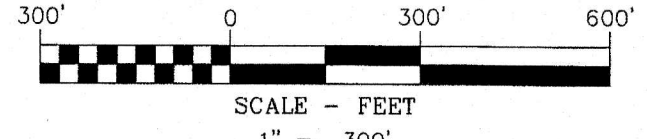
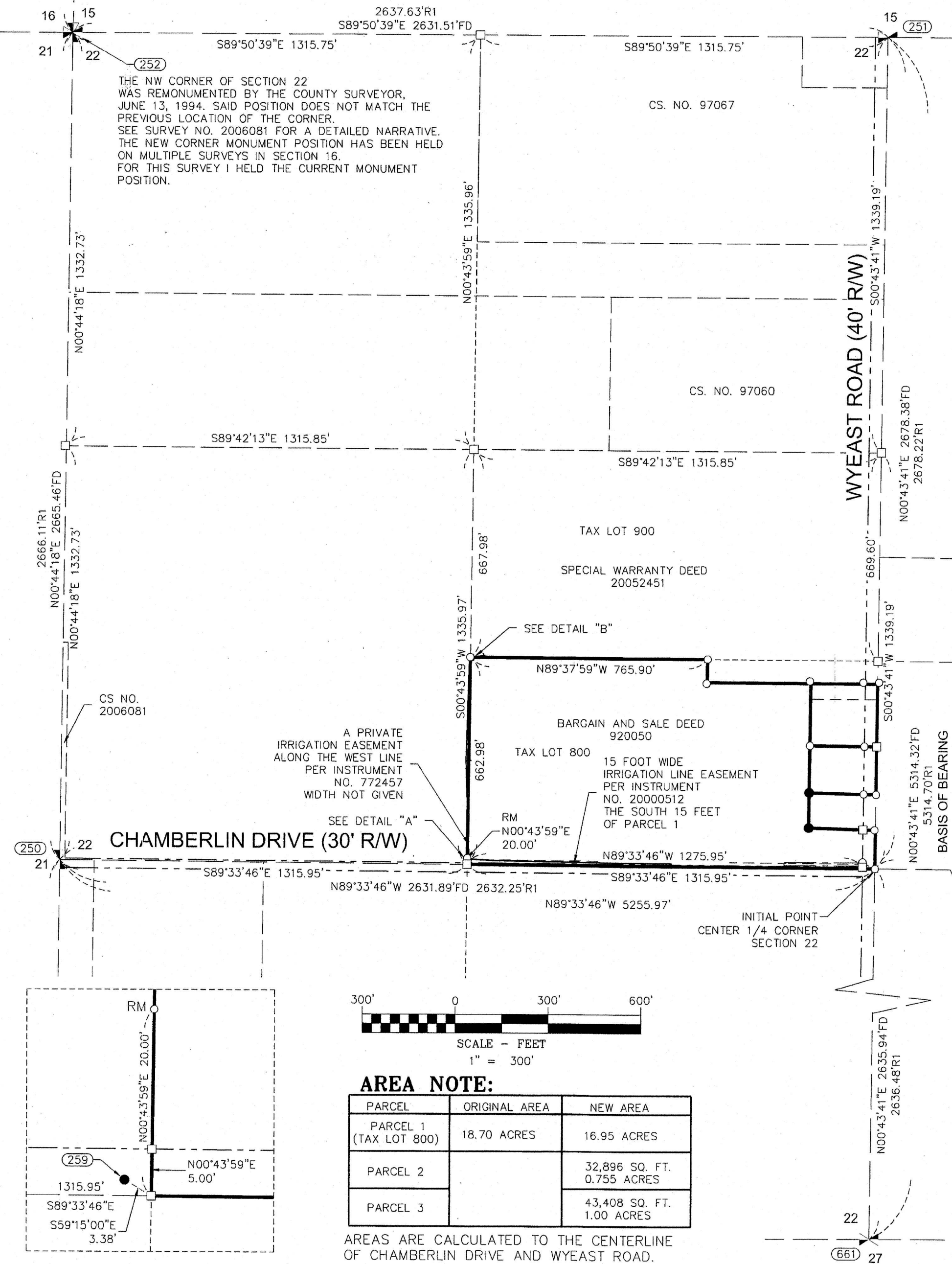
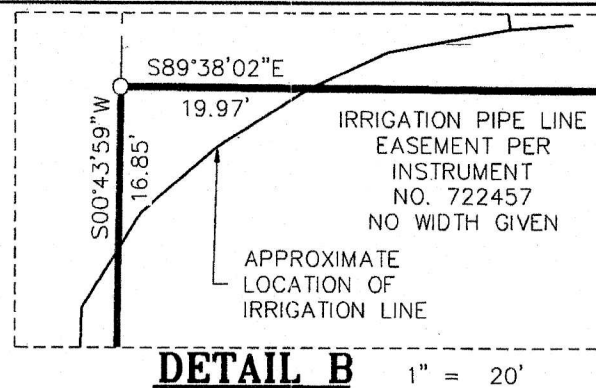


PARTITION PLAT

SURVEY LOCATED IN THE SE 1/4 OF THE NW 1/4 SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M. HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 22 800



AREA NOTE:

| PARCEL | ORIGINAL AREA | NEW AREA |
|------------------------|---------------|----------------------------|
| PARCEL 1 (TAX LOT 800) | 18.70 ACRES | 16.95 ACRES |
| PARCEL 2 | | 32,896 SQ. FT. 0.755 ACRES |
| PARCEL 3 | | 43,408 SQ. FT. 1.00 ACRES |

AREAS ARE CALCULATED TO THE CENTERLINE OF CHAMBERLIN DRIVE AND WYEAST ROAD.

BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
SOUTH 1/4 CORNER AND NORTH 1/4 CORNER SECTION 22

OWNER
JOSEPH W. SHEIRBON
AND
DIANNA K. SHEIRBON

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX PARCEL 800, AS DESCRIBED IN BARGAIN AND SALE DEED, RECORDED IN INSTRUMENT NO. 912991 AND NO. 920050, HOOD RIVER COUNTY RECORDS, AND CORRECTED IN INSTRUMENT NO. 2024-00461 AND 2024-00462.

THE EXTERIOR BOUNDARY OF TAX LOT 800 IS DESCRIBED IN THE SURVEYORS CERTIFICATE BELOW.

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WAS COMPUTED BY THE NORMAL SECTIONAL BREAKDOWN METHOD, BY FINDING AND HOLDING THE NORTH, SOUTH, EAST AND WEST QUARTER CORNERS, AND COMPUTING THE CENTER OF SECTION, AND BY FINDING AND HOLDING THE NORTHWEST CORNER OF SECTION 22.

FOR THE EXCEPTED OUT TRACT DESCRIBED IN INSTRUMENT NO. 722457, MONUMENTS WERE FOUND AT THE NORTHWEST AND SOUTHWEST CORNERS AS SHOWN ON SURVEY NO. 7205, FOR THE SOUTHEAST CORNER OF SAID TRACT RECORD DISTANCE WAS HELD NORTH FROM THE CENTER OF SECTION, FOR THE NORTHEAST CORNER OF SAID TRACT A RECORD DISTANCE WAS HELD FROM THE PREVIOUSLY COMPUTED SOUTHEAST CORNER.

BY HOLDING THE FOUND MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF SAID EXCEPTED TRACT THE NORTH AND SOUTH LINES MEASURED 5.6 FEET LONGER THEN WHAT IS SHOWN IN SURVEY NO. 7205 AND DESCRIBED IN INSTRUMENT NO. 722457. SAID MONUMENT WERE HELD BECAUSE IF THE DEED DISTANCE WAS HELD THEN THE LINE WOULD RUN THROUGH A GARAGE/BARN.

EASEMENT PER THIS PLAT

A 50.00 FOOT WIDE PRIVATE ACCESS EASEMENT IS BEING CREATED PER THIS PLAT LOCATED ALONG THE NORTH 50.00 FEET OF PARCEL 3 FOR THE USE AND BENEFIT OF PARCEL 1.

PARCEL 1 AND PARCEL 3 TO SHARE THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS EASEMENT.

FOUND MONUMENT INFORMATION

MONUMENT INFORMATION SEE PAGE 2 OF 2

EXISTING EASEMENTS:

SEE SHEET 2 OF 2

REFERENCED DEEDS

AMERITITLE STATUS OF RECORD TITLE-CORRECTED
TITLE NUMBER 624733AM
DATED MARCH 14, 2024

BARGAIN AND SALE DEED INSTRUMENT NO. 912991
BARGAIN AND SALE DEED INSTRUMENT NO. 920050
CORRECTION DEED INSTRUMENT NO. 2024-00461
CORRECTION DEED INSTRUMENT NO. 2024-00462
SPECIAL WARRANTY DEED INSTRUMENT NO. 20052451
REAL PROPERTY SALES CONTRACT INSTRUMENT NO. 722457

REFERENCED SURVEYS

- SURVEYS FILED WITH THE HOOD RIVER COUNTY SURVEYOR:
1. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR RANDY GRAVES, FILED NOVEMBER 24, 1997 AS CS. NO. 97060
 2. SURVEY PERFORMED BY NEWTON SURVEYING INC. FOR EVERETTE HAWTHORNE, FILED JANUARY 17, 1972 AS CS. NO. 72005
 3. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR FRED MOE, FILED NOVEMBER 24, 1997 AS CS. NO. 97067
 4. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR MINARD PHILLEY JR. AND DIANE E. PHILLEY, FILED SEPTEMBER 26, 2006 AS CS. NO. 2006081

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 BOUNDARY BEING DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON.

EXCEPTING THEREFROM:

- A) THE NORTH 75 FEET OF THE EAST 550 FEET THEREOF.
- B) THAT TRACT 210 FEET EAST AND WEST AND 113.07 FEET NORTH AND SOUTH HERETOFORE SOLD TO JOHN J. NIGL ET UX., AS DESCRIBED IN THAT REAL PROPERTY SALES CONTRACT DATED DECEMBER 8, 1972, AND RECORDED DECEMBER 26, 1972, AS INSTRUMENT NO. 722451 IN DEED RECORDS OF HOOD RIVER COUNTY, OREGON

FOR THE INITIAL POINT OF THIS PLAT, I SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608) AT THE CENTER OF SECTION ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PLS. 58608

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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. |
| 22 | 22 | 2N. | 10E. |

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2024 026
FILED 4/29/2024
BY ML

PARTITION PLAT NO. 2024 10P

INSTRUMENT RECEIVED ON THE 24th DAY OF April, 2024 1:34 AT PM

Susan Moller
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.

Joseph W. Sheirbon 4/17/24
JOSEPH W. SHEIRBON DATE

Dianna K. Sheirbon 4/17/24
DIANNA K. SHEIRBON DATE

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Apr 17, 2024, BY JOSEPH W. SHEIRBON AND DIANNA K. SHEIRBON.

Roxann Cochran
NOTARY SIGNATURE
Roxann Cochran
NOTARY PUBLIC-(NAME)
STATE OF Oregon
COUNTY OF Hood River
COMMISSION NO. 1075854
MY COMMISSION EXPIRES February 29, 2028

APPROVALS

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

She Patterson
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 18th DAY OF April, 2024.

Abra
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 22nd DAY OF April, 2024.

Clint Walker
HOOD RIVER COUNTY PLANNING DIRECTOR
MINOR PARTITION 23-0290

SURVEY PERFORMED FOR:
JOSEPH SHEIRBON
DATE OF MONUMENTATION: MARCH 8, 2024
PROJECT: 231210 DRAFT: LS
FILE: 231210PPP.DWG LAYOUT TAB: OR SURVEY

CS# 2024 026

PARTITION PLAT

SURVEY LOCATED IN THE SE 1/4 OF THE NW 1/4 SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M. HOOD RIVER COUNTY, STATE OF OREGON

2N 10E 22 800

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY REFERENCE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- R/W ROAD RIGHT OF WAY

REFERENCED SURVEYS

SURVEYS FILED WITH THE HOOD RIVER COUNTY SURVEYOR:

- R1. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR RANDY GRAVES, FILED NOVEMBER 24, 1997 AS CS. NO. 97060
- R2. SURVEY PERFORMED BY NEWTON SURVEYING INC. FOR EVERETTE HAWTHORNE, FILED JANUARY 17, 1972 AS CS. NO. 72005
- R3. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR FRED MOE, FILED NOVEMBER 24, 1997 AS CS. NO. 97067
- R4. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR MINARD PHILLEY JR. AND DIANE E. PHILLEY, FILED SEPTEMBER 26, 2006 AS CS. NO. 2006081

FOUND MONUMENT INFORMATION

- (250) FOUND 1/2" IRON PIPE WITH NO CAP IN CENTERLINE OF CHAMBERLIN DRIVE HELD AS WEST 1/4 CORNER OF SECTION 22. CORNER CARD 548
- (251) FOUND 2" BRASS DISK, HELD FOR NORTH 1/4 CORNER OF SECTION 22. CORNER CARD 545.
- (252) FOUND 2" BRASS DISK 2 FEET ABOVE GROUND HELD FOR NORTHWEST SECTION CORNER OF SECTION 22, CORNER CARD 476.
- (253) (254) FOUND 5/8" IRON ROD NO CAP; PER SURVEY NO. 72005. HELD FOR PROPERTY CORNERS.
- (255) FOUND 2" BRASS DISK, HELD FOR EAST 1/4 CORNER OF SECTION 22. CORNER CARD 1004.
- (259) FOUND 1-1/4" IRON PIPE, IN ASPHALT FOUND NOT HELD FOR THE C.W. 1/16 CORNER FALLS 3.38 FEET FROM COMPUTED C.W. 1/16 CORNER. SEE DETAIL "A" CORNER CARD 549
- (661) FOUND 2" BRASS DISK, IN MONUMENT CASE HELD FOR SOUTH 1/4 CORNER OF SECTION 22. CORNER CARD 33.

EXISTING EASEMENTS:

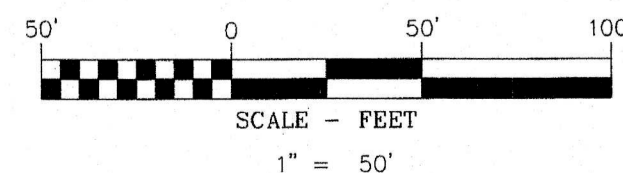
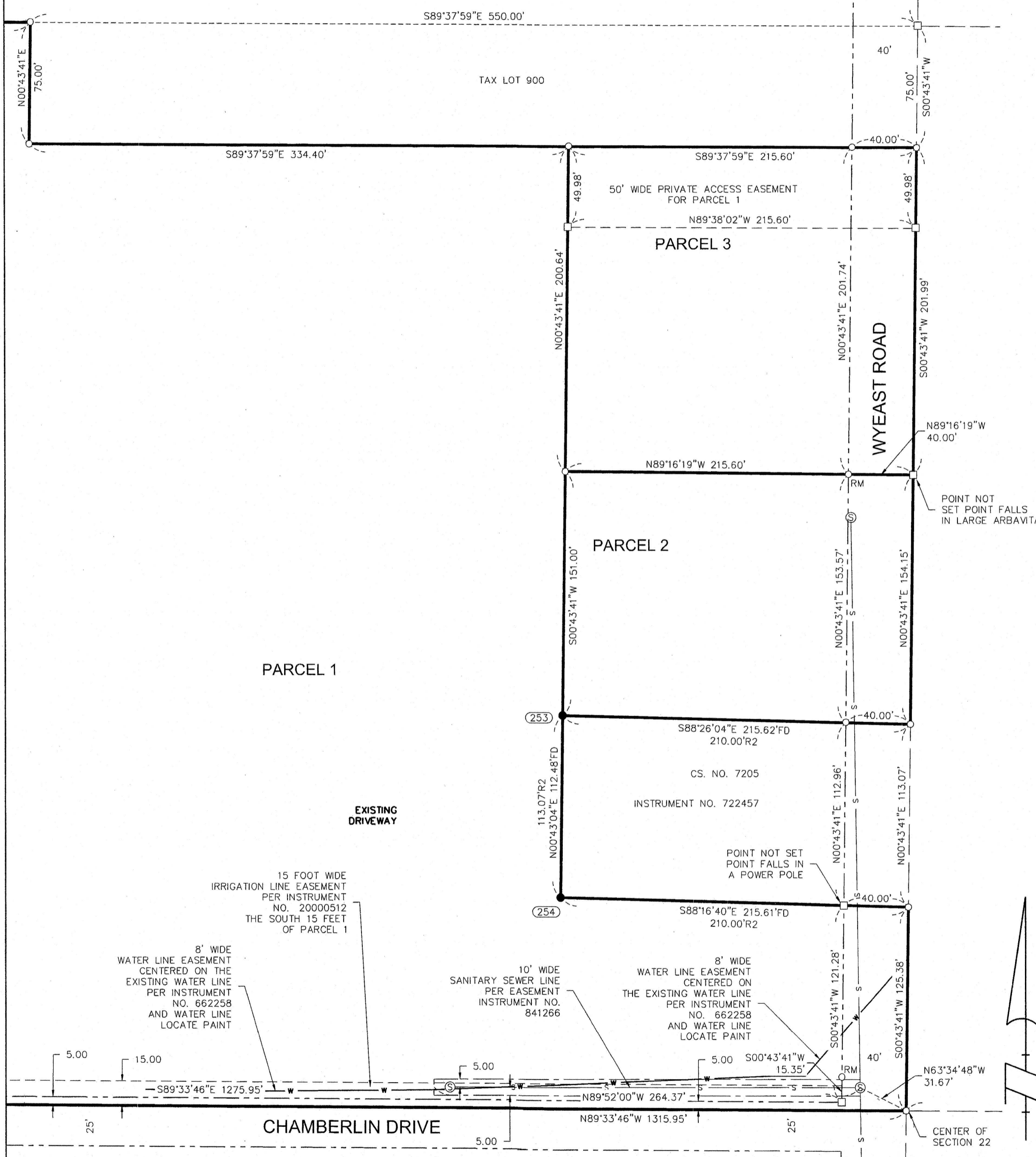
THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS.
(WYEAST ROAD ALONG THE EAST LINE OF PARCELS 1,2,3)
(CHAMBERLIN ROAD ALONG THE SOUTH LINE OF PARCEL 1)

A 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: ODELL COLD SPRINGS WATER ASSOCIATION (A PUBLIC WATER DISTRICT)
RECORDED: DECEMBER 6, 1966
INSTRUMENT NO.: 662258
(WATER LINE IS SHOWN ON PLAT)

A IRRIGATION PIPELINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED THEREIN AS RESERVED IN INSTRUMENT:
RECORDED: DECEMBER 26, 1972
INSTRUMENT NO.: 722457
THE EASEMENT IS A PRIVATE IRRIGATION LINE EASEMENT FOR THE USERS OF THE IRRIGATION WATER)
(EASEMENT IS FOR IRRIGATION, NO WIDTH IS GIVEN, THE APPROXIMATE LOCATION IS SHOWN ON SHEET 1)

A SANITARY SEWER 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: ODELL SANITARY DISTRICT (A PUBLIC SEWER DISTRICT)
RECORDED: JULY 27, 1984
INSTRUMENT NO.: 841266
(SEWER LINES AND MANHOLES ARE SHOWN)

A IRRIGATION 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: EAST FORK IRRIGATION DISTRICT
RECORDED: FEBRUARY 16, 2000
INSTRUMENT NO.: 20000512
(EASEMENT IS THE SOUTH 15 FEET OF PARCEL 1, AS SHOWN)



REGISTERED PROFESSIONAL LAND SURVEYOR
Leonides J. Sandoval
OREGON JULY 12, 2018
LEONIDES J. SANDOVAL 58608
Expires 6-30-2024

KA
Klein & Associates, Inc.
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SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

| | | | |
|-----|-----|-----|----|
| 1/4 | SEC | T. | R. |
| 22 | 2N | 10E | |

SURVEY PERFORMED FOR:
JOSEPH SHEIRBON
DATE OF MONUMENTATION: MARCH 8, 2024
PROJECT: 231210 DRAFT: LS
FILE: 231210PP.DWG LAYOUT TAB: OR SURVEY

OWNER
JOSEPH W. SHEIRBON AND DIANNA K. SHEIRBON
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.