TERRA SURVEYING HOOD RIVER COUNTY SURVEYOR'S OFFICE PARTITION PLAT IN MONUMENT BOX AT DO File Number 20221P NORTH 1/4 CORNER for Instrument received on the 1.3 +4 day of SECTION 22 DECEMBER, 2022 at 1:23 P.M. L.C.#782 OS# 2022 07/ STEPHEN AND MONICA KLEIER, TRUSTEES OF THE STEPHEN AND MONICA KLEIER REVOCABLE LIVING TRUST. Hood River County Director of Records and Assessments. REGISTERED PROPERTY SUBJECT TO THE FOLLOWING RECORD MATTERS, SORT 406380AM, DATE OCTOBER 4, 2020 PROFESSIONAL BOOK H, PAGE 556 (1897), PRIVATE 40 FOOT IRRIGATION EASEMENT BENEFITING EAST FORK IRRIGATION DISTRICT, DATED NOVEMBER 29, 1897. LOCATION AS SHOWN SURVEYOR'S CERTIFICATE LAND SURVEYOR BOOK 2, PAGE 506 (1909), A PRIVATE AGREEMENT FOR EAST FORK IRRIGATION CANAL THROUGH SUBJECT PROPERTY, DATED MAY 15, 1909. NO SPECIFIC LOCATION. , ERIK M. CARLSON, BEING FIRST BOOK 7, PAGE 195 (1912), PRIVATE POWER LINE EASEMENT BENEFITING PACIFIC POWER AND LIGHT COMPANY, DATED JUNE 12, 1912. GENERAL LOCATION. DULY SWORN, DEPOSE AND SAY THAT why orbor BOOK 11, PAGE 275 (1917), PRIVATE SPRING EASEMENT BENEFITING CRUM, DATED JANUARY 20, 2017. LOCATED NEAR THE NORTHWEST CORNER I HAVE CORRECTLY SURVEYED AND OF GOVERNMENT LOT' 7, EXACT LOCATION IS UNKNOWN. MÄRKED WITH PROPER MONUMENTS OREGON December 30, 2005 ERIK M. CARLSON 72306 INST#772772, PRIVATE POWER LINE RIGHT OF WAY EASEMENT BENEFITING HOOD RIVER ELECTRIC COOP. DATED NOVEMBER 28, 1977. NO SPECIFIC LOCATION GIVEN. THE LANDS REPRESENTED ON THIS INST#791601, PRIVATE 20 FOOT WIDE PIPELINE EASEMENT BENEFITING JUHNKE, DATED JULY 16, 1979. LOCATION NOT SPECIFIC, CROSSES THE SOUTH LINE. PARTITION PLAT, THE BOUNDARIES INST#791600 (RE-RECORDED #791642, PRIVATE 20 FOOT WIDE EASEMENT FOR THE PURPOSE OF IRRIGATION PIPELINE, BENEFITING SIMON, DATED AUGUST 3, 1979. LOCATION NOT BEING DESCRIBED AS FOLLOWS. SPECIFIC, CROSSES SOUTH LINE THE SOUTH HALF OF GOVERNMENT INST#882840, PRIVATE 20 FOOT WIDE EASEMENT FOR WATER, BENEFITING CRYSTAL SPRINGS WATER DISTRICT, DATED DECEMBER 6, 1988. LOCATION GENERAL Expires: December 31, 2023 LOT 2, SECTION 22, TOWNSHIP 1 INST#890768, PRIVATE EASEMENT FOR ACCESS AND UTILITY BENEFITING BAILY AND HOFMANN, DATED MARCH 30, 1989. LOCATION SHOWN. NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON. TAX LOT 204 We the owners of the land shown herein, hereby TAX LOT 202 TAX LOT 205 TAX LOT 201 LANGFORD TOGETHER WITH THE FOLLOWING declare that this division of land has been made with NIXON DUFOUR, SWANSON NIXON INITIAL POINT DESCRIBED TRACT. our free consent and partitioned in accordance with S 88°28'14" E 556.13' the provisions of ORS Chapter 92 and grant the 69.64'~ S 88°25'20" E 446.81' (446.54' C.S.2006-115) N 88'28'14" W 456.67 S 88'23'26" E 325.86' (326.45 C.S.2006-115) BEGINNING AT THE SOUTHWEST private easements as shown on plat. CORNER OF GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 1 NORTH RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD STEPHEN KLEIER, NEW: 10 FOOT WIDE PRIVATE RIVER AND STATE OF OREGON; IRRIGATION EASEMENT Trustge of the Stephen and Monica Kleier THENCE RUNNING SOUTH ALONG THE PARCEL 2 BENEFITING PARCEL 2. revogable living trust, under agreement dated WEST LINE OF GOVERNMENT LOT 7, CONTAINS 2.5 ACRES, MORE OR LESS. May 21, 2014. NOTE: AN ADDITIONAL 5 FEET SOUTH AND APPROXIMATELY 10 FEET TO A POINT (INCLUDES LAND IN THE ROAD RIGHT OF WAY) PARALLEL TO THIS EASEMENT WILL BE USED TO DUE WEST OF AN 18" OAK TREE, CREATE A 15 FOOT WIDE TEMPORARY LOCATED 41 FEET EAST OF SAID WEST CONSTRUCTION EASEMENT, THIS CONSTRUCTION MONICA KLEIER, LINE OF GOVERNMENT LOT 7; THENCE EASEMENT WILL AUTOMATICALLY BE EXTINGUISHED RUNNING EASTERLY IN A STRAIGHT Trustee of the Stephen and Monica Kleier WHEN THE PIPELINE CONSTRUCTION IS COMPLETE. LINE TO A POINT ON THE EAST LINE OF GOVERNMENT LOT 7, WHICH IS revocable living trust, under agreement dated May 21, 2014. MONUMENTED BY A 1/2" IRON ROD, BOOK H, PAGE 556, 40 FOOT-L.S.1028, BEING 19.73 FOOT (DEED 20 This instrument was acknowledged before me by N 88'28'14" W 486.33' RIGHT OF WAY FOR THE FEET) SOUTH OF THE SOUTHEAST by Stephen Kleier and Monica Kleier, as trustees of the Stephen and Monica Kleier PURPOSES OF OPERATION AN CORNER OF GOVERNMENT LOT 2; EXISTING HOUSE IRRIGATION DITCH, EASEMENT THENCE NORTH 19.73 FEET (20.00 revocable living trust, under agreement dated IS CENTERED ON CENTER OF FEET), ALONG THE EAST LINE OF GOVERNMENT LOT 7 TO A 1/2" IRON May 21, 2014. EXISTING DITCH. on the ____day of NOVEMBER2022. PIPE OF RECORD MONUMENTING THE NORTHEAST CORNER THEREOF; THENCE State of OREGON WESTERLY ALONG THE BOUNDARY LINE County of HCOD RIVER BETWEEN GOVERNMENT LOTS 2 AND 7 TO THE POINT OF BEGINNING. INITIAL POINT IS A 5/8" IRON ROD MONUMENTING THE NORTHEAST Notary Print SOFIA CATHERINE CORNER OF THE SOUTH HALF OF PARCEL 1 GOVERNMENT LOT 2. Public Notary-OREGON CONTAINS 18.34 ACRES, MORE OR LESS. Commission number: 10110178 (INCLUDES LAND IN THE ROAD RIGHT OF WAY) My Commission expires: 25 AVGUST 2025 DRIVEWAYhereby certify that all taxes and assessments due hereon have been fully paid as required by law. TAX LOT 100 HOOD RIVER JEFF AECUSE COUNTY Hood River County Director of Budget and Finance, Treasurer/ Tax Collector SCALE: 1" = 100' BASIS OF BEARING: I hereby certify this partition was ex-S 88'42'30" E 388,53' N 88'36'55" W 906.59' (907.08' C.S.2006-115) amined and approved as of this <u>1.2-100</u> day of <u>NOVEMBER</u>, 2022 OREGON STATE PLANE - NORTH ZONE GOVERNMENT LOT 2 (3601) GRID BEARINGS AND -0#--S.8816'11" E BASIS 00°22 GOVERNMENT LOT 7 INTERNATIONAL FEET 88'12'09" W 906.88' (907.00' C.S.2006-115) (ROTATION TO C.S.2006-115=0'11'29") ACCESS EASEMENT #890768 POWER LINE TAX LOT 403 Hood River County Surveyor TAX LOT 402 TAX LOT 400 TAX LOT 407 FEY TAX LOT 409 ORTLIEB CAMPBELL TAX LOT 600 HOOD RIVER LLC CHURCH HOOD RIVER COUNTY REFERENCES: I hereby certify this partition was ex-amined and approved as of this 222 of NOVEMBER, 2022. FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE: C.S. No. 7641, BOUNDARY SURVEY FOR CLAY SIMON AND DOUG ROBINSON, BY DANNY CRON, L.S. 1028, FILED: OCTOBER 13, 1996. LOCATION OF SURVEY: C.S. No. 84043, BOUNDARY SURVEY FOR PANTELLA ENGLE, BY KLEIN AND ASSOCIATES, L.S. 932, FILED: JUNE 29, 1984.
C.S. No. 94018, BOUNDARY SURVEY FOR JOHN FLAHERTY, BY DLC SURVEYING, L.S. 1028, FILED: FEBRUARY 28, 1994.
C.S. No. 95110, PARTITION PLAT No. 9536 AND PROPERTY LINE ADJUSTMENT FOR CLAY AND JANET SIMON, BY TENNESON, L.S. 872, FILED: NOVEMBER 7, 1995. PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON. C.S. No. 96011, PARTITION PLAT No. 9606 AND PROPERTY LINE ADJUSTMENT FOR CLAY AND JANET SIMON, BY TENNESON, L.S. 872, FILED: APRIL 2, 1996. C.S. No. 96084, BOUNDARY SURVEY FOR PETER HOFMANN, BY DLC SURVEYING, L.S. 1028, FILED: DECEMBER 17, 1996. NARRATIVE: C.S. No. 2001-020, PARTITION PLAT No. 200112P FOR ROBERT AND MARY OLSON, BY WYEAST SURVEYS, L.S. 2393, FILED: MARCH 14, 2001. THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 300 Hood River County C.S. No. 2001-055, PROPERTY LINE ADJUSTMENT FOR BOB COFRANCES, BY WYEAST SURVEYS, L.S. 2393, FILED: AUGUST 6, 2001. INTO TWO PARCELS. THE DEED ELEMENTS ARE BASED ON A C.S. No. 2006-115, BOUNDARY SURVEY FOR GARDA HOFMANN, BY TANGLEWOOD SURVEYING, L.S. 2878, FILED: DECEMBER 14, 2006. BOUNDARY SURVEY CONDUCTED BY TERRA IN 2021 (C.S.2021-014), C.S. NO. 2020-010, BOUNDARY SURVEY FOR FEY, BY TANNER, L.S.90079, FILED MARCH 9, 2020. TERRA SURVEYING SAID ELEMENTS CONTROLLING THE BOUNDARY ARE RECORD C.S. NO. 2021-014, BOUNDARY SURVEY FOR KLEIER, BY TERRA, L.S.72306, FILED APRIL 22, 2021. MONUMENTS RECOVERED DEFINING THE SOUTH HALF OF GOVERNMENT LOT 2, TOGETHER MONUMENTING A SLIVER OF PROPERTY ON THE DATE: SEPTEMBER 19, 2022 LEGEND: NORTH PORTION OF GOVERNMENT LOT 7. WE TIED INTO SAID SCALE: 1" = 100'MONUMENTATION FROM PRIOR SURVEYS IN THE AREA, TOGETHER WITH ● FOUND 5/8" X 30" IRON ROD WITH PLASTIC CAP, No. 2021-014 FOUND 1/2" IRON PIPE OF RECORD, C.S. No. 7641 3" BRASS CAPS MONUMENTING THE WEST LINE OF THE NORTHEAST PROJECT: 19166PARTPLAT O FOUND MONUMENT AS NOTED ON PLAT FOUND 1/2" IRON ROD OF RECORD, L.S. 1028, C.S. No. 96084 QUARTER OF SECTION 22. THE MONUMENTS WERE RECOVERED AT ASSESSORS MAP: 1N-10E-22 T.L. 300 3" BRASS CAP FOUND ALL THE OUTER BOUNDARY OF TAX LOT 300 AS SHOWN ON ● FOUND 5/8" IRON ROD OF RECORD, NO CAP, No. 2006-115 P.O. BOX 617 IN MONUMENT BOX AT | FOUND 5/8" IRON ROD OF RECORD, L.S. 872, C.S. No. 95110 C.S.2006-115. CENTER 1/4 OF HOOD RIVER, OREGON 97031 C FOUND 5/8" IRON ROD OF RECORD, L.S. 932, C.S. No. 84043 CALCULATED, NOT FOUND OR SET SECTION 22 THE BASIS OF BEARING IS STATE PLANE COORDINATES (OREGON PHONE: (541) 386-4531 L.C #614 NORTH) AS MONUMENTED ON WEST LINE OF NORTHEAST QUARTER, () RECORD DISTANCE E-Mail: terra@gorge.net THE ROTATION ANGLE TO C.S. 2006-115 IS PROVIDED. ₱ FOUND 1/2" IRON ROD OF RECORD, L.S. 1028, C.S. No. 94018 www.terralandsurveying.com L.C. LAND CORNER CARD