PARTITION PLAT S89°38'02" **NARRATIVE** IRRIGATION PIPE LINE 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, SURVEY LOCATED IN THE SE 1/4 OF THE NW 1/4 EASEMENT PER INSTRUMENT AND CORRECTED IN INSTRUMENT NO. 2024-00461 AND 2024-00462. SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M. NO. 722457 HOOD RIVER COUNTY, STATE OF OREGON THE EXTERIOR BOUNDARY OF TAX LOT 800 IS DESCRIBED IN THE SURVEYORS CERTIFICATE BELOW. APPROXIMATE LOCATION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WAS COMPUTED BY THE IRRIGATION LINE 2N 10E 22 800 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 **DETAIL** B 1" = 20NORTHWEST 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 16 | 15 2637.63'R1 S89'50'39"E 2631.51'FD CORNER OF SAID TRACT RECORD DISTANCE WAS HELD NORTH FROM THE CENTER OF SECTION. FOR THE \$89°50'39"E 1315.75" S89*50'39"E 1315.75' NORTHEAST CORNER OF SAID TRACT A RECORD DISTANCE WAS HELD FROM THE PREVIOUSLY COMPUTED 21 22 / 22 SOUTHEAST CORNER. BY HOLDING THE FOUND MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF SAID EXCEPTED THE NW CORNER OF SECTION 22 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 WAS REMONUMENTED BY THE COUNTY SURVEYOR, CS. NO. 97067 JUNE 13, 1994. SAID POSITION DOES NOT MATCH THE DEED DISTANCE WAS HELD THEN THE LINE WOULD RUN THROUGH A GARAGE/BARN. PREVIOUS LOCATION OF THE CORNER. SEE SURVEY NO. 2006081 FOR A DETAILED NARRATIVE. THE NEW CORNER MONUMENT POSITION HAS BEEN HELD ON MULTIPLE SURVEYS IN SECTION 16. EASEMENT PER THIS PLAT FOR THIS SURVEY I HELD THE CURRENT MONUMENT 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 (40, MONUMENT INFORMATION SEE PAGE 2 OF 2 ROAD **EXISTING EASEMENTS:** CS. NO. 97060 SEE SHEET 2 OF 2 REFERENCED DEEDS S89°42'13"E 1315.85' AMERITITLE STATUS OF RECORD TITLE-CORRECTED S89°42'13"E 1315.85' TITLE NUMBER 624733AM DATED MARCH 14, 2024 BARGAIN AND SALE DEED INSTRUMENT NO. 912991 BARGAIN AND SALE DEED INSTRUMENT NO. 920050 TAX LOT 900 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 SPECIAL WARRANTY DEED 20052451 REFERENCED SURVEYS SEE DETAIL "B" SURVEYS FILED WITH THE HOOD RIVER COUNTY SURVEYOR: N89°37'59"W 765.90' R1. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR RANDY GRAVES. FILED NOVEMBER 24, 1997 AS CS. NO. 97060 CS NO. 200608 R2. SURVEY PERFORMED BY NEWTON SURVEYING INC. FOR EVERETTE BARGAIN AND SALE DEED HAWTHORNE, FILED JANUARY 17, 1972 AS CS. NO. 72005 A PRIVATE 920050 IRRIGATION EASEMENT R3. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR FRED TAX LOT 800 ALONG THE WEST LINE 15 FOOT WIDE IRRIGATION LINE EASEMENT MOE, FILED NOVEMBER 24, 1997 AS CS. NO. 97067 PER INSTRUMENT NO. 772457 R4. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR MINARD PER INSTRUMENT WIDTH NOT GIVEN NO. 20000512 PHILLEY JR. AND DIANE E. PHILLEY, FILED SEPTEMBER 26, 2006 AS THE SOUTH 15 FEET CS. NO. 2006081 SEE DETAIL "A" OF PARCEL 1 -N00°43′59"E CHAMBERLIN DRIVE (30' R/W) 2624.05'R1 SURVEYOR'S CERTIFICATE 20.00 2624.08'FD N89°33'46"W 1275.95 N89°33'46"W I, LEONIDES J. SANDOVAL, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT 'S89'33'46"E 1315.95'---I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE N89°33'46"W 2631.89'FD 2632.25'R1 LANDS REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY BEING DESCRIBED AS FOLLOWS: N89°33'46"W 5255.97' INITIAL POINT-THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER CENTER 1/4 CORNER SECTION 22 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 SCALE - FEET RECORDED DECEMBER 26, 1972, AS INSTRUMENT NO. 722451 IN DEED 1'' = 300'RECORDS OF HOOD RIVER COUNTY, OREGON AREA NOTE: FOR THE INITIAL POINT OF THIS PLAT, I SET 5/8" X 30" REBAR WITH 1 1/4" ORIGINAL AREA NEW AREA RED PLASTIC CAP (KA OR58608) AT THE CENTER OF SECTION ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1. PARCEL 18.70 ACRES 16.95 ACRES TAX LOT 800) (259)-N00°43'59"E 32,896 SQ. FT. PARCEL 2 LEONIDES J. SANDOVAL PLS. 58608 5.00' 0.755 ACRES 1315.95 43,408 SQ. FT. S89°33'46"E PARCEL 3 1.00 ACRES 22 S59°15'00"E 3.38 AREAS ARE CALCULATED TO THE CENTERLINE REGISTERED (661) 27 **PROFESSIONAL** OF CHAMBERLIN DRIVE AND WYEAST ROAD. LAND SURVEYOR SHEET 1 OF 2 WILLAMETTE MERIDIAN DETAIL A 1" = 10' **BASIS OF BEARINGS** lunder I bad HOOD RIVER COUNTY, OREGON OREGON STATE PLANE COORDINATES SYSTEM OWNER NORTH ZONE, GRID NORTH, GROUND DISTANCE 1/4 SEC OREGON SURVEY PERFORMED FOR: ESTABLISHED BY G.PS. OBSERVATION BETWEEN Klein & Associates, Inc. JOSEPH W. SHEIRBON JULY 12, 2016 JOSÉPH SHEIRBON SOUTH 1/4 CORNER AND NORTH 1/4 CORNER SECTION 22 LEONIDES J. SANDOVAL DATE OF MONUMENTATION: MARCH 8, 2024 AND ENGINEERING SURVEYING PLANNING

DIANNA K. SHEIRBON

PROJECT: 231210 DRAFT: LS

FILE: 231210PP.DWG LAYOUT TAB: OR SURVEY

HOOD RIVER COUNTY SURVEYOR'S OFFICE

PARTITION PLAT NO. 2024 10P

OF April , 2024 1:34 AT PM

R 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.

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APC: 1/2 2024, BY JOSEPH W. SHEIRBON AND DIANNA K. SHEIRBON.

NOTARY PUBLIC-(NAME)

COMMISSION NO. 1075854

MY COMMISSION EXPIRES FEORY APA 292028

APPROVALS

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

Katterson HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 1874 DAY OF APPLIC, 2024.

HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 22 DAY OF APRIL

RIVER COUNTY PLANNING DIRECTOR MINOR PARTITION 23-0290

22 2N. 10E 58608 1411 13th Street • Hood River, OR 97031 Expires 6-30-2024 TEL: 541-386-3322 • FAX: 541-386-2515

HOOD RIVER COUNTY

SURVEYOR'S OFFICE

SURVEY NO. 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

- O SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA 0R58608)
- 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
- FOUND 2" BRASS DISK, HELD FOR NORTH 1/4 CORNER OF SECTION 22. CORNER CARD 545.
- 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.
 - FOUND 2" BRASS DISK, HELD FOR EAST 1/4 CORNER OF SECTION 22. CORNER CARD 1004.
 - 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

SCALE - FEET

1" = 50'

(EASEMENT IS THE SOUTH 15 FEET OF PARCEL 1, AS SHOWN)



LEONIDES J. SANDOVAL

58608

Expires 6-30-2024

Klein & Associates, Inc.

1411 13th Street Hood River, OR 97031

TEL: 541-386-3322 FAX: 541-386-2515

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

22 2N. 10E.

S89°37'59"E 550.00' 40' TAX LOT 900 -40.00'-S89'37'59"E 334.40' S89°37'59"E 215.60' 50' WIDE PRIVATE ACCESS EASEMENT FOR PARCEL 1 N89°38'02"W 215.60' PARCEL 3 S N89'16'19"W 40.00 N89°16'19"W 215.60' POINT NOT SET POINT FALLS IN LARGE ARBAVITA PARCEL 2 PARCEL 1 -40.00'-(253) S88°26'04"E 215.62'FD 210.00'R2 CS. NO. 7205 INSTRUMENT NO. 722457 DRIVEWAY POINT NOT SET POINT FALLS IN A POWER POLE 15 FOOT WIDE IRRIGATION LINE EASEMENT PER INSTRUMENT 40.00'-NO. 20000512 (254) S88°16'40"E 215.61'FD THE SOUTH 15 FEET 210.00'R2 OF PARCEL 1 WATER LINE EASEMENT 8' WIDE 10' WIDE CENTERED ON THE WATER LINE EASEMENT EXISTING WATER LINE SANITARY SEWER LINE CENTERED ON PER EASEMENT THE EXISTING WATER LINE PER INSTRUMENT NO. 662258 INSTRUMENT NO. PER INSTRUMENT AND WATER LINE 841266 NO. 662258 LOCATE PAINT AND WATER LINE LOCATE PAINT - 5.00 S00°43'41"W - 5.00 -15.0015.35 N63°34'48"W 31.67 -S89'33'46"E 1275.95' - w ___N89°52'00"W 264.37' ____ N89°33'46"W 1315.95' CHAMBERLIN DRIVE CENTER OF SECTION 22 OWNER JOSEPH W. SHEIRBON SURVEY PERFORMED FOR: AND

DIANNA K. SHEIRBON

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF

UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

JOSEPH SHEIRBON

DATE OF MONUMENTATION: MARCH 8, 2024

FILE: 231210PP.DWG LAYOUT TAB: OR SURVEY

PROJECT: 231210 DRAFT: LS