

Dec 17 2 20 PM '03

File Number 200328 P
Instrument received on the 17th day of
DECEMBER, 2003 at 2:20 P.M.
Cindy J. Gage - Deputy Clerk
Hood River County Director of Records
and Assessments.

SURVEYOR'S CERTIFICATE

I, Roy O. Gaylord,
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 in
Instrument No.992298, Warranty Deed conveyed
to Jon Gerde and Kristin Gerde, Recorded May
18, 1999, Hood River County Deed Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1978
ROY O. GAYLORD
1815

Expires June, 2005

ACKNOWLEDGMENTS

We the owner(s) 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.

OWNER 12/17/03
DATE

OWNER 12/17/03
DATE

Witnessed signature of: Jon & Kristin Gerde

STATE OF Oregon }
COUNTY OF Hood River } s.s.
Subscribed and sworn to before me on this
17th day of December, 2003.

by: Roy O. Gaylord

NOTARY PUBLIC - OREGON
COMMISSION NO. 351940
MY COMMISSION EXPIRES
December 12, 2005

(Seal)

APPROVALS

I hereby certify that all taxes and assessments due
hereon have been fully paid as required by law.

J. Gordon
Hood River County Director of Budget and
Finance

I hereby certify this partition was ex-
amined and approved as of this 17th day
of December, 2003.

Royal J. Gage
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 17th day
of December, 2003.

Planning File Number #03-036
M. Benedetti
Hood River County Planning Director

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1600
AS DESCRIBED BY WARRANTY DEED RECORDED MAY 18, 1999
AS MICROFILM No.992298, HOOD RIVER COUNTY DEED RECORDS.
EXISTING CORNER MONUMENTS OF RECORD WERE FOUND FROM
C.S.#99052, THESE MONUMENTS CLOSELY REPRESENT THE
CALCULATED DEED POSITIONS AND WERE HELD AS SHOWN.
THE MISSING NORTHWEST CORNER OF TAX LOT 1700 WAS
POSITIONED AS PER SAID DEED MICROFILM No.992298.
30' OF RIGHT OF WAY IS TO BE DEDICATED TO THE PUBLIC ON
MAY DRIVE AND FRANKTON ROAD AS SHOWN.

THE PROPERTY IS SUBJECT TO AN EASEMENT FOR AN EXISTING
BURIED 3" IRRIGATION WATER PIPELINE, WHICH APPROXIMATELY
BISECTS THE PROPERTY CREATED BY MICROFILM No.950577,
HOOD RIVER COUNTY DEED RECORDS. NO WIDTH WAS GIVEN
AND THE PIPE LINE WAS NOT LOCATED BY THIS SURVEY.

NO WATER RIGHTS EXIST FROM FARMERS IRRIGATION DISTRICT
ON PARCEL 1, 2, OR 3 AT THE TIME OF THE FILING OF THIS
PARTITION PLAT.

FILED

DEC 19 2003

Royal J. Gage
Hood River County Surveyor

SCALE: 1"=40 FEET

LOCATION OF SURVEY:

PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE
MERIDIAN, HOOD RIVER COUNTY OREGON.

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#96045
(TERRA SURVEYING PROJECT 9512-1)

REFERENCES:

WARRANTY DEED RECORDED MAY 18, 1999 AS MICROFILM
No.992298, HOOD RIVER COUNTY DEED RECORDS (TAX LOT 1600).
WARRANTY DEED RECORDED FEBRUARY 23, 1995, AS MICROFILM
950577, HOOD RIVER COUNTY DEED RECORDS (EASEMENT).
PUBLIC UTILITY EASEMENT RECORDED JANUARY 13, 1993, AS
MICROFILM No.930082, HOOD RIVER COUNTY DEED RECORDS.
BARGAIN AND SALE DEED RECORDED MARCH 31, 1999 AS
MICROFILM No.991471, HOOD RIVER COUNTY DEED RECORDS (TAX
LOT 1603).
WARRANTY DEED RECORDED APRIL 15, 2003 AS MICROFILM
No.20032127, HOOD RIVER COUNTY DEED RECORDS (TAX LOT 1700).
AMERITITLE PRELIMINARY TITLE REPORT ORDER No.22708 DATED
APRIL 29, 1999.
HOOD RIVER COUNTY ASSESSORS MAP 3N 10 34 A.
HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#90088.
HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#91005.
HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#92067.
HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#96045.
HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#98066.
HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#99052.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

TERRA SURVEYING

DATE: NOVEMBER, 2003
SCALE: 1" = 40'
PROJECT: 203022PART
ASSESSORS MAP: 3N 10 34 A
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

QUARTER CORNER,
FOUND BRASS CAP
DURING C.S.#96045.

S 88°53'39" E
1325.41 (1320 GLO)
(1325.41 C.S.91005)

CALCULATED 1/16TH
CORNER AS PER
C.S.#91005.

CURVE TABLE:

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	70°17'16"	10.00	12.27	11.51	S 34°06'13" E
C2	70°17'16"	42.00	51.52	48.35	S 34°06'13" E
C3	65°18'49"	60.00	68.40	64.75	S 36°35'27" E
C4	65°18'49"	28.00	31.92	30.22	S 36°35'27" E
C5	99°07'52"	20.00	34.60	30.45	S 45°37'53" W
C6	80°52'08"	20.00	28.23	25.94	S 44°22'07" E

LINE TABLE:

NO.	BEARING	DISTANCE
L1	N 01°02'25" E	20.50
L2	S 01°02'25" W	20.50
L3	S 03°56'03" E	0.91
L4	N 84°48'11" W	6.74
L5	S 05°11'49" W	32.00
L6	S 84°48'11" E	18.31
L7	S 03°56'03" E	11.29
L8	N 88°57'35" W	21.68
L9	S 88°57'41" E	30.00
L10	N 00°32'13" E	30.07 (30.00)
L11	N 00°32'13" E	30.05 (30.00)

N 00°32'13" E 1322.56 (1320 GLO) (1322.62 C.S.91005)

30' WIDE RIGHT OF WAY TO BE
DEDICATED TO THE PUBLIC
BY THIS PLAT

FRANKTON ROAD

HELD 5/8" IRON
ROD FOUND FROM
C.S.#99052.

P.O.B. OF ROAD
RIGHT OF WAY
LEGAL

WEST PROSPECT AVENUE

N 88°57'35" W 331.00 (330.90)

RECORDING No. 20037649
DATE 12/17/03
32' WIDE NON-EXCLUSIVE EASEMENT
FOR INGRESS, EGRESS AND
UNDERGROUND UTILITIES. ROAD
MAINTENANCE RESPONSIBILITIES ARE
CONTAINED WITHIN THIS INSTRUMENT.

HELD L.S.932 5/8"
IRON ROD FOUND
FROM C.S.#99052.

EASEMENT FOR PUBLIC UTILITIES,
MICROFILM No.930082, HOOD RIVER
COUNTY DEED RECORDS.

TAX LOT 1603
DEED MICROFILM
No.991471

NOTE:

AT THE TIME OF A FUTURE LAND DIVISION OF PARCEL 3,
BOTH THE 32' EASEMENT ROAD AND THE PORTION OF
WEST PROSPECT AVENUE THAT FRONTS PARCEL 3 WILL BE
REQUIRED TO BE CONSTRUCTED TO FULL CITY STREET
IMPROVEMENT STANDARDS.

PARCEL 3
1.54 ACRES, ±

TAX LOT 1700
DEED MICROFILM
No.20032127

HELD 5/8" IRON
ROD FOUND FROM
C.S.#99052.

PARCEL 1
7050 Sq. Ft., ±

PARCEL 2
7045 Sq. Ft., ±

RECORDING
No. 20037648
DATE 12/17/03
5' UNDERGROUND
UTILITY EASEMENT

RECORDING
No. 20037648
DATE 12/17/03
5' UNDERGROUND
UTILITY EASEMENT

HELD 5/8" IRON
ROD FOUND FROM
C.S.#99052.

1/16TH CORNER, 5/8"
IRON ROD FOUND IN
MONUMENT BOX.

MAY DRIVE

N 88°57'41" W
1322.34 (1320 GLO)
(1322.32 C.S.91005)

1/16 CORNER, HOOD RIVER
COUNTY 3" BRASS CAP
FOUND IN MONUMENT BOX.

STATE OF Oregon,
COUNTY OF Hood River } s.s.
SUBSCRIBED AND SWORN TO BEFORE ME ON
THIS 17th day of December, 2003

BY: Janis S. Gaylord
NOTARY PUBLIC - OREGON

COMMISSION No. 351940
MY COMMISSION EXPIRES:
12-12-05 (SEAL)

STATE OF Oregon

PUBLIC RIGHT OF WAY DEDICATION:

WE THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED HEREON,
HEREBY OFFER FOR DEDICATION THE 30 FOOT IN EVEN WIDTH ROADS, LABELED
"FRANKTON ROAD & MAY DRIVE", AS A PUBLIC RIGHT OF WAY FOR ROAD AND
UNDERGROUND UTILITY PURPOSES.

NAME: [Signature] DATE: 12/17/03
NAME: [Signature] DATE: 12/17/03

DEC 17 2003
Certified to be a true and
correct copy of the ORIGINAL
Book of Records & Assessment
Cindy J. Gage Deputy

PARTITION PLAT
for
JON & KRISTIN GERDE