

20190321

PROSPECT HEIGHTS SUBDIVISION

REPLAT OF LOTS 4-7, THE EAST 1/2 OF LOT 16 & LOT 17,
BLOCK 33 OF HOOD RIVER PROPER ADDITION
LOCATED IN THE NE 1/4 OF SECTION 36,
T. 3N., R. 10E., W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON
3N 10E 36AB TAX LOT 5201, 5200, 5300, AND 5400

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2019-008
FILED 2/7/2019
BY KA

TITLE REVIEW:

KLEIN & ASSOCIATES, INC. HAS RECEIVED AND REVIEWED A TITLE REPORT, PREPARED BY AMERTITLE TITLE COMPANY, DATED JULY 6, 2018, BEING COMMITMENT 247895AM FOR THE SUBJECT PROPERTY.

EXCEPTIONS:

- 3.) RESTRICTION CONTAINED IN DEED RECORDED: SEPT. 10, 1997 INSTRUMENT NO.: 972988
- 4.) AGREEMENT/APPOINTMENT OF ATTORNEY-IN-FACT, WAIVER OF REMONSTRANCE RECORDED: MARCH 31, 1988 INSTRUMENT NO.: 880658
- 5.) WAIVER OF REMONSTRANCE/APPOINTMENT OF ATTORNEY-IN-FACT, RECORDED: OCTOBER 12, 1995 INSTRUMENT NO.: 952935
- 6.) BOUNDARY LINE ADJUSTMENT FILED: APRIL 5, 2004 INSTRUMENT NO. 2004016
- 7.) DECLARATION OF DEED RESTRICTION RESTRICTIVE CONVENT RECORDED: FEBRUARY 4, 2016 INSTRUMENT NO.: 201600307
- 8.) DECLARATION OF DEED RESTRICTION RECORDED: FEBRUARY 4, 2016 INSTRUMENT NO.: 201600308
- 9.) DEED OF TRUST RECORDED: NOV. 14, 2016 INSTRUMENT NO.: 201603942

NARRATIVE OF SURVEYS

THE PURPOSE OF THIS SURVEY IS TO PERFORM A REPLAT ON LOTS 4, 5, 6, 7, AND THE EAST HALF OF LOT 16, ALONG WITH LOT 17, BLOCK 33, HOOD RIVER PROPER ADDITION, BEING A 4 LOT SUBDIVISION.

THE EXTERIOR BOUNDARY, OF THE AFORESAID LOTS, WAS ESTABLISHED BY OUR FIRM IN A PREVIOUS PARTITION ON LOT 14, 15, AND THE WEST HALF OF LOT 16, BEING PARTITION PLAT 2016-05P, FILED AS COUNTY SURVEY NO. 2016-016.

THE EXTERIOR BOUNDARY OF PROSPECT HEIGHTS SUBDIVISION WAS ESTABLISHED BY RECOVERING, AND HOLDING, THE FOLLOWING MONUMENTS OF RECORD: A 1/2" IRON PIPE LOCATED AT THE NORTHWEST CORNER OF LOT 7, MONUMENT POINT 358. A 3/4" IRON BAR LOCATED AT THE SOUTHWEST CORNER OF LOT 7, MONUMENT POINT 355; TWO 1/2" REBARs WITH YELLOW PLASTIC CAP INSCRIBED 1028, LOCATED AT THE NORTHEAST AND NORTHWEST CORNER OF LOT 4, MONUMENT POINTS 356 AND 357; ALONG WITH A 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF LOT 17, MONUMENT POINT 354, PER DANNY CRON, FILED AS COUNTY SURVEY NO. 7607. THE WEST LINE OF THE EAST HALF OF LOT 16, WAS ESTABLISHED BY HOLDING TWO 5/8" REBARs SET BY OUR FIRM, FILED AS COUNTY SURVEY NO. 2004-016.

NEW MONUMENTS WERE THEN SET AT ALL NEW EXTERIOR LOT CORNERS NOT PREVIOUSLY ESTABLISHED.

MONUMENT INFORMATION

- (350) FOUND 1/2" IRON PIPE, 0.5' BELOW GRADE, AS SHOWN IN CS NO. 79078 & CS NO. 95056. ORIGIN UNKNOWN
- (351) FOUND 5/8" REBAR, FLUSH, SET BY HOOD RIVER COUNTY SURVEYOR, SEPT. 4, 1979, PER COUNTY SURVEY NO. 79078
- (352) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED PLS OR 932, WA 22098, IN GOOD CONDITION, SET BY KLEIN AND ASSOCIATES, FILED APRIL 5, 2004, PER CS NO. 2004016,
- (353) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED PLS OR 932, WA 22098, IN GOOD CONDITION, SET BY KLEIN AND ASSOCIATES, FILED APRIL 5, 2004, PER CS NO. 2004016,
- (354) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, STAMPED 1028, IN GOOD CONDITION, SET BY DANNY L. CRON, FILED SEPT. 8, 1976, PER CS NO. 7607
- (355) FOUND 3/4" IRON BAR. ORIGIN UNKNOWN, HELD FOR POSITION
- (356) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, STAMPED 1028, IN GOOD CONDITION, SET BY DANNY L. CRON, FILED SEPT. 8, 1976, PER CS NO. 7607
- (357) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, STAMPED 1028, IN GOOD CONDITION, SET BY DLC SURVEYING, FILED SEPT. 27, 1995, PER CS NO. 95056 VISITED NOV. 2006
- (358) FOUND 1/2" IRON PIPE, 0.5' BELOW GRADE, AS SHOWN IN CS NO. 79078 & CS NO. 95056. ORIGIN UNKNOWN

EASEMENT NOTE

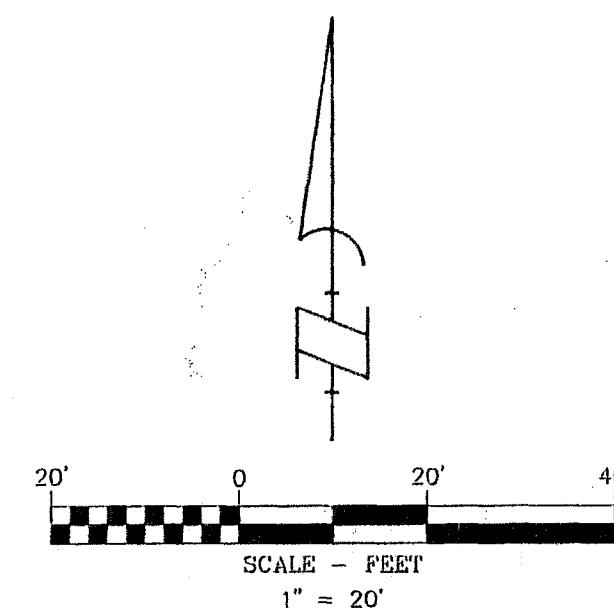
- 1.) A PRIVATE 30.00 FOOT BY 50.00 FOOT JOINT ACCESS AND UTILITY EASEMENT, BEING 15.00 FOOT ON EACH SIDE OF LOTS 1 AND 2 FOR THE USE AND BENEFIT OF BOTH LOTS.
- 2.) A PRIVATE 10.00 FOOT, UTILITY EASEMENT, BEING 5.00 FOOT ON EACH SIDE OF THE COMMON PROPERTY LINE OF LOTS 1 AND 2, FOR THE BENEFIT OF PARCEL 1 OF PARTITION PLAT 2016-05P
- 3.) A PRIVATE 2.00 FOOT BY 30.00 FOOT RETAINING WALL EASEMENT, ON LOT 4 FOR THE BENEFIT OF LOT 3

REFERENCED SURVEYS

- SURVEY PERFORMED BY DANNY L. CRON, PLS 1028 FOR WILLIAM WINFIELD, FILED 9/8/1976, AS COUNTY SURVEY NO. 7607
- SURVEY PERFORMED BY HOOD RIVER COUNTY BY HOOD RIVER COUNTY SURVEYOR, FILED 9/4/1978, AS COUNTY SURVEY NO. 79078
- SURVEY PERFORMED BY DLC SURVEYING, PLS 1028 FOR ROBERT & LISA LAVIGNE, FILED 6/27/1995, AS COUNTY SURVEY NO. 95056
- BOUNDARY LINE ADJUSTMENT, PERFORMED BY KLEIN AND ASSOCIATES, PLS 932 FOR PETER RYSAVY & STEVE GATES, FILED 4/5/2004, AS COUNTY SURVEY NO. 2004016
- RECORD OF SURVEY, PERFORMED BY KLEIN AND ASSOCIATES, INC, PLS 59002 FOR JOHN & DONNA LEIKENSOHN, FILED 2/17/2006, AS COUNTY SURVEY NO. 2006016
- PARTITION PLAT 2016-05P, PERFORMED BY KLEIN AND ASSOCIATES, INC, PLS 59002 FOR PETER RYSAVY & STEVE GATES, FIELD 3/3/2016, AS COUNTY SURVEY NO. 2016016

LEGEND

- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- ⊙ SET SURVEY SPIKE WITH BRASS WASHER INSCRIBED (KA OR59002 WA 42690)
- ⊗ SET BRASS SCREW WITH BRASS WASHER INSCRIBED (KA OR59002)
- CS NO. COUNTY SURVEY NO.
- FD FOUND DATA
- (100') PLAT DISTANCE
- RIGHT-OF-WAY
- x FENCE LINE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2008
JAMES M. KLEIN
59002

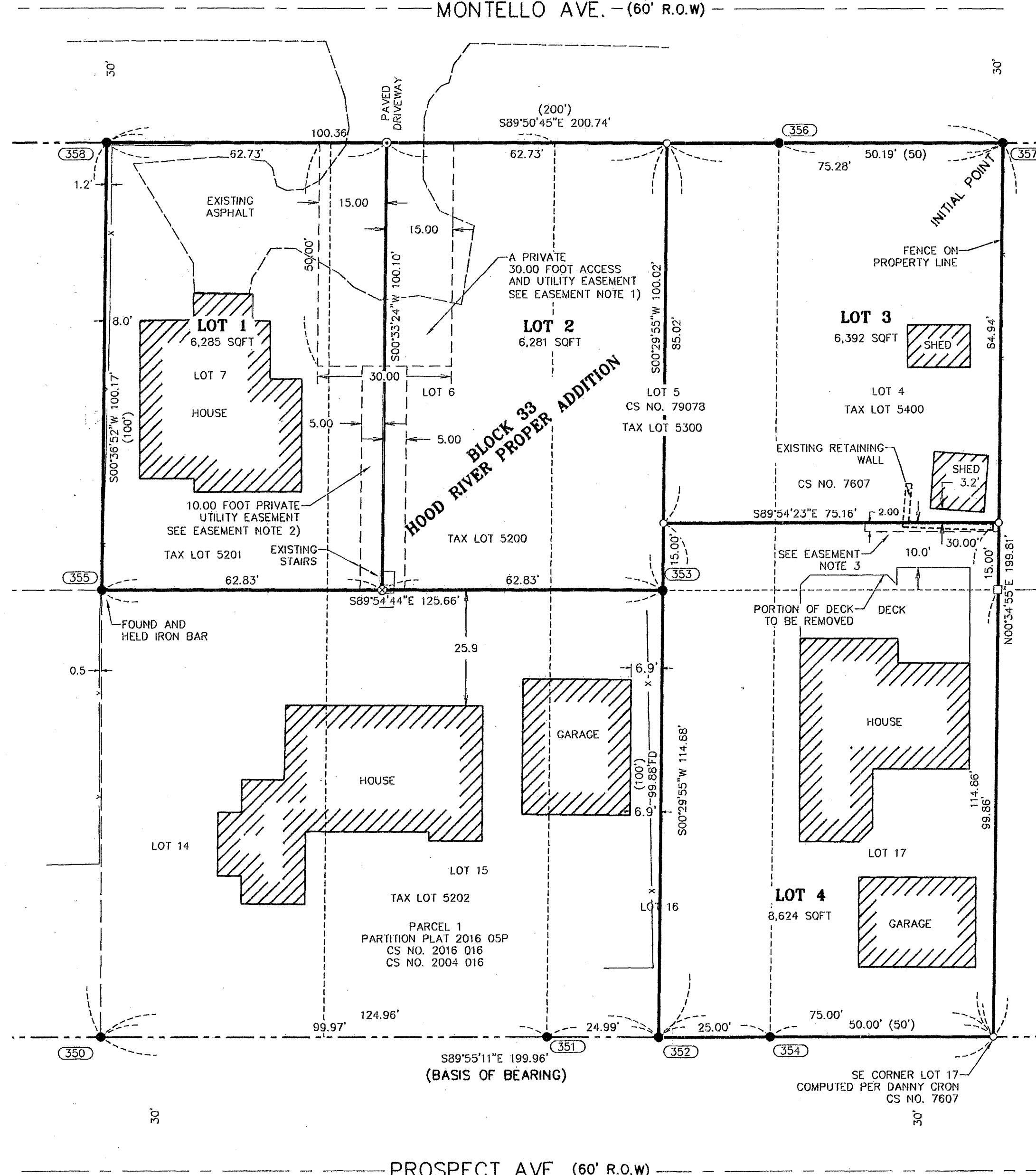
Expires 6-30-2019

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.
36AB 3N. 10E.



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2615



SURVEY PERFORMED FOR:
STEVE GATES & PETER RYSAVY
DATE OF MONUMENTS: JULY 31, 2018
PROJECT: 171215 DRAFT: AV
FILE: 171215.DWG LAYOUT TAB: SHEET 1

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

OWNER

STEVEN T. GATES
VIRGINIA W.S. IRVING
&
PETER RYSAVY

BASIS OF BEARINGS

SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC.,
COUNTY SURVEY NO. 2004-016

CS# 2019 008

PROSPECT HEIGHTS SUBDIVISION

REPLAT OF LOTS 4-7, THE EAST 1/2 OF LOT 16 & LOT 17,
 BLOCK 33 OF HOOD RIVER PROPER ADDITION
 LOCATED IN THE NE 1/4 OF SECTION 36,
 T. 3N., R. 10E., W.M.
 CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON
 3N 10E 36AB TAX LOT 5201, 5200, 5300, AND 5400

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2019-008
 FILED 2/7/2019
 BY RS

CITY OF HOOD RIVER APPROVALS

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 16 DAY OF JAN, 2018

M. A. T. [Signature]
 CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 13 DAY OF December 2018

[Signature]
 CITY OF HOOD RIVER RECORDER

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 26 DAY OF NOVEMBER, 2018

[Signature]
 CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 18 DAY OF December 2018

[Signature]
 CITY OF HOOD RIVER MAYOR

SURVEYORS CERTIFICATE

I, JAMES M. KLEIN, REGISTERED LAND SURVEYOR FOR THE
 STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND
 SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY
 DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH
 LEGAL MONUMENTS THE LANDS REPRESENTED ON THE PLAT
 OF "PROSPECT HEIGHTS SUBDIVISION," HOOD RIVER COUNTY,
 STATE OF OREGON. THE INITIAL POINT OF THE SURVEY, HELD
 A FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, STAMPED
 1028, LOCATED AT THE NORTHEAST CORNER OF LOT 4,
 BLOCK 33, HOOD RIVER PROPER ADDITION, LOCATED IN THE
 NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE
 WILLAMETTE MERIDIAN.

LEGAL DESCRIPTION

LOTS 4, 5, 6, 7, THE EAST HALF OF LOT 16, ALL OF LOT
 17, BLOCK 33, HOOD RIVER PROPER ADDITION, LOCATED IN
 THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3
 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY
 OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF
 OREGON.



SURVEY PERFORMED FOR:
 STEVE GATES & PETER RYSAVY
 DATE OF MONUMENTS: JULY 31, 2018
 PROJECT: 171215 DRAFT: AV
 FILE: 171215.DWG LAYOUT TAB: SHEET 2

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

OWNER

STEVEN T. GATES
 VIRGINIA W.S. IRVING
 &
 PETER RYSAVY

COUNTY OF HOOD RIVER APPROVALS

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 10 DAY OF OCTOBER, 2018

[Signature]
 HOOD RIVER COUNTY SURVEYOR

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 18 DAY OF December, 2018

[Signature]
 CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 20 DAY OF December, 2018

[Signature]
 HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 21 DAY OF December, 2018

[Signature]
 HOOD RIVER COUNTY COMMISSION

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 28 DAY OF December, 2018

[Signature]
 HOOD RIVER COUNTY COMMISSION

THE PLAT OF PROSPECT HEIGHTS SUBDIVISION
 DEVELOPMENT WAS EXAMINED AND APPROVED BY
 ME, ON THIS 28 DAY OF December, 2018

[Signature]
 HOOD RIVER COUNTY COMMISSION

COUNTY OF HOOD RIVER APPROVALS

THE DIRECTOR OF RECORD AND ASSESSMENTS AND THE DIRECTOR OF
 BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY OF HOOD
 RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE
 ANNEXED PLAT OF "PROSPECT HEIGHTS SUBDIVISION" IN HOOD RIVER
 COUNTY. THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND
 NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY. WE
 FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN
 FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

[Signature] 2/5/2019
 HOOD RIVER COUNTY DIRECTOR OF BUDGET
 AND FINANCE AND TAX COLLECTOR

[Signature] 2/5/2019
 HOOD RIVER COUNTY DIRECTOR OF
 RECORDS AND ASSESSMENTS

RECORDING INFORMATION

PLAT NUMBER: 20190321
 INSTRUMENT RECEIVED ON THE 5 DAY
 OF FEBRUARY, 2019, AT 10:30 PM A.M.
2019
 HOOD RIVER COUNTY CLERK

SURVEYOR'S NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL
 INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS
 WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED
 FROM AMERITITLE, TITLE NUMBER 247695AM, DATED JULY 6, 2018.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS
 SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED
 TO THE SURVEYOR.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT JODIE WOLCOTT
 GATES, STEVE GATES, VIRGINIA W.S. IRVING, AND PETER RYSAVY
 ARE THE OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING
 SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THE
 ANNEXED PLAT MAP OF "PROSPECT HEIGHTS SUBDIVISION" TO
 BE AN ACCURATE PLAT THEREOF; AND DO HEREBY COMMIT SAID
 PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE
 PLAT IN ACCORDANCE WITH PROVISIONS OF CHAPTER 92 OF THE
 OREGON REVISED STATUTES. ALL LOTS BEING THE DIMENSIONS
 SHOWN AND ALL EASEMENTS WITH THEREIN SET FORTH; AND
 DOES HEREBY GRANT ALL EASEMENT AS SHOWN OR NOTED
 HEREON.

[Signature] 10/9/18
 JODIE WOLCOTT GATES
 OWNER

[Signature] 10/9/18
 STEVEN T. GATES
 OWNER

[Signature] 10/9/18
 VIRGINIA W.S. IRVING
 OWNER

[Signature] 10/9/18
 PETER RYSAVY
 OWNER

ACKNOWLEDGMENTS

BE IT REMEMBERED, THAT ON THIS Ninth DAY
 OF October, 2018, AT 1 P.M., THAT JODIE WOLCOTT
 GATES, STEVEN T. GATES, VIRGINIA W.S. IRVING AND PETER RYSAVY
 APPEARED BEFORE ME, DID ACKNOWLEDGE THIS INSTRUMENT OF
 THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

[Signature]
 NOTARY SIGNATURE

[Signature]
 NOTARY PUBLIC-NAME

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 953649

MY COMMISSION EXPIRES August, 17, 2020



SHEET 2 OF 2
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
<input checked="" type="checkbox"/>	36AB	3N. 10E.
<input type="checkbox"/>		

CS# 2019 008