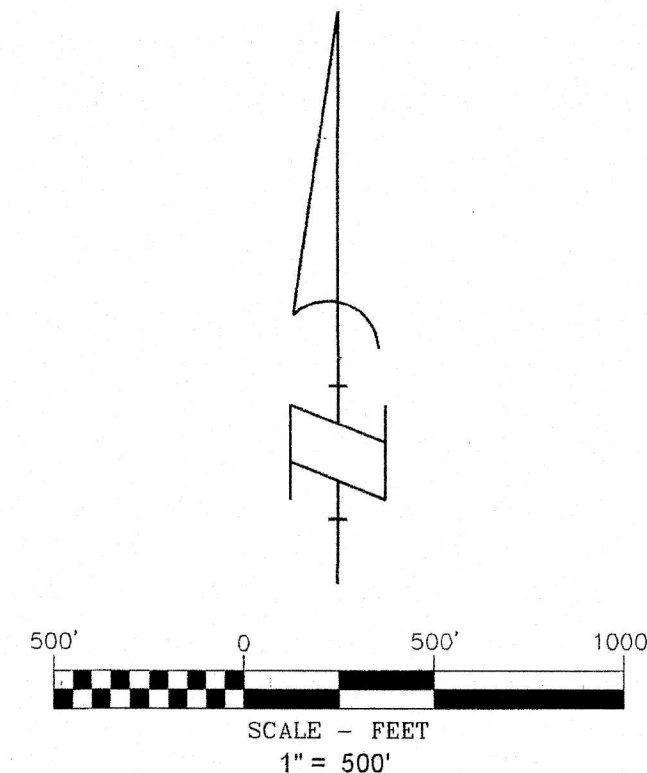
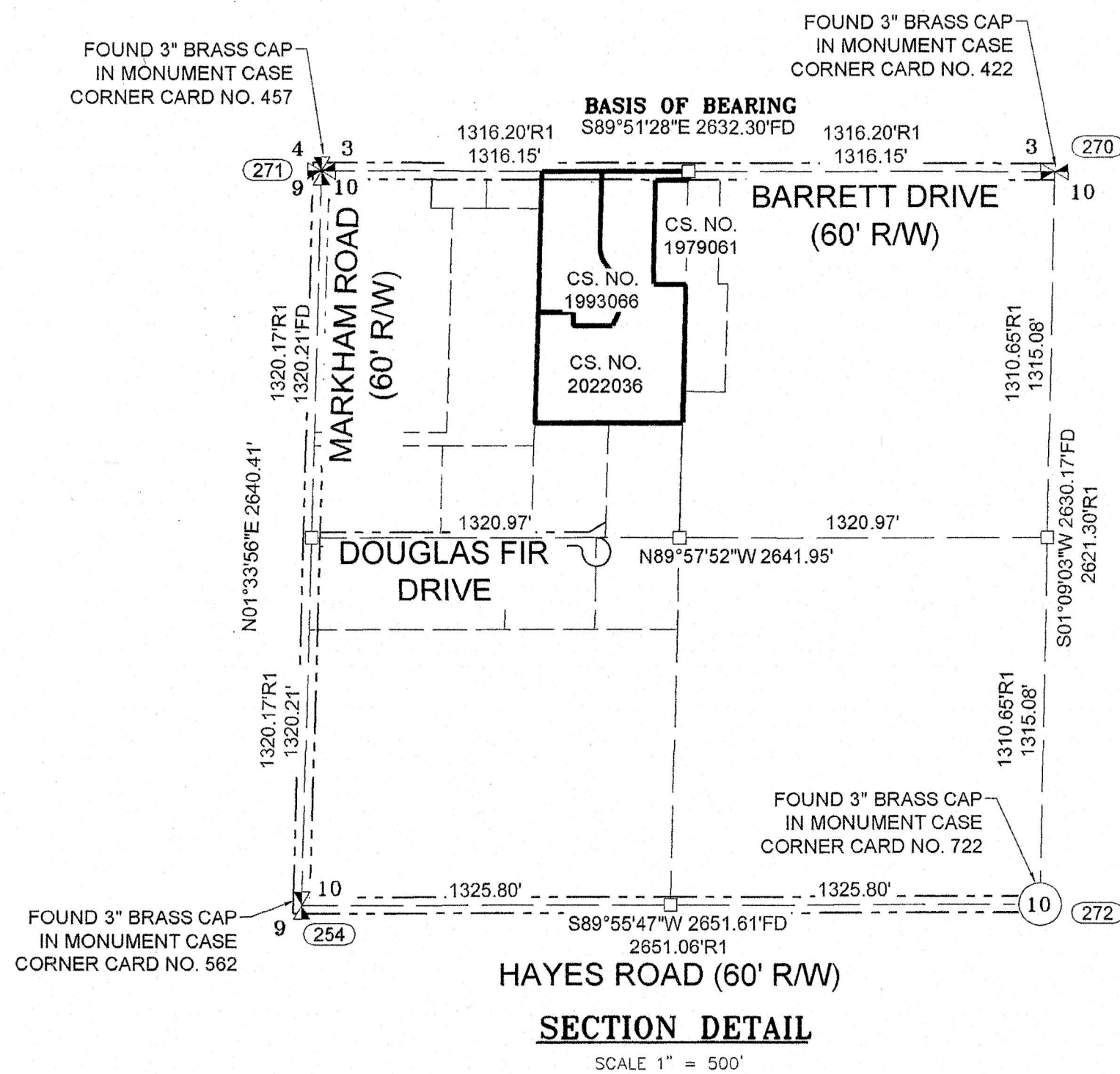


# RE-PLAT

PARCEL 1 OF PARTITION PLAT 9324 AND  
 PARCEL 3 OF PARTITION PLAT 202215P  
 LOCATED IN THE NW 1/4 OF THE NW 1/4, SECTION 10, T.2N., R.10E., W.M.  
 HOOD RIVER COUNTY, STATE OF OREGON.  
 2N 10E 10B TAX LOT 800, AND 801



**BASIS OF BEARINGS**  
 OREGON STATE PLANE COORDINATES SYSTEM  
 NORTH ZONE, GRID NORTH, GROUND DISTANCE  
 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE  
 NORTHWEST SECTION CORNER AND THE NORTH 1/4  
 CORNER OF SECTION 10, BEING FOUND MONUMENTS  
 POINTS 271 & 270

- LEGEND**
- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. OR59002 PLS)
  - FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
  - COMPUTED ANGLE POINT, NOT MONUMENTED
  - R.M. REFERENCE MONUMENT
  - CS. NO. COUNTY SURVEY NO.
  - R1 RECORD DATA PER RECORD OF SURVEY NO.
  - FD FOUND DATA
  - LCR LAND CORNER RECORD
  - Y.P.C YELLOW PLASTIC CAP
  - R.P.C RED PLASTIC CAP

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

SURVEY NO. 2024048  
 FILED 11/25/2024  
 BY BC

PARTITION PLAT NO. 202413P  
 INSTRUMENT RECEIVED ON THE 21<sup>ST</sup> DAY  
 OF November, 2024 9:07 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 THE LANDS REPRESENTED ON  
 THIS PARTITION PLAT, THE BOUNDARIES BEING  
 DESCRIBED AS PARCEL 1 OF PARTITION PLAT  
 NO. 9324 AND PARCEL 3 OF PARTITION PLAT  
 202215P, BEING A PORTION OF THE  
 NORTHWEST QUARTER OF THE NORTHWEST  
 QUARTER OF SECTION 10, TOWNSHIP 2 NORTH,  
 RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,  
 IN THE COUNTY OF HOOD RIVER AND STATE OF  
 OREGON. FOR THE INITIAL POINT, I FOUND A  
 5/8" REBAR LOCATED AT THE SOUTHEAST  
 CORNER OF PARCEL 3 OF PARTITION PLAT  
 202215P.

*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.

<i>B. Gil Sharp</i>	10/23/24
B. GIL SHARP	DATE
<i>Anne Saxby</i>	10/23/24
ANNE SAXBY	DATE
<i>Garrett R. Sharp</i>	10/23/24
GARRETT R. SHARP	DATE
<i>Pamela Sharp</i>	10/23/24
PAMELA SHARP	DATE

**ACKNOWLEDGMENTS**

THIS INSTRUMENT WAS ACKNOWLEDGED  
 BEFORE ME ON October 23, 2024, BY B. GIL SHARP,  
 ANNE SAXBY, GARRETT SHARP AND PAMELA  
 SHARP.

*Roxann Cochran*  
 NOTARY SIGNATURE

*Roxann Cochran*  
 NOTARY PUBLIC-(NAME)

STATE OF Oregon  
 COUNTY OF Hood River  
 COMMISSION NO. 1025834  
 MY COMMISSION EXPIRES February 29, 2028

**APPROVALS**

I HEREBY CERTIFY THIS PARTITION WAS  
 EXAMINED AND APPROVED AS OF  
 THIS 31<sup>ST</sup> DAY OF OCTOBER, 2024.

*B. Gil Sharp*  
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS  
 EXAMINED AND APPROVED AS OF  
 THIS 4<sup>TH</sup> DAY OF NOVEMBER, 2024.

*Chris D. Walker*  
 HOOD RIVER COUNTY PLANNING DIRECTOR

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

*Chris Patterson*  
 HOOD RIVER COUNTY DIRECTOR  
 OF BUDGET AND FINANCE

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PERFORM A BOUNDARY LINE ADJUSTMENT  
 BETWEEN PARCEL 1 OF PARTITION PLAT 9324 AND PARCEL 3 OF PARTITION PLAT  
 202215P, WHICH WAS PERFORMED BY OUR FIRM IN 2022. THE ADJUSTMENT IS  
 BEING PROCESSED THROUGH THE PARTITION PLAT RE-PLAT PROCESS.

THE EXTERIOR BOUNDARY OF PARCEL 1 OF PARTITION PLAT 9324 AND PARCEL 3  
 OF PARTITION PLAT 202215P WAS PREVIOUSLY ESTABLISHED BY OUR FIRM IN  
 SAID PARTITION PLAT 202215P. EXISTING MONUMENTS WERE RECOVERED  
 ALONG THE EXTERIOR BOUNDARY OF BOTH PARCELS AND WERE IN AGREEMENT  
 WITH THE COMPUTED POSITION PER OUR PREVIOUS SURVEY. NEW PROPERTY  
 MONUMENTS WERE THEN SET ON THE ADJUSTED BOUNDARY LINE.

**REFERENCED SURVEYS**

- R1. PARTITION PLAT NO. 9324, PERFORMED BY DLC SURVEYING, FOR  
 GIL SHARP, FILED SEPT. 21, 1993, COUNTY SURVEY NO. 1993066
- R2. PARTITION PLAT FILE NO. 202215P, PERFORMED BY KLEIN & ASSOC. INC., FOR  
 GIL SHARP & ANNE SAXBY, FILED JUNE 29, 2022, COUNTY SURVEY 2022036
- R3. SURVEY PERFORMED BY DANNY L. CRON, FOR RICHARD LEONARD,  
 FILED JULY 10, 1979, COUNTY SURVEY NO. 79061

**EASEMENTS OF RECORD**

1. EASEMENT, RECORDED MARCH 19, 1947, BOOK 34, PAGE 300
2. A 40.00 FOOT PUBLIC ROAD AND UTILITY EASEMENT ACROSS A  
 PORTION OF PARCEL 1 AND 2 OF PARTITION PLAT 9324.
3. PRIVATE SEPTIC TANK EASEMENT FOR THE BENEFIT OF PARCEL 2  
 OF PARTITION PLAT 93-24, RECORDED JUNE 5, 2017,  
 INSTRUMENT NO. 201701935.
4. AN EASEMENT GRANTED TO: PACIFIC POWER AND LIGHT  
 COMPANY, RECORDED OCTOBER 21, 1993; INSTRUMENT  
 NO. 933679.
5. CONVENTS, CONDITIONS AND EASEMENTS INCLUDING THE TERMS  
 AND PROVISION THEREOF, AS SHOWN ON PARTITION PLAT  
 202215P, AS SHOWN.
6. DECLARATION REGARDING IRRIGATION DELIVERY SYSTEM,  
 RECORDED MAY 22, 2023, INSTRUMENT NO. 202301036.
7. PRIVATE VIEW EASEMENT ACROSS PARCEL 2 OF THIS PLAT FOR  
 THE BENEFIT OF PARCEL 2 OF PARTITION PLAT 022-15P. EXACT  
 LOCATION NOT DISCLOSED. WARRANTY DEED, RECORDED JUNE 9,  
 2023, INSTRUMENT NO. 202301155.

**OWNER**

B. GIL SHARP & ANNE SAXBY  
 GARRETT. R. SHARP & PAMELA CONTRERAS BECERRA



**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

*James M. Klein*  
 OREGON  
 JULY 12, 2005  
 JAMES M. KLEIN  
 59002

Expires 6-30-2025

SHEET 1 OF 2  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
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<input type="checkbox"/>			

SURVEY PERFORMED FOR:  
 B. GIL SHARP  
 DATE OF MONUMENTS: JULY 19, 2024  
 PROJECT: 24-01-08 DRAFT: GD  
 FILE: 240108.DWG LAYOUT TAB: REPLAT

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

43# 2024048

SURVEY NO. 2024048

FILED 11/25/2024

BY JK

# RE-PLAT

PARCEL 1 OF PARTITION PLAT 9324 AND PARCEL 3 OF  
PARTITION PLAT 202215P  
LOCATED IN THE NW 1/4 OF THE NW 1/4, SECTION 10,  
T.2N., R.10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON.  
2N 10E 10B TAX LOT 800, AND 801

## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE  
NORTHWEST SECTION CORNER AND THE NORTH 1/4  
CORNER OF SECTION 10, BEING FOUND MONUMENTS  
POINTS 271 & 270

## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. OR59002 PLS)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.M. REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NO.
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- LCR LAND CORNER RECORD
- Y.P.C YELLOW PLASTIC CAP
- R.P.C RED PLASTIC CAP
- AP AERIAL POWER LINE
- BE BURIED POWER LINE

## MONUMENT INFORMATION

- (250) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER CS. NO. 93066; HELD
- (251) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER CS. NO. 93066; HELD
- (252) 5/8" IRON ROD, NO CAP; PER CS. NO. 1979061; HELD
- (254) 3" BRASS CAP IN MONUMENT CASE; PER LCR 562. HELD FOR WEST QUARTER CORNER SECTION 10 (VISITED 2022)
- (260) 5/8" IRON ROD, NO CAP; PER CS. NO. 1979061; HELD FOR SOUTH RIGHT-OF-WAY OF BARRETT DRIVE AND EAST LINE OF PARCEL 2, PARTITION PLAT 9324
- (261) 5/8" IRON ROD, NO CAP; PER CS. NO. 1979109; HELD FOR SOUTH RIGHT-OF-WAY OF BARRETT DRIVE
- (262) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER CS. NO. 93066; HELD
- (270) 3" BRASS CAP IN MONUMENT CASE; PER LCR 422. HELD FOR NORTH QUARTER CORNER SECTION 10 (VISITED 2022)
- (271) 3" BRASS CAP IN MONUMENT CASE; PER LCR 457. HELD FOR NORTHWEST CORNER SECTION 10 (VISITED 2022)
- (272) 3" BRASS CAP IN MONUMENT CASE; PER LCR 722. HELD FOR CENTER QUARTER CORNER SECTION 10 (VISITED 2022)
- (273) 5/8" IRON ROD, NO CAP; PER CS. NO. 1979061; HELD
- (274) 5/8" IRON ROD WITH Y.P.C. STAMPED "KA OR 59002 LS"; PER PARTITION PLAT 202215P, CS. NO. 2022036; HELD FOR REFERENCE MONUMENT
- (275) 5/8" IRON ROD WITH Y.P.C. STAMPED "KA OR 59002 LS"; PER PARTITION PLAT 202215P, CS. NO. 2022036; HELD FOR REFERENCE MONUMENT
- (276) 5/8" IRON ROD WITH Y.P.C. STAMPED "KA OR 59002 LS"; PER PARTITION PLAT 202215P, CS. NO. 2022036; HELD

## AREA NOTE

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	2.35 ACRES	2.78 ACRES
PARCEL 2	7.20 ACRES	6.77 ACRES

PARCEL 1 AND 2 DOES NOT INCLUDE THE AREA LYING WITHIN THE RIGHT-OF-WAY OF BARRETT DRIVE

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.
<input checked="" type="checkbox"/>	10	2N.	10E.
<input type="checkbox"/>			

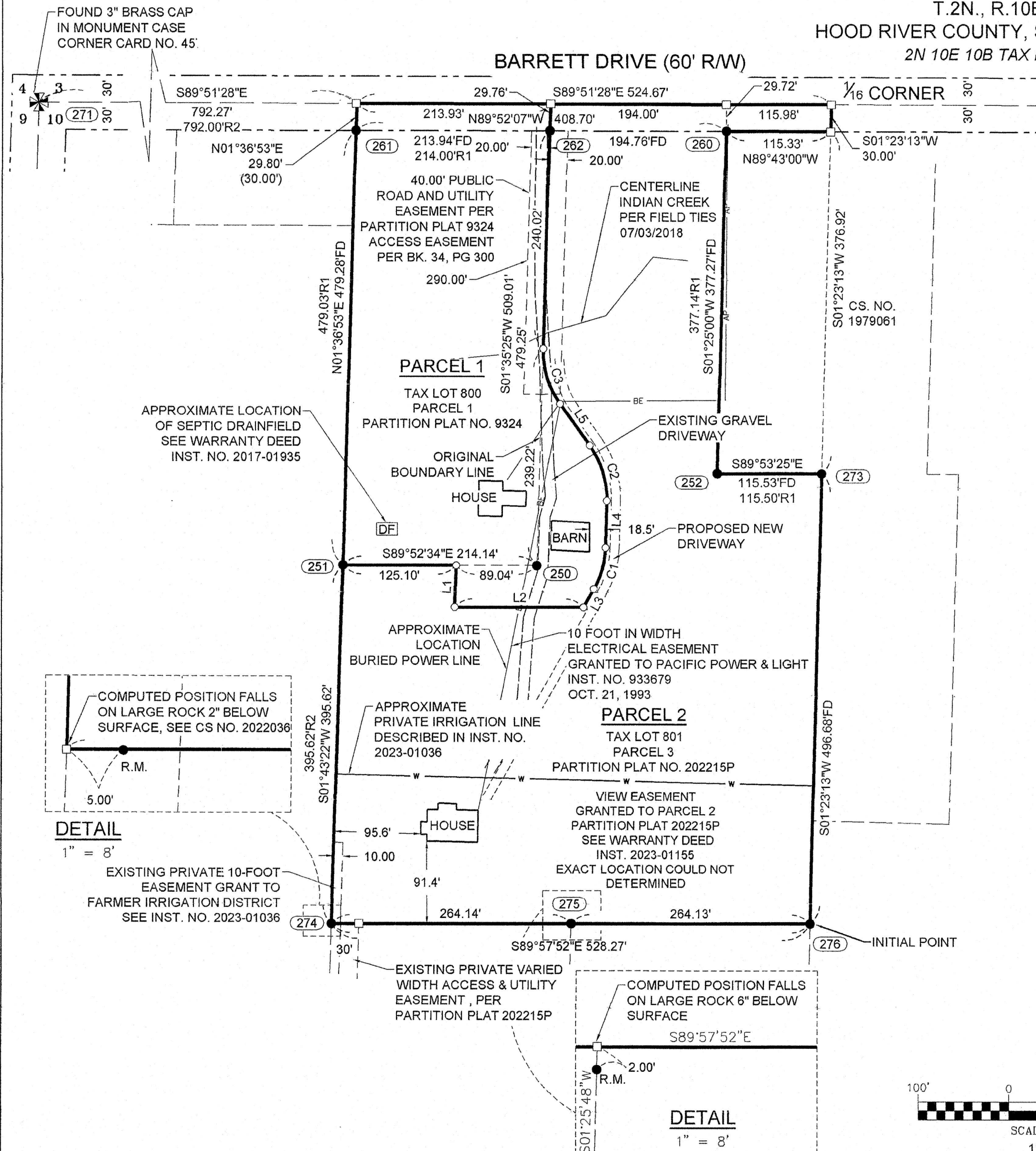


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LINE #	DIRECTION	LENGTH
L1	N01°35'25"E	46.50'
L2	S89°52'34"E	141.74'
L3	S29°17'16"W	23.33'
L4	S01°35'25"W	51.18'
L5	S35°38'19"E	56.59'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.34'	100.00'	27°41'51"	S15°26'21"W	47.87'
C2	64.98'	100.00'	37°13'44"	S17°01'27"E	63.84'
C3	64.98'	100.00'	37°13'49"	S17°01'25"E	63.84'

SURVEY PERFORMED FOR:  
B GIL SHARP  
DATE OF MONUMENTS: JULY 19, 2024  
PROJECT: 24-01-08 DRAFT: GD  
FILE: 240108PP.DWG LAYOUT TAB: REPLAT