

PARTITION PLAT

SURVEY LOCATED IN
THE NE 1/4 OF THE NE 1/4 SECTION 28, T.2N., R.10E., W.M.
HOOD RIVER COUNTY, OREGON

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2020 025

FILED 6/11/2020

BY BU

PARTITION PLAT NO. 202008P

INSTRUMENT RECEIVED ON THE 11th DAY
OF JUNE, 2020 3:03 AT P.M.

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.
FURTHERMORE, WE GRANT A 10.00 FOOT WIDE
IRRIGATION EASEMENT ACROSS PARCEL 1 FOR THE
BENEFIT OF PARCEL 2 OF THIS PLAT AS SHOWN.

Joseph William Sheirbon 5/15/20
DATE
Diana Kay Sheirbon 5/15/20
DATE
DIANA KAY SHEIRBON DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON 5/15/20 2020, BY THE ABOVE SIGNED

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

STATE OF Oregon
COUNTY OF Hood River
COMMISSION NO. 953619
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.

Montana Ruff
HOOD RIVER COUNTY DIRECTOR
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF
THIS 27th DAY OF MAY, 2020.

Blair
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF
THIS 2nd DAY OF JUNE, 2020.

W.D. Walker
HOOD RIVER COUNTY PLANNING DIRECTOR
FILE #20-0044

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 75 X 100 FOOT
PARCEL (PARCEL 2) ALONG THE EAST LINE OF TAX LOT 300.
THE BOUNDARIES OF TAX LOT 300 ARE DESCRIBED IN WARRANTY
DEED, RECORDED AS INSTRUMENT NO. 20015285.
THE EAST LINE OF TAX LOT 300 WAS ESTABLISHED BY HOLDING THE
NORTHEAST CORNER OF SECTION 28, AND THE NORTH 1/16 CORNER
OF SECTION 28. THE NORTH LINE OF THE TAX LOT 300 WAS
ESTABLISHED BY USING THE AFOREMENTIONED NORTHEAST CORNER OF
SECTION 28, AND THE NORTH 1/4 CORNER OF SECTION 28. THE
WEST LINE OF TAX LOT 300 WAS ESTABLISHED BY HOLDING THE DEED
DISTANCE ALONG THE NORTH SECTION LINE AND A FOUND 3/4" IRON
PIPE AS SET IN CS# 0557. THE SOUTH LINE WAS ESTABLISHED BY
HOLDING AFOREMENTIONED IRON PIPE AND THE NORTH 1/16. THE
SUBJECT PARCEL'S DEED EXCEPTS THAT PORTION LYING SOUTH OF
THE SOUTH RIGHT OF WAY LINE OF THE MT. HOOD RAILROAD,
HOWEVER IN MARCH OF 1909 A 60 FOOT STRIP OF LAND WAS
CONVEYED TO THE MT. HOOD RAILROAD COMPANY BY WARRANTY
DEED, BOOK G, PAGE 374. THE RAILROAD STRIP WAS ESTABLISHED BY
SURVEYING THE EXISTING CENTERLINE OF MT. HOOD RAILROADS
TRACKS. THE SUBJECT PROPERTY ALSO EXCEPTS A PORTION OF LAND
BEING 243.50 FEET BY 596.50 FEET. THE NORTH SIDE OF THE SAID
243.50 FEET LAND WAS COMPUTED PER RECORD FROM THE SECTION
CORNER, THE SOUTH SIDE OF THE 243.50 FOUND 3/4" IRON PIPES
WERE FOUND AND HELD AS SET IN SURVEY NO. 0557.

SEE THE FACE OF THIS SURVEY FOR FURTHER DETAIL.

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
BOUNDARY BEING DESCRIBED AS A PORTION OF THE NORTHEAST
QUARTER OF SECTION 28, TOWNSHIP 2 NORTH RANGE 10 EAST OF
THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28;
THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 495.00 FEET
TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH
00'42'25" WEST, 30.00 FEET TO A 5/8" X 30" REBAR WITH A 1 1/4"
RED PLASTIC CAP STAMPED "KA OR58608 WA 44349", SAID POINT
BEING THE INITIAL POINT; THENCE SOUTH 00'42'25" WEST, 1050.26
FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE MOUNT
HOOD RAIL ROAD LAND; THENCE SOUTH 45'54'55" EAST, 346.28
FEET, ALONG THE NORTHEASTERLY MT. HOOD RAILROAD
RIGHT-OF-WAY TO A 5/8" X 30" REBAR WITH A 1 1/4" RED PLASTIC
CAP STAMPED "KA OR58608 WA 44349"; THENCE SOUTH 89'06'38"
EAST, 246.63 FEET TO THE 1/16TH CORNER BEING A BRASS DISK
STAMPED N-1/16; THENCE NORTH 00'33'47" EAST, 723.03 FEET TO
A POINT; THENCE NORTH 89'30'51" WEST, 242.77 FEET TO A 3/4"
IRON PIPE; THENCE NORTH 00'29'34" EAST, 597.21 FEET TO A POINT
ON THE NORTH LINE OF SAID SECTION 28, SAID POINT BEARS NORTH
89'23'28" WEST, 243.50 FEET FROM THE NORTHEAST CORNER OF
SECTION 28; THENCE NORTH 89'23'28" WEST ALONG THE NORTH LINE
OF SAID SECTION 28, 251.50 FEET BACK TO THE POINT OF
BEGINNING.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PLS. 58608

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY MART C. PERKINS FOR M. HORNER,
COUNTY SURVEY NO. 0557. DATED 4/23/1960.
- R2. SURVEY PERFORMED BY DLC SURVEYING FOR PETER SLEGERS,
COUNTY SURVEY NO. 1982025. FILED 12/02/1982.
- R3. SURVEY PERFORMED BY TENNESON ENG. FOR E.L. LEWIS,
COUNTY SURVEY NO. 1973021. FILED 7/27/1973.

FOUND MONUMENT INFORMATION

- (250) BRASS DISK STAMPED "HOOD RIVER COUNTY" IN MON CASE;
1.2" BELOW GRADE; PER CS 1973021; HELD, CC513
- (251) 1.5" IRON PIPE; FLUSH WITH GRADE; PER CS 1973021; HELD
CC524
- (252) BRASS DISK STAMPED "HOOD RIVER COUNTY"; 0.8" BELOW
GRADE; PER CS 1973021; HELD, CC554
- (253) 3/4" IRON PIPE; BENT; 0.4' BELOW GRADE; PER CS 0557,
HELD
- (254) 3/4" IRON PIPE; 0.4' BELOW GRADE; PER CS 0557,
HELD FOR LINE, (FOUND 0.48 FEET EAST OF COMPUTED
CORNER)
- (255) 3/4" IRON PIPE; FLUSH WITH GRADE; PER CS 0557
NOT HELD
- (256) BRASS DISK STAMPED "N 1/16" IN MON CASE; HELD CC555
- (257) 3/4" IRON PIPE; 0.6" BELOW GRADE; PER CS 0557, HELD
SEE NOTE ON FACE OF SURVEY.

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
- RM REFERENCE MONUMENT
- CS SURVEY NUMBER, HOOD RIVER COUNTY SURVEYS
- CC HOOD RIVER COUNTY CORNER CARD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (XXX) DEED DISTANCE

EASEMENT NOTES:

CRYSTAL SPRINGS WATER DISTRICT BOOK 29,
PAGE 511. LOCATION IS NOT SPECIFIED, NOT
SHOWN, PUBLIC

JOHN R. CURTIS, ET UX AND THOMAS L. LOE, ET
UX. BOOK 67, PAGE 354. COLD SPRINGS WATER
ASSOCIATION WATER LINE, LIES WITHIN RIGHT OF
WAY OF LIPPMAN ROAD, NOT SHOWN, PRIVATE

ODELL SANITARY DISTRICT, SANITARY LINE,
INSTRUMENT NO. 960179, AS SHOWN, PUBLIC

NOTE 1:
THE 10 FOOT WIDE SANITARY SEWER EASEMENT
WAS DETERMINED AS FOLLOWS:

THE SANITARY SEWER LINE WAS LOCATED PER
ODELL SANITARY DISTRICTS LOCATE PAINT AND IS
APPROXIMATE, BASED ON LOCATE PAINT.

PER INSTRUMENT NO. 960179 "THE EASEMENT
SHALL RUN IN THE PRESENT LOCATION OF THE
EXISTING PIPELINE, AND FIVE FEET ON EACH SIDE
THERE OF."

EASEMENT PER THIS PLAT

A 10.00 FOOT WIDE IRRIGATION EASEMENT IS
GRANTED TO PARCEL 2 ACROSS PARCEL 1 OF
THIS PLAT FOR THE USE OF AN IRRIGATION LINE
TO A PUMP HOUSE.

REFERENCED DEEDS

WARRANTY DEED, INSTRUMENT NO. 20015285
WARRANTY DEED, BOOK G, PAGE 374
WARRANTY DEED, BOOK 29, PAGE 511



Klein & Associates, Inc.
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

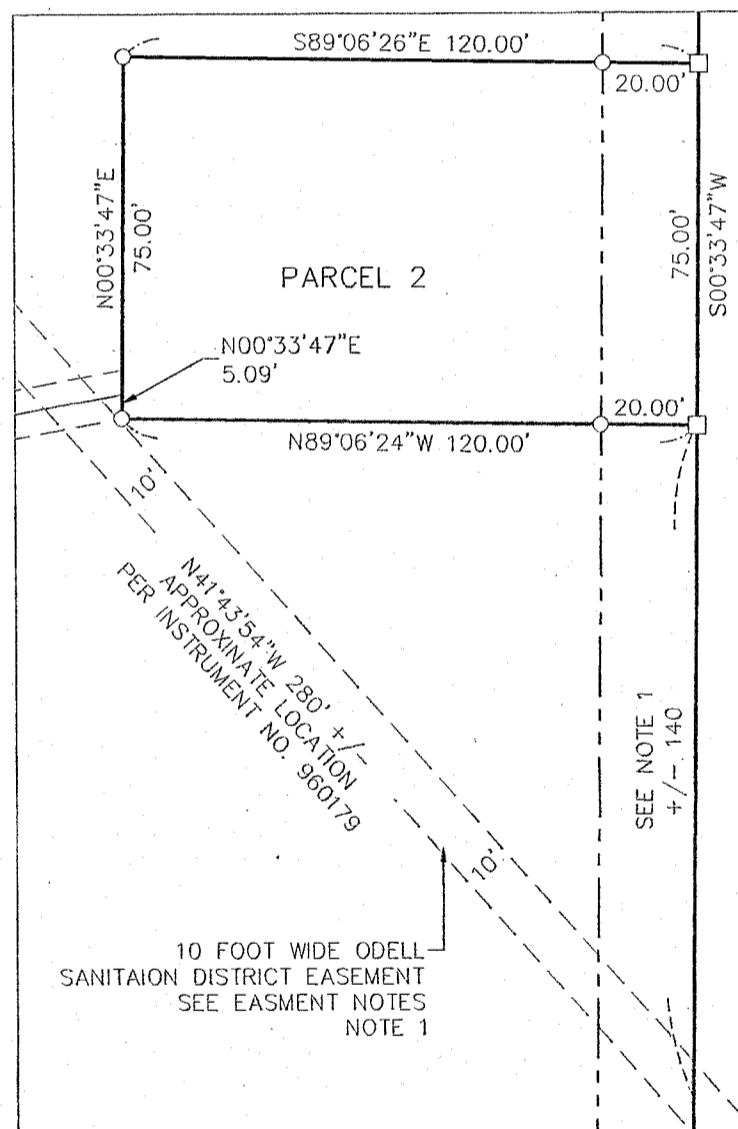
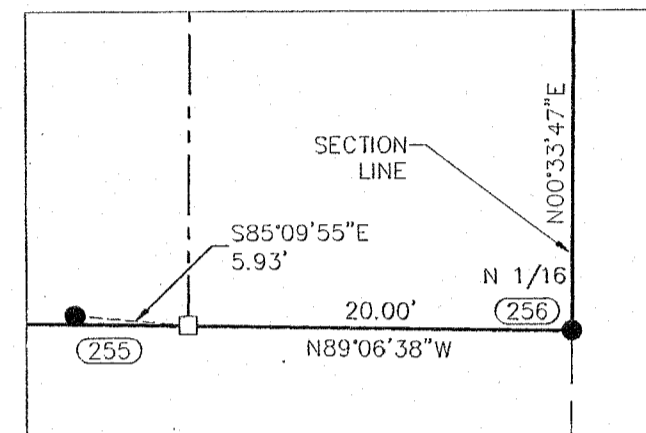
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2020

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
<input checked="" type="checkbox"/>	28	2N. 10E.
<input type="checkbox"/>		

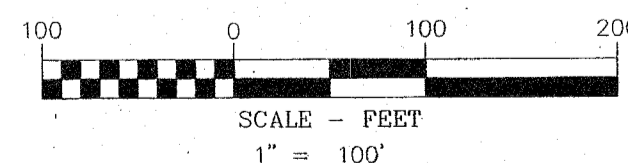
AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
1	479,877 SQ. FT. 11.01 AC.	470,877 SQ. FT. 10.81 AC.
2		9,000 SQ. FT. 0.21 AC.



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN NE CORNER
SECTION 28 & EAST 1/4 CORNER SECTION 28



OWNER
JOSEPH AND
DIANA SHEIRBON

SURVEY PERFORMED FOR:
JOSEPH SHEIRBON
DATE OF MONUMENTATION: DECEMBER 18, 2017
PROJECT: 17-01-10 DRAFT: BTB
FILE: 170110PP.DWG LAYOUT TAB: H.R. CITY P.P.

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

THIS IRON IRON PIPE
IS BEING HELD IN THIS SURVEY
BECAUSE OF ITS LONG STANDING
LOCATION, MR. JOSEPH SHEIRBON
HAS KNOWN OF THIS MONUMENT SINCE
THE 1970'S AND HAS RELIED ON IT
SINCE THE 1970'S AS A PROPERTY
CONTROLLING CORNER.

CS# 2020 025