

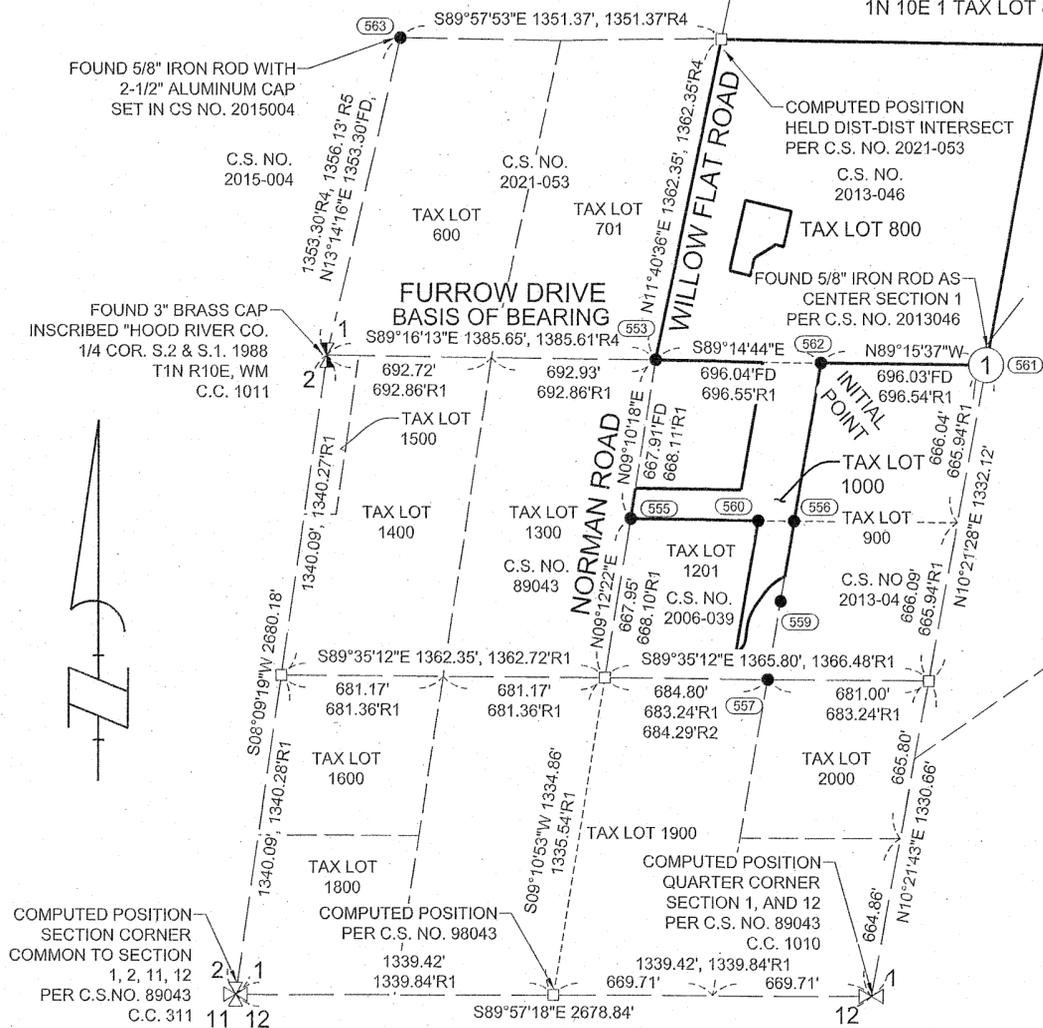
SURVEY PERFORMED FOR:
CRAIG MALLON
DATE OF MONUMENTATION: SEPT. 5, 2025
PROJECT: 25-03-09 DRAFT: JK
FILE: 250303PP.DWG LAYOUT TAB: H.R. P.P.

PARTITION PLAT

LOCATED IN THE SE 1/4 OF THE NW 1/4 AND
THE NE 1/4 OF THE SW 1/4 OF SECTION 1, T. 1N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON.
1N 10E 1 TAX LOT 800 & 1000

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2026 001
FILED 1/6/2026
BY JK



SW 1/4 SECTION DETAIL

SCALE 1" = 500'

EASEMENTS AND ENCUMBRANCES

RECORD MATTERS LISTED BELOW ARE LISTED ON SPECIAL EXCEPTIONS IN LAND DEVELOPMENT REPORT, PREPARED BY COLUMBIA GORGE TITLE, ORDER NO. 25-174 DATED 8/8/2025 AND ORDER 25-226, DATED SEPT. 17, 2025.

CONDITION & RESTRICTIONS:
RECORDED: SEPT. 11, 1909
BOOK 3, PAGE 201

EASEMENT PRIVATE:
FOR: RIGHT-OF-WAY FOR FLUME, DITCH PIPELINE GRANTED TO: EAST FORK IRRIGATION DISTRICT
RECORDED: DECEMBER 10, 1915
DISCLOSED BY CONDEMNATION SUITE NO. 609
NO SPECIFIC LOCATION NOTED

EASEMENT PRIVATE:
FOR: ELECTRICAL TRANSMISSION AND DISTRIBUTION LINE GRANTED TO: PACIFIC POWER & LIGHT COMPANY
RECORDED: AUGUST 2, 1946
BOOK 33, PAGE 359 (BLANKET EASEMENT- NOT LOCATED)

EASEMENT PRIVATE:
FOR: IRRIGATION PIPELINE GRANTED TO: EAST FORK IRRIGATION DISTRICT
RECORDED: DEC. 11, 2002
INSTRUMENT NO.: 20025899
AMENDED:
RECORDED: AUG. 2, 2005
INSTRUMENT NO.: 20054085 (LOCATED, SEE SHEET 2)

PRIVATE DECLARATION OF DEED RESTRICTION/FARM:
RECORDED: NOV. 16, 2007
INSTRUMENT NO.: 200705093 (BLANKET EASEMENT OVER SE 1/4 OF THE NW 1/4 OF SECTION 1)

EASEMENT PRIVATE:
RIGHT-OF-WAY FOR IRRIGATION DITCH, CANAL, OR FLUME GRANTED TO: EAST FORK IRRIGATION COMPANY
RECORDED: JULY 7, 1906
BOOK 42, PAGE 151 (LOCATED, SEE SHEET 2)
AND
RECORDED: JULY 7, 1906
BOOK K, PAGE 59 (LOCATED, SEE SHEET 2)
AND
RECORDED: MARCH 3, 1911
BOOK 5, PAGE 475 (LOCATED, SEE SHEET 2)

EASEMENT PRIVATE:
DOMESTIC WATER LINE
RECORDED: MARCH 31, 1989
INSTRUMENT NO.: 890784 (VAGUE DESCRIPTION, NOT LOCATABLE)

SURVEYORS 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 THAT CERTAIN STATUTORY BARGAIN AND SALE DEED, INSTRUMENT NO. 2023-014592, RECORDED AUGUST 1, 2023, AS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON AND THOSE CERTAIN TRACTS OF LAND DESCRIBED AS PARCEL 1, 2, AND 3, BY STATUTORY BARGAIN AND SALE DEED, INSTRUMENT NO. 2023-01591, RECORDED AUG. 1, 2023, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, THENCE SOUTH 09°41'37" WEST 900.56 FEET, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 1, TO THE INTERSECTION WITH THE CENTER OF THE EAST FORK IRRIGATION DITCH, ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG THE CENTER OF THE EAST FORK IRRIGATION DITCH THE FOLLOWING FIVE (5) COURSES; 1) THENCE ALONG SAID NON-TANGENTIAL CURVE, TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°06'33", HAVING A RADIUS OF 200.25 FEET, AN ARC LENGTH OF 108.73 FEET AND WHOSE LONG CHORD BEARS SOUTH 51°52'28" WEST, 107.40 FEET; 2) THENCE SOUTH 36°18'35" WEST, 55.85 FEET TO THE BEGINNING OF A CURVE; 3) THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°48'46", HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 119.54 FEET, AND WHOSE LONG CHORD BEARS SOUTH 21°25'12" WEST, 118.20 FEET; 4) THENCE SOUTH 06°31'49" WEST, 41.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 5) THENCE ALONG SAID NON-TANGENTIAL CURVE, TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 56°31'01", HAVING A RADIUS OF 70.48 FEET, AN ARC LENGTH OF 69.53 FEET, AND WHOSE LONG CHORD BEARS SOUTH 37°34'42" WEST, 66.74 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, SAID POINT ALSO BEING 150.00 FEET, WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 09°39'20" EAST, 555.08 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP, LOCATED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°24'49" WEST, 537.91 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 TO A 1/2" IRON ROD WITH PLASTIC CAP, LOCATED ON THE SOUTHWEST CORNER THEREOF; THENCE NORTH 09°10'18" EAST, 128.04 FEET; THENCE, SOUTH 89°24'49" EAST, 445.41 FEET, PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 09°43'21" EAST, 539.28 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 89°14'44" EAST, 245.58 FEET, BACK TO THE POINT OF BEGINNING.

THE INITIAL POINT OF THIS PLAT IS A 5/8" IRON ROD WITH A RED PLASTIC CAP, LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1.

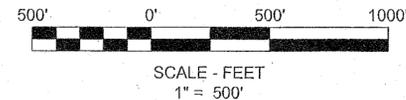
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 800 AND TAX LOT 1000 OF HOOD RIVER COUNTY ASSESSOR MAP, 1N-10E-01, INTO TWO SEPARATE PARCELS AS SHOWN. THE PARTITION IS BEING PROCESSED AS A MEASURE 49 CLAIM THROUGH HOOD RIVER COUNTY.

TAX LOT 800 IS DESCRIBED IN THAT CERTAIN STATUTORY BARGAIN AND SALE DEED, INSTRUMENT NO. 2023-01592, RECORDED AUG. 1, 2023, AS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TAX LOT 1000 IS DESCRIBED AS PARCEL 1, 2, AND 3, IN STATUTORY BARGAIN AND SALE DEED, INSTRUMENT NO. 2023-01591, RECORDED AUG. 1, 2023. THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WAS ESTABLISHED BY HOLDING THE TIED POSITION OF RECOVERED SURVEY MONUMENTS AT ALL FOUR CORNERS, BEING POINTS (553), (555), (556), AND (562). THAT PORTION OF SAID TAX LOT 1000 LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WAS ESTABLISHED AS FOLLOWS:

THE EAST LINE WAS ESTABLISHED BY HOLDING THE POSITION OF RECOVERED MONUMENTS FOUND ALONG THE EAST LINE OF AFORESAID SECTIONAL SUBDIVISION. THE SOUTH LINE IS DESCRIBED AS THE CENTER OF EAST FORK IRRIGATION DITCH, WHICH IS NOW BURIED, SAID LINE WAS ESTABLISHED BY HOLDING LOCATE AS PROVIDED BY EAST FORK IRRIGATION. THE WEST LINE WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION OF THE SOUTHWEST CORNER, BEING THE INTERSECTION OF THE CENTER OF EAST FORK IRRIGATION DITCH WITH A POINT 150.00 FEET WEST MEASURED PERPENDICULAR TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A 1/2" IRON ROD WITH PLASTIC CAP, POINT (560), FOUND ON SAID NORTH LINE OF SAID SECTIONAL SUBDIVISION.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, IS SHOWN FOR GRAPHICAL PURPOSES ONLY.



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE, ESTABLISHED BY G.P.S. BETWEEN WEST 1/4 CORNER SECTION 1 AND POINT 553 BEARS S89°16'13"E

OWNER

CRAIG & MARIE MALLON, TRUSTEES OF THE MALLON FAMILY REVOCABLE TRUST

KA
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
Jammella
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2027

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OR

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	1	1N.	10E.
<input type="checkbox"/>			
<input type="checkbox"/>			

REFERENCED SURVEYS

SURVEYS FILED WITH THE HOOD RIVER COUNTY SURVEYOR:

- R1. SURVEY PERFORMED BY DLC SURVEYING FOR JIM MALLON, FILED MAY 22, 1989 AS CS. NO. 89043
- R2. SURVEY PERFORMED BY WYEAST SURVEYS FOR JAIME CAMPOS, FILED MAY 17, 2006 AS CS. NO. 2006039
- R3. SURVEY PERFORMED BY TERRA SURVEYING FOR THE NAKAMURA FAMILY, FILED DECEMBER 3, 2013 AS CS. NO. 2013046
- R4. SURVEY PERFORMED BY AMOTAN LAND SURVEYING, LLC. FOR ROBERTA BUCK, FILED DECEMBER 23, 2021 AS CS. NO. 2021053
- R5. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR PEGGY PACKER AND SALLY GAYLE PACKER, FILED FEBRUARY 21, 2015 AS CS. NO. 2015004
- R6. SURVEY PERFORMED BY HOOD RIVER COUNTY SURVEYOR DEPT. FILED OCTOBER 7, 1986, AS CS. NO. 86055

REFERENCED DEEDS

STATUTORY BARGAIN AND SALE DEED INSTRUMENT NO. 2023-01590
STATUTORY BARGAIN AND SALE DEED INSTRUMENT NO. 2023-01591
STATUTORY BARGAIN AND SALE DEED INSTRUMENT NO. 2023-01592

COUNTY NOTES

EXISTING DWELLING ON PARCEL 2 WILL BE SUBJECT TO ARTICLE 50 AGRICULTURE BUFFER REQUIREMENTS.

THE OWNERS OF PARCELS UTILIZING THE ROAD AND UTILITY EASEMENT CREATED BY THIS PARTITION ARE SOLELY RESPONSIBLE FOR ITS MAINTENANCE.

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

THE INITIAL POINT OF THIS PLAT IS A 5/8" IRON ROD WITH A RED PLASTIC CAP, LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1.

Jammella 11/19/25
JAMES M. KLEIN PLS. 59002

PARTITION PLAT NO. 2026-01P

INSTRUMENT RECEIVED ON THE 6th DAY OF January, 2026 2:28 AT PM

Craig Mallon
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 AS SHOWN HEREON FOR THE STATED PURPOSES.

Craig T. Mallon 11-20-25
CRAIG T. MALLON, DATE
TRUSTEE OF THE MALLON FAMILY REVOCABLE TRUST, DATED JUNE 12, 2023
Marie L. Mallon 11-20-25
MARIE L. MALLON, DATE
TRUSTEE OF THE MALLON FAMILY REVOCABLE TRUST, DATED JUNE 12, 2023

ACKNOWLEDGMENTS
ON THIS 20 DAY OF November, 2025
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, APPEARED

CRAIG T. MALLON, TRUSTEE OF THE MALLON FAMILY REVOCABLE TRUST, DATED JUNE 12, 2023 KNOWN TO ME PERSONALLY, WHO BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

AND MARIE L. MALLON, PROVEN TO BE A TRUSTEE OF THE MALLON FAMILY REVOCABLE TRUST DATED JUNE 12, 2023, KNOWN TO ME PERSONALLY, WHO BEING FIRST DULY SWORN, SAID THAT SHE DID ACKNOWLEDGE THIS INSTRUMENT OF HER FREE AND VOLUNTARY ACT.

Roxanne Cochran
NOTARY SIGNATURE

Roxanne Cochran
NOTARY PUBLIC-(NAME)

STATE OF Oregon
COUNTY OF Hood River

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.

Shirley Patterson
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 20th DAY OF NOVEMBER, 2025.

James M. Klein
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 6th DAY OF JANUARY, 2026.

Jim D. Walker
HOOD RIVER COUNTY PLANNING DIRECTOR

PLANNING FILE #24-0012
CS# 2026001

