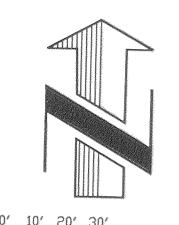
Aug 18 2 56 PH '05



SCALE IN FEET

NOTES:

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

PARTITION PLAT

PARCEL 1, PARTITION PLAT 2003-29P 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 OWNERS: HOOD RIVER COUNTY, OREGON

JULY 27, 2005

AGI F. & TODD E. BOFFERDING P.O. BOX 539 4460 BELMONT DRIVE HOOD RIVER, OR 97031 PH. (541) 386-9130

WESTERLY SW CORNER OF

FND. HOOD RIVER CO.

BRASS CAP MON IN BOX.

WILLIAM JENKINS D.L.C. #38,

FILED

AUE 2 4 2015 Bril Flits

day of AUGUST , 2005. at 2:56 P.M. · 2 . CIERK

RECORDING INFORMATION

Plat Number 200519P

instrument received on the 18 th

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

TODD E. BOFFERDINI

**ACKNOWLEDGEMENT:** 

State of Oregon County of Hord River

This instrument was acknowledged before me on \_\_\_\_\_\_\_, 2005 by Agi F. and Todd E. Bofferding

Cathrini SBrown (signature of nortarial officer) Catherine S. Brown

COMMISSION No. \_\_\_\_ 389425

(printed name of notarial officer)

MY COMMISSION EXPIRES 2.8.09

### SURVEYOR'S CERTIFICATE:

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 #20045759, dated Dec. 16, 2004 Hood River County Deed Records to AGI F. AND TODD E. BOFFERDING

## APPROVALS:

I, hereby certify that I have examined the Survey Data, Monuments and Easements and

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.

Ladrox Xorow Hood River County Director of Budget and Finance.

I hereby certify that this partition plat was examined and approved as of this 18 day August

Planning File Number 2004-46

Walkridge Hood River CITY \_Planning Director

PARCEL 1 5,004 S.F. = 0.115 AC. PARCEL 2 5,003 S.F. = 0.115 AC.

TOTAL 10,007 Sq.Ft.=0.23 ACRE (TAX LOT 800, 3N-10E-35BC)

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

ZONING R-2

(BASIS OF BEARING, REF. #2) (765.99', REF. #2) N 89'42'04" E -766.01 MAY STREET 322.74 58.00 (4.89 CH., PER DEED) FND. 5/8" REBAR 5' PUBLIC UTILITY EASEMENT. N 89'42'04" E /PER REF. #3 - 205.17' 105.17 \_\_\_\_53.24 50.00' \_\_50.00'\_\_\_\_ INITIAL POINT FND. 5/8" REBAR VIEW EASEMENT W/ YELLOW PLAS. FOR BENEFIT OF CAP "HUFFMON, LS PARTITIO 30' WIDE BY 20' PARCEL 1, PP 2786" PER REF.#3 DEEP SHARED ACCESS EASEMENT TAX LOT 701 PARCEL 1 TAX LOT 801 CENTERED ON LOT O TAX LOT 802 (3N-10E-35BC)(3N-10E-35BC)5,004 S.F. CORNER AND 90° (3N-10E-35BC)29皿 =0.115 AC. TO R/W LINE PARCEL 2 PARCEL 3 PARCEL 2 U) 5,003 S.F. =0.115 AC. 2003 -TAX LOT 800 2 9 P PLAT (3N-10E-35BC) FND. 5/8" REBAR PER REF. #2 60.84" 58.00" N 89°16'48" W N 89,16'48" W 121.67 FND. 5/8" REBAR PÉR REF. #3 FND. 5/8" REBAR FND. 5/8" REBAR PER REF. #3 PER REF. #4 LOT 1 31.12" LOT 2 33.29" LOT 3 TAX LOT 700 N 89'16'48" W - 64.41' TAX LOT 900 SON-RISE (3N-10E-35BC)

ACRES

P. U. D.

NARRATIVE:

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

WITH RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY, IT WAS PARTITIONED INTO TWO DISTINCT PARCELS PER LANDOWNER'S DIRECTION, BEING TWO 5,000+ SQUARE FOOT

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

# LEGEND:

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

# NOTES:

RELATIVE ACCURACY: THIS SURVEY WAS CLOSED TRAVERSE WITH A MAXIMUM RELATIVE ERROR OF 1 PART IN 10,000.

WILD T-1600, 0\*00'01" THEODOLITE AND WILD DI-2000 ELECTRONIC DISTANCE MEASURING UNIT OPERATED WITH A TDS RANGER DATA COLLECTOR.

### PROCEEDINGS:

CLOSED FIELD TRAVERSE USING DOUBLED ANGLE MEASUREMENT AND AVERAGE OF DISTANCE READING.

### REFERENCES:

- 1) PARTITION PLAT 99-31 BY TERRA SURVEYING RECORDED DEC. 30, 1999 C.S. 99119
- 2) PROPERTY LINE ADJ. PLAT FOR RUSSELL & SCHEMPF BY TERRA SURVEYING. C.S. 2001-091
- 3) PARTITION PLAT 2003-29P FOR JAMES & KAREN RUSSELL BY TENNESON ENGINEERING CORP. W.O. #10954 FILED DECEMBER 31, 2003 C.S. #2003 092
- 4) PLAT OF SON-RISE ACRES P.U.D. FOR HOOD RIVER HOMES. INC. BY TENNESON ENGINEERING CORP. W.O. #10855, OCT. 7, 2004

# 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" FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF MAY STREET AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITON PLAT 2003-29P. 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.

PARCEL 1 OF PARTITION PLAT 2003-29P AS RECORDED DECEMBER 31, 2003.

CONTAINS 10.007 SQUARE FEET.

A CONTRACTOR OF THE PROPERTY O
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
BRADLET R. HUFFMON DATE

PROFESSIONAL LAND SURVEYOR OREGON JAN, 21, 1997 BRADLEY R. HUFFMON #2786

EXPIRES: JUNE 30, 2007

ENGINEER / SURVEYOR:

409 Lincoln Street.

Ph. 541-296-9177

FAX 541-296-6657

TENNESON ENGINEERING CORP.

REGISTERED

The Dalles, Oregon. 97058