

CARTER PARTITION PLAT

LOCATED IN THE NE 1/4
SECTION 9, T. 2N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 09 TAX LOT 1500

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2023039
FILED 10/5/2023
BY BE

PARTITION PLAT NO. 202311P

INSTRUMENT RECEIVED ON THE 5th DAY
OF October, 2023 10:37 AT AM
Sandra J. Carter
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

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.

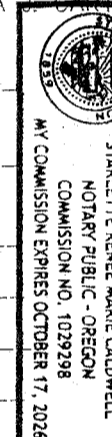
AND BY THIS PLAT CREATE THE EASEMENTS
SHOWN HEREON FOR THE STATED PURPOSES.

Sandra J. Carter 8-23-23
SANDRA J. CARTER DATE
John L. Carter 10/5/23
JOHN L. CARTER DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON 8/23, 2023, BY SANDRA
AND JOHN L. CARTER.

Starlette Caldwell
NOTARY SIGNATURE
NOTARY PUBLIC-(NAME)
STATE OF Oregon
COUNTY OF Clackamas
COMMISSION NO. 1029298
MY COMMISSION EXPIRES 10/17/26



APPROVALS

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

Shirley Patterson
HOOD RIVER COUNTY DIRECTOR
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF
THIS 29th DAY OF August, 2023.

Mark Brown
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF
THIS 3rd DAY OF OCTOBER, 2023.

Chris Walker
HOOD RIVER COUNTY PLANNING DIRECTOR

PLANNING FILE NUMBER 22-0127

MONUMENT INFORMATION

- (251) FOUND 3" BRASS CAP IN MONUMENT CASE;
HELD FOR NORTHEAST CORNER SECTION 9, SEE LCR. 457
- (250) FOUND 3" BRASS CAP IN MONUMENT CASE;
HELD FOR EAST 1/4 CORNER SECTION 9, SEE LCR. 562
- (252) (253) (256) FOUND 1/2" IRON ROD, WITH YELLOW CAP. PER SURVEY NO.
88071, HELD FOR PARCEL CORNERS.
- (254) (255) FOUND 5/8" IRON ROD WITH RED CAP, PER SURVEY NO. 91050,
HELD FOR PARCEL CORNER.
- (257) FOUND 1/2" IRON ROD, WITH YELLOW CAP. PER SURVEY NO.
88071, HELD FOR REFERENCE MONUMENT ON ROAD RIGHT OF WAY.
- (258) FOUND 5/8" IRON ROD WITH RED CAP, PER SURVEY NO. 91050,
NOT HELD, FOUND TO BE 3.99 FEET NORTH OF COMPUTED LINE
- (259) FOUND 5/8" IRON ROD, PER SURVEY NO. 99045,
HELD FOR NE CORNER OF PARCEL 1, OF SURVEY NO. 99045.

REFERENCED SURVEYS

- R1. BOUNDARY SURVEY PERFORMED BY DLC SURVEYING
FOR E.E. BOWEN INC., FILED DECEMBER 22, 1988,
COUNTY SURVEY NO. 88071
- R2. PARTITION PLAT PERFORMED BY TERRA SURVEYING,
FOR RON & LINDA HARDER, FILED JUNE 16, 1999
PARTITION PLAT NO. 9910, COUNTY SURVEY NO. 99045
- R3. PARTITION PLAT PERFORMED BY TERRA SURVEYING,
FOR CHESTER & KATHLEEN JOHNSON, FILED JULY 26, 1991
PARTITION PLAT NO. 9116, COUNTY SURVEY NO. 91050
- R4. BOUNDARY SURVEY PERFORMED BY DIELSCHNEIDER ASSOCIATES IN.,
FOR RAYMOND FRAZIER, FILED SEPTEMBER 17, 1976,
COUNTY SURVEY NO. 7608

PLSS LAND CORNER CARDS

CORNER CARD NO. 457 NE CORNER OF SECTION 9
CORNER CARD NO. 562 E 1/4 CORNER OF SECTION 9

REFERENCED TITLE REPORT

COLUMBIA GORGE TITLE LAND DEVELOPMENT REPORT DATED JULY 5, 2023
ORDER NO. 23-164 WITH AN EFFECTIVE DATE OF JULY 1, 2023.

REFERENCED DEEDS

D1-BARGAIN AND SALE DEED, INSTRUMENT NO. 2015-03249 (2N10E09 1500)
RECORDED SEPTEMBER 17, 2015

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO 2 NEW PARCELS, THE PROPERTY
DESCRIBED IN BARGAIN AND SALE DEED, INSTRUMENT NO. 2015-03249, RECORDED
SEPTEMBER 17, 2015 AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE.
SAID PARTITION HAS BEEN APPROVED BY HOOD RIVER COUNTY PLANNING AS MAJOR
PARTITION #22-0127.

THE EAST LINE WAS ESTABLISHED BY HOLDING A 3" BRASS CAP MONUMENT AT THE EAST
QUARTER CORNER OF SECTION 9 AND A 3" BRASS CAP MONUMENT AT NORTHEAST CORNER
OF SECTION 9, BEING MONUMENT NO.S 251 AND 250.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS SET BY SURVEY NO.
88071, MONUMENT NO.S 253 AND 257. WHICH CHECKED WITH A FOUND MONUMENT 259
ESTABLISHED BY SURVEY NO. 99045.

THE WEST LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS SET BY SURVEY NO.
88071, MONUMENTS NO.S 252, 253 AND 256.

THE WESTERLY PORTION OF THE NORTH LINE OF WAS ESTABLISHED BY HOLDING FOUND
MONUMENT SET BY SURVEY NO. 91050. MONUMENT NO.S 254 AND 255.

THE NORTHERLY MOST NORTH LINE WAS ESTABLISHED BY HOLDING MONUMENT NO. 254 AND
A THE COMPUTED NORTHEAST CORNER BEING 858 FEET (52 RODS) NORTH OF THE EAST
QUARTER CORNER OF SECTION 9.

THE DIVIDING PARCEL LINES IS AS SHOWN ON THE FACE OF THIS PLAT.

EASEMENTS OF RECORD

COLUMBIA GORGE TITLE LAND DEVELOPMENT REPORT DATED JULY 5, 2023 ORDER NO.
23-164 WITH AN EFFECTIVE DATE OF JULY 1, 2023.

1. WATERLINE EASEMENT GRANTED TO WESTSIDE ICE FOUNTAIN WATER DISTRICT.
RECORDED JULY 13, 1976 INSTRUMENT NO. 761442.
(SHOWN ON THE PLAT)
2. WATERLINE EASEMENT GRANTED TO WESTSIDE ICE FOUNTAIN WATER DISTRICT.
RECORDED APRIL 25, 1983 INSTRUMENT NO. 830691.
(SHOWN ON THE PLAT)

EASEMENTS CREATED BY THIS PLAT

A 50.00 FOOT WIDE ACCESS AND UTILITY EASEMENT INCLUDING A FIRE TURN
AROUND AS SHOWN ON THIS PLAT, IS GRANTED FOR THE USE AND BENEFIT OF
PARCELS 1 AND 2 OF THIS PLAT AND ANY FUTURE PARCELS WHICH MAY BE
CREATED BY SUBSEQUENT DIVISIONS OF LAND.

ROAD MAINTENANCE NOTE:

THE OWNERS OF PARCEL 1 AND PARCEL 2 OF THIS PLAT ARE REQUIRED
TO PARTICIPATE IN THE FUTURE REPAIR AND MAINTENANCE OF THE ACCESS
ROAD.

THE CURRENT AND FUTURE LANDOWNERS OF THE PARCELS 1 AND 2,
SHALL SHARE ON AN EQUAL BASIS THE EXPENSES AND RESPONSIBILITY
FOR THE MAINTENANCE, REPAIRS, AND ADDITIONAL CONSTRUCTION. IT IS
FURTHER STATED THAT MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED
TO, THE REMOVAL OF SNOW AND OTHER HAZARDS OR OBSTRUCTIONS AS
WELL AS GRAVELING. IT IS FURTHER STATED THAT THE ROAD SERVING
SAID PARCELS IS NOT A COUNTY ROAD AND THAT THE HOOD RIVER
COUNTY, HAS NO RESPONSIBILITY OR OBLIGATION AS TO THE MAINTENANCE,
CONSTRUCTION REPAIR OF SAID ACCESS ROAD.

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 IN BARGAIN AND SALE DEED, INSTRUMENT
NO. 2015-03249, RECORDED SEPTEMBER 17, 2015.
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 9, TOWNSHIP 2 NORTH, RANGE 10 EAST, OF THE WILLAMETTE
MERIDIAN, THE PERIMETER BOUNDARY IS MORE PARTICULARLY DESCRIBED AS
FOLLOWS.

COMMENCING AT A 3" BRASS CAP IN MONUMENT CASE MARKING THE EAST
QUARTER CORNER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 10 EAST, OF
THE WILLAMETTE MERIDIAN;
THENCE NORTH 01°33'57" EAST, ALONG THE EAST LINE OF SAID SECTION 9
A DISTANCE OF 544.48 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°03'27" WEST, A DISTANCE OF 767.59 FEET TO A FOUND
1/2" IRON ROD, WITH YELLOW CAP;
THENCE NORTH 01°20'39" EAST, A DISTANCE OF 115.78 FEET TO A FOUND
1/2" IRON ROD, WITH YELLOW CAP;
THENCE NORTH 01°36'20" EAST, A DISTANCE OF 164.96 FEET TO A FOUND
1/2" IRON ROD, WITH YELLOW CAP;
THENCE SOUTH 89°16'19" EAST, A DISTANCE OF 108.38 FEET TO 5/8" IRON
ROD WITH RED CAP;
THENCE NORTH 00°26'19" EAST, A DISTANCE OF 32.33 FEET TO 5/8" IRON
ROD WITH RED CAP;
THENCE SOUTH 89°01'34" EAST, A DISTANCE OF 660.18 FEET TO A POINT
ON THE EAST LINE OF SAID SECTION 9.
THENCE SOUTH 01°33'57" WEST, ALONG THE EAST LINE OF SAID SECTION 9,
A DISTANCE OF 313.12 FEET TO THE POINT OF BEGINNING.

FOR THE INITIAL POINT OF THIS PARTITION PLAT, I SET A 5/8" X 30"
REBAR WITH 1-1/4" RED PLASTIC CAP (KA OR58608) AT A POINT ON THE
NORTH LINE OF PARCEL 1, BEING A 30.00 FOOT REFERENCE POINT TO THE
NORTHEAST CORNER OF PARCEL 1, ON THE WEST RIGHT-OF-WAY OF
MARKHAM ROAD. SAID REFERENCE POINT IS LOCATED NORTH 01°33'57"
EAST, A DISTANCE OF 858.00 FEET; THENCE NORTH 89°01'34" WEST, A
DISTANCE OF 30.00 FEET FROM A FOUND 3" BRASS CAP IN MONUMENT
CASE MARKING THE EAST 1/4 CORNER SECTION 9.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PLS 58608

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2018
LEONIDES J. SANDOVAL
58608

Expires 6-30-2024

SURVEY PERFORMED FOR:
SANDRA J & JOHN L CARTER
DATE OF MONUMENT: JULY 11, 2023
PROJECT: 22-05-12 DRAFT: LS
FILE: 22-05-12PP.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.
 9 2N. 10E.

CS# 2023039

CARTER PARTITION PLAT

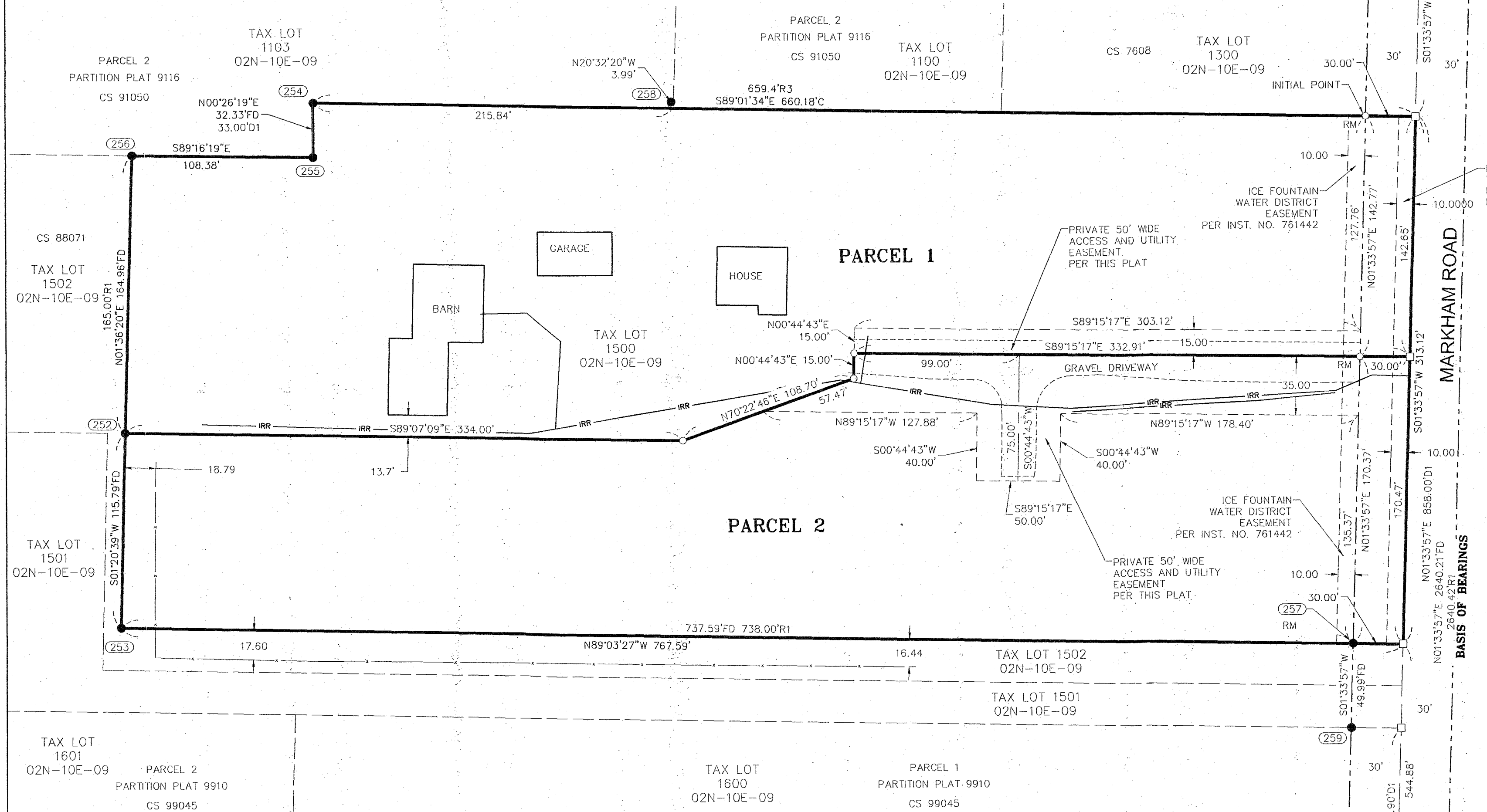
LOCATED IN THE NE 1/4
SECTION 9, T. 2N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 09 TAX LOT 1500

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2023 039

FILED 10/5/2023

BY *KA*



LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- L.C.R. LAND CORNER RECORD
- x— FENCE LINE
- rr— IRRIGATION LINE

AREA TABLE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	5.44 ACRES	2.94 AC
PARCEL 2		2.50 AC

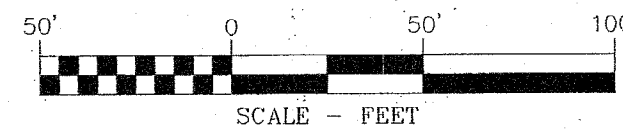
AREAS ARE CALCULATED TO THE CENTERLINE OF MARKHAM ROAD

MONUMENT INFORMATION

SEE SHEET 2 OF 2 FOR MONUMENT INFORMATION

OWNER

SANDRA J. CARTER
JOHN L. CARTER



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. 250 AND 251

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2024

KA

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SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
9	2N	10E	

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