

Dec 31 2 09 PM '03

PARTITION PLAT No. 2003-

TAX LOT 800, MAP 3N-10E-35BC
IN GOVERNMENT LOT 6, SECTION 35,
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.
CITY OF HOOD RIVER
HOOD RIVER COUNTY, OREGON
DECEMBER 30, 2003

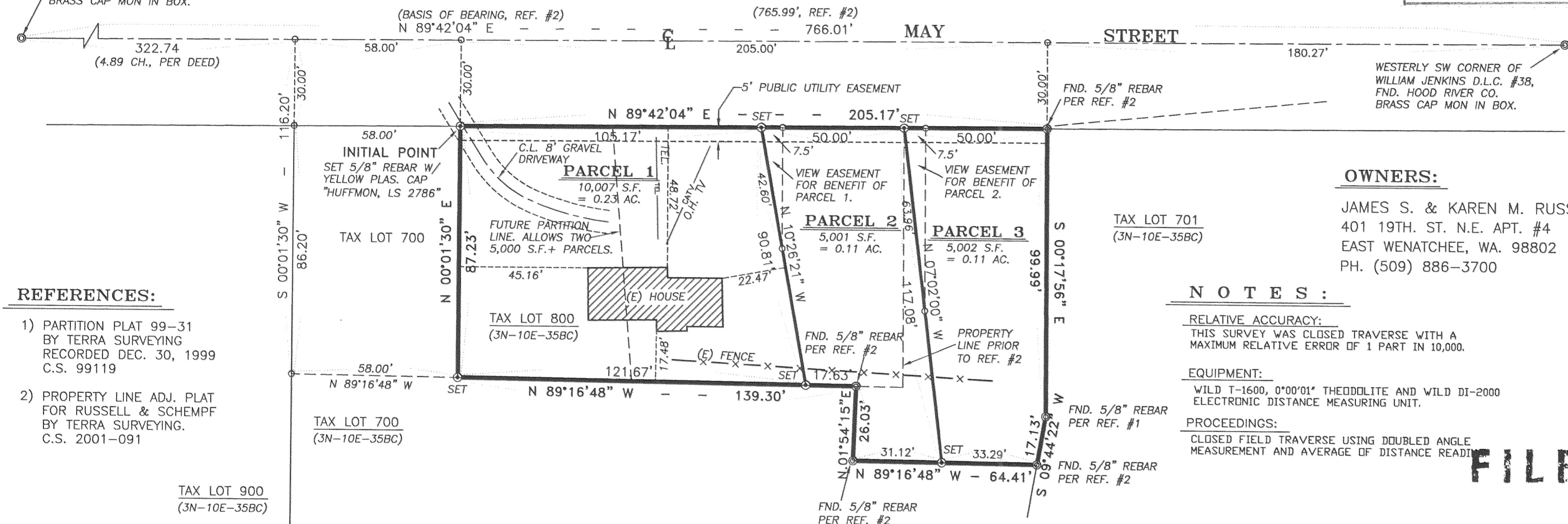
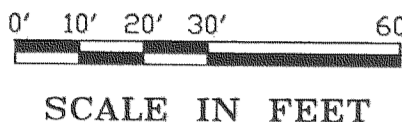
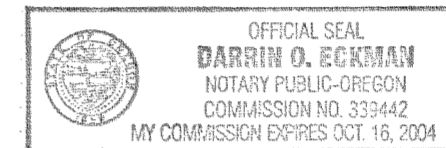
NOTES:

BEARINGS BASED ON D.L.C. MONUMENTS IN MAY STREET
AS PER SURVEY REFERENCE No. 2.

PARCEL 1 10,007 S.F. = 0.23 AC.
PARCEL 2 5,001 S.F. = 0.11 AC.
PARCEL 3 5,002 S.F. = 0.11 AC.
TOTAL 20,010 Sq.Ft. = 0.45 ACRES
(TAX LOT 800, 3N-10E-35BC)

ZONING R-1

N.W. CORNER GOV'T. LOT 6,
FND. HOOD RIVER CO.
BRASS CAP MON IN BOX.



OWNERS:

JAMES S. & KAREN M. RUSSELL
401 19TH. ST. N.E. APT. #4
EAST WENATCHEE, WA. 98802
PH. (509) 886-3700

NOTES:

- RELATIVE ACCURACY:
THIS SURVEY WAS CLOSED TRAVERSE WITH A
MAXIMUM RELATIVE ERROR OF 1 PART IN 10,000.
- EQUIPMENT:
WILD T-1600, 0°00'01" THEODOLITE AND WILD DI-2000
ELECTRONIC DISTANCE MEASURING UNIT.
- PROCEEDINGS:
CLOSED FIELD TRAVERSE USING DOUBLED ANGLE
MEASUREMENT AND AVERAGE OF DISTANCE READINGS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 800, ASSESSOR'S MAP 3N-10E-35BC, INTO THREE DISTINCT PARCELS. THE BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED IN SURVEY REFERENCE #2. THIS REFERENCE WAS A PROPERTY LINE ADJUSTMENT SURVEY WHICH CREATED THE PROPERTY IN ITS CURRENT CONFIGURATION.

A COMPUTER COORDINATE MODEL OF THE SUBJECT PROPERTY WAS CREATED PER THE ADJUSTMENT SURVEY. IN THE FIELD, MONUMENTS WERE LOCATED PER THE ADJUSTMENT SURVEY AS SHOWN. THE MONUMENTS LOCATED WERE FOUND TO FIT WITHIN ACCEPTABLE TOLERANCE OF THE MODEL. THEREFORE, THE BOUNDARY MODEL AS CALCULATED FROM THE ADJUSTMENT SURVEY WAS HELD AS SHOWN ON THE SURVEY.

WITH RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY, IT WAS PARTITIONED INTO THREE DISTINCT PARCELS PER LANDOWNER'S DIRECTION, BEING TWO 5,000+ SQUARE FOOT PARCELS ON THE EAST SIDE, LEAVING A 10,007 SQUARE FOOT REMAINDER WHICH MAY BE PARTITIONED AGAIN IN THE FUTURE. A POTENTIAL SHADOW PLAT LINE FOR THIS FUTURE PARTITION IS SHOWN ON THIS SURVEY.

SET, AS SHOWN ON THE SURVEY, 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON, LS 2786" AT THE PARTITION LINES AND WHERE REQUIRED ON THE BOUNDARY.

SURVEYOR'S CERTIFICATE:

I, BRADLEY R. HUFFMON, REGISTERED LAND SURVEYOR #2786 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY EXECUTED, ACCORDING TO ORS CHAPTER 92 AND THE CITY OF HOOD RIVER LAND USE DEVELOPMENT ORDINANCE, A PARTITION PLAT LOCATED IN GOVERNMENT LOT 6 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON. THE INITIAL POINT FOR SAID PARTITION IS A 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON, LS 2786" SET ON THE SOUTH RIGHT-OF-WAY LINE OF MAY STREET AT THE NORTHWEST CORNER OF TAX LOT 800 AS ADJUSTED IN COUNTY SURVEY 2001-091. SAID INITIAL POINT BEARS NORTH 89°42'04" EAST 380.74 FEET AND THENCE SOUTH 00°01'30" WEST 30.00 FEET FROM THE HOOD RIVER COUNTY SURVEYOR'S BRASS CAP MONUMENT IN MONUMENT BOX AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 6. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°42'04" EAST 205.17 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°17'56" EAST 99.99 FEET; THENCE SOUTH 09°44'22" WEST 17.13 FEET; THENCE NORTH 89°16'48" WEST 64.41 FEET; THENCE NORTH 01°54'15" EAST 26.03 FEET; THENCE NORTH 89°16'48" WEST 139.30 FEET; THENCE NORTH 00°01'30" EAST 87.23 FEET TO THE INITIAL POINT.

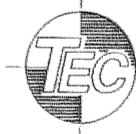
CONTAINS 20,010 SQUARE FEET.

FILED

DEC 31 2003

Ronald L. Delco
Notary Public
My Commission Expires 04/16/05

ENGINEER / SURVEYOR:
TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



EXPIRES: 6/30/05

RECORDING INFORMATION
Plat Number 200329 P
Instrument received on the 31st
day of DECEMBER, 2003,
at 2:09 P.M.
Cynthia A. Walbridge - Deputy Clerk
Hood River County Director of
Records and Assessments.

SURVEYOR'S CERTIFICATE:
I, BRADLEY R. HUFFMON,
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 # 972350, dated 7/11/97.
Hood River County Deed Records to JAMES S.
and KAREN M. RUSSELL and adjusted by
MF. 20020124, dated 1/10/02 H.R.C.D.R. to
the same parties.
STATE OF OREGON
COUNTY OF WASCO
Subscribed and sworn before me this 30th
day of DECEMBER, 2003.
By Darrin O. Eckman

ACKNOWLEDGEMENTS:
We, James S. and Karen M. Russell,
as 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 and by this plat create the
public and private easements shown
hereon.

James S. Russell 12.30.03
JAMES S. RUSSELL DATE
By *Darrin O. Eckman* under power-of-attorney
Darrin O. Eckman
recorded in instrument # 20037856
Karen M. Russell 12.30.03
KAREN M. RUSSELL DATE
By *Darrin O. Eckman* under power-of-attorney
Darrin O. Eckman
recorded in instrument # 20037856

State of OREGON
County of WASCO
This instrument was acknowledged before me
on December 30, 2003 by Darrin O. Eckman
attorney-in-fact of James S. & Karen M. Russell
Penni D. Delco
Notary signature
Penni D. Delco
Notary Name
COMMISSION No. 344990
MY COMMISSION EXPIRES 04/16/05

APPROVALS:
I, hereby certify that I have examined the
Survey Data, Monuments and Easements and
hereby approve this plat on the 31st day
of DECEMBER, 2003.
Ronald L. Delco
Hood River County Surveyor
I, hereby certify that all taxes and assessments
due hereon have been fully paid as required by
law and hereby approve this plat on the 31st
day of DECEMBER, 2003.

Hood River County Director of Budget and
Finance.
I hereby certify that this partition plat was
examined and approved as of this 31 day
of DECEMBER, 2003.
Planning File Number 2002-25
Cynthia A. Walbridge
Hood River CITY Planning Director

LEGEND:

- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, "HUFFMON, LS 2786"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- X- EXISTING FENCE LINE.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT.
Bradley R. Huffmon 12/30/03
BRADLEY R. HUFFMON DATE

Certified to be a true and
correct copy of the ORIGINAL
Deed of Records & Assessment
by *Cynthia A. Walbridge* Deputy

Revised 12-31-03 1415

CS 2003 092

W.O. #10954par