

PARTITION PLAT

LOCATED IN THE SE 1/4
SECTION 2, T. 2N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON

MONUMENT INFORMATION

- (1501) FOUND 2" ALUMINUM CAP; ILLEGIBLE; HELD FOR EAST 1/4 CORNER SECTION 2, SEE LCR. 689
- (252) FOUND GUN BARREL; HELD FOR S-1/16TH CORNER COMMON TO SECTIONS 1&2, SEE COUNTY SURVEY 373
- (275) FOUND 2" IRON PIPE UNKNOWN ORIGIN, SAID PIPE IS CALLED FOR IN THE DEEDS AND IS SHOWN IN MULTIPLE SURVEYS, HELD FOR CORNER PER DEED CALLS
- (1511) FOUND 3/4" IRON PIPE UNKNOWN ORIGIN, SAID PIPE HAS BEEN HELD IN BY PRIOR SURVEYS AND PLATS, HELD IN THIS PLAT.
- (253) (254) (1519) FOUND 5/8" REBAR WITH RED PLASTIC CAP PER CS NO. 2008002; HELD
- (1550) (1551) (1552)
- (1516) (1518) FOUND 5/8" REBAR WITH RED PLASTIC CAP PER CS NO. 2009062; HELD CORNERS
- (1520) FOUND 5/8" REBAR WITH RED PLASTIC CAP PER CS NO. 2009008; HELD.
- (1521) (1524) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "KA OR 58608" PER BLA 2022-049; HELD
- (1525) (1527) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "KA OR 58608" PER BLA 2022-053; HELD
- (250) (251) FOUND 5/8" REBAR YELLOW PLASTIC CAP PER CS NO. 2022064; HELD
- (1708) (1709)
- (1502) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS72306"; PER CS NO. 2019033; HELD
- (276) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "OR 59002"; PER CS NO. 2006058
- (1710) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "OR 932"; PER CS NO. 2000065

REFERENCED SURVEYS

- R1. PROPERTY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC. FOR MICHAEL HANSON AND DANIELLE FRIEDRICH, FILED NOVEMBER 9, 2022, COUNTY SURVEY NO. 2022053
- R2. PROPERTY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC. FOR OAKMARSH, LLC AND RHEA HERGENRATHER, FILED SEPTEMBER 29, 2022, COUNTY SURVEY NO. 2022049
- R3. BOUNDARY RE-SURVEY PERFORMED BY TERRA SURVEYING, FOR ALAN WINANS, FILED OCTOBER 13, 2014, COUNTY SURVEY NO. 2014040
- R4. BOUNDARY SURVEY PERFORMED BY TERRA SURVEYING, FOR ALAN WINANS FILED JANUARY 7, 2008, COUNTY SURVEY NO. 2008002
- R5. PARTITION PLAT PERFORMED BY TERRA SURVEYING, FOR DYKE DYE, CAROL McMURREN, DONNA GULAINA & JANET ANDERSON AS EQUAL TENANTS IN COMMON, FILED JULY 18, 2019, PARTITION PLAT NO. 201906P, COUNTY SURVEY NO. 2019033
- R6. PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES INC, FOR GERRADO MURILLO AND MARIA MANZO, FILED NOVEMBER 30, 2022, PARTITION PLAT NO. 202220P, COUNTY SURVEY NO. 2022064
- R7. BOUNDARY SURVEY PERFORMED BY TERRA SURVEYING, FOR RONALD GILBERT, FILED DECEMBER 21, 2009, COUNTY SURVEY NO. 2009062
- R8. RECORD OF SURVEY PERFORMED BY KLEIN & ASSOCIATES INC, FOR LEE & MIKE MOORE, FILED JULY 12, 2006, COUNTY SURVEY NO. 2006058
- R9. PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES, FOR CHRISTOPHER LYNN & ANGELA LYNN, FILED AUGUST 9, 2000, PARTITION PLAT NO. 200025P, COUNTY SURVEY NO. 2000065
- R10. RECORD OF SURVEY PERFORMED BY BELL DESIGN COMPANY, FOR LYNN MILLER & JESSICA MOORE, FILED DECEMBER 17, 2020, COUNTY SURVEY NO. 2020051
- R11. PARTITION PLAT PERFORMED BY BISHOP SURVEYING, FOR SCHILL ENTERPRISES, INC, FILED DECEMBER 27, 1979, COUNTY SURVEY NO. 79126
- R12. SURVEY PERFORMED BY TERRA SURVEYING FOR NELLIE HJALTALIN, COUNTY SURVEY NO. 2009008, FILED MARCH 12, 2009

REFERENCED TITLE REPORT

COLUMBIA GORGE TITLE LAND DEVELOPMENT REPORT DATED APRIL 10, 2023 ORDER NO. 23-0085ED WITH AN EFFECTIVE DATE OF APRIL 9, 2023, AND SUPPLEMENTAL LAND DEVELOPMENT REPORT DATED APRIL 20, 2023 ORDER NO. 23-0085ED WITH AN EFFECTIVE DATE OF APRIL 19, 2023, AND 2nd SUPPLEMENTAL LAND DEVELOPMENT REPORT, DATED JUNE 16, 2023 ORDER NO 23-0085ED WITH AN EFFECTIVE DATE OF JUNE 15.2023

OWNER

OAKMARSH, LLC,

SURVEY PERFORMED FOR:
OAKMARSH LLC
DATE OF MONUMENT: APRIL 26, 2023
PROJECT: 23-03-20 DRAFT: GD
FILE: 230320-PP.DWG LAYOUT TAB: LAYOUT1

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

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY BOUNDARY DESCRIBED IN THE SURVEYORS CERTIFICATE INTO 2 NEW PARCELS. SAID PARTITION HAS BEEN APPROVED BY HOOD RIVER COUNTY PLANNING AS MAJOR PARTITION #22-0262.

THE SOUTHERLY PORTION OF THE PROPERTY WAS ESTABLISHED BY FINDING AND HOLDING MONUMENTS PREVIOUSLY FOUND AND OR SET AS SHOWN IN BOUNDARY LINE ADJUSTMENT SURVEYS NO. 2022049 AND 2022053, PERFORMED MY ME IN OCTOBER AND NOVEMBER OF 2022.

THE WESTERLY MOST SOUTHWEST CORNER OF PARCEL 2 WAS COMPUTED BY HOLDING A LINE BETWEEN MONUMENT NO.S 252, 253, 1523 AND 254, AND PROJECTING SAID LINE WEST 660.00 FEET PER DEED DISTANCE FROM MONUMENT NO. 252.

THE WEST LINE WAS COMPUTED BY HOLDING SAID COMPUTED WESTERLY MOST SOUTHWEST CORNER OF PARCEL 2, AND A 2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF PARCEL 1 (POINT NO. 275), SAID LINE AGREED WITH FOUND MONUMENT NUMBERS 250, 251, 1502 AND 1511.

THE EAST LINE WAS ESTABLISHED BY HOLDING MONUMENTS ESTABLISHED BY TERRA SURVEYING IN SURVEY 2008002. BEING MONUMENT NO.S 254, 1550, 1511 AND 1552.

FOR THE NORTH BOUNDARY OF THIS TRACT I, HELD A 2" IRON PIPE FOUND AT THE NORTHWEST CORNER, SAID IRON PIPE IS CALLED FOR IN THE DEEDS AND THE TITLE REPORT.

FOR THE NORTHEAST CORNER OF THIS TRACT, I HELD MONUMENT NO. 1552 AS ESTABLISHED IN SURVEY NO. 2008002 SAID MONUMENT AGREED WITH MONUMENT NO. 1519 WHICH WAS ALSO ESTABLISHED IN SURVEY NO. 2008002 AND IS CONSISTENT WITH THE DEED CALLS.

THERE MAY BE A DEED GAP ALONG THE NORTH BOUNDARY LINE. SAID NORTH LINE IS DESCRIBED IN THE DEEDS "BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, THEN THE DEED CALLS RUN NORTH TO GAS PIPES SET FLUSH. THE NORTHEAST GAS PIPE HAS BEEN REMOVED AND AN IRON ROD SET IN SURVEY NO. 2008002, AT THE DEED CALL LOCATION (POINT NO. 1519). THE NORTHWEST GAS PIPE WAS FOUND AND HELD (POINT NO. 275).

THE DEED CALLS FOR THE TRACTS TO THE NORTH HAVE CALLS RUNNING SOUTH FROM THE NORTH LINE OF THE SOUTHEAST QUARTER. THERE HAS BEEN MULTIPLE SURVEYS WHICH HAVE ESTABLISHED MONUMENTS BASED ON THE DEED CALLS FROM THE NORTH.

BY USING THE DEED CALLS FROM THE NORTH AND THE DEED CALLS FROM THE SOUTH THERE APPEARS TO BE A GAP. TERRA SURVEYING HAS PERFORMED THREE SURVEYS WHICH SHOW THE NORTH BOUNDARY LINE. SURVEY NO. 2008002 ESTABLISHED THE BOUNDARY BY HOLDING DEED CALLS. SURVEY NO. 2014040 RE-SURVEYED THE BOUNDARY AND DECIDED TO MOVE THE BOUNDARY NORTH TO MATCH THE SURVEYS AND DEED CALLS TO THE NORTH. SURVEY NO. 2019033 DEPICTS THE BOUNDARY AS RE-ESTABLISHED IN SURVEY NO. 2014040.

I DID NOT HOLD THE NORTHERLY BOUNDARY PER SURVEY NO. 2014040, BECAUSE THE DEEDS HAVE NOT BEEN UPDATED OR CORRECTED, THE TITLE COMPANY WILL NOT INSURE TITLE TO LAND WHICH HAS NOT BEEN CONVEYED OR ADJUDICATED. PER SURVEY NO. 2014040 THE LAND OWNER TO THE SOUTH MAY HAVE A RIGHT TO THE LAND WITHIN THE DEED GAP, BUT THE LAND OWNERS TO THE NORTH MAY ALSO HAVE A CLAIM OR RIGHT TO THE LAND WITHIN THE DEED GAP.

EASEMENTS OF RECORD

ENCUMBRANCES LISTED ON COLUMBIA GORGE TITLE LAND DEVELOPMENT REPORT DATED APRIL 10, 2023 ORDER NO. 23-0085ED WITH AN EFFECTIVE DATE OF APRIL 9, 2023, AND SUPPLEMENTAL LAND DEVELOPMENT REPORT DATED APRIL 20, 2023 ORDER NO. 23-0085ED WITH AN EFFECTIVE DATE OF APRIL 19, 2023, AND 2nd SUPPLEMENTAL LAND DEVELOPMENT REPORT, DATED JUNE 16, 2023 ORDER NO 23-0085ED WITH AN EFFECTIVE DATE OF JUNE 15.2023

- 1. RIGHT OF WAY EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED DECEMBER 11, 1941 IN BOOK 29, PAGE 161. NOT SHOWN, EXACT LOCATION NOT DISCLOSED
- 2. RIGHT OF WAY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY RECORDED SEPTEMBER 12, 1946, IN BOOK 33, PAGE, 470 NOT SHOWN, EXACT LOCATION NOT DISCLOSED
- 3. RIGHT OF WAY FOR JOINT ROAD PURPOSES, 15 FEET IN WIDTH RECORDED AUGUST 16, 1948, IN BOOK 38, PAGE 430 THE EASEMENT IS PRIVATE AND IS SHOWN ON THE PLAT.
- 4. 5.0 FOOT WIDE IRRIGATION PIPELINE EASEMENT, RECORDED MAY 18, 1976, DOCUMENT NO. 761039 AND DOCUMENT NO. 2016-04157, RECORDED DECEMBER 1, 2016. FOR THE BENEFIT OF TAX LOT 1900, THE EASEMENT IS PRIVATE AND IS SHOWN ON PLAT
- 5. 50.00 FOOT WIDE EASEMENT, GRANTED TO ALL FUTURE OWNERS OF THE LAND ABUTTING THE EASEMENT. RECORDED FEBRUARY 19, 1982, IN INSTRUMENT NO. 820254 THE EASEMENT IS PRIVATE AND IS SHOWN ON THE PLAT.
- 6. 5.0 FOOT WIDE IRRIGATION PIPELINE EASEMENT, RECORDED DECEMBER 1, 2016. DOCUMENT NO. 2016-04157, FOR THE BENEFIT OF TAX LOT 1900, THE EASEMENT IS PRIVATE AND IS SHOWN ON PLAT
- 7. VARIED WIDTH ROADWAY EASEMENT, RECORDED DECEMBER 1, 2016. DOCUMENT NO. 2016-04157, FOR THE BENEFIT OF TAX LOT 1900, THE EASEMENT IS PRIVATE AND IS SHOWN ON PLAT

REFERENCED DEEDS

D1-WARRANTY DEED, INSTRUMENT NO. 2022-00652 (2N10E02DA 1800)
D2-QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02638
D3-QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02639
D4-BARGAIN AND SALE DEED, INSTRUMENT NO. 2014-03251 (2N10E02DA 1900)
D5-BARGAIN AND SALE DEED, INSTRUMENT NO. 2021-05580 (2N10E02DD 100)

EASEMENTS CREATED BY THIS PLAT

A 15.00 FOOT WIDE JOINT USE EASEMENT FOR AN ICE FOUNTAIN WATER SERVICE LINE AND FOR FARMERS IRRIGATION WATER LINE FOR THE USE AND BENEFIT OF PARCEL 2 IS GRANTED ON THIS PLAT.

A PRIVATE VIEW EASEMENT BENEFITING PARCEL 2 DESCRIBED AS FOLLOWS:

A VIEW EASEMENT HEIGHT RESTRICTIONS ARE FOR BUILDINGS, TREES AND LANDSCAPING, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

- 15.0 FEET ON THE SOUTH BOUNDARY OF THE VIEW EASEMENT AREA. OR ELEVATION 584.00 FEET

- 23.0 FEET ON THE NORTH BOUNDARY OF THE VIEW EASEMENT AREA. OR ELEVATION 590.

THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

MAINTENANCE OF THE VIEW EASEMENT.

- THE OWNERS OF PARCEL 2 HAVE THE RIGHT TO TRIM AND LIMB TREES AND VEGETATION WHICH EXCEEDS THE SPECIFIED ELEVATION AT OWNER OF PARCEL 2 EXPENSE.

ROAD MAINTENANCE NOTE:

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

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 BOUNDARIES BEING DESCRIBED BY WARRANTY DEED 2022-00652 RECORDED MARCH 3, 2022 HOOD RIVER COUNTY DEED RECORDS AND THOSE CERTAIN TRACTS OF LAND DESCRIBED IN QUIT CLAIM DEED 2022-026938 AND QUIT CLAIM DEED 2022-026939, RECORDED SEPTEMBER 6, 2022, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°45'41" WEST, ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 79.00 FEET; THENCE NORTH 82°46'19" WEST, A DISTANCE OF 521.43 FEET; THENCE NORTH 02°21'26" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 88°43'00" WEST, A DISTANCE OF 142.57 FEET TO A POINT WHICH IS 660.00 FEET WEST OF SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH 01°14'36" EAST, A DISTANCE OF 643.63 FEET TO A 2" IRON PIPE; THENCE SOUTH 89°15'58" EAST, A DISTANCE OF 290.07 FEET; THENCE SOUTH 00°53'30" WEST, A DISTANCE OF 300.40 FEET; THENCE NORTH 89°06'37" WEST, A DISTANCE OF 130.07 FEET; THENCE SOUTH 01°33'47" WEST, A DISTANCE OF 233.84 FEET; THENCE NORTH 89°17'15" EAST, A DISTANCE OF 5.90 FEET; THENCE SOUTH 04°01'59" EAST, A DISTANCE OF 70.12 FEET; THENCE SOUTH 50°12'36" EAST, A DISTANCE OF 67.10 FEET, THENCE SOUTH 88°43'00" EAST, A DISTANCE OF 434.66 FEET TO THE POINT OF BEGINNING.

THE INITIAL POINT FOR THIS PARTITION PLAT IS A GUN BARREL FOUND AT THE SOUTH 1/16 CORNER COMMON TO SECTIONS 1 AND 2.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PLS 58608

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2024



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. 2023 025

FILED 6/26/2023

BY BA

PARTITION PLAT NO. 202304P

INSTRUMENT RECEIVED ON THE 26th DAY
OF June, 2023 9:06 AT AM

David S. Hanson
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 FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES, AND THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT I DEDICATE GRAVENSTEIN DRIVE AS SHOWN ON THE FACE OF THIS PLAT AS A PUBLIC RIGHT-OF-WAY.

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

David S. Hanson June 16, 2023
DAVID S. HANSON DATE
MANAGING MEMBER
OAKMARSH, LLC

ACKNOWLEDGMENTS

STATE OF OR

COUNTY OF Hood River

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME ON June 16, 2023, BY David Hanson
AS REPRESENTATIVE OF
OAKMARSH, LLC

NOTARY SIGNATURE
Daniel Colli
NOTARY PUBLIC-(NAME)

COMMISSION NO. 1010947

MY COMMISSION EXPIRES April 09, 2025

APPROVALS

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

Shirley T. Patterson
HOOD RIVER COUNTY DIRECTOR
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 16th DAY OF JUNE, 2023.

Leonides J. Sandoval
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 22nd DAY OF JUNE, 2023.

Ami Walker
HOOD RIVER COUNTY PLANNING DIRECTOR
DEDICATION ACCEPTED UNDER ORS 92.175(1)(b)

SHEET 1 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
 2 2N. 10E.

CS# 2023 025

PARTITION PLAT

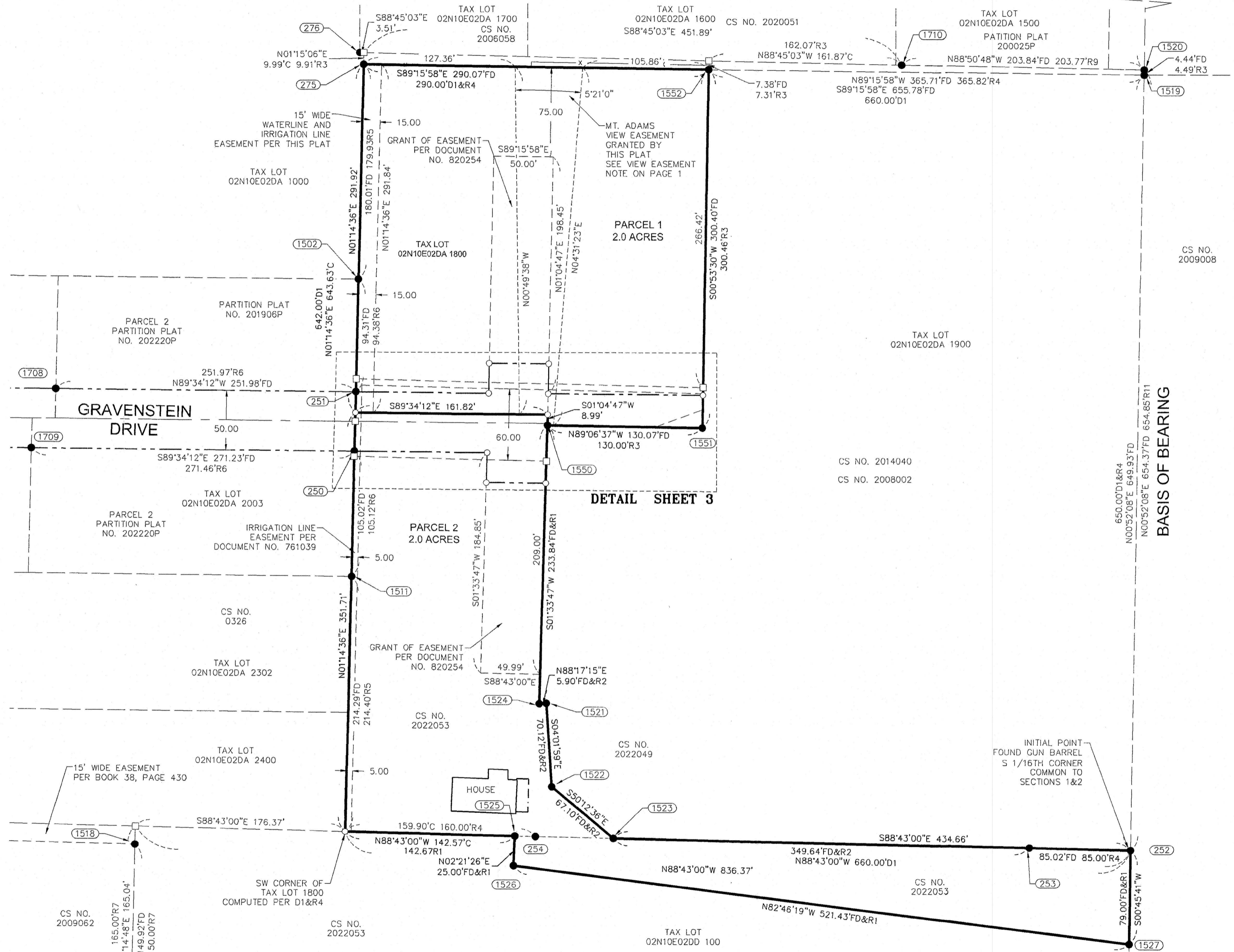
LOCATED IN THE NE 1/4 OF THE SE 1/4 SECTION 2, T. 2N. R. 10E, W.M. HOOD RIVER COUNTY, STATE OF OREGON

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2023025

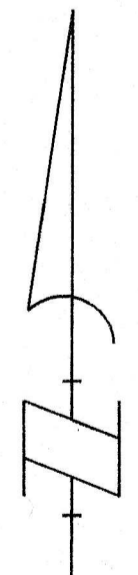
FILED 6/26/2023

BY MS



DETAIL SHEET 3

BASIS OF BEARING



REGISTERED PROFESSIONAL LAND SURVEYOR

Leonides J. Sandoval
 OREGON
 JULY 12, 2016
 LEONIDES J. SANDOVAL
 58608
 Expires 6-30-2024

SURVEY PERFORMED FOR:
 OAKMARSH LLC
 DATE OF MONUMENT: APRIL 26, 2023
 PROJECT: 23-03-20 DRAFT: GD
 FILE: 230320-PP.DWG LAYOUT TAB: LAYOUT1

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

OWNER
 OAKMARSH, LLC,

BASIS OF BEARINGS
 OREGON STATE PLANE COORDINATES SYSTEM
 NORTH ZONE, GRID NORTH, GROUND DISTANCE
 ESTABLISHED BY C.P.S. OBSERVATION
 BETWEEN POINTS NO. 252 AND 1520

KA
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 ENGINEERING • SURVEYING • PLANNING
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 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 2 OF 3
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
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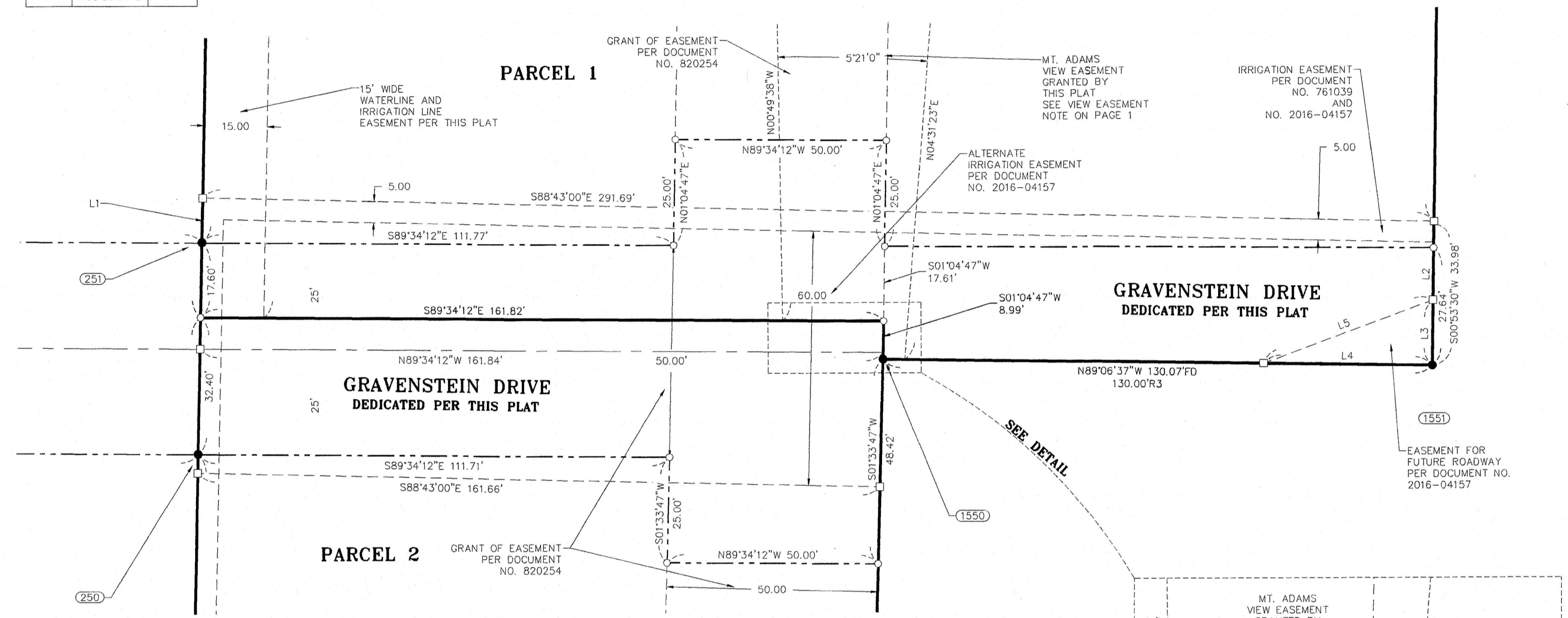
PARTITION PLAT

LOCATED IN THE NE 1/4 OF THE SE 1/4
SECTION 2, T. 2N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2023025
FILED 6/26/2023
BY PL

LINE #	DIRECTION	LENGTH
L1	N1°14'36"E	10.69
L2	S0°53'30"W	12.24
L3	N0°53'30"E	15.40
L4	N89°06'37"W	40.00
L5	N69°50'06"E	42.86

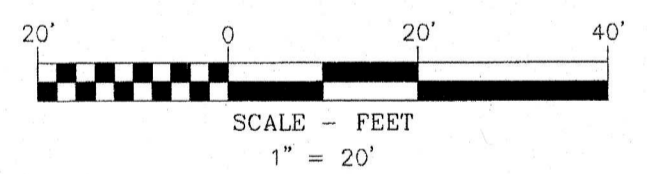


**GRAVENSTEIN DRIVE
DEDICATED PER THIS PLAT**

**GRAVENSTEIN DRIVE
DEDICATED PER THIS PLAT**

PARCEL 1

PARCEL 2

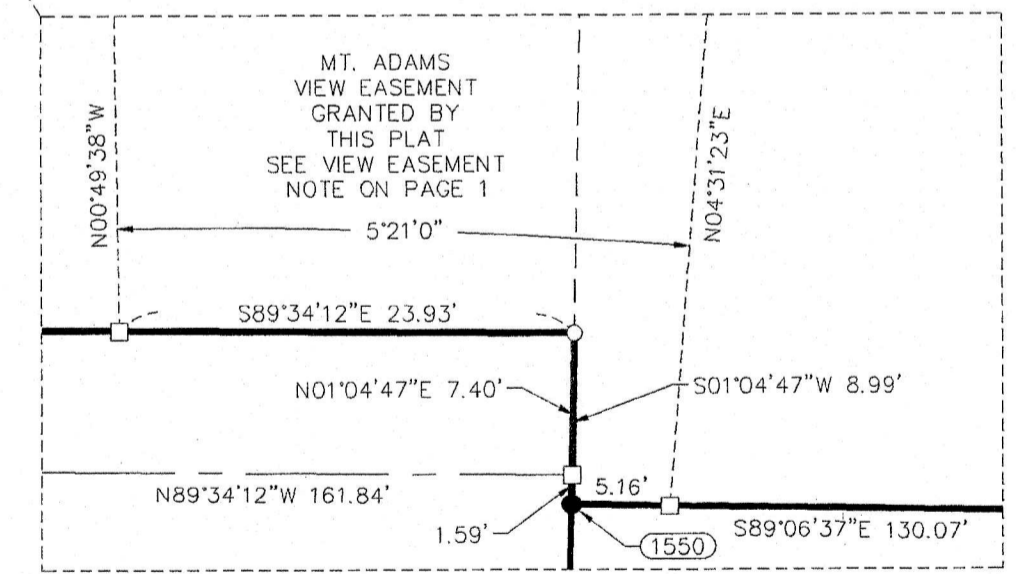


OWNER
OAKMARSH, LLC.

BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION
BETWEEN POINTS NO. 252 AND 1520

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Leonides J. Sandoval
OREGON
JULY 12, 2019
LEONIDES J. SANDOVAL
58608
Expires 6-30-2024

DETAIL
1" = 10'



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SHEET 3 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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