

# PARTITION PLAT

LOCATED IN THE NW 1/4 OF THE NW 1/4,  
SECTION 10, T.2N., R.10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
2N 10E 10B TAX LOT 801

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2022 036

FILED 6/29/2022

BY JK

PARTITION PLAT NO. 202215P

INSTRUMENT RECEIVED ON THE 28<sup>th</sup> DAY  
OF JUNE, 2022 9:11 AT A.M.

HOOD RIVER COUNTY DIRECTOR OF RECORDS  
AND ASSESSMENTS

## SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, 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 BEING DESCRIBED IN THAT  
CERTAIN BARGAIN AND SALE DEED, RECORDED IN  
INSTRUMENT NO. 933889, AS PARCEL 2 OF  
PARTITION PLAT NO. 9324, BEING A PORTION OF  
THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 10, TOWNSHIP 2 NORTH,  
RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN  
THE COUNTY OF HOOD RIVER AND STATE OF  
OREGON. FOR THE INITIAL POINT, I FOUND A 1/2"  
REBAR LOCATED AT THE SOUTHEAST CORNER OF  
PARCEL 1, OF PARTITION PLAT 9324.

*James M. Klein*  
JAMES M. KLEIN PLS. 59002

## 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 CREATE THE EASEMENT SHOWN  
AND DEDICATE UNTO THE PUBLIC THE VARIED WIDTH  
RIGHT-OF-WAY IN PARCEL 1 OF THIS PLAT.

*B. Gil Sharp* 4-14-22  
B. GIL SHARP DATE  
*A. Anne Saxby* 4-14-22  
ANNE SAXBY DATE

## ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
ME ON 4-14, 2022, BY THE ABOVE  
SIGNED

*Roxann Rene Cochran*  
NOTARY SIGNATURE  
*Roxann Rene Cochran*  
NOTARY PUBLIC-(NAME)

STATE OF Oregon  
COUNTY OF Hood River  
COMMISSION NO. 1000985  
MY COMMISSION EXPIRES June 25, 2024

## APPROVALS

I HEREBY CERTIFY THIS PARTITION WAS  
EXAMINED AND APPROVED AS OF  
THIS 300 DAY OF MAY, 2022.

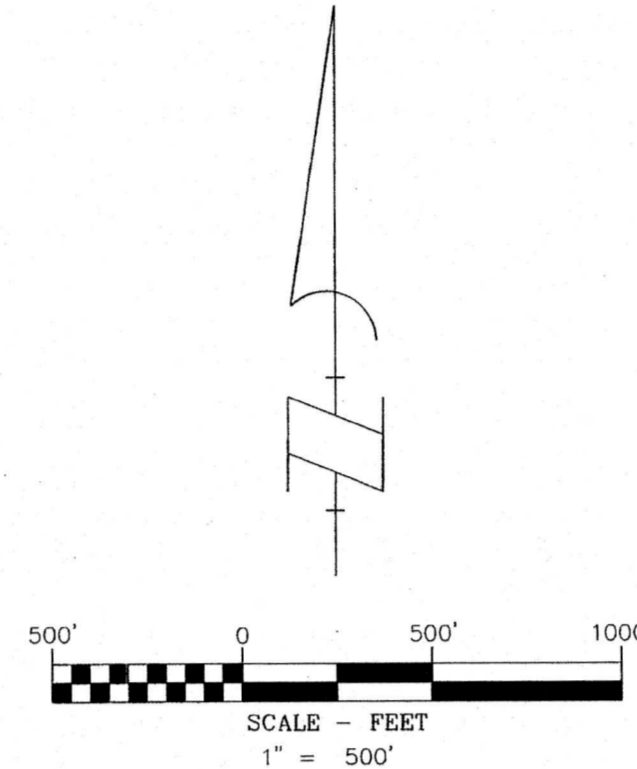
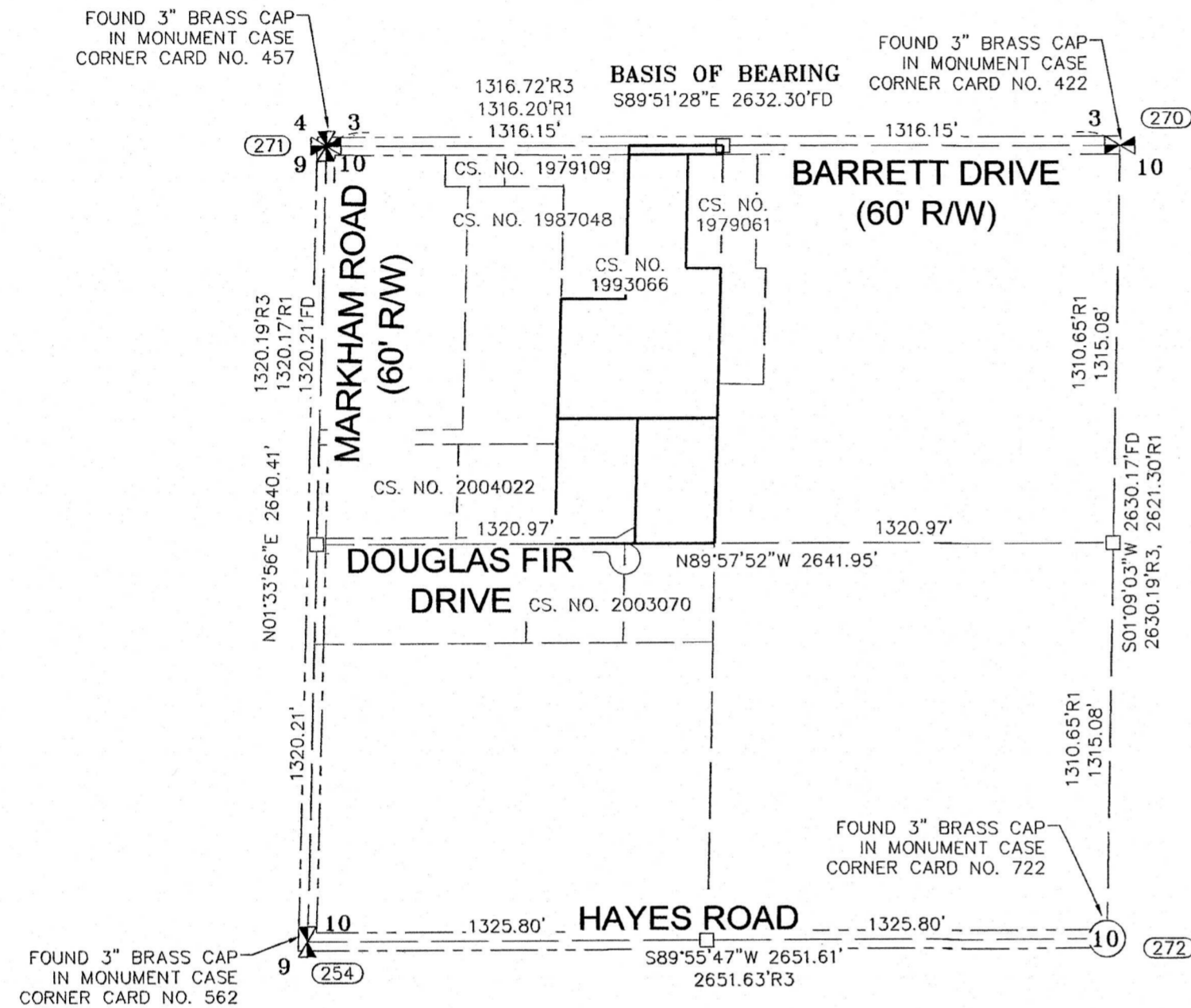
*B. Klein*  
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS  
EXAMINED AND APPROVED AS OF  
THIS 24 DAY OF JUNE, 2022.

*Chris Wilbur*  
HOOD RIVER COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT ALL TAXES AND  
ASSESSMENT DUE HEREON HAVE BEEN FULLY  
PAID AS REQUIRED BY LAW.

*Jeff Hecksel*  
HOOD RIVER COUNTY DIRECTOR  
OF BUDGET AND FINANCE



## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY C.P.S. OBSERVATION BETWEEN THE  
NORTHWEST SECTION CORNER AND THE NORTH 1/4 CORNER  
OF SECTION 10, BEING FOUND MONUMENTS POINTS 271 & 270

## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.M. REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NO.
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- LCR LAND CORNER RECORD
- Y.P.C YELLOW PLASTIC CAP
- R.P.C RED PLASTIC CAP

## EASEMENTS OF RECORD

1. THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
2. A 40.00 FOOT PUBLIC ROAD AND UTILITY EASEMENT ACROSS A PORTION OF PARCEL 1 AND 2 OF PARTITION PLAT 9324.
3. AN EASEMENT GRANTED TO: PACIFIC POWER AND LIGHT COMPANY RECORDED: OCTOBER 21, 1993; INSTRUMENT NO.: 933679

## REFERENCED DEEDS

BARGAIN AND SALE DEED NO. 933889

## NEW ENCUMBRANCES

1. A PRIVATE VARIED WIDTH ACCESS & UTILITY EASEMENT ALONG THE WEST SIDE OF PARCEL 1, FOR THE BENEFIT OF PARCEL 3 OF THIS PLAT.
2. A VARIED WIDTH RIGHT-OF-WAY IS HEREBY DEDICATE TO TO THE PUBLIC ALONG THE SOUTH LINE OF PARCEL 1.

## PARTITION PLAT CONSENT AFFIDAVIT

A PARTITION PLAT CONSENT AFFIDAVIT IS RECORDED IN A SEPARATE DOCUMENT, AND RECORDED AS INSTRUMENT NO. 2022-01423, HOOD RIVER COUNTY RECORDS AND MADE APART OF THIS PLAT.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT CERTAIN TRACT OF LAND DESCRIBED IN BARGAIN AND SALE DEED 933889, BEING PARCEL 2 OF PARTITION PLAT NO. 9324, INTO 3 PARCELS AT OUR CLIENTS REQUEST. THE NORTHWEST QUARTER OF SECTION 10 WAS ESTABLISHED BY HOLDING RECOVERED MONUMENTS AT THE NORTHWEST CORNER, THE NORTH, WEST AND CENTER 1/4 CORNERS OF SECTION 10. THE NORTHWEST QUARTER OF SECTION 10 AS ESTABLISHED BY OUR FIRM, WHICH FIT WITHIN ACCEPTABLE TOLERANCE WITH THE COMPUTED POSITION OF THE NORTHWEST QUARTER OF SECTION 10 AS ESTABLISHED IN PARTITION PLAT 200321-P. THE EXTERIOR BOUNDARY OF PARCEL 2 OF PARTITION PLAT 9324 WAS ESTABLISHED BY HOLDING RECOVERED MONUMENTS FOUND ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL 2, EXCEPT FOR THE SOUTH LINE, DUE TO THE COMPUTED POSITION OF THE CENTER QUARTER CORNER PER PARTITION PLAT 9324 AND THE TIED POSITION PER THIS SURVEY. THE TIED POSITION OF THE CENTER QUARTER CORNER IS IN SUBSTANTIAL AGREEMENTS WITH THE COMPUTED POSITION AS SHOWN ON PARTITION PLAT 200321P. THE SOUTHWEST AND SOUTHEAST CORNERS WERE ESTABLISHED BY HOLDING THE RECOVERED POSITION MONUMENT (255) AND (258) AS SET IN PARTITION PLATS 200406P AND PARTITION PLAT 200321P.

## REFERENCED SURVEYS

- R1. PARTITION PLAT NO. 9324, PERFORMED BY DLC SURVEYING, FOR GIL SHARP, FILED SEPT. 21, 1993, COUNTY SURVEY NO. 1993066
- R2. PARTITION PLAT FILE NO. 200321-P, PERFORMED BY TERRA SURVEYING, FOR LARRY & MARGARET ZORZA, FILED OCTOBER 13 2003, COUNTY SURVEY NO. 2003070
- R3. PARTITION PLAT FILE NO. 200406P, PERFORMED BY TERRA SURVEYING, FOR MIGUEL A. DE LA ROSA, FILED JUNE 11, 2004, COUNTY SURVEY NO. 2004022
- R4. SURVEY PERFORMED BY BISHOP SURVEYING, FOR ERIC RUTHAROT, FILED OCT. 23, 1979, COUNTY SURVEY NO. 79109
- R5. SURVEY PERFORMED BY DANNY L. CRON, FOR RICHARD LEONARD, FILED JULY 10, 1979, COUNTY SURVEY NO. 79061

## OWNER

GIL SHARP & ANNE SAXBY

SURVEY PERFORMED FOR:  
DARRYL AGERSEA  
DATE OF MONUMENTS: SEPT. 1, 2020  
PROJECT: 18-06-09 DRAFT: ADS  
FILE: 180609PP.DWG LAYOUT TAB: LAYOUT1

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

**KA**  
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

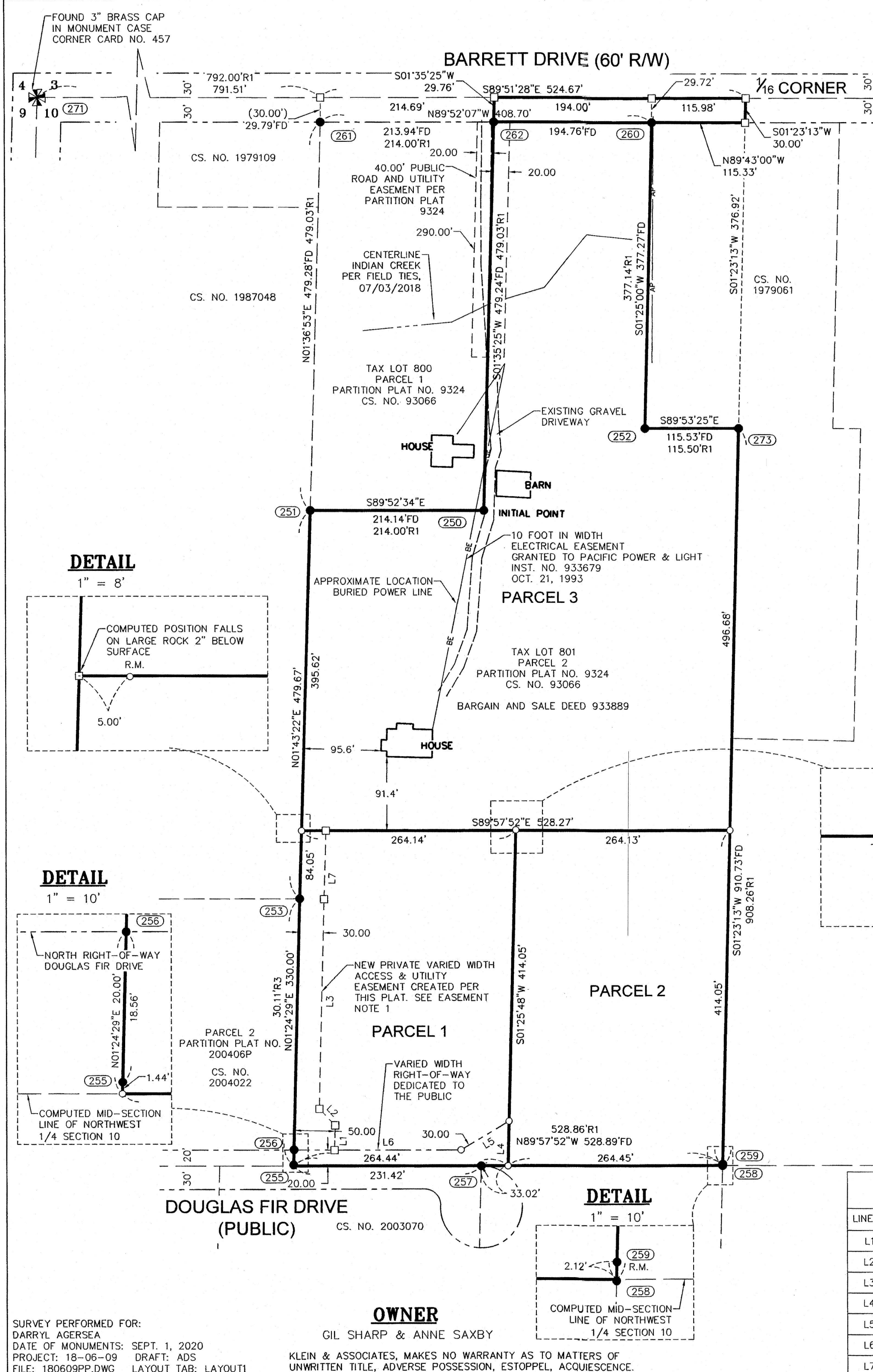
1/4	SEC	T.	R.
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CS# 2022 036

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HOOD RIVER COUNTY, STATE OF OREGON  
2N 10E 10B TAX LOT 801

SURVEY NO. 2022 036  
FILED 6/29/2022  
BY 182

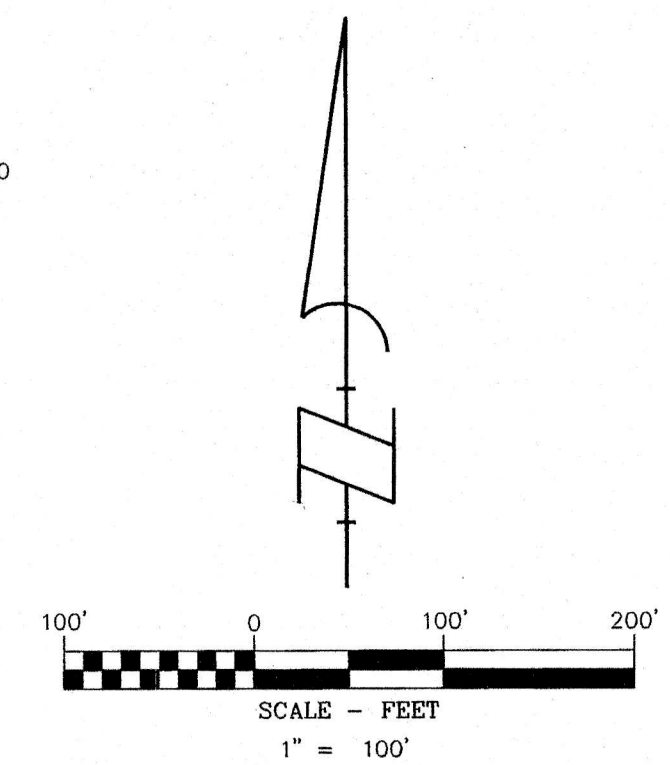


### BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE  
NORTHWEST SECTION CORNER AND THE NORTH 1/4 CORNER  
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### LEGEND

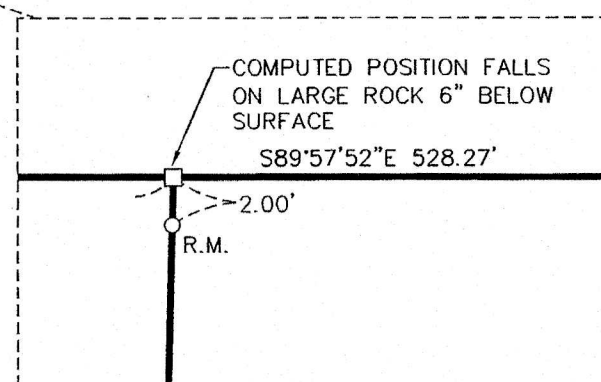
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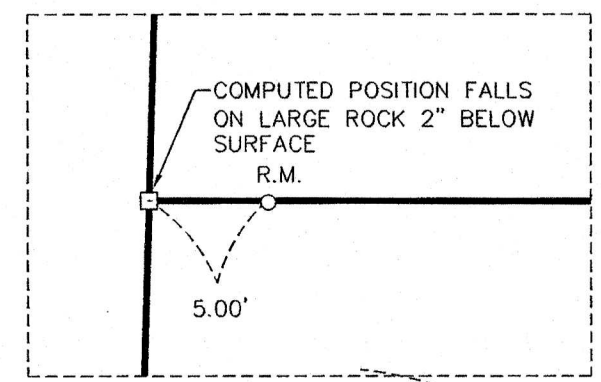
### FOUND MONUMENT INFORMATION

- (250) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER CS. NO. 93066; HELD
- (251) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER CS. NO. 93066; HELD
- (252) 5/8" IRON ROD, NO CAP; PER CS. NO. 1979061; HELD
- (253) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA 1815"; PER CS. NO. 2004 022; HELD FOR POINT ON WEST PROPERTY LINE OF PARCEL 2 OF PARTITION PLAT NO. 9324
- (254) 3" BRASS CAP IN MONUMENT CASE; PER LCR 562. HELD FOR WEST QUARTER CORNER SECTION 10
- (255) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER CS. NO. 93066; FOUND NORTH 01°24'29" EAST, 1.44' FROM COMPUTED SOUTHWEST CORNER; HELD FOR POINT ON WEST LINE OF PARCEL 2 OF PARTITION PLAT NO. 9324
- (256) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA 1815"; BENT, TIED AT BASE; PER CS. NO. 2004 022; FOUND NORTH 01°24'29" EAST, 0.44' FROM NORTH RIGHT-OF-WAY OF DOUGLAS FIR DRIVE. HELD FOR POINT ON WEST PROPERTY LINE OF PARCEL 2 OF PARTITION PLAT NO. 9324
- (257) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA 1815"; PER CS. NO. 2003 070; FOUND 0.13' SOUTH OF COMPUTED MID-SECTION LINE OF NORTHWEST QUARTER OF SECTION 10.
- (258) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA 1815"; PER CS. NO. 2003 070; HELD
- (259) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER CS. NO. 93066; FOUND NORTH 01°23'13" EAST, 2.12 FEET FROM SOUTHEAST PROPERTY CORNER OF PARCEL 2 OF PARTITION PLAT NO. 9324. HELD FOR POINT ON LINE
- (260) 5/8" IRON ROD, NO CAP; PER CS. NO. 1979061; HELD FOR SOUTH RIGHT-OF-WAY OF BARRETT DRIVE AND EAST LINE OF PARCEL 2, PARTITION PLAT 9324
- (261) 5/8" IRON ROD, NO CAP; PER CS. NO. 1979109; HELD FOR SOUTH RIGHT-OF-WAY OF BARRETT DRIVE
- (262) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER CS. NO. 93066; HELD
- (270) 3" BRASS CAP IN MONUMENT CASE; PER LCR 422. HELD FOR NORTH QUARTER CORNER SECTION 10
- (271) 3" BRASS CAP IN MONUMENT CASE; PER LCR 457. HELD FOR NORTHWEST CORNER SECTION 10
- (272) 3" BRASS CAP IN MONUMENT CASE; PER LCR 722. HELD FOR CENTER QUARTER CORNER SECTION 10
- (273) 5/8" IRON ROD, NO CAP; PER CS. NO. 1979061; HELD

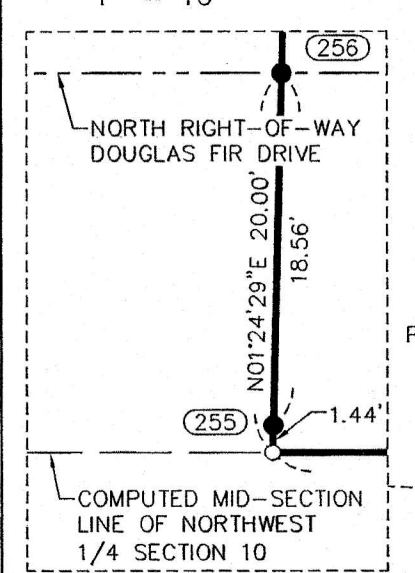
### DETAIL



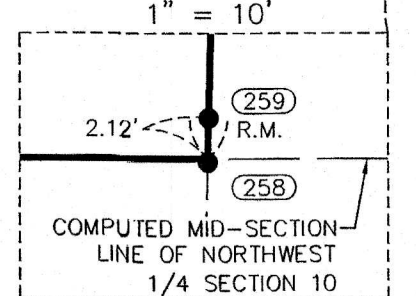
### DETAIL



### DETAIL



### DETAIL



### LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N01°24'21"E	30.18'
L2	N43°35'39"W	28.28'
L3	N01°24'29"E	258.62'
L4	N01°25'48"E	55.31'
L5	S59°16'32"W	69.00'
L6	N89°57'52"W	206.01'
L7	N01°42'51"E	84.77'

### AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1		2.51 ACRES
PARCEL 2	TAX LOT 801 & 3201 12.22 ACRES	2.51 ACRES
PARCEL 3		7.20 ACRES

PARCEL 3 DOES NOT INCLUDE THE AREA LYING WITHIN THE RIGHT-OF-WAY OF BARRETT DRIVE

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REGISTERED PROFESSIONAL LAND SURVEYOR  
*James M. Klein*  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 6-30-2023

SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON  
1/4 SEC T. R.  
10 2N. 10E.