

PARTITION PLAT

PARCEL 1 OF PARTITION PLAT NO. 201806P
 LOCATED IN THE SW 1/4, SW 1/4 SECTION 3,
 TOWNSHIP 2N., RANGE 10E., WILLAMETTE MERIDIAN
 COUNTY OF HOOD RIVER, STATE OF OREGON
 2N 10E 3C TAX LOT 3300

**HOOD RIVER COUNTY
 SURVEYOR'S OFFICE**

SURVEY NO. 2020 045

FILED 11/19/2020

BY BL

PARTITION PLAT NO. 202013P

INSTRUMENT RECEIVED ON THE 17th DAY
 OF NOVEMBER, 2020 9:07 AT A.M.

[Signature]
 HOOD RIVER COUNTY DIRECTOR OF RECORDS
 AND ASSESSMENTS

DECLARATION

I THE OWNER OF THE LAND SHOWN HEREIN,
 HEREBY DECLARE THAT THIS DIVISION OF LAND
 HAS BEEN MADE WITH MY DUE CONSENT AND IN
 ACCORDANCE WITH MY DESIRES. AND THE
 PROVISIONS OF ORS CHAPTER 92.

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

[Signature] 10/14/20
 MICHELE F. BEEMAN DATE
 TRUSTEE FOR OF THE
 MURPHY FAMILY TRUST DATED DECEMBER 15, 2004

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME ON October 14, 2020 BY MICHELE F.
 BEEMAN AS DURABLE POWER OF ATTORNEY FOR
 JAMES H. MURPHY, TRUSTEE OF THE MURPHY
 FAMILY TRUST DATED DECEMBER 15, 2004.

[Signature]
 NOTARY SIGNATURE

[Signature]
 NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 1000985

MY COMMISSION EXPIRES June 25, 2024

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 20th DAY OF OCTOBER, 2020.

[Signature]
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS
 EXAMINED AND APPROVED AS OF
 THIS 26th DAY OF OCTOBER, 2020.

[Signature]
 HOOD RIVER COUNTY PLANNING DIRECTOR

PLANNING FILE NUMBER #19-0115

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF
 PARTITION PLAT NO. 201806P INTO 3 PARCELS AS SHOWN.

THE PERIMETER BOUNDARY WAS ORIGINALLY SURVEYED AND
 MONUMENTED BY ME FOR PARTITION PLAT NO. 201806P.

MONUMENTS PER SAID PARTITION PLAT NO. 201806P WERE
 FOUND AND ACCEPTED FOR THIS PLAT.

EASEMENTS OF RECORD:

1. REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF FARMERS IRRIGATION DISTRICT.
2. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES LYING WITHIN THE RIGHT-OF-WAY OF BARRETT DRIVE.
3. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: JAMES H. MURPHY, TRUSTEE OF MURPHY FAMILY TRUST DATED DECEMBER 15, 2004
 RECORDED: OCTOBER 29, 2012
 INSTRUMENT NO.: 201203762
 SHOWN ON THIS PLAT
4. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: WEST SIDE RURAL FIRE PROTECTION DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF OREGON
 RECORDED: OCTOBER 29, 2012
 INSTRUMENT NO.: 201203763
 SHOWN ON THIS PLAT
5. ELK DRIVE ROAD MAINTENANCE AGREEMENT AND ROAD AND UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
 RECORDED: APRIL 27, 2018
 INSTRUMENT NO.: 201801289
6. EASEMENT AS SHOWN ON THE PARTITION PLAT NO. 201806P, SHOWN ON THIS PLAT AS ELK DRIVE A PRIVATE NON-EXCLUSIVE EASEMENT, VARIED WIDTH FOR INGRESS, EGRESS AND UTILITIES.

EASEMENTS PER THIS PLAT

A VARIED WIDTH PRIVATE ROAD NON EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT ON AND ACROSS THE NORTHERLY PORTION OF PARCELS 1 AND 2 A IS GRANTED FOR THE USE AND BENEFIT OF PARCELS 1, 2 OF THIS PLAT. SAID PRIVATE ROAD IS THE WESTERLY EXTENSION OF ELK DRIVE.

A ROAD MAINTENANCE AGREEMENT AND ROAD AND UTILITY EASEMENT, RECORDING NUMBER 2018-01289 IS MADE PART OF THIS PLAT.

SURVEYORS 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 OF THIS PLAT ARE MORE PARTICULARLY DESCRIBED AS PARCEL 1 OF PARTITION PLAT NO. 201806P LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

FOR THE INITIAL POINT I HELD A 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP, STAMPED "KA WA44349PLS KA OR 58608PLS" AT THE NORTHWEST CORNER OF PARCEL 1.

SAID INITIAL POINT IS LOCATED NORTH 01°12'12" EAST, ALONG THE WEST LINE OF SECTION 3, A DISTANCE OF 665.07 FEET FROM THE SOUTHWEST CORNER OF SECTION 3.

[Signature]
 LEONIDES J. SANDOVAL PLS. 58608

OWNER

MURPHY FAMILY TRUST

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JULY 12, 2018
 LEONIDES J. SANDOVAL
 58608

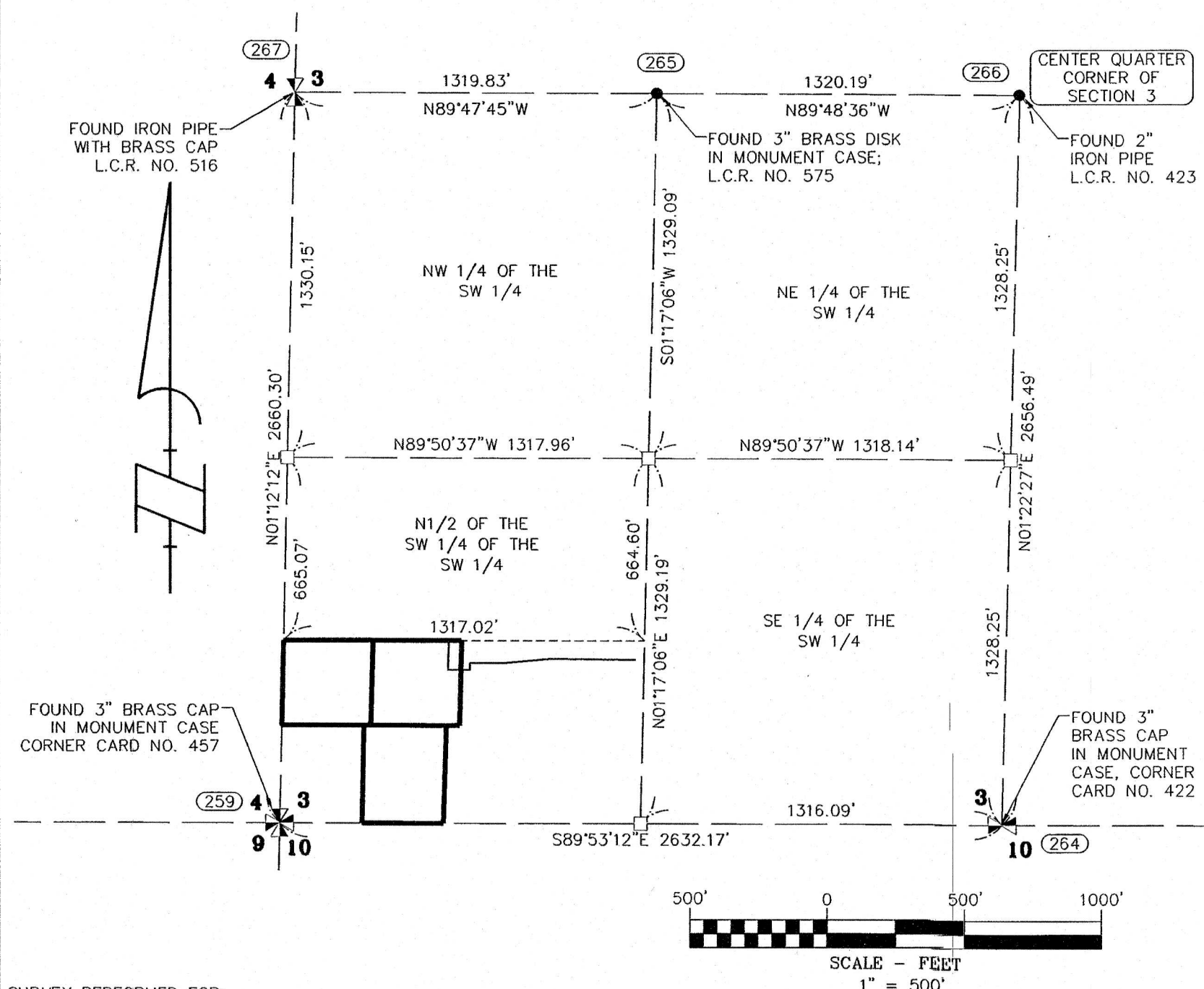
Expires 6-30-2021



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

SHEET 1 OF 2
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	3C	2N.	10E.
<input type="checkbox"/>			



SURVEY PERFORMED FOR:
 MICHELE BEEMAN
 DATE OF MONUMENTATION: FEBRUARY 25, 2020
 PROJECT: 190426 DRAFT: BTB
 FILE: 190426-PP.DWG LAYOUT TAB: H.R. COUNTY P.P.

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

CS# 202045

SURVEY NO. 2020 045
FILED 11/19/2020
BY KA

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	TAX LOT 3300	2.32 ACRES
PARCEL 2	7.05 ACRES	2.30 ACRES
PARCEL 3		2.43 ACRES

PARTITION PLAT

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LOCATED IN THE SW 1/4, SW 1/4 SECTION 3,
TOWNSHIP 2N., RANGE 10E., WILLAMETTE MERIDIAN
COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 3C TAX LOT 3300

MONUMENT INFORMATION

- (249) 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS1028"; PER CS 89009
- (260) 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS1028"; PER CS 89009
- (262) (263) 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS1028"; PER CS 89009
- (273) (261) 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS1028"; PER CS 87076
- (254) (274) 5/8" REBAR WITH RED PLASTIC CAP STAMPED "TERRA 72306" PER CS 2012054
- (257) "X" SCRIBED IN ROCK, PER CS 2012054
- (282) 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OR #932 & WA #22098, PER CS 2004088
- (253) 1/2" IRON PIPE; FOUND S01'18"15"W, 5.71 FEET FROM CALCULATED POSITION, ORIGIN UNKNOWN
- (259) 3" BRASS DISK IN MONUMENT CASE; PER CORNER CARD NO. 457; HELD FOR THE SOUTHWEST CORNER OF SECTION 3
- (264) 3" BRASS DISK IN MONUMENT CASE; PER CORNER CARD NO. 422; HELD FOR THE SOUTH QUARTER CORNER OF SECTION 3
- (265) 3" BRASS DISK IN MONUMENT CASE; PER CORNER CARD NO. 575; HELD FOR THE CENTER-WEST 1/16 CORNER OF SECTION 3
- (266) FOUND 2" IRON PIPE NO. 575; HELD FOR THE CENTER QUARTER CORNER OF SECTION 3
- (267) FOUND IRON PIPE WITH BRASS CAP L.C.R. NO. 516; HELD FOR THE WEST QUARTER CORNER OF SECTION 3
- (275) (280) 5/8" REBAR WITH RED PLASTIC CAP, STAMPED "KA WA44349PLS KA OR 58608PLS"; PER CS 2018 021

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N89°50'05"W	46.56
L2	S1°45'47"W	105.98
L3	S89°49'15"E	47.15
L4	S89°49'15"E	32.45
L5	N0°00'42"W	24.74
L6	N89°59'18"E	125.42
L7	N84°50'41"E	168.62
L8	S89°11'02"E	312.32
L9	S1°17'06"W	9.74
L10	S88°43'55"E	30.00
L11	N1°17'06"E	79.43
L12	S7°20'44"W	4.24
L13	S7°20'44"W	7.97
L14	S82°39'16"E	35.14
L15	N46°35'02"E	17.88
L16	S89°51'54"E	102.21
L17	N0°09'53"E	4.21
L18	S89°51'54"E	56.21
L19	N0°08'06"E	56.65
L20	S89°51'54"E	54.92
L21	S1°26'45"W	6.65

REFERENCED SURVEYS

- R1. BOUNDARY LINE ADJUSTMENT PERFORMED FOR WESTSIDE FIRE PROTECTION DISTRICT, BY TERRA SURVEYING, FILED 12-20-2012, AS COUNTY SURVEY NO. 2012 054
- R2. SURVEY PERFORMED FOR BARBARA RITTOCH, BY DLC SURVEYING, FILED 03-13-1989, AS COUNTY SURVEY NO. 89009
- R3. SURVEY PERFORMED FOR BARBARA RITTOCH, BY DLC SURVEYING, FILED 12-04-1987, AS COUNTY SURVEY NO. 87076
- R4. SURVEY PERFORMED FOR FELIPE MARQUEZ, BY KLEIN & ASSOCIATES INC., FILED 12-30-2004, AS COUNTY SURVEY NO. 2004088
- R5. SURVEY PERFORMED FOR KELVIN SCRIBER, SAGETECH, BY KLEIN & ASSOCIATES INC., FILED 08-11-2016, AS COUNTY SURVEY NO. 2016050.
- R6. PARTITION PLAT 201806P PERFORMED BY KLEIN & ASSOCIATES, INC., FOR MICHELLE BEEMAN, FILED 5-3-2018 AS COUNTY SURVEY NO. 2018021
- R7. PROPERTY LINE ADJUSTMENT SURVEY PERFORMED BY TERRA SURVEYING, FOR RANDALL S. & LINDA M. JOHNSON, MICHELE BEEMAN AND DEBORAH SWYERS, FILED 4-11-2019 AS COUNTY SURVEY NO. 2019023

REFERENCED DEEDS

- BARGAIN AND SALE DEED, INSTRUMENT NO. 20045811
- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2012-03760
- WARRANTY DEED, DEED BOOK 30 PAGE 346
- WARRANTY DEED, DEED BOOK 16 PAGE 358
- MICRO FILM NO. 201203760
- RIGHT OF WAY DEED, BOOK 21, PAGE 466
- EASEMENT FOR WATER LINE INSTRUMENT NO. 891423
- EASEMENT FOR UTILITIES INSTRUMENT NO. 2012-03762
- EASEMENT FOR UTILITIES INSTRUMENT NO. 2012-03763
- ROAD MAINTENANCE AGREEMENT INSTRUMENT NO. 2018-01289

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP, STAMPED "KA OR 58608PLS"
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION TABLE
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R1 RECORD DATA PER COUNTY SURVEY SURVEY NO.
- FD FOUND DATA
- (665.00') DEED DISTANCE
- C CALCULATED DATA
- - - NEW EASEMENT PER THIS PLAT

OWNER
MURPHY FAMILY TRUST

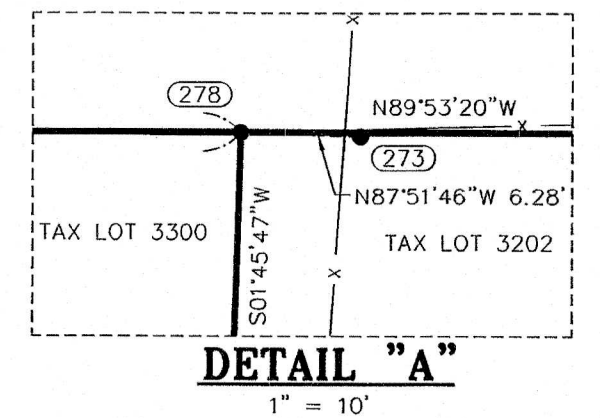
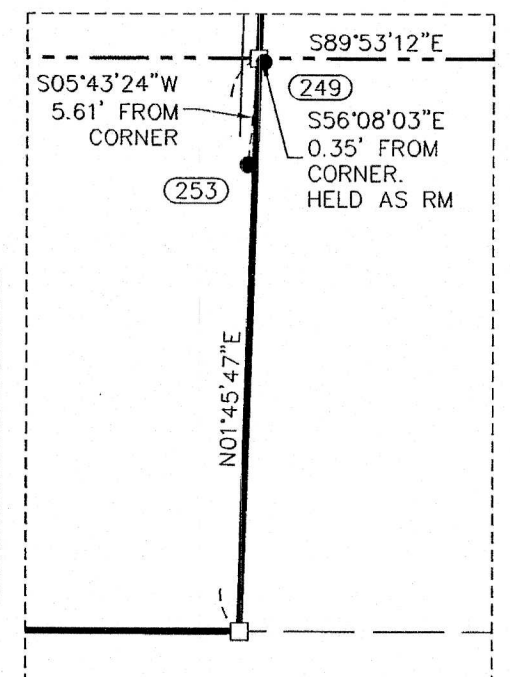
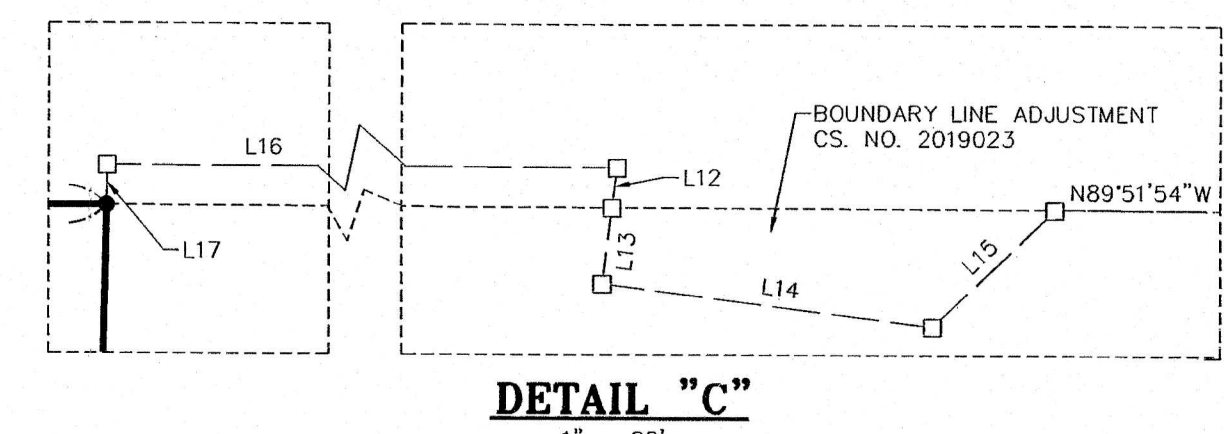
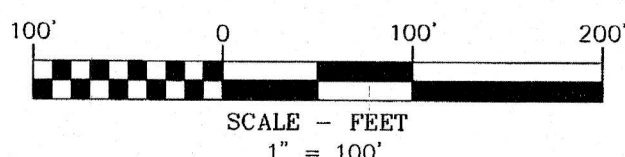
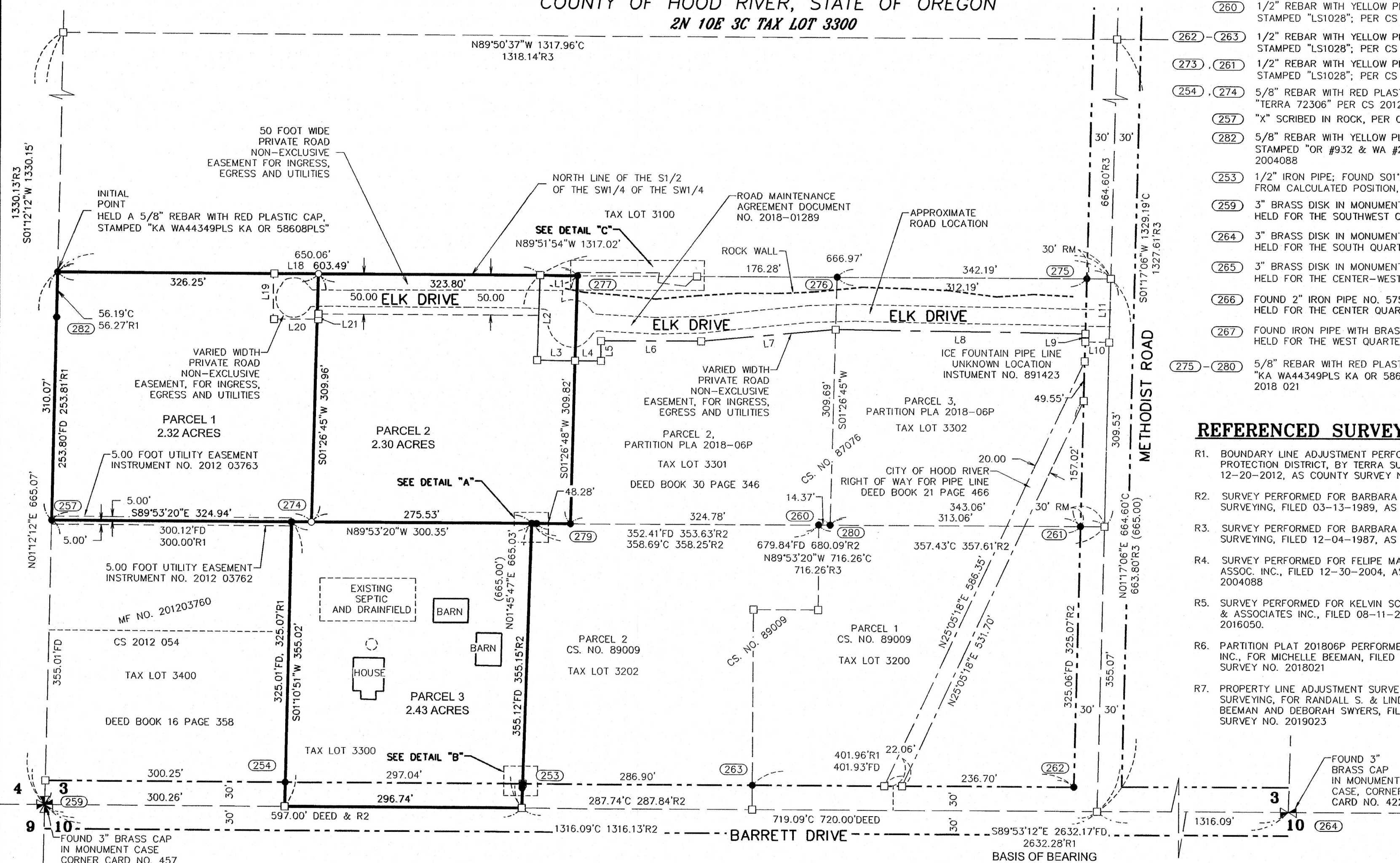
REGISTERED PROFESSIONAL LAND SURVEYOR
Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2021



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SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
3C	2N.	10E.



BASIS OF BEARINGS
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3 PER FOUND MONUMENTS 259 & 264 PER SURVEY BY DLC SURVEYING COUNTY SURVEY NO. 87076

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