

PARTITION PLAT

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

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2024047

FILED 10/29/2024

BY [Signature]

MONUMENT INFORMATION

- (1501) FOUND 2" ALUMINUM CAP; ILLEGIBLE; HELD FOR EAST 1/4 CORNER SECTION 2, SEE LCR. 689
- (252) FOUND GUN BARREL; HELD FOR S-1/16TH CORNER COMMON TO SECTIONS 1&2, SEE COUNTY SURVEY 0373
- (253) (1519) FOUND 5/8" REBAR WITH RED PLASTIC CAP, PER CS NO. 2008002; HELD
- (1550) (1551) (1552)
- (1520) FOUND 5/8" REBAR WITH RED PLASTIC CAP PER CS NO. 2009008; HELD.
- (1521) (1523) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "KA OR 58608" PER PROPERTY LINE ADJUSTMENT C.S. NO. 2022049; HELD.
- (1531) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "OR KA OR 58608"; PER CS NO. 20230025
- (1710) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OR 932"; PER CS NO. 2000065
- (1800) (1803) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KLEIN & ASSOC. OR 59002 PLS"; PER CS NO. NOT RECORDED AS OF DATE

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, 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 BY BARGAIN AND SALE DEED, INSTRUMENT NO. 2014-03251 AND THAT CERTAIN QUIT CLAIM DEED-BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02639, AND QUIT CLAIM DEED, INSTRUMENT NO. 2024-01907, AND INSTRUMENT 2024-01908, HOOD RIVER COUNTY DEED RECORDS. LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

EASEMENTS CREATED BY THIS PLAT

- NEW PRIVATE VARIED WIDTH IRRIGATION WATER LINE EASEMENT FOR THE USE AND BENEFIT OF PARCELS 1, 2, AND 3.
- A NEW PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT ACROSS PARCEL 1, 2 AND 3, AS SHOWN.
- A NEW ROAD MAINTENANCE AGREEMENT ALONG GRAVENSTEIN DRIVE AND THAT PORTION OF THE NEW PUBLIC ACCESS EASEMENT ALONG ICY ROAD, RECORDED IN A SEPARATE DOCUMENT, RECORDED AS INSTRUMENT NO. 2024-02131, HOOD RIVER COUNTY RECORDS, AND IS HEREBY MADE A PART OF THIS SURVEY.

ROAD MAINTENANCE NOTE

THE PARCEL OWNERS BENEFITING FROM AN EXISTING ACCESS EASEMENT KNOWN AS GRAVENSTEIN DRIVE FROM ITS ORIGIN AT TUCKER ROAD THROUGH THE PARCELS ARE REQUIRED TO PARTICIPATE IN AN EXISTING MAINTENANCE AGREEMENT, RECORDED IN INSTRUMENT NO. 2019-02193. THE BENEFICIARIES OF THE ROADWAY IS THE PUBLIC, AND THE MAINTENANCE OF THE ROADWAY IS NOT THE RESPONSIBILITY OF HOOD RIVER COUNTY.

EASEMENTS OF RECORD

- SPECIAL EXCEPTION LISTED ON COLUMBIA GORGE TITLE LAND DEVELOPMENT REPORT DATED OCT. 1, 2024, ORDER NO. 24-197 WITH AN EFFECTIVE DATE OF JULY 20, 2024. ITEMS 1-2 NOT LISTED BELOW
- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
 - RIGHT OF WAY EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED DECEMBER 11, 1941 IN BOOK 29, PAGE 179. NOT SHOWN, EXACT LOCATION NOT DISCLOSED
 - RIGHT OF WAY FOR IRRIGATION PIPELINE AND ROADWAY EASEMENT RECORDED APRIL 30, 1975, INSTRUMENT NO. 760868.
 - RIGHT OF WAY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED DECEMBER 30, 2019, INSTRUMENT NO. 2019-04340 APPROXIMATE LOCATION NOTED ON FACE OF PLAT.
 - COVENANTS, CONDITIONS AND EASEMENTS, INCLUDED THE TERMS AND PROVISIONS THEREOF, AS SHOWN ON THE RECORDED BOUNDARY LINE ADJUSTMENT OF CS 2022049 HOOD RIVER COUNTY SURVEYOR'S OFFICE.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT TRACT AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE INTO THREE (3) NEW PARCELS. SAID PARTITION HAS BEEN APPROVED BY HOOD RIVER COUNTY PLANNING AS MINOR PARTITION PLAT 415-24-0060.

A PREVIOUS PROPERTY LINE ADJUSTMENT, FILED AS COUNTY SURVEY NO. 2024040, ALONG THE WEST PROPERTY LINE OF THE SUBJECT TRACT WAS PERFORMED BY OUR FIRM IN OCTOBER OF THIS YEARS, SAID PROPERTY LINE ADJUSTMENT DEED WERE RECORDED IN QUIT CLAIM DEED, INSTRUMENT NO. 2024-01907 AND QUIT CLAIM DEED, INSTRUMENT NO. 2024-01908, HOOD RIVER COUNTY RECORDED, AND USED TO ESTABLISHED THE WESTERLY OF THE SUBJECT TRACT

THE NORTH LINE WAS ESTABLISHED BASED ON THE 1/64 LINE AS ESTABLISHED BY TERRA SURVEYING, FILED AS COUNTY SURVEY NO. 2014-040, THIS LINE IS IN AGREEMENT WITH PAST SURVEYS PERFORMED TO THE NORTH OF THE SUBJECT TRACT. ALL OTHER LINES WERE ESTABLISHED BASED ON A PREVIOUS SURVEY

SAID SURVEY WAS USED TO ESTABLISHED THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT. EXTERIOR PROPERTY MONUMENTS FOUND AND/OR SET IN SAID SURVEY WERE REVISITED AND TIED IN THIS SURVEY AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES. NEW PROPERTY MONUMENTS WERE SET AT ALL NEW EXTERIOR PARCEL CORNERS AS SHOWN.

BEGINNING AT A "GUN BARREL" WHICH MONUMENTS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 88°43'00" WEST, 434.66 FEET, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TO A POINT ON THE EAST LINE OF PARCEL 2 OF PARTITION PLAT 2023-04P, MARKED BY A 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "KLEIN & ASSOC. OR 58608 PLS"; THENCE NORTH 50°12'36" WEST, 67.10 FEET TO A 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "KLEIN & ASSOC. OR 58608 PLS"; THENCE NORTH 04° 01' 59" WEST, 70.12 FEET TO A 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "KLEIN & ASSOC. OR 58608 PLS"; THENCE NORTH 01° 33' 47" EAST, 24.53 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "KLEIN & ASSOC. OR 59002 PLS"; THENCE NORTH 88°43'00" WEST, 13.89 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "KLEIN & ASSOC. OR 59002 PLS"; THENCE NORTH 01°33' 47" EAST, 18.15 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "KLEIN & ASSOC. OR 59002 PLS"; THENCE SOUTH 88°43'00" EAST, 8.01 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "KLEIN & ASSOC. OR 59002 PLS"; THENCE NORTH 01° 34' 01" EAST, 190.85 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 1 OF PARTITION PLAT 2023-04P, MARKED BY A 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "72306"; THENCE SOUTH 89° 06' 37" EAST, 130.07 FEET ON THE SOUTH LINE OF PARCEL 1 OF PARTITION PLAT 2023-04P, TO THE SOUTHEAST CORNER THEREOF, WHICH IS MARKED BY A 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "72306"; THENCE NORTH 00° 53' 30" EAST, 307.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE SOUTH 88°43'00" EAST, 161.87 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TO A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "OR 932"; THENCE SOUTH 88°50'48" EAST, 203.84 FEET TO A 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "72306" TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00°51'11" WEST, 4.44 FEET TO A 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "72306"; THENCE SOUTH 00°52'08" WEST, 649.93 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, BACK TO THE POINT OF BEGINNING

THE INITIAL POINT FOR THIS PARTITION PLAT IS A GUN BARREL FOUND AT THE SOUTH 1/16 CORNER COMMON TO SECTIONS 1 AND 2.

[Signature]
JAMES M. KLEIN PLS 59002

SHEET INDEX

- DECLARATION, ACKNOWLEDGMENT, APPROVALS AND NOTES
- PARCEL DETAILS
- EASEMENT AND DETAILS

REFERENCED SURVEYS

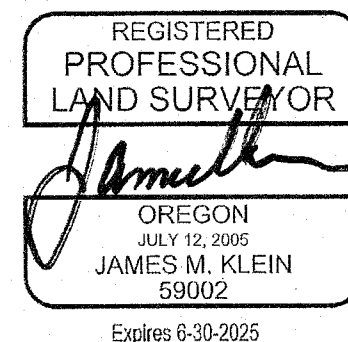
- R1. PROPERTY LINE ADJUSTMENT SURVEY, PEFORMED BY KLEIN AND ASSOCIATES FOR OAKMARSH LLC., FILED NOVEMBER 9, 2023, COUNTY SURVEY NO. 2022-053.
- R2. PROPERTY LINE ADJUSTMENT SURVEY, PEFORMED BY KLEIN AND ASSOCIATES FOR OAKMARSH LLC., FILED SEPTEMBER 29, 2022, COUNTY SURVEY NO. 2022-049.
- R3. SURVEY PERFORMED BY TERRA SURVEYING FOR ALAN WINANS, FILED OCTOBER 13, 2014, COUNTY SURVEY NO. 2014040.
- R4. SURVEY PERFORMED BY TERRA SURVEYING FOR ALAN WINANS, FILED JANUARY 7, 2008, COUNTY SURVEY NO. 2008002.
- R5. PARTITION PLAT 201906P PERFORMED BY BY KLEIN AND ASSOCIATES, INC. FOR GERARDO MURILLO AND MARIA MANZO, FILED NOVEMBER 11, 2022, COUNTY SURVEY NO. 2022-064.
- R6. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR LEE & MIKE MOORE, FILED JULY 12, 2006, COUNTY SURVEY NO. 2006-058.
- R7. PARTITION PLAT NO. 2000-025P, PERFORMED BY KLEIN & ASSOCIATES FOR CHRISTOPHER AND ANGELA LYNN, FILED AUGUST 9, 2000 COUNTY SURVEY NO. 2000065.
- R8. MAJOR PARTITION AND SURVEY PERFORMED BY BISHOP SURVEYING FOR SCHILL ENTERPRISES, INC., FILED DECEMBER 27, 1979, COUNTY SURVEY 79126.
- R9. PROPERTY BOUNDARY SURVEY, PERFORMED BY TERRA SURVEYING FOR NELLIE HJALTALIN, FILED MARCH 12, 2009, COUNTY SURVEY NO. 2009008.
- R10. PARTITION PLAT 202304P PERFORMED BY BY KLEIN AND ASSOCIATES, INC. FOR OAKMARSH, LLC., FILED JUNE 26, 2023, COUNTY SURVEY NO. 2023025.
- R11. PLAT OF SURVEY OF 80 ACRES FOR CHAS ROSS, C.S. NO. 0373
- R12. PROPERTY LINE ADJUSTMENT SURVEY, PERFORMED BY KLEIN AND ASSOCIATES FOR OAKMARSH LLC. AND JOHN AND RHEA HERGENRATHER, FILED OCTOBER 02, 2024, COUNTY SURVEY NO. 2024040

REFERENCED DEEDS

- D1 BARGAIN AND SALES DEED, INSTRUMENT NO. 2014-03251
- D2 QUIT CLAIM DEED-BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02639
- D3 QUIT CLAIM DEED, INSTRUMENT NO. 2024-01907
- D4 QUIT CLAIM DEED, INSTRUMENT NO. 2024-01908

SURVEY PERFORMED FOR:
JOHN & RHEA HERGENRATHER
DATE OF MONUMENT: AUGUST 15, 2024
PROJECT: 24-07-03 DRAFT: GD
FILE: 240703-PP.DWG LAYOUT TAB: PP

OWNER
JOHN & RHEA HERGENRATHER
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"/>	<u>2</u>	<u>2N.</u>	<u>10E.</u>
<input type="checkbox"/>	---	---	---

PARTITION PLAT NO. 202412P

INSTRUMENT RECEIVED ON THE 29th
DAY OF October, 2024 1:38 AT P.M.

[Signature]
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 MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. AND THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT I DEDICATE GRAVENSTEIN DRIVE AS SHOWN ON THE FACE OF THIS PLAT AS A PUBLIC RIGHT-OF-WAY.

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

[Signature] 10/29/24
JOHN HERGENRATHER DATE
[Signature] 10/29/24
RHEA HERGENRATHER DATE

ACKNOWLEDGMENTS

STATE OF Oregon
COUNTY OF Hood River

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 29, 2024, BY JOHN HERGENRATHER AND RHEA HERGENRATHER

[Signature]
NOTARY SIGNATURE
[Signature]
NOTARY PUBLIC-(NAME)

COMMISSION NO. 1045854

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.

[Signature]
HOOD RIVER COUNTY DIRECTOR
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 29th DAY OF October, 2024.

[Signature]
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 29th DAY OF October, 2024.

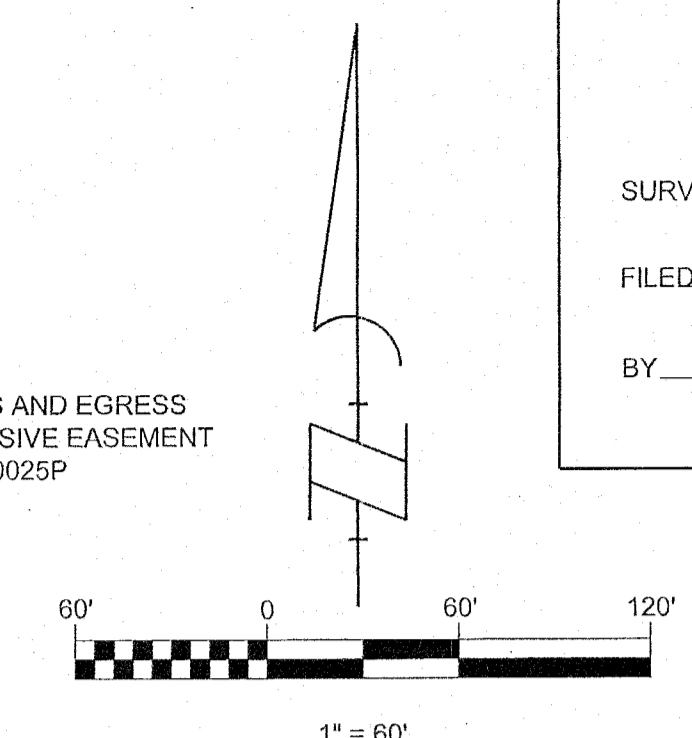
[Signature] Planning File #24-0060
HOOD RIVER COUNTY PLANNING DIRECTOR
DEDICATION ACCEPTED UNDER ORS 92.175(1)(b)

CS# 2024 047

PARTITION PLAT

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

E 1/4 CORNER SECTION 2
FOUND ALUMINUM CAP,
SEE LCR 689. VISITED 2023.



BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION
BETWEEN POINTS NO. 252 AND 1519

LINE #	DIRECTION	LENGTH
L1	S88°43'00"E	8.01
L2	N1°33'47"E	18.15
L3	N88°43'00"W	13.89
L4	N1°33'47"E	24.53
L5	S89°07'52"E	30.00
L6	N0°52'08"E	134.60
L7	N89°15'58"W	39.95
L8	N0°52'08"E	35.09
L9	S0°53'30"W	12.24
L10	N89°06'37"W	40.00

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.46'	20.00'	90°08'07"	N44°11'55"W	28.32'

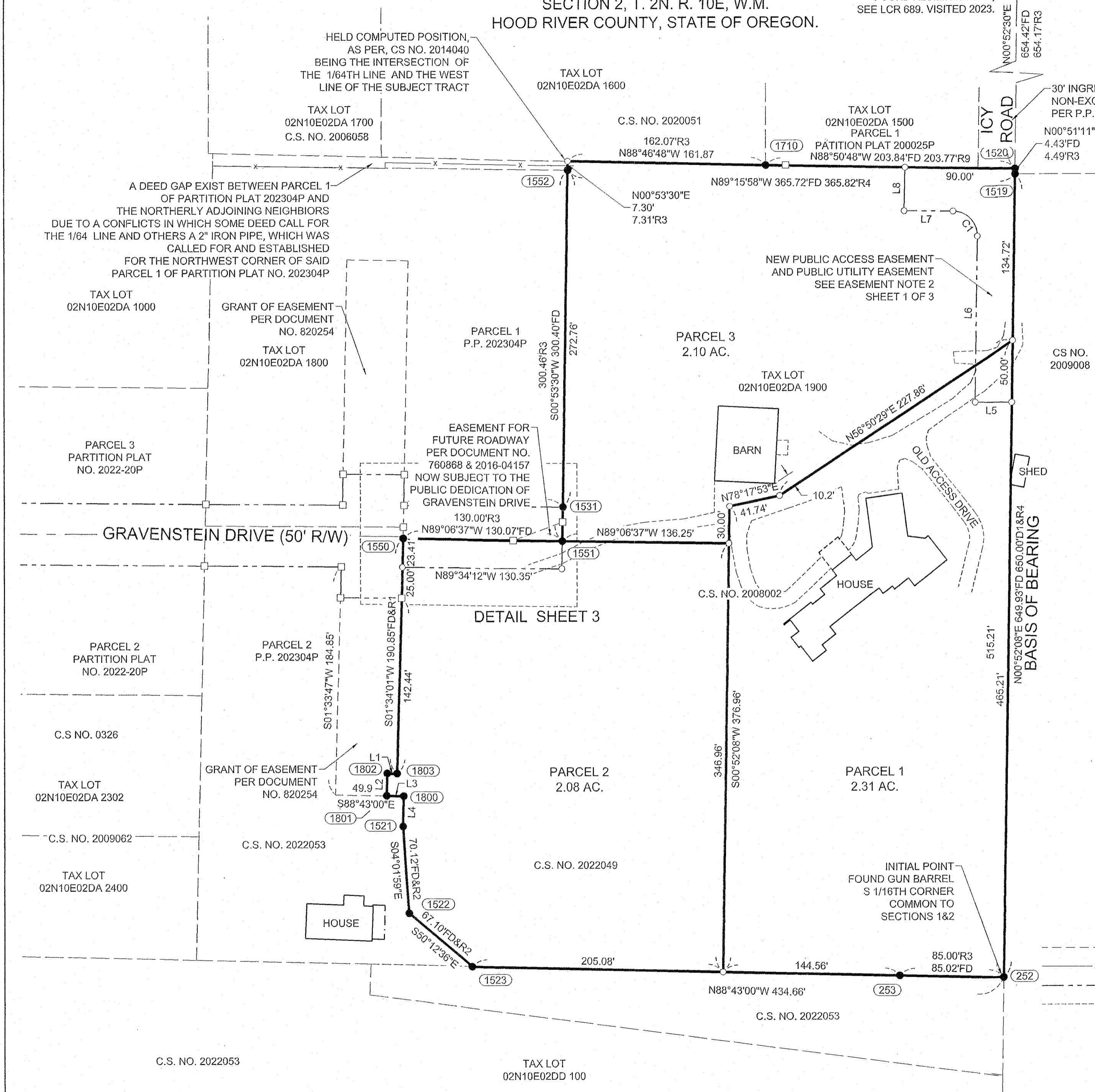
- LEGEND**
- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. OR59002 PLS)
 - FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
 - COMPUTED ANGLE POINT, NOT MONUMENTED
 - CS NO. COUNTY SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
 - R1 RECORD DATA PER RECORD OF SURVEY NO.
 - FD FOUND DATA
 - D1 DEED DISTANCE, PER REFERENCE DEED
 - EASEMENT
 - - - - - FENCE LINE
 - - - - - RIGHT-OF-WAY
 - - - - - GRAVEL ACCESS

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

Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 2 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
☒	<u>2</u>	<u>2N.</u>	<u>10E.</u>
☐			



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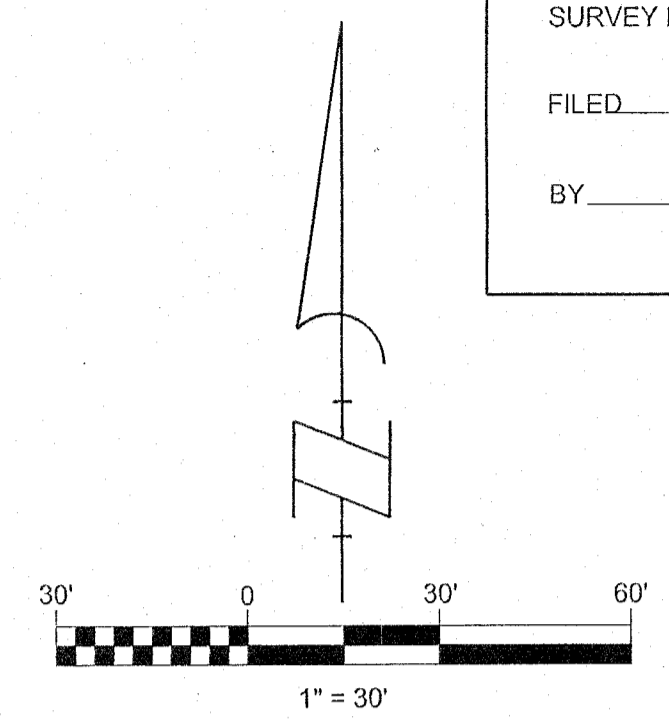
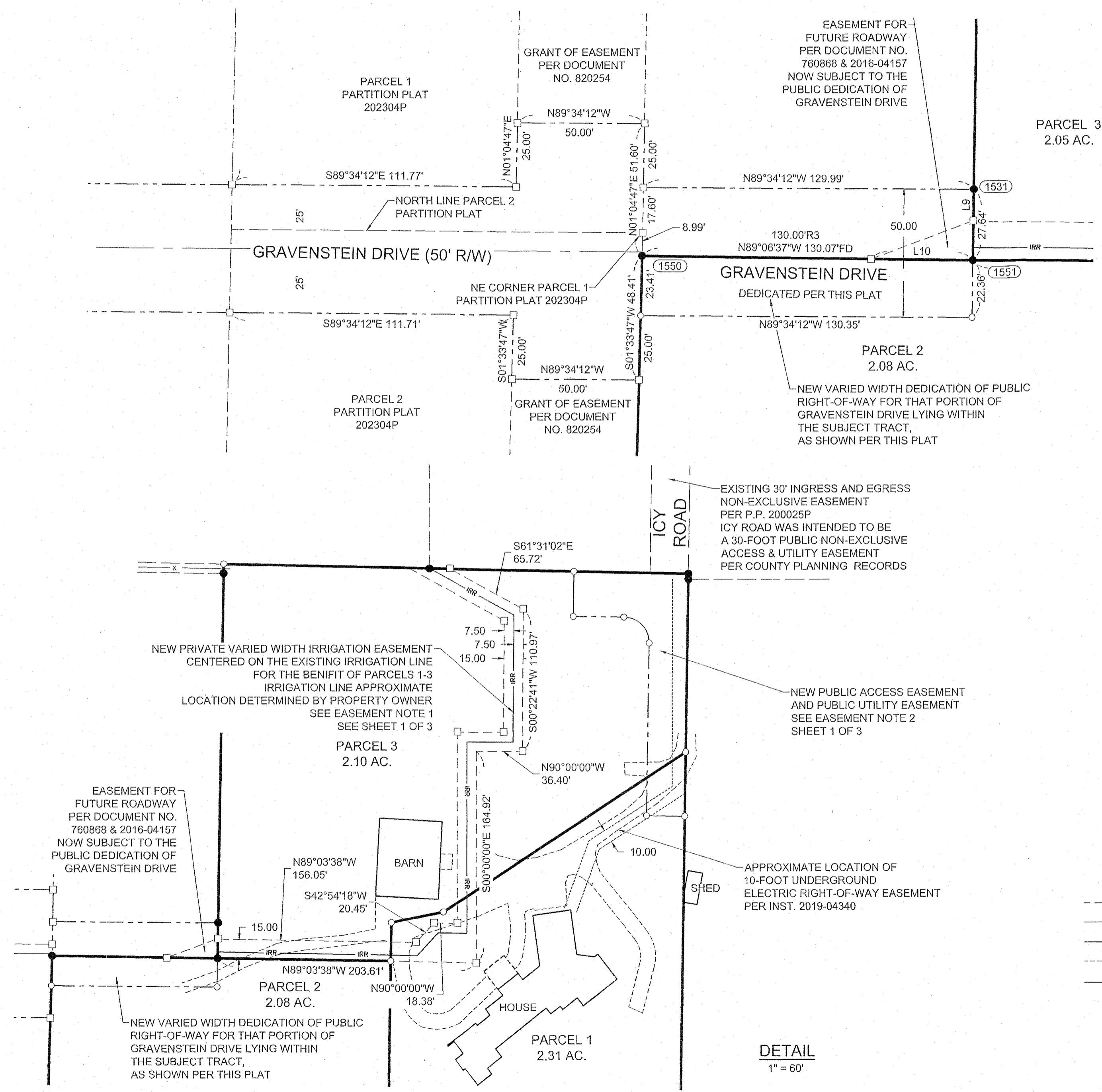
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HOOD RIVER COUNTY, STATE OF OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2024047
FILED 10/29/2024
BY JK



BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION
BETWEEN POINTS NO. 252 AND 1519

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	S0°53'30"W	12.24
L10	N89°06'37"W	40.00

- LEGEND**
- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. OR59002 PLS)
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 - D1 DEED DISTANCE
 - EASEMENT
 - x- FENCE LINE
 - - - RIGHT-OF-WAY
 - - - GRAVEL ACCESS
 - IRR- IRRIGATION LINE
 - ⊗ SEPTIC TANK

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

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SHEET 3 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

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