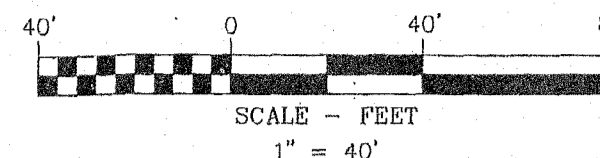


# PARTITION PLAT

PARCEL 3 OF PARTITION PLAT 2019-06P  
 LOCATED IN NE 1/4 OF THE SE 1/4  
 SECTION 2, T. 2N., R. 10E., W.M.  
 HOOD RIVER COUNTY, STATE OF OREGON  
 2N 10E 2DA TAX LOT 2000



## BASIS OF BEARINGS

WEST LINE PARCEL 3 OF PARTITION PLAT 201906P,  
 PERFORMED BY TERRA SURVEYING, FILE JULY 18, 2019 IN  
 CS. NO. 2019033

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

SURVEY NO. 2022064

FILED 11/30/2022

BY JK

PARTITION PLAT NO. 202220P

INSTRUMENT RECEIVED ON THE 29<sup>th</sup> DAY  
 OF NOVEMBER, 2022 3:19 AT P.M.

*[Signature]*  
 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 STATUTORY  
 WARRANTY DEED, RECORDED SEPT. 20, 2019,  
 INSTRUMENT NO. 2019-03009. CONVEYED TO  
 GERARDO MURILLO GUZMAN AND MARIA ELENA  
 MANZO, AS TENANTS BY THE ENTIRETY, AS  
 PARCEL 3 OF PARTITION PLAT 2019-06P,  
 ACCORDING TO THE OFFICIAL PLAT THEREOF,  
 RECORDED JULY 17, 2019, INSTRUMENT NO.  
 201902194. FOR THE INITIAL POINT A FOUND 3/4"  
 REBAR WITH RED PLASTIC CAP STAMPED  
 "LS72306, LOCATED AT THE SOUTHWEST CORNER  
 OF PARCEL 3 OF PARTITION PLAT 2019-6P

*[Signature]*  
 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 HEREBY  
 DEDICATE A 50 FOOT RIGHT-OF-WAY OVER THAT  
 PORTION OF GRAVENSTEIN DRIVE SHOWN HEREIN.

*[Signature]* 9-9-2022  
 GERARDO MURILLO GUZMAN DATE

*[Signature]* 08-09-2022  
 MARIA ELENA MANZO DATE

## ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
 ME ON August 11, 2022, BY THE ABOVE SIGNED

*[Signature]*  
 NOTARY SIGNATURE  
*[Signature]*  
 NOTARY PUBLIC-(NAME)

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

## APPROVALS

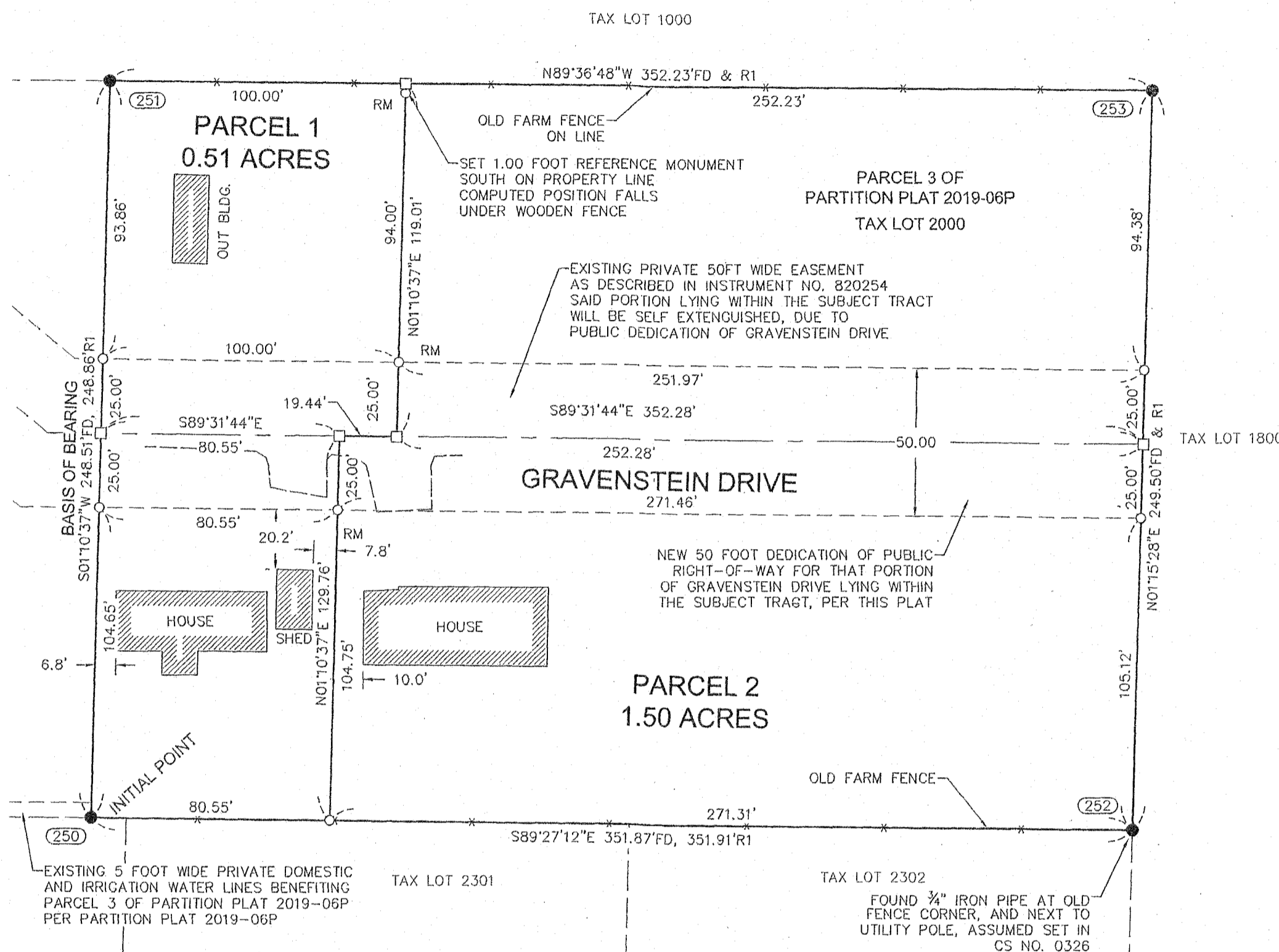
I HEREBY CERTIFY THIS PARTITION WAS  
 EXAMINED AND APPROVED AS OF  
 THIS 11<sup>th</sup> DAY OF August, 2022.

*[Signature]*  
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS  
 EXAMINED AND APPROVED AS OF  
 THIS 11 DAY OF OCTOBER, 2022.

*[Signature]*  
 HOOD RIVER COUNTY PLANNING DIRECTOR

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



## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- CS. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- EASEMENT
- CENTERLINE
- x- FENCE LINE

## MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD WITH P.C. STAMPED "LS72306"; PER CS. NO. 2019033; HELD
- (251) FOUND 5/8" IRON ROD WITH P.C. STAMPED "LS72306"; PER CS. NO. 2019033; HELD
- (252) FOUND 3/4" IRON PIPE AT OLD FENCE CORNER, ASSUMED SET PER CS. NO. 0326, HELD
- (253) FOUND 5/8" IRON ROD WITH P.C. STAMPED "LS72306"; PER CS. NO. 2019033; HELD

## REFERENCED SURVEYS

- R1. PARTITION PLAT 2019-06P, PERFORMED BY TERRA SURVEYING, FOR DIKE DYE, CAROL McMURREN, DONNA GLANI AND JANET ANDERSON, FILED JULY 18, 2019 IN CS. NO. 2019033
- R2. SURVEY PER HOOD RIVER COUNTY SURVEYOR, FILED JUNE 1, 1950 IN CS. NO. 0326

## REFERENCED DEED

- D1. STATUTORY WARRANTY DEED, RECORDED 9/20/2019, INSTRUMENT 2019-03009

## AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	2.01 ACRES	0.51 ACRES
PARCEL 2		1.50 ACRES

## MAINTENANCE NOTE:

PARCEL OWNERS BENEFITING FROM AN EXISTING ACCESS EASEMENT (GRAVENSTEIN DRIVE) ARE REQUIRED TO PARTICIPATE IN AN EXISTING MAINTENANCE AGREEMENT, RECORDED IN INSTRUMENT NO. 2019-02193. BENEFICIARIES OF THE ROADWAY IS THE PUBLIC, AND THAT THE MAINTENANCE IS NOT THE RESPONSIBILITY OF THE PUBLIC OR THE COUNTY.

## SURVEYOR'S NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM AMERTITLE TITLE COMPANY, STATUS OF RECORD TITLE (SORT), REPORT, DATED JUNE 24, 2021, ORDER NO. 475670AM

ACREAGE SHOWN INCLUDES LAND WITHIN THE RIGHT OF WAY OF GRAVENSTEIN DRIVE.

## AFFIDAVIT OF CONSENT

AN AFFIDAVIT OF CONSENT RECORDED IN A SERRATE DOCUMENT AND MADE A PART OF THIS PLAT, RECORDED IN INSTRUMENT NO. 2022-02274, FROM PACIFIC NW FEDERAL CREDIT UNION FOR THAT CERTAIN DEED OF TRUST, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPT. 20, 2019, INSTRUMENT NO. 201903010.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT NO. 2019-06P INTO TWO SEPARATE PARCELS AS SHOWN. THE BOUNDARY OF THE SUBJECT TRACT IS DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED SEPTEMBER 20, 2019, AS INSTRUMENT NO. 2019-03009, BEING DESCRIBED AS PARCEL 3 OF SAID PARTITION PLAT NO. 2019-06P. THE EXTERIOR PROPERTY CORNER OF SAID PARCEL 3, AS SET AND/OR FOUND IN PARTITION PLAT NO. 2019-06P WERE RECOVERED AND HELD IN THIS SURVEY. NEW MONUMENTS WERE SET ON THE NEW DIVISION LINE BETWEEN PARCEL 1 AND 2 OF THIS PLAT, AS REQUESTED BY THE OWNER.

## EASEMENTS OF RECORD

ENCUMBRANCES LISTED ON AMERTITLE STATUS OF RECORD, (SORT) TITLE REPORT, DATED JUNE 24, 2021, ORDER NO. 475670AM

1. A PRIVATE EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED DECEMBER 11, 1941 IN BOOK 29, PAGE 177, BLANKET EASEMENT, NO SPECIFIC LOCATION PROVIDED, NOT SURFACE EVIDENCE AVAILABLE.
2. A PRIVATE EASEMENT, RECORDED MAY 27, 1948, BOOK 37, PAGE 589, FOR THE PURPOSE OF INSTALLING AND OPERATING A WATERLINE. LIKELY WITHIN THE RIGHT-OF-WAY OF TUCKER ROAD.
3. A PRIVATE EASEMENT, RECORDED MARCH 22, 1956 IN BOOK 57, PAGE 75, FOR THE PURPOSE OF A COMMUNITY DRIVEWAY FROM THE PROPERTY SOUTH OF THE SUBJECT TRACT.
4. AN EXISTING 50 FOOT PRIVATE RIGHT-OF-WAY EASEMENT, RECORDED FEBRUARY 19, 1982, IN INSTRUMENT NO. 820254, AS SHOWN.
5. EASEMENT AS SHOWN ON PARTITION PLAT NO. 2019-06P.
6. AMENDED ROAD MAINTENANCE AGREEMENT, RECORDED JULY 7, 2019, INSTRUMENT NO. 20192193.

## OWNERS

GERARDO MURILLO AND  
 MARIA MANZO

SURVEY PERFORMED FOR:  
 GERARDO MURILLO  
 DATE OF MONUMENT: JUNE 25 & DEC. 6, 2021  
 PROJECT: 201027 DRAFT: GD  
 FILE: 201027PP.DWG LAYOUT TAB: H.R. COUNTY P.P.

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

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

SHEET 1 OF 1  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON  

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