

# PARTITION PLAT

LOCATED IN THE NW 1/4  
OF SECTION 26 T. 2N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON.  
2N 10E 26BB TAX LOT 800

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

SURVEY NO. 2024002  
FILED 1/2/2024  
BY ga

**PARTITION PLAT NO. 202314P**

INSTRUMENT RECEIVED ON THE 27<sup>th</sup> DAY  
OF DECEMBER 2023 9:04 AT A.M.

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.

*John M. Gerstenberger* 12/26/23  
JOHN M. GERSTENBERGER DATE  
*Lynette K. Gerstenberger* 12/26/23  
LYNETTE K. GERSTENBERGER DATE

**ACKNOWLEDGMENTS**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 26, 2023, BY THE ABOVE SIGNED

*Sandra Virgen*  
NOTARY SIGNATURE  
Sandra Virgen  
NOTARY PUBLIC-(NAME)

STATE OF Oregon  
COUNTY OF Hood River  
COMMISSION NO. 999105

MY COMMISSION EXPIRES April 16, 2024

**APPROVALS**

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

*DeAnna Allen*  
HOOD RIVER COUNTY DIRECTOR  
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 21<sup>st</sup> DAY OF DECEMBER, 2023.

*Bras*  
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 26<sup>th</sup> DAY OF DECEMBER, 2023.

*Ann Walker*  
HOOD RIVER COUNTY PLANNING DIRECTOR  
MINOR PARTITION 22-0070 AND  
MINOR AMENDMENT 23-0209

**REFERENCED DEEDS**

MUTUAL AGREEMENT CONCERNING LOCATION OF COMMON BOUNDARY LINES, INSTRUMENT NO. 20064840.

DEED OF TRUST, INSTRUMENT NO. 2022-00374

WARRANTY DEED, INSTRUMENT NO. 932505

SALE OF PROPERTY CONTRACT, INSTRUMENT NO. 89087

QUITCLAIM DEED, INSTRUMENT NO. 783083.

**EXISTING EASEMENTS:**

THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS. (ODELL HIGHWAY SHOWN ALONG THE WEST LINE OF PARCEL 1)

6' WIDE PIPELINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: ROBERT R. DEHART AND LA FERNE DEHART AND BUSTER R. DEHART AND EDITH M. ANDERS.  
RECORDED: AUGUST 10, 1961  
BOOK 69, PAGE 139  
(EASEMENT IS PRIVATE AND IS SHOWN ON PLAT)

FENCE AND MAINTENANCE THEREOF AND AN ACCESS EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: JOHN WHITESELL  
RECORDED: AUGUST 15, 1978  
INSTRUMENT NO. 783083  
(EASEMENT IS PRIVATE AND IS NOT SHOWN NOT LOCATABLE)

15' WIDE SEWER EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: ODELL SANITARY DISTRICT  
RECORDED: JULY 6, 1984  
INSTRUMENT NO. 841132  
(EASEMENT IS TO A PUBLIC SEWER AGENCY SHOWN ON PLAT)

ROADWAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: JOHN M. GERSTENBERGER AND LYNETTE K. GERSTENBERGER  
RECORDED: APRIL 10, 1989  
INSTRUMENT NO. 890873  
(EASEMENT IS PRIVATE AND NOT SHOWN NOT LOCATABLE)

10' WIDE WATER LINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: CRYSTAL SPRINGS WATER DISTRICT  
RECORDED: JUNE 13, 1997  
INSTRUMENT NO. 971985  
(EASEMENT IS TO A PUBLIC WATER AGENCY SHOWN ON PLAT)

60' WIDE EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: THE PUBLIC  
RECORDED: JULY 11, 2002  
INSTRUMENT NO. 20023306  
(EASEMENT IS PUBLIC ROAD RIGHT-OF-WAY AND IS SHOWN ON PLAT)

10' WIDE WATER LINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: EAST FORK IRRIGATION DISTRICT  
RECORDED: OCTOBER 5, 2021  
INSTRUMENT NO. 202104564  
(EASEMENT IS TO A PUBLIC IRRIGATION DISTRICT SHOWN, ALONG THE NORTH SIDE OF PARCELS 1, 2 AND 3)

AN EASEMENT FOR ROAD PURPOSES CREATED BY EASEMENT DEED RECORDED IN BOOK 67, PAGE 95, FILED JUNE 29, 1960. THE EASEMENT IS A 33.00 FOOT WIDE BY 330 FOOT LONG EASEMENT LOCATED ON THE SOUTH SIDE OF THE SOUTH LINE OF PARCEL 1. AT THE SOUTHWEST CORNER OF PARCEL 1 FOR ACCESS TO PARCEL 1. (EASEMENT IS A PRIVATE ACCESS EASEMENT AND IS SHOWN ON THE PLAT)

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO 3 PARCELS THAT CERTAIN TRACT OF LAND DESCRIBED IN CONTRACT FOR THE SALE OF REAL PROPERTY, INSTRUMENT NO. 932505, EXCEPTING THEREFROM THAT CERTAIN TRACT OF LAND DEEDED TO JOHN WHITESELL, BY DEED RECORDED AUGUST 15, 1978 AS RECORDER'S FEE NO. 783083.

THE PERIMETER BOUNDARY WAS DETERMINED AS FOLLOWS:

THE NORTHWEST CORNER WAS COMPUTED BY DEED DISTANCE FROM THE NORTHWEST CORNER OF SECTION 26, ALONG THE WEST LINE OF SECTION 26 BASED ON FOUND MONUMENTS.

THE NORTHEAST CORNER WAS DETERMINED BY HOLDING A 1-1/4" ALUMINUM CAP FOUND AT THE NORTHEAST CORNER, ALSO MARKING THE NORTHWEST CORNER OF BARRETT VISTA SUBDIVISION.

THE SOUTHEAST CORNER WAS COMPUTED USING A BEST FIT LINE BY HOLDING MONUMENTS ALONG THE WEST LINE OF BARRETT VISTA AND THE NORTH LINE OF THE ANNA ACRES ESTATES SUBDIVISION. THE COMPUTED SOUTHEAST CORNER CLOSELY FIT A MONUMENT FOUND 536'24"13"W, 1.84 FEET, WHICH WAS ALSO SHOWN ON BARRETT VISTA SUBDIVISION.

THE SOUTHWEST CORNER WAS ESTABLISHED BY HOLDING A 5/8" REBAR AT THE SOUTHEAST CORNER OF EWE & I ADDITION - PHASE 2.

THE EASTERLY LINE OF THE EWE & I ADDITION - PHASE 2 AND 3 WAS HELD BY HOLDING FOUND MONUMENTS.

THE NORTHEAST CORNER OF THE EWE & I ADDITION - PHASE 3, WAS COMPUTED BY RECORD DISTANCE FROM THE SOUTHEAST CORNER OF LOT 30.

THE NORTHWEST CORNER OF THE EWE & I ADDITION - PHASE 3, WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 32. A DEED DISTANCE OF 396.00 FEET ALONG THE NORTH LINE OF THE EWE & I ADDITION - PHASE 3 AND THE PROJECTION THEREOF WAS USED TO COMPUTE AN ANGLE POINT IN THE BOUNDARY.

A DEED DISTANCE OF 82.50 FEET SOUTH WAS USED TO COMPUTE ANOTHER ANGLE POINT IN THE BOUNDARY, FOR THE BEARING I HELD PARALLEL WITH THE EAST LINE OF THE EWE & I ADDITION - PHASE 3.

THE WESTERLY MOST SOUTHWEST CORNER, I HELD DEED DISTANCE SOUTH FROM THE NORTHWEST CORNER OF SECTION 26.

THE DEED EXCEPTION TO JOHN WHITESELL, BY DEED RECORDED AUGUST 15, 1978 AS RECORDER'S FEE NO. 783083, DESCRIBES A STRIP OF LAND LOCATED EAST AND SOUTH OF THE TRACT SURVEYED IN THIS PLAT. THE EAST LINE IN SAID EXCEPTION IS A FENCE LINE WHICH EXISTED IN 1978. SO AS NOT TO CREATE GAPS OR OVERLAPS IN DEED THIS SURVEY IS HOLDING THE WEST BOUNDARY OF BARRETT VISTA SUBDIVISION AND THE NORTH LINE OF ANNA ACRES ESTATES SUBDIVISION.

A MUTUAL AGREEMENT CONCERNING LOCATION OF COMMON BOUNDARY LINES RECORDED IN DOCUMENT NO. 20064840, DESCRIBES THE AGREED UPON EASTERLY BOUNDARY LINE OF THIS PLAT AND THE SOUTHEAST CORNER OF THIS PLAT. THIS SURVEY HOLDS THE AGREED UPON BOUNDARY LINE AND THE SOUTHEAST CORNER PER SAID DOCUMENT NO. 20064840.

THE ODELL HIGHWAY IS SHOWN IN HIGHWAY DEPARTMENT DRAWING NO. 6B-26-20, DATED JANUARY 1948 AND REVISED APRIL 2003. FOR THIS SURVEY THE EASTERLY RIGHT-OF-WAY LINE OF SAID ODELL HIGHWAY WAS ESTABLISHED AS FOLLOWS.

I UTILIZED SURVEY NO. 2009037 WHICH SURVEYED A TRACT OF LAND LOCATED 165 FEET SOUTH OF PARCEL 1 OF THIS PLAT, SAID SURVEY NO. 2009037 MONUMENTED THE EASTERLY RIGHT-OF-WAY LINE OF THE ODELL HIGHWAY.

SAID HIGHWAY DRAWING NO. 6B-26-20, SHOW THE RIGHT-OF-WAY ADJACENT TO PARCEL 1 OF THIS PLAT AND THE TRACT SURVEYED BY SURVEY NO. 2009037 AS BEING A TANGENT LINE.

THIS SURVEY FOUND SAID MONUMENTS ESTABLISHED BY SURVEY NO. 2009037 ON THE EASTERLY RIGHT-OF-WAY OF ODELL HIGHWAY AND PROJECTED THE EASTERLY RIGHT-OF-WAY NORTH.

THE COMPUTED EASTERLY RIGHT-OF-WAY LINE OF THE ODELL HIGHWAY, MATCHED WITH A FENCE LINE ON THE WEST SIDE OF PARCEL 1.

THE NEW PARCELS WERE COMPUTED AND MONUMENTED AS SHOWN ON THE PLAT.

**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 LAND IS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 932505, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

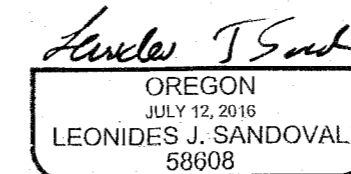
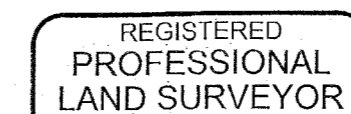
COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, THENCE SOUTH 00'26'17" WEST, ALONG THE WEST LINE OF SAID SECTION 2, 528.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89'12'01" EAST, 1,384.42 FEET TO THE NORTHWEST CORNER OF LOT 5 OF THE BARRETT VISTA SUBDIVISION;  
THENCE SOUTH 0'19'26" WEST, ALONG THE WEST LINE OF SAID BARRETT VISTA SUBDIVISION, 790.66 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF LOT 6 OF THE ANNA ACRES ESTATES SUBDIVISION;  
THENCE NORTH 89'00'06" WEST, ALONG NORTH LINE OF THE ANNA ACRES ESTATES SUBDIVISION AND IT'S WESTERLY PROJECTION, 330.03 FEET TO THE SOUTHEAST CORNER OF THE EWE & I ADDITION PHASE 2;  
THENCE NORTH 0'27'57" EAST, ALONG THE EAST LINE OF THE EWE & I ADDITION PHASE 2 AND PHASE 3, 769.66 FEET TO THE NORTHEAST CORNER OF THE EWE & I ADDITION PHASE 3;  
THENCE NORTH 88'58'12" WEST, ALONG THE NORTH LINE OF THE EWE & I ADDITION PHASE 3 AND IT'S WESTERLY PROJECTION, 396.00 FEET TO A POINT  
THENCE SOUTH 0'27'57" WEST, 82.50 FEET TO A POINT;  
THENCE NORTH 89'02'56" WEST, 660.33 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;  
THENCE NORTH 0'26'17" EAST, ALONG WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, 99.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 7.66 ACRES, MORE OR LESS

FOR THE INITIAL POINT FOR THIS PLAT SET A 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608), AT THE NORTHWEST CORNER OF PARCEL 1, WHICH IS LOCATED SOUTH 00'26'17" WEST, 528.00 FEET; THENCE SOUTH 89'12'02" EAST, 46.97 FEET FROM THE NORTHWEST CORNER OF SECTION 26.

*Leonides J. Sandoval*  
LEONIDES J. SANDOVAL PS. 58608



Expires 6-30-2024

**SHEET INDEX**

SHEET 1 CERTIFICATE AND APPROVALS  
SHEET 2 ORIGINAL PARCEL EXTERIOR BOUNDARY  
SHEET 3 PARCELS 2-3 DETAIL

**OWNER**

JOHN & LYNETTE  
GERSTENBERGER

SURVEY PERFORMED FOR:  
GERSTENBERGER, JOHN M  
DATE OF MONUMENT: NOV. 7 2023  
PROJECT: 23-06-19 DRAFT: LC  
FILE: 230619-PP.DWG LAYOUT TAB: LAYOUT1

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



SHEET 1 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	26BB	2N.	10E.
<input type="checkbox"/>			

CS# 2024002

# PARTITION PLAT

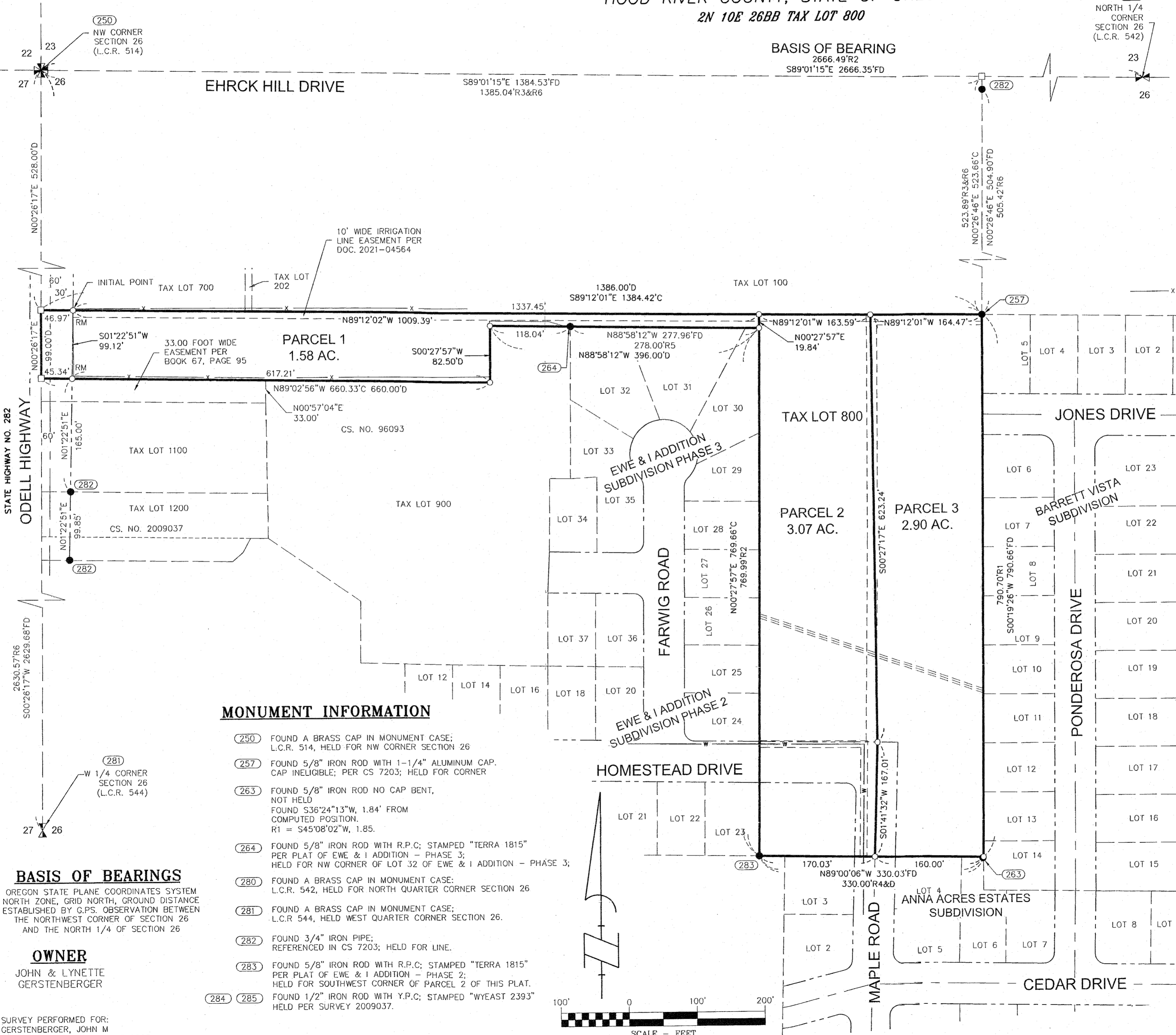
LOCATED IN THE NW 1/4  
OF SECTION 26 T. 2N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON.  
2N 10E 26BB TAX LOT 800

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

SURVEY NO. 2024 002  
FILED 1/2/2024  
BY 162

(280)  
NORTH 1/4  
CORNER  
SECTION 26  
(L.C.R. 542)

**BASIS OF BEARING**  
2666.49'R2  
S89°01'15"E 2666.35'FD



**LEGEND**

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- L.C.R. LAND CORNER CARD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- D DEED DISTANCE
- C COMPUTED DISTANCE
- x — FENCE LINE

**REFERENCED SURVEYS**

- R1. BARRETT VISTA SUBDIVISION, PERFORMED BY SUMMIT LAND SURVEYORS FOR CONSOLIDATED LAND AND CATTLE, LLC.; FILED 7-26-2018 COUNTY SURVEY NO. 2018036
- R2. RECORD OF SURVEY PERFORMED BY DLC SURVEYING FOR EWE & I CORP., FILED DECEMBER 17, 1996 COUNTY SURVEY NO. 96093
- R3. RECORD OF SURVEY, PERFORMED BY DIELSCHNEIDER ASSOCIATES INC. FOR DAVID H. PEYTON, FILED MARCH 7, 1977 COUNTY SURVEY NO. 77020.
- R4. ANNA ACRES ESTATES SUBDIVISION PERFORMED BY TERRA SURVEYING FOR HOUSING FOR PEOPLE INC. - HOPE, FILED OCTOBER 31, 2002 COUNTY SURVEY NO. 2002068
- R5. EWE & I ADDITION PHASE 3 PERFORMED BY TERRA SURVEYING FOR GEORGE WERTGEN, FILED APRIL 23, 2002 COUNTY SURVEY NO. 2002024.
- R6. RECORD OF SURVEY PERFORMED BY NEWTON SURVEYING CO. FOR KEN FOSTER, FILED JANUARY 17, 1972 COUNTY SURVEY NO. 7203
- R7. EWE & I ADDITION PHASE 2 PERFORMED BY TERRA SURVEYING FOR GEORGE WERTGEN, FILED AUGUST 24, 1999 COUNTY SURVEY NO. 99055.
- R8. ODELL HIGHWAY, ODOT HIGHWAY DRAWING 6B-26-20, DATED JANUARY 1948 REVISED APRIL 2003
- R9. RECORD OF SURVEY, PERFORMED BY WYEAST SURVEYS FOR JEREMY ROSS, FILED AUGUST 6, 2009 COUNTY SURVEY NO. 2009037.

**AREA NOTE:**

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1		1.58 ACRES
PARCEL 2	7.55 ACRES	3.07 ACRES
PARCEL 3		2.90 ACRES

**MONUMENT INFORMATION**

- (250) FOUND A BRASS CAP IN MONUMENT CASE; L.C.R. 514, HELD FOR NW CORNER SECTION 26
- (257) FOUND 5/8" IRON ROD WITH 1-1/4" ALUMINUM CAP. CAP INELIGIBLE; PER CS 7203; HELD FOR CORNER
- (263) FOUND 5/8" IRON ROD NO CAP BENT, NOT HELD  
FOUND S36°24'13"W, 1.84' FROM COMPUTED POSITION.  
R1 = S45°08'02"W, 1.85.
- (264) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 3; HELD FOR NW CORNER OF LOT 32 OF EWE & I ADDITION - PHASE 3;
- (280) FOUND A BRASS CAP IN MONUMENT CASE; L.C.R. 542, HELD FOR NORTH QUARTER CORNER SECTION 26
- (281) FOUND A BRASS CAP IN MONUMENT CASE; L.C.R. 544, HELD WEST QUARTER CORNER SECTION 26.
- (282) FOUND 3/4" IRON PIPE; REFERENCED IN CS 7203; HELD FOR LINE.
- (283) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 2; HELD FOR SOUTHWEST CORNER OF PARCEL 2 OF THIS PLAT.
- (284) (285) FOUND 1/2" IRON ROD WITH Y.P.C.; STAMPED "WYEAST 2393" HELD PER SURVEY 2009037.

**BASIS OF BEARINGS**

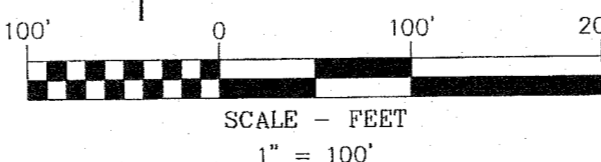
OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
THE NORTHWEST CORNER OF SECTION 26  
AND THE NORTH 1/4 OF SECTION 26

**OWNER**

JOHN & LYNETTE  
GERSTENBERGER

SURVEY PERFORMED FOR:  
GERSTENBERGER, JOHN M  
DATE OF MONUMENT: NOV. 7 2023  
PROJECT: 23-06-19 DRAFT: LC  
FILE: 230619-PP.DWG LAYOUT TAB: LAYOUT1

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**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

*Leondes J Sand*  
OREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
58608  
Expires 6-30-2024

SHEET 2 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON  
1/4 SEC T. R.  
26BB 2N. 10E.

# PARTITION PLAT

LOCATED IN THE NW 1/4  
OF SECTION 26 T. 2N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON.  
2N 10E 26BB TAX LOT 800

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

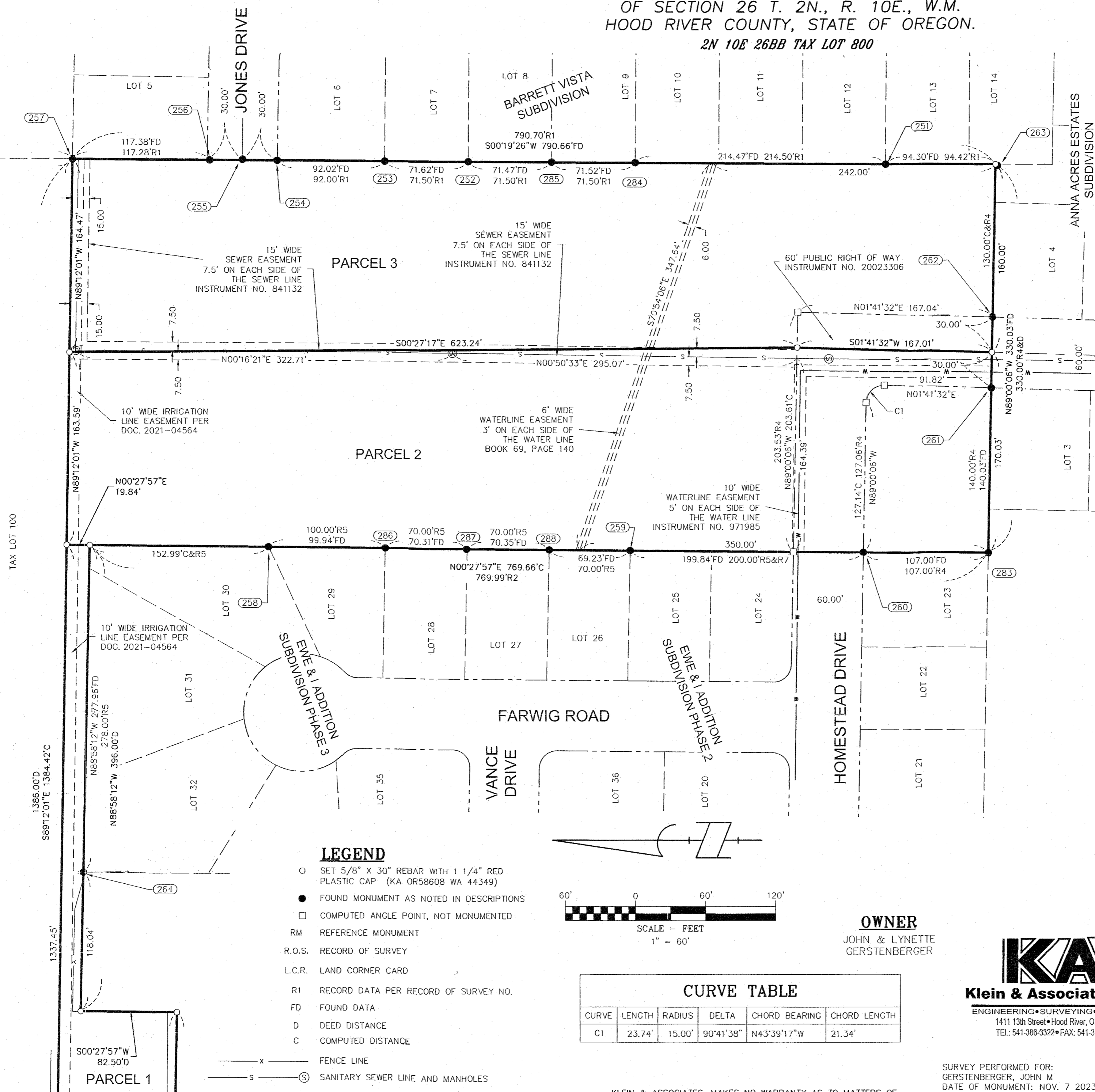
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BY PL

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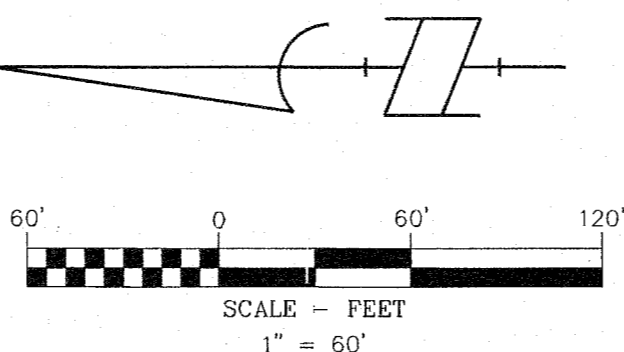
### MONUMENT INFORMATION

- (251) (252) (253) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "SUMMIT LS 59999"; PER CS 2018036.
- (254) (255) (256) HELD FOR LOT CORNERS
- (257) FOUND 5/8" IRON ROD WITH 1-1/4" ALUMINUM CAP. CAP INELIGIBLE; PER CS 7203; HELD FOR NORTHEAST CORNER OF THIS PLAT
- (261) (262) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER CS 2002068. HELD FOR LOT CORNERS
- (263) FOUND 5/8" IRON ROD NO CAP BENT, NOT HELD  
FOUND S36°24'13"W, 1.84' FROM COMPUTED POSITION.  
R1 = S45°08'02"W, 1.85.
- (258) (264) (286) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 3; HELD FOR LOT CORNERS
- (287) (288)
- (259) (260) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 2; HELD FOR LOT CORNERS
- (283) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 2; HELD FOR SW CORNER OF PARCEL 2 OF THIS PLAT.



### LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- L.C.R. LAND CORNER CARD
- RI RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- D DEED DISTANCE
- C COMPUTED DISTANCE
- x FENCE LINE
- s (S) SANITARY SEWER LINE AND MANHOLES
- w WATER LINE AND WATER VALVES



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.74'	15.00'	90°41'38"	N43°39'17"W	21.34'

**OWNER**  
JOHN & LYNETTE  
GERSTENBERGER

**KA**  
**Klein & Associates, Inc.**  
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Leonides J. Sandoval*  
OREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
58608  
Expires 6-30-2024

SHEET 3 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
<input checked="" type="checkbox"/>	26BB	2N, 10E.
<input type="checkbox"/>		

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

SURVEY PERFORMED FOR:  
GERSTENBERGER, JOHN M  
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