

BASIS OF BEARINGS

OREGON NORTH ZONE, STATE PLANE COORDINATE SYSTEM NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICES (OPUS) SOFTWARE PROGRAM BETWEEN MONUMENT NO. 248 AND 249

MONUMENT INFORMATION

SEE SHEET 2 OF 2 FOR MONUMENT INFORMATION

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT 201819P INTO THREE PARCELS AS SHOWN.

PARCEL 3 WAS SURVEYED AND MONUMENTED BY ME AS SHOWN IN PARTITION PLAT NO. 2018-019P, RECORDED DECEMBER 27, 2018, AS INSTRUMENT NO. 2018-04201, HOOD RIVER COUNTY MICROFILM RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

DURING THIS SURVEY THE PERIMETER MONUMENTS OF SAID PARCEL 3 WERE FOUND AND HELD. THE NEW LOT CORNERS WERE ESTABLISHED AS SHOWN ON THIS PLAT.

WETLAND DELINEATION

THERE ARE WETLANDS LOCATED WITHIN PORTIONS OF THE PARCELS SHOWN ON THIS PLAT. A WETLAND DELINEATION WAS PERFORMED AND IS ON FILE WITH DSL (WD #2013-0136), SAID DELINEATION SHOWS WETLANDS LOCATED WITHIN PORTIONS OF THE PARCELS SHOWN ON THIS PLAT. "THE WETLANDS ARE ON FILE WITH THE DEPARTMENT OF STATE LANDS (DSL), DATED DECEMBER 19, 2013. FUTURE DEVELOPMENT IN THE VICINITY OF THE WETLAND AREAS AND STREAM MAY REQUIRE FURTHER COORDINATION WITH DSL, AND COMPLIANCE WITH THEIR REGULATIONS."

REFERENCED DEEDS

VESTING DEED, INSTRUMENT NO. 2014-03148.
FULL PERFORMANCE WARRANTY DEED, INSTRUMENT NO. 20025414
WARRANTY DEED, INSTRUMENT NO. 20043830
WARRANTY DEED, INSTRUMENT NO. 201402674
WARRANTY DEED, INSTRUMENT NO. 201400623

EASEMENT NOTES:

SEWER LINE EASEMENT
GRANTED TO: PARKDALE SANITARY DISTRICT
RECORDED: JANUARY 25, 1990
INSTRUMENT NO.: 900178

ROAD MAINTENANCE AGREEMENT AND ROAD AND UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
RECORDED: DECEMBER 27, 2018
INSTRUMENT NO.: 201804199

EASEMENTS AS SHOWN ON THE PARTITION PLAT NO. 2018-019P

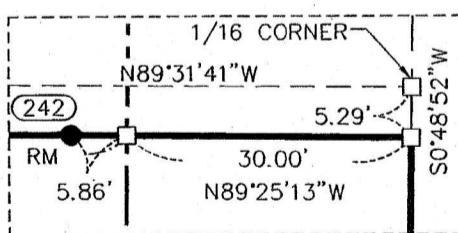
NOTE 1:

WARRANTY DEED 2014-00623 FOR THE SUBJECT TRACT CALLS FOR "THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6".

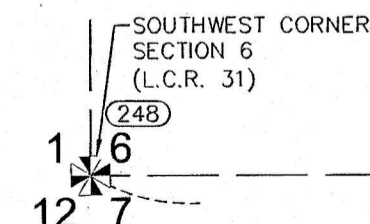
WARRANTY DEED 20043830 FOR THE TRACT LYING NORTH OF THE SUBJECT TRACT CALLS FOR "BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER... RUNNING THENCE WEST.."

KEVIN DOWD OF WYEAST SURVEYS SHOWS AND EXPLAINS THE HISTORY OF THE 1/16 LINE AND THE HISTORICAL MONUMENTS USED FOR THE 1/16 LINE.

THIS SURVEY IS ACCEPTING SAID HISTORICAL MONUMENTS AND ALSO THE BOUNDARY MONUMENTS SET BY D.L.C. SURVEYS AS SHOWN IN COUNTY SURVEY 97021 BY WYEAST SURVEYS FOR THE NORTH LINE OF THIS SURVEY.



DETAIL
SCALE
1" = 20'



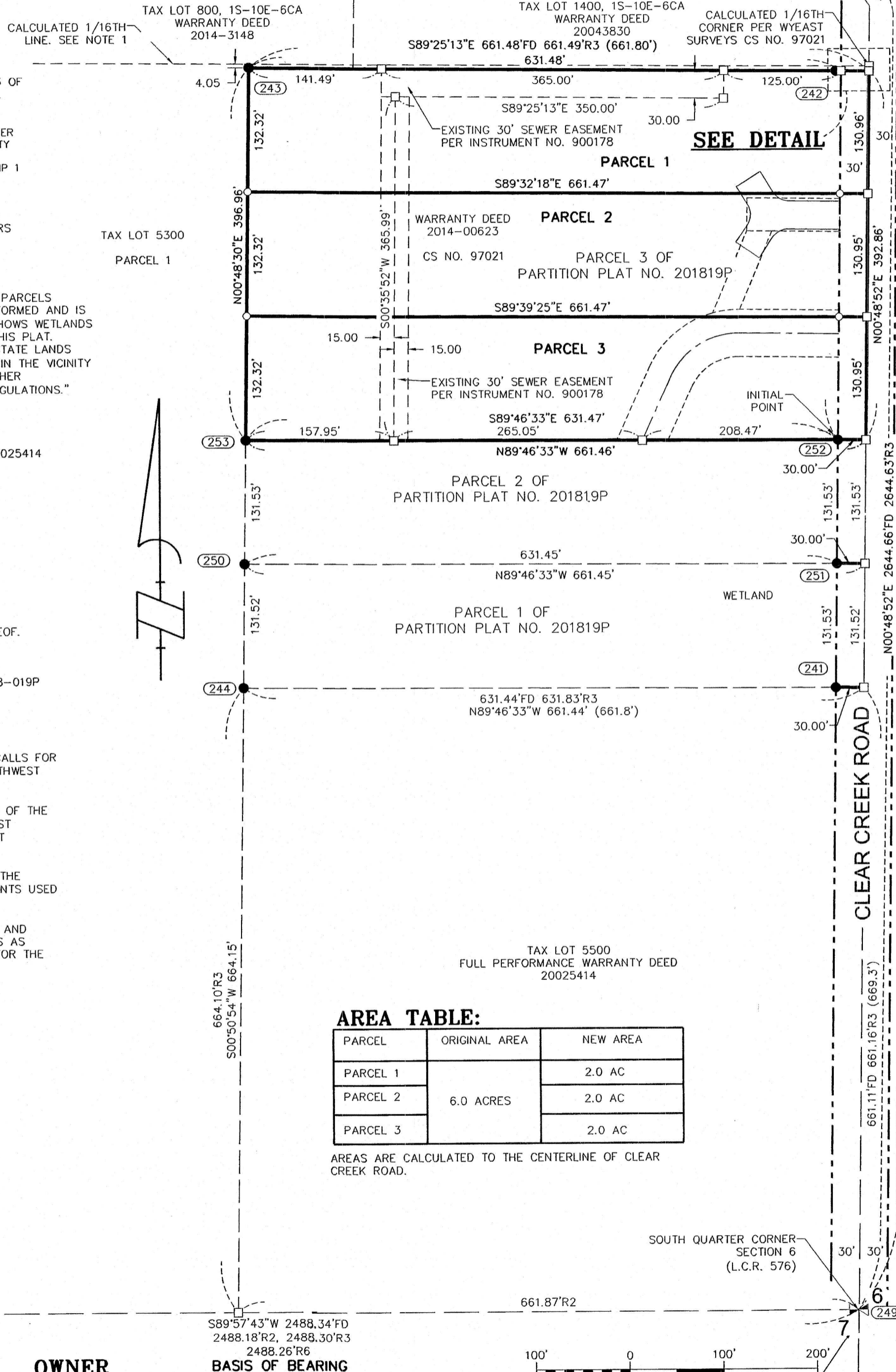
SURVEY PERFORMED FOR:
JIM HAUN
DATE OF MONUMENT: JANUARY 29, 2020
PROJECT: 19-01-19 DRAFT: GD
FILE: 190119-PARTITION_PLAT.DWG LAYOUT TAB: SHEET1

OWNER
LAVA LAND

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

PARTITION PLAT

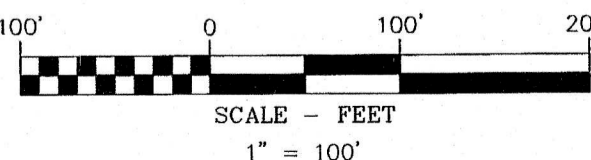
SURVEY LOCATED IN THE SW 1/4, OF SECTION 6,
T. 1S., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
1S 10E 06 TAX LOT 5400



AREA TABLE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	6.0 ACRES	2.0 AC
PARCEL 2		2.0 AC
PARCEL 3		2.0 AC

AREAS ARE CALCULATED TO THE CENTERLINE OF CLEAR CREEK ROAD.



NORTH QUARTER CORNER SECTION 6 (L.C.R. 438)
CENTER OF SECTION "HOT SPOT" MATCHES RECORD POSITION PER R1 (L.C.R. 1013)

LEGEND

- SET 5/8" X 24" REBAR WITH 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- P.P. PARTITION PLAT
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- L.C.R. LAND CORNER RECORD

COVENANTS, CONDITIONS, RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CLEAR CREEK PARTITION, ARE RECORDED UNDER NUMBER 20205280 AND ARE MADE PART OF THIS PLAT.

EASEMENTS PER THIS PLAT

PRIVATE ACCESS AND UTILITY EASEMENTS SHOWN ON THE FACE OF THIS PLAT FOR THEIR DESIGNATED PURPOSES ARE SHOWN ON THIS PLAT AND DESCRIBED ON SHEET 2 OF THIS PLAT.

A ROAD MAINTENANCE AGREEMENT AND ROAD AND UTILITY EASEMENT, RECORDING NUMBER 20205278 IS MADE PART OF THIS PLAT.

IRRIGATION NOTE

AT THE TIME OF THIS RECORDING, THE PARCELS HAVE NO IRRIGATION WATER RIGHTS.

REFERENCED SURVEYS

- R1. PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES INC. FOR JIM HAUN, FILED JANUARY 14, 2019, PARTITION PLAT NO. 201819P, COUNTY SURVEY NO. 2019002
- R2. SURVEY PERFORMED BY D.L.C. SURVEYING FOR LAVA SPRINGS AND PHIL LANE, FILED DECEMBER 2, 1982, COUNTY SURVEY NO. 82005.
- R3. SURVEY PERFORMED BY WYEAST SURVEYS FOR GUY BRYANT FILED MAY 23, 1997, COUNTY SURVEY NO. 97021
- R4. SURVEY DATED AUGUST 1930, COUNTY SURVEY NO. 0195
- R5. SURVEY DATED AUGUST 15, 1958, COUNTY SURVEY NO. 0190.
- R6. SURVEY PERFORMED BY D.L.C. SURVEYING FOR PHIL LANE AND ADOLPHUS PARKER, FILED DECEMBER 12, 1994, COUNTY SURVEY NO. 94125
- R7. PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES INC. FOR SHANE & JODI LOSEE, RECORDED MARCH 21, 2008, PARTITION PLAT NO. 200805P, COUNTY SURVEY NO. 2008022

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 LAND IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARTITION PLAT NO. 2018-019P, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 27, 2018, AS INSTRUMENT NO. 2018-04201, HOOD RIVER COUNTY MICROFILM RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

THE INITIAL POINT FOR THIS PLAT A 5/8" X 24" REBAR WITH 1-1/4" RED PLASTIC CAP WAS MARKING A 30.00 FOOT REFERENCE TO THE SOUTHEAST CORNER OF THE PARCEL 3 WAS FOUND AND HELD. SAID POINT WAS ESTABLISHED IN PARTITION PLAT NO. 2018-019P

Leonides J. Sandoval
LEONIDES J. SANDOVAL PS. 58608

REGISTERED PROFESSIONAL LAND SURVEYOR
LEONIDES J. SANDOVAL
JULY 12, 2016
58608
Expires 6-30-2022

KA
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. 2020 049
FILED 12/08/2020
BY *KA*

PARTITION PLAT NO. 202015P
INSTRUMENT RECEIVED ON THE 4th DAY OF DECEMBER, 2020 2:59 AT P.M.
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS 202015P

DECLARATION
I BETH ORGIN, SECRETARY LAVA LAND, A WASHINGTON STATE BUSINESS TRUST ORGANIZATION THE OWNER OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. AND THE PROVISIONS OF ORS CHAPTER 92.
AND BY THIS PLAT CREATE THE EASEMENTS SHOWN HEREON FOR THE STATED PURPOSES.
Beth Organ, Secretary Aug 19 2020
BETH ORGIN, SECRETARY DATE
LAVA LAND, A WASHINGTON STATE BUSINESS TRUST ORGANIZATION.

ACKNOWLEDGMENTS
STATE OF Oregon
COUNTY OF Hood River
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 19 2020, BY *Beth Organ* AS REPRESENTATIVE OF LAVA LAND.
Rokann Renee Cochran
Rokann Renee Cochran
NOTARY PUBLIC-(NAME)
COMMISSION NO. 100085
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.
Montina Ralston
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 22nd DAY OF August, 2020.
Brian J.
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 11th DAY OF SEPTEMBER, 2020.
Cam D. Walker
HOOD RIVER COUNTY PLANNING DIRECTOR
PLANNING FILE NUMBER #19-0047

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
6	1S.	10E.

CS# 2020 049

PARTITION PLAT

SURVEY LOCATED IN THE SW 1/4, OF SECTION 6,
T. 1S., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
1S 10E 06 TAX LOT 5400



BASIS OF BEARINGS

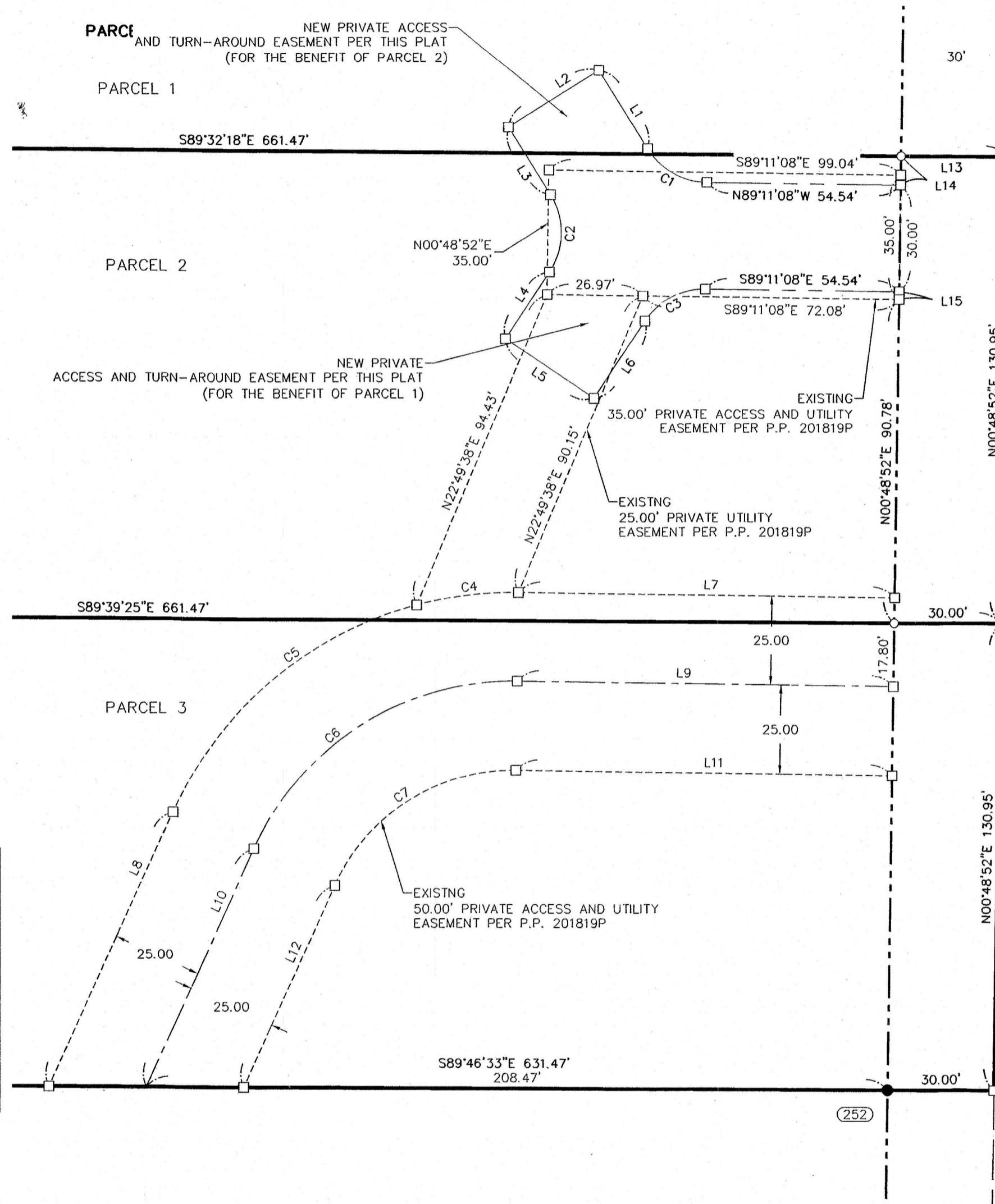
OREGON NORTH ZONE, STATE PLANE COORDINATE SYSTEM
NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE NATIONAL
GEODETIC SURVEY (NGS) ONLINE POSITIONING USER
SERVICES (OPUS) SOFTWARE PROGRAM,
BETWEEN MONUMENT NO. 248 AND 249

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N31°58'44"W	25.91'
L2	N58°01'16"E	30.00'
L3	N31°58'44"W	22.45'
L4	S33°36'28"W	22.45'
L5	S56°23'32"E	30.00'
L6	S33°36'28"W	25.91'
L7	S89°11'08"E	105.87'
L8	N24°18'16"E	84.49'
L9	S89°11'08"E	105.87'
L10	N24°18'16"E	73.32'
L11	S89°11'08"E	105.87'
L12	N24°18'16"E	62.15'
L13	S89°32'18"E	30.00'
L14	S00°48'52"W	8.08'
L15	N00°48'52"E	2.16'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.97'	20.00'	57°12'25"	S60°34'56"E	19.15'
C2	22.89'	20.00'	65°35'09"	N0°48'53"E	21.66'
C3	19.97'	20.00'	57°12'24"	S62°12'40"W	19.15'
C4	28.93'	105.00'	15°47'14"	N82°55'15"E	28.84'
C5	92.95'	105.00'	50°43'22"	N49°39'57"E	89.95'
C6	92.87'	80.00'	66°30'36"	N57°33'34"E	87.74'
C7	63.85'	55.00'	66°30'36"	N57°33'34"E	60.32'



LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR58608 WA 44349)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
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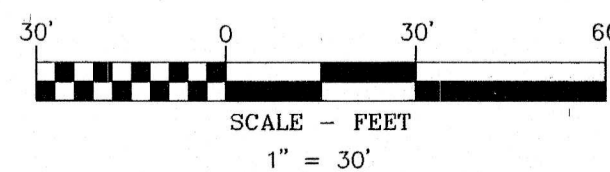
MONUMENT INFORMATION

- (241) FOUND 1/2" REBAR WITH Y.P.C. STAMPED "LS1028", (SET BY D.L.C. SURVEYING UNKNOWN DATE); BELOW GROUND 0.4'; HELD FOR 30.00' REFERENCE MONUMENT FOR THE SE CORNER SUBJECT TRACT.
- (242) FOUND 1/2" IRON ROD; (SET BY D.L.C. SURVEYING UNKNOWN DATE) FLUSH TO GROUND; HELD FOR REFERENCE MONUMENT FOR THE NE CORNER SUBJECT TRACT.
- (243) FOUND 1/2" IRON ROD; (SET BY D.L.C. SURVEYING FOR LAVA SPRINGS AND PHIL LANE ON MARCH 15, 1982, COUNTY SURVEY NO. 82005); FLUSH TO GROUND; HELD FOR NW CORNER SUBJECT TRACT.
- (244) FOUND 1/2" IRON ROD; (SET BY D.L.C. SURVEYS UNKNOWN DATE); 2" ABOVE GROUND; HELD FOR SW CORNER SUBJECT TRACT.
- (246) FOUND HOT SPOT; MATCHES RECORD POSITION AS PER SURVEY PERFORMED BY D.L.C. SURVEYING FOR LAVA SPRINGS AND PHIL LANE ON MARCH 15, 1982, COUNTY SURVEY NO. 82005.
- (247) FOUND 3" BRASS CAP IN ASPHALT STAMPED "COUNTY"; 0.3; BELOW GROUND. NORTH 1/4 CORNER SECTION 6.
- (248) FOUND 3" ALUMINUM DISK IN ASPHALT STAMPED "COUNTY"; 0.4' BELOW GROUND. SECTION CORNER.
- (249) FOUND 3" BRASS CAP IN MONUMENT CASE; STAMPED "COUNTY"; 0.5' BELOW GROUND. HELD FOR SOUTH 1/4 CORNER SECTION 6.
- (250)-(253) FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349) PER P.P. 201819P

SURVEY PERFORMED FOR:
JIM HAUN
DATE OF MONUMENT: JANUARY 29, 2020
PROJECT: 19-01-19 DRAFT: GD
FILE: 190119-PARTITION_PLAT.DWG

OWNER
LAVA LAND

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



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022



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SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
6	1S.	10E.

CS# 2020 049