

PARTITION PLAT

PARCEL 1, PARTITION PLAT 98-22
 LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 34,
 T. 3N., R. 10E., W.M.
 CITY OF HOOD RIVER, COUNTY OF HOOD RIVER,
 STATE OF OREGON
3N 10E 34A TAX LOT 1501

BASIS OF BEARINGS

NORTH LINE PARCEL 1
 PARTITION PLAT 98-22, C.S. NO. 98066
 BETWEEN POINTS 254 AND 260

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1		19,450 SQ. FT. 0.45 AC.
PARCEL 2	39,425 SQ. FT. 0.905 AC. PER PARTITION PLAT 9822	10,049 SQ. FT. 0.23 AC.
PARCEL 3		9846 SQ. FT. 0.23 AC.

AREA NOTE: PARCEL 1 DOES NOT INCLUDE THAT PORTION OF THE RIGHT-OF-WAY DEDICATION.

TAX LOT 1400

CS. NO. 96028

BASIS OF BEARING
 S89°00'02"E 208.75'R1
 191.68'FD,R1

MONUMENT INFORMATION

- (254) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR# 932 & WA #22098"; PER CS. NO. 96028; HELD.
- (255) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR# 932 & WA #22098"; PER PARTITION PLAT 9822; CS. NO. 98066; TIED JUNE 2022, REMOVED DURING CONSTRUCTION RESET WITH NEW 5/8" REBAR.
- (256) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR# 932 & WA #22098"; PER PARTITION PLAT 9822; CS. NO. 98066; TIED JUNE 2022, REMOVED DURING CONSTRUCTION.
- (257) FOUND 1/16 CORNER, 5/8" IRON ROD IN MONUMENT CASE, HELD.
- (258) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR# 932 & WA #22098"; PER PARTITION PLAT 9822; CS. NO. 98066; HELD.
- (259) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR# 932 & WA #22098"; PER PARTITION PLAT 9822; CS. NO. 98066; HELD.
- (260) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR# 932 & WA #22098"; PER CS. NO. 1996-028; HELD.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2024021
 FILED 4/01/2024
 BY JK

PARTITION PLAT NO. 202401P

INSTRUMENT RECEIVED ON THE 1st DAY OF April, 2024 10:19 AT AM
James M. Klein
 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, ACCORDING TO ORS CHAPTER 92, THE LANDS REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED AS PARCEL 1 OF PARTITION PLAT 98-22, RECORDED AUG. 7, 1998, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON. THE INITIAL POINT FOR SAID PARTITION PLAT IS A 5/8" REBAR WITH YELLOW PLASTIC CAP "OR 932 & WA 22098, FOUND AT THE NORTHEAST CORNER OF SAID PARCEL 1.

REGISTERED PROFESSIONAL LAND SURVEYOR

James M. Klein
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002
 Expires 6-30-2025

James M. Klein
 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 BY THIS PLAT, DEDICATE THE PUBLIC RIGHT-OF-WAY TO THE CITY OF HOOD RIVER AND CREATE PUBLIC AND PRIVATE EASEMENTS SHOWN HEREON FOR THE STATED PURPOSES.

Courtney Hasselbach 3/23/24
 COURTNEY HASSELBACH DATE
John Hasselbach 3/23/24
 JOHN HASSELBACH DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 23, 2024, BY COURTNEY AND JOHN HASSELBACH.

Heidi Valena Logosz
 NOTARY SIGNATURE
Heidi Valena Logosz
 NOTARY PUBLIC-(NAME)

STATE OF Oregon
 COUNTY OF Hood River
 COMMISSION NO. 1021886
 MY COMMISSION EXPIRES March 14, 2026

APPROVALS

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

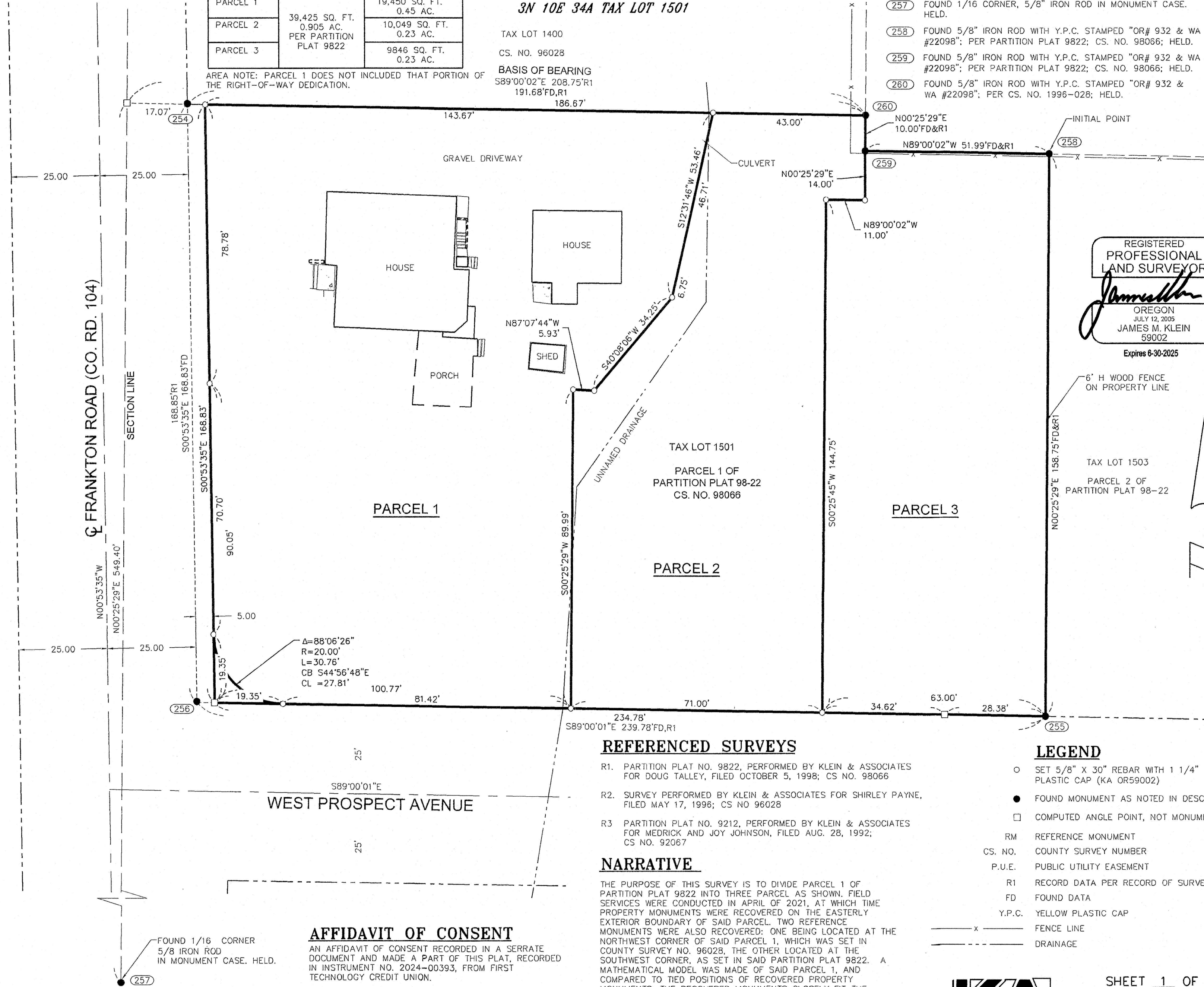
Shirley Payne
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 27th DAY OF MARCH, 2024.

James M. Klein
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED. DEDICATION AS SHOWN IS ACCEPTED AS APPROVED PER ORS 92.175 AS OF THIS 28th DAY OF MARCH, 2024.

PLANNING FILE NUMBER 2021-19
John Hasselbach
 HOOD RIVER CITY PLANNING DIRECTOR



SURVEY PERFORMED FOR:
 JOHN HASSELBACH
 DATE OF MONUMENT: DECEMBER 15, 2023
 PROJECT: 16-09-15 DRAFT: GD
 FILE: 160915-PP.DWG LAYOUT TAB: H.R. CITY P.P.

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

AFFIDAVIT OF CONSENT

AN AFFIDAVIT OF CONSENT RECORDED IN A SERRATE DOCUMENT AND MADE A PART OF THIS PLAT, RECORDED IN INSTRUMENT NO. 2024-00393, FROM FIRST TECHNOLOGY CREDIT UNION.

REFERENCED SURVEYS

- R1. PARTITION PLAT NO. 9822, PERFORMED BY KLEIN & ASSOCIATES FOR DOUG TALLEY, FILED OCTOBER 5, 1998; CS NO. 98066
- R2. SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR SHIRLEY PAYNE, FILED MAY 17, 1996; CS NO 96028
- R3. PARTITION PLAT NO. 9212, PERFORMED BY KLEIN & ASSOCIATES FOR MEDRICK AND JOY JOHNSON, FILED AUG. 28, 1992; CS NO. 92067

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL 1 OF PARTITION PLAT 9822 INTO THREE PARCEL AS SHOWN. FIELD SERVICES WERE CONDUCTED IN APRIL OF 2021, AT WHICH TIME PROPERTY MONUMENTS WERE RECOVERED ON THE EASTERLY EXTERIOR BOUNDARY OF SAID PARCEL. TWO REFERENCE MONUMENTS WERE ALSO RECOVERED: ONE BEING LOCATED AT THE NORTHWEST CORNER OF SAID PARCEL 1, WHICH WAS SET IN COUNTY SURVEY NO. 96028, THE OTHER LOCATED AT THE SOUTHWEST CORNER, AS SET IN SAID PARTITION PLAT 9822. A MATHEMATICAL MODEL WAS MADE OF SAID PARCEL 1, AND COMPARED TO TIED POSITIONS OF RECOVERED PROPERTY MONUMENTS. THE RECOVERED MONUMENTS CLOSELY FIT THE MATHEMATICAL MODEL AND WERE ACCEPTED IN THIS SURVEY. NEW MONUMENTS WERE SET AT THE EXTERIOR CORNER OF THE NEW PARCELS.

OWNER
 COURTNEY & JOHN HASSELBACH

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- - - - - FENCE LINE
- - - - - DRAINAGE



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.
<input checked="" type="checkbox"/>	34A	3N. 10E.
<input type="checkbox"/>		

OFFICIAL STAMP
 HEIDI VALENA LOGOSZ
 NOTARY PUBLIC - OREGON
 MY COMMISSION EXPIRES MARCH 14, 2026

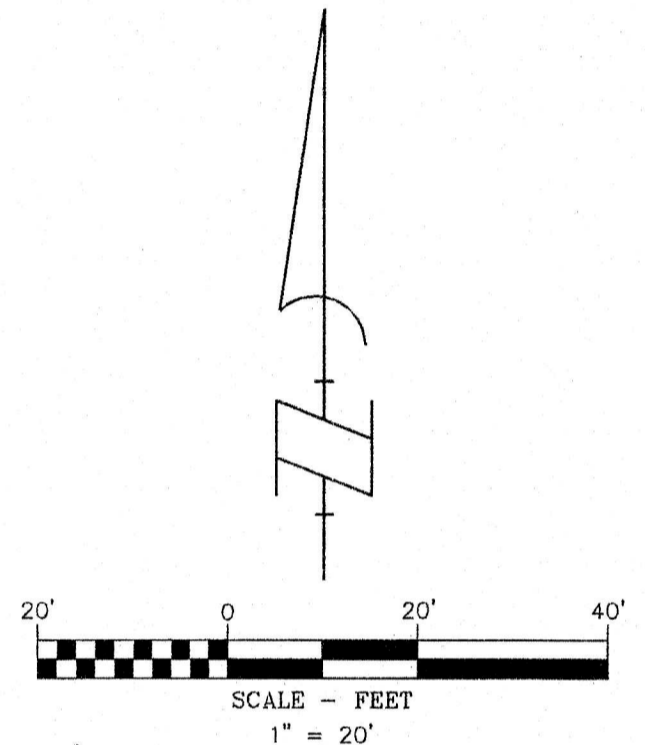
CS# 2024021

PARTITION PLAT

PARCEL 1, PARTITION PLAT 98-22
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 34,
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CITY OF HOOD RIVER, COUNTY OF HOOD RIVER,
STATE OF OREGON
3N 10E 34A TAX LOT 1501

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2024 021
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BASIS OF BEARINGS

NORTH LINE PARCEL 1
PARTITION PLAT 98-22, C.S. NO. 98066
BETWEEN POINTS 254 AND 260

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- 1 EASEMENT NOTE
- EASEMENT
- DRAINAGE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2025

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.
34A 3N. 10E.

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OWNER

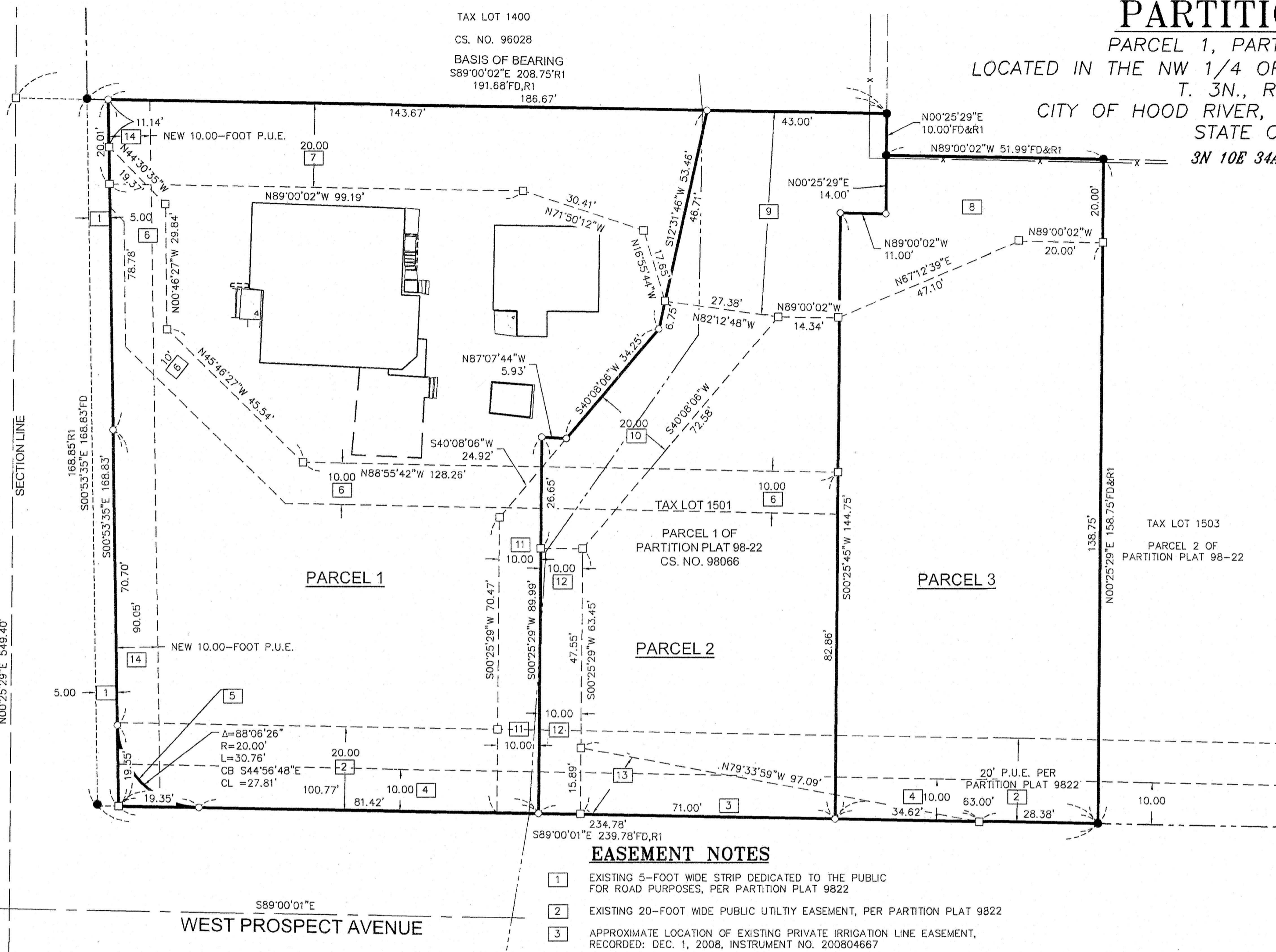
COURTNEY & JOHN HASSELBACH

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ESTOPPEL, ACQUIESCENCE.

TAX LOT 1400
CS. NO. 96028
BASIS OF BEARING
S89°00'02"E 208.75'R1
191.68'FD,R1
186.67'

FRANKTON ROAD (CO. RD. 104)

SECTION LINE



EASEMENT NOTES

- 1 EXISTING 5-FOOT WIDE STRIP DEDICATED TO THE PUBLIC FOR ROAD PURPOSES, PER PARTITION PLAT 9822
- 2 EXISTING 20-FOOT WIDE PUBLIC UTILITY EASEMENT, PER PARTITION PLAT 9822
- 3 APPROXIMATE LOCATION OF EXISTING PRIVATE IRRIGATION LINE EASEMENT, RECORDED: DEC. 1, 2008, INSTRUMENT NO. 200804667
- 4 EXISTING 10-FOOT EASEMENT FOR UNDERGROUND DISTRIBUTION LINE INSTRUMENT NO. 990565
- 5 NEW VARIED WIDTH PUBLIC RIGHT-OF-WAY DEDICATION TO CITY OF HOOD RIVER FOR ROAD PURPOSES, 79 SQ.FT. CREATED BY THIS PLAT.
- 6 NEW 10' PRIVATE SANITARY EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 OF THIS PLAT
- 7 NEW VARIED WIDTH PRIVATE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCELS 2 AND 3, ALONG WITH A PRIVATE ACCESS EASEMENT GRANTED TO THE CITY OF HOOD RIVER.
- 8 NEW PRIVATE DRAINAGE EASEMENT ACROSS PARCEL 3, BENEFITING PARCELS 1 AND 2 OF THIS PLAT
- 9 NEW PRIVATE VARIED WIDTH ACCESS AND UTILITY EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCELS 1 AND 3 OF THIS PLAT AND FOR ANY FUTURE DEVELOPMENT OF PARCEL 1, ALONG WITH A PUBLIC DRAINAGE EASEMENT, GRANTED TO THE CITY OF HOOD RIVER
- 10 NEW 20' PRIVATE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AND FOR ANY FUTURE DEVELOPMENT ON PARCEL 1, ALONG WITH A 20' DRAINAGE EASEMENT GRANTED TO THE CITY OF HOOD RIVER
- 11 NEW 10' PUBLIC DRAINAGE EASEMENT ACROSS PARCEL 1, GRANTED TO THE CITY OF HOOD RIVER
- 12 NEW 10' PUBLIC DRAINAGE EASEMENT ACROSS PARCEL 2 GRANTED TO THE CITY OF HOOD RIVER
- 13 NEW VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF HOOD RIVER
- 14 NEW 10-FOOT WIDE PUBLIC UTILITY EASEMENT

SPECIAL EXCEPTIONS

SPECIAL EXCEPTIONS LISTED BELOW ARE EASEMENTS ONLY, AND THAT OTHER EXCEPTIONS LISTED IN THAT CERTAIN LAND DEVELOPMENT REPORT, PREPARED BY COLUMBIA GORGE TITLE, ORDER NO. 24-13, DATED JAN. 23, 2024, ARE NOT SHOWN HEREIN.

- 4) EASEMENT FOR A ELECTRIC TRANSMISSION LINE GRANTED: TO PACIFIC POWER AND LIGHT COMPANY RECORDED: MAY 27, 1942 BOOK 3, PAGE 37 (BLANKET EASEMENT, NOT SHOWN)
- 7) EASEMENT FOR A ELECTRIC TRANSMISSION LINE GRANTED: TO PACIFIC POWER AND LIGHT COMPANY RECORDED: FEB. 4, 1999 INSTRUMENT NO. 990565
- 8) COVENANTS, CONDITIONS AND EASEMENT, PER PARTITION PLAT 9822,
- 9) EASEMENT FOR AN IRRIGATION WATER LINE RECORDED: DEC. 1, 2008 INSTRUMENT NO. 200804667

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JOHN HASSELBACH
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CS# 2024 021