

FILED

JUL 19 2005  
Benjamin B. Beveda  
COUNTY CLERK  
DEPUTY

RECORDING INFORMATION  
Plat Number 200514P  
Instrument received on the 30  
day of June, 2005,  
at 2:12 P.M.  
RTT JD clerk  
Hood River County Director of  
Records and Assessments.

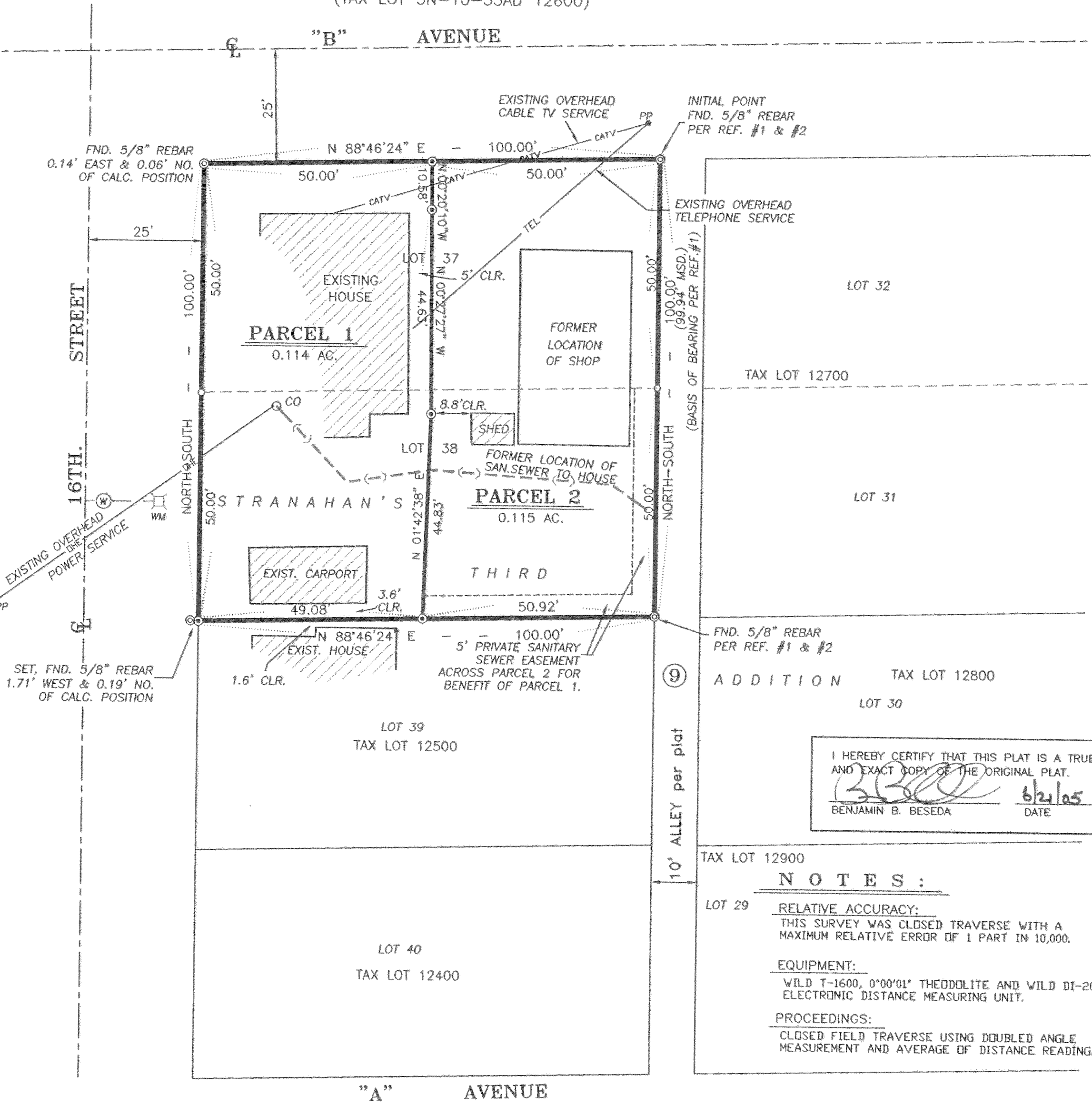
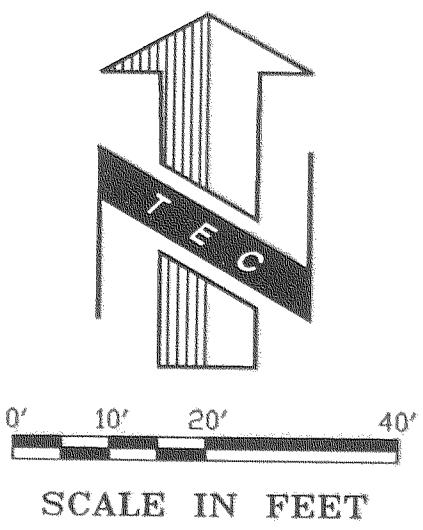
# PARTITION PLAT

TAX LOT 3N-10E-35AD 12600  
IN THE SE.1/4 OF NE.1/4, SECTION 35  
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.  
CITY OF HOOD RIVER  
HOOD RIVER COUNTY, OREGON  
JUNE 21, 2005

**NOTES:**  
BASIS OF BEARING:  
BEARINGS BASED ON SURVEY REFERENCE No. 1  
BETWEEN FOUND MONUMENTS AS SHOWN.  
ZONING: R-2 (URBAN STANDARD  
DENSITY RESIDENTIAL)  
SETBACKS: 15 FT. FRONT  
10 FT. BACK  
5 FT. SIDES  
20 FT. GARAGE/CARPORT  
ENTRANCES FACING STREET.

PARCEL 1 4,998.7 S.F. = 0.114 AC.  
PARCEL 2 4,999.0 S.F. = 0.115 AC.  
TOTAL 9,997.7 Sq.Ft. = 0.229 ACRES  
(TAX LOT 3N-10-35AD 12600)

**OWNER:**  
SCOTT E. ROWLAND  
1513 "B" STREET  
HOOD RIVER, OR. 97031  
PH. (541) 806-0392



- LEGEND:**
- ⊙ SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA, LS 50800"
  - ⊙ FOUND MONUMENTS, AS NOTED.
  - CALCULATED CORNERS, NOT SET.
  - SET HUB & TACK.
  - SET P.K. NAIL OR AS NOTED.
  - ◆ SET BRASS SCREW AND WASHER, "B BESEDA, 50800"
  - x- EXISTING FENCE LINE.

- REFERENCES:**
- 1) SURVEY FOR MICHAEL MAURER BY KLEIN AND ASSOC. FILED JUNE 16, 1999 C.S. #99050
  - 2) SURVEY FOR D.L. BALLWEBER BY DIELSCHNEIDER ASSOC. INC. FILED OCTOBER 14, 1976 C.S. #7648

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOTS 37 AND 38 OF BLOCK 9, STRANAHAN'S THIRD ADDITION, INTO TWO LOTS OF A DIFFERENT CONFIGURATION. THE DIVISION LINE WILL PRIMARILY RUN NORTH-SOUTH INSTEAD OF EAST-WEST. THIS BLOCK OF STRANAHAN'S THIRD ADDITION HAD BEEN SUBJECT TO SEVERAL PRIOR SURVEYS. THESE ARE LISTED AS REFERENCES #1 AND #2. MONUMENTS WERE FOUND FROM THESE SURVEYS AS SHOWN. THE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION SHOWN IN REFERENCE #1. THEREFORE, THE RESOLUTION ESTABLISHED IN THIS REFERENCE WAS HELD AND UTILIZED AS THE RESOLUTION FOR THIS PARTITION.  
WITH RESOLUTION OF THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY, IT WAS DIVIDED INTO TWO LOTS OF APPROXIMATELY EQUAL SQUARE FOOTAGE, WITH ALLOWANCE FOR A MINIMUM OF 5-FOOT SETBACK FROM THE EXISTING HOUSE AS SHOWN ON PARCEL 1. OF NOTE IS THE FACT THAT WITH THIS RESOLUTION OF THE LOTS WITHIN BLOCK 9, THE TOTAL SQUARE FOOTAGE OF THE PROPERTY IS SLIGHTLY LESS THAN 10,000 SQUARE FEET. THE SHORTAGE WAS APPROXIMATELY SPLIT BETWEEN THE TWO PARCELS.  
SET AS SHOWN ON THE SURVEY: 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA, LS 50800".

**SURVEYOR'S CERTIFICATE:**  
I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR #50800 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 LYING IN BLOCK 9 OF STRANAHAN'S THIRD ADDITION IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 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 THE 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS:  
LOT 37 AND LOT 38 OF SAID BLOCK 9, STRANAHAN'S THIRD ADDITION TO THE CITY OF HOOD RIVER.  
CONTAINS 9,997.7 SQUARE FEET, MORE OR LESS.  
SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
Benjamin B. Beveda 6/21/05  
BENJAMIN B. BESEDA DATE

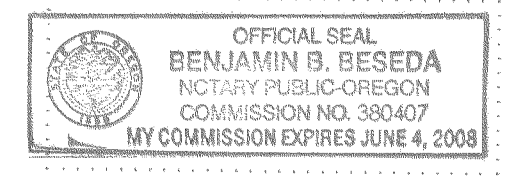
**NOTES:**  
LOT 29 RELATIVE ACCURACY:  
THIS SURVEY WAS CLOSED TRAVERSE WITH A MAXIMUM RELATIVE ERROR OF 1 PART IN 10,000.  
EQUIPMENT:  
WILD T-1600, 0"00'01" THEODOLITE AND WILD DI-2000 ELECTRONIC DISTANCE MEASURING UNIT.  
PROCEEDINGS:  
CLOSED FIELD TRAVERSE USING DOUBLED ANGLE MEASUREMENT AND AVERAGE OF DISTANCE READING.

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
BENJAMIN B. BESEDA  
JULY 13, 1999  
COMMISSION NO. 380407  
50800  
EXPIRES: 12/31/05

**SURVEYOR'S CERTIFICATE:**  
I, BENJAMIN B. BESEDA  
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 # 20051772, dated APRIL 8, 2005. Hood River County Deed Records to SCOTT E. ROWLAND.  
STATE OF See Surveyor's  
COUNTY OF certification below  
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
By \_\_\_\_\_

**ACKNOWLEDGEMENTS:**  
I, SCOTT E. ROWLAND, as owner of the land shown herein, hereby declare that this division of land has been made with my free consent and in accordance with my desires and by this plat create the private easement shown hereon for the stated purpose.  
Scott E. Rowland 6/21/05  
SCOTT E. ROWLAND DATE  
State of OREGON  
County of HOOD RIVER  
This instrument was acknowledged before me on this 21st day of JUNE, 2005.  
Benjamin B. Beveda  
Notary signature  
BENJAMIN B. BESEDA  
Notary Name  
COMMISSION No. 380407  
MY COMMISSION EXPIRES JUNE 4, 2008



**APPROVALS:**  
I, hereby certify that I have examined the Survey Data, Monuments and Easements and hereby approve this plat on the 29th day of JUNE, 2005.  
Paul J. Roberts  
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 30th day of JUNE, 2005.  
Andrew K. Brown  
Hood River County Director of Budget and Finance.  
I hereby certify that this partition plat was examined and approved as of this 30th day of JUNE, 2005.  
Planning File Number 2005-07  
Cynthia Walbridge  
Hood River CITY Planning Director