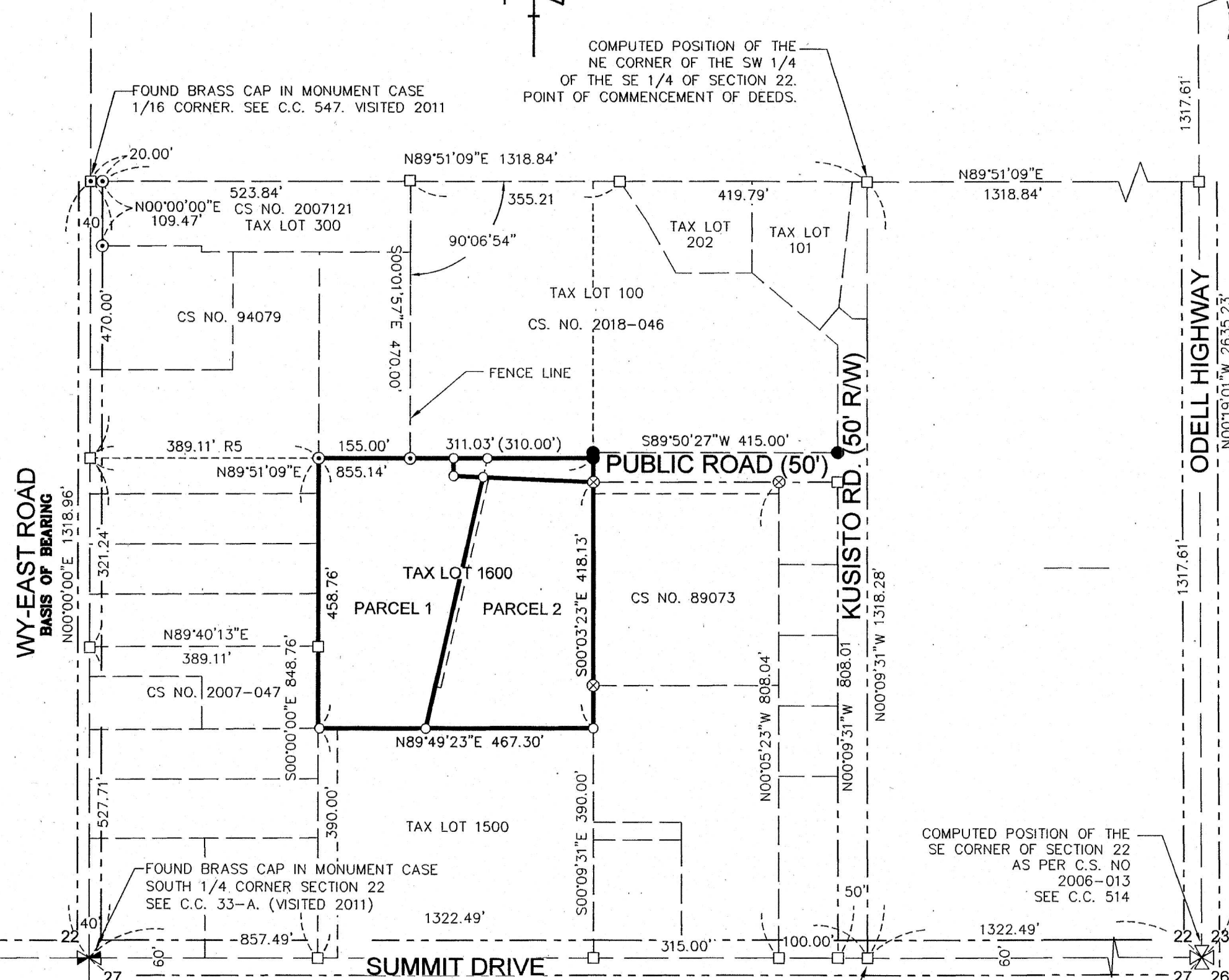
COUNTY SURVEY NO. 2011-032, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 SECTION 22



COMPUTED POSITION EAST 1/4 CORNER SECTION 22 AS PER CS. NO. 2007-121 SEE C.C. 1004

COMPUTED POSITION OF THE NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22. POINT OF COMMENCEMENT OF DEEDS.

COMPUTED POSITION OF THE SE CORNER OF SECTION 22 AS PER C.S. NO. 2006-013 SEE C.C. 514



SURVEYORS CERTIFICATE

I, JAMES M. KLEIN, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED HEREIN AND MARKED WITH LEGAL MONUMENTS ACCORDING TO ORS CHAPTER 92, A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER AND STATE OF OREGON, WHICH POINT IS 465 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, AND WHICH POINT IS THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LYLE W. JACKSON ET UX, UNDER CONTRACT OF SALE RECORDED OCTOBER 21, 1968, MICROFILM NO 681365, DEED RECORDS HOOD RIVER COUNTY; THENCE NORTH 00°09'31" WEST, 390.00 FEET ALONG THE EAST LINE OF SAID LYLE JACKSON TRACT, BEING PARALLEL WITH AND 465.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO THE NORTHEAST CORNER OF SAID LYLE JACKSON TRACT OF LAND, BEING A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "KA OR5902LS WA42690LS AND THE INITIAL POINT OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 00°03'23" WEST, 418.13 FEET TO A 1/2" REBAR WITH YELLOW PLASTIC CAP LOCATED ON THE SOUTH LINE OF A 50 FOOT UN-NAMED ROAD; THENCE NORTH 01°13'03" WEST, 40.39 FEET ALONG THE WEST LINE OF SAID 50 FOOT UN-NAMED ROAD TO A POINT THAT IS 470 FEET SOUTH OF, AND MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°51'09" WEST, 466.03 FEET PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, BEING ALONG THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO MAMIE I. LEWIS, BY CORRECTION DEED RECORDED JANUARY 20, 1972, FILM NO. 720105, DEED RECORDS OF HOOD RIVER COUNTY, TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO IRA MCKISSON ET UX, BY DEED, RECORDED MAY 3, 1957, IN BOOK 59, PAGE 574, DEED RECORDS HOOD RIVER COUNTY; THENCE SOUTH 00°00'00" WEST, 458.76 FEET ALONG THE EAST LINE OF SAID MCKISSON TRACT, TO THE NORTHWEST CORNER OF THE AFORESAID LYLE JACKSON TRACT; THENCE NORTH 89°49'23" EAST ALONG THE NORTH LINE OF SAID LYLE JACKSON TRACT OF LAND 467.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

James M. Klein
JAMES M. KLEIN PLS. 59002

SURVEY PERFORMED FOR:
DANIEL HERNANDEZ
DATE OF MONUMENT: NOVEMBER 16, 2018
PROJECT: 18-10-11 DRAFT: TA, GD
FILE: 181011.DWG LAYOUT TAB: H.R.C. P.P.

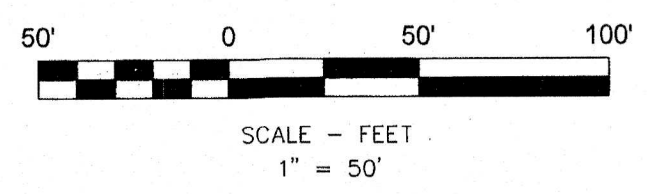
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

PARTITION PLAT

LOCATED IN SW 1/4 OF THE SE 1/4 SECTION 22, T. 2N., R. 10E., W.M., HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 22DC TAX LOT 1600

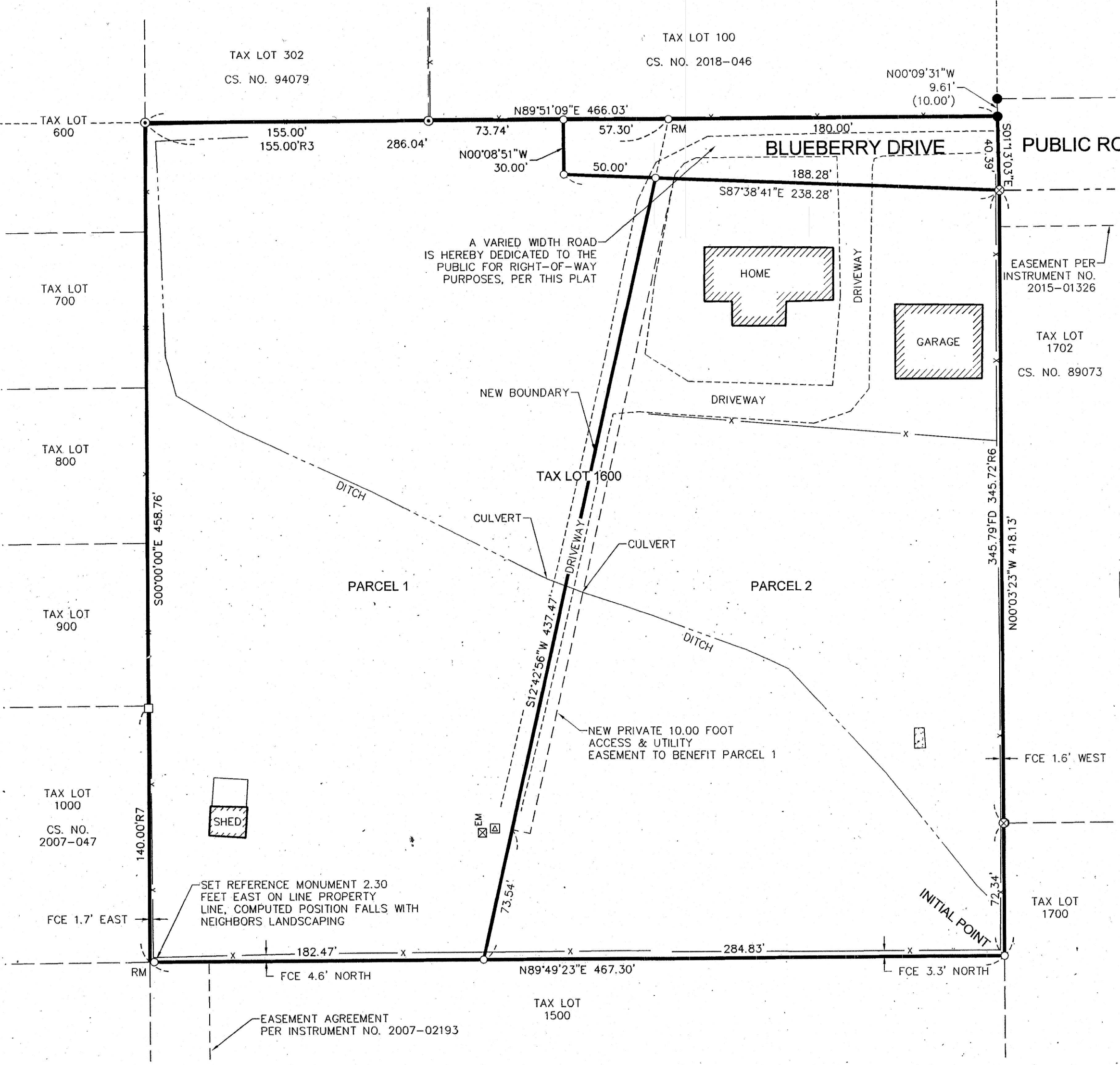
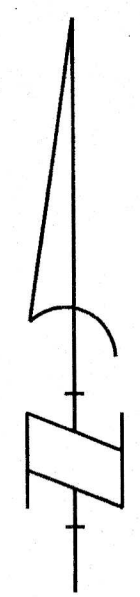
HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2020 002
FILED 1/9/2020
BY BZ



BASIS OF BEARING

COUNTY SURVEY NO. 2011-032, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 SECTION 22



LEGEND

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 - COMPUTED ANGLE POINT, NOT MONUMENTED
- CS. NO. COUNTY SURVEY NO.
(XXX) DEED DISTANCE
C.C. CORNER CARD
FCE FENCE LINE
— PROPERTY LINE
—x— FENCE LINE
— CENTERLINE OF DITCH
- - - EDGE OF GRAVEL
- - - RIGHT OF WAY
- - - EASEMENT
▨ BUILDING
⊠^{EM} ELECTRIC METER
⊠ ELECTRIC TRANSFORMER

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REFERENCED DEEDS

STATUTORY WARRANTY DEED, RECORDED JULY 23, 2015 IN INSTRUMENT NO. 201502584

EASEMENT NOTES:

TERMS, PROVISIONS AND CONDITIONS, CONTAINED IN APPURTENANT EASEMENT RECORDED MAY 15, 2007 IN INSTRUMENT NO. 200702193

EASEMENT INCLUDING THE TERMS AND PROVISIONS GRANTED TO EAST FORK IRRIGATION DISTRICT, RECORDED APRIL 28, 2015 IN INSTRUMENT NO. 201501326

STATUTORY WARRANTY DEED, RECORDED JULY 23, 2015 IN INSTRUMENT NO. 201502585

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	4.90 AC.	2.42 AC.
PARCEL 2		2.30 AC.

THE AREA DOES NOT INCLUDE THAT PORTION LYING WITHIN BLUEBERRY DRIVE



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REGISTERED PROFESSIONAL LAND SURVEYOR

James M. Klein

OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2019

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

22DC 2N. 10E.

OWNER
SAUL HERNANDEZ,
OLIVIA CARRILLO AND
DANIEL HERNANDEZ

SURVEY PERFORMED FOR:
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