

PARTITION PLAT

SURVEY LOCATED IN
THE NW 1/4 SW 1/4 OF SEC. 36 T. 3N., R. 10E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
3N 10E 36CB TAX LOT 1100

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. CS 2007015

FILED 1-31-07

BY James M. Klein

PARTITION PLAT NO. 200702P

INSTRUMENT RECEIVED ON THE 30th DAY
OF JANUARY, 2006 9:03 AT A.M.

Trish Day - Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
 - ⊙ FOUND 3/4" IRON PIPE AS PER GEORGE FREY CS NO. 0815
 - ⊙ FOUND 1/2" IRON ROD AS PER DLC SURVEYING CS NO. 77116
 - ⊙ FOUND 5/8" IRON ROD AS PER WYEAST SURVEYS CS NO. 95119
 - ⊙ FOUND 3/4" IRON PIPE
 - CALCULATED POSITION
- CS. COUNTY SURVEY NO.
R1 SURVEY PER KLEIN & ASSOCIATES CS NO. 2004064
R2 SURVEY PER DLC CS NO. 77116
R3 SURVEY PER WYEAST CS NO. 95119
(XX.XX') PLAT DISTANCE

NOTE:
ALL BEARINGS AND DISTANCES SHOWN ARE EITHER SET PER THIS SURVEY OR RECORD AND FOUND PER COUNTY SURVEY NO. 2004064, UNLESS OTHERWISE NOTED.

REFERENCE SURVEYS

SURVEY AS PER KLEIN & ASSOCIATES CS NO. 2004064
SURVEY AS PER WYEAST SURVEYS CS NO. 95119
SURVEY AS PER GEORGE FREY CS NO. 0815
SURVEY AS PER DANNY L. CRON CS NO. 77116

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX LOT 1100 INTO TWO SEPARATE PARCELS FOR THE PURPOSE OF A TOWNHOUSES. THE COMMON BOUNDARY OF PARCEL 1 AND 2 IS THE CENTER OF THE COMMON WALL OF THE NEWLY CONSTRUCTED UNITS ON THE SUBJECT PROPERTY A PREVIOUS SURVEY PERFORMED BY WYEAST SURVEYS ON LOT 4, BLOCK 1 OF E.B. CLARK'S FIRST ADDITION RECORDED IN COUNTY SURVEY NO. 95119 WAS USED IN LOCATING SAID LOT. A PREVIOUS SURVEY PERFORMED BY OUR FIRM ON LOT 2, HULL'S SUBDIVISION BEING RECORDED IN COUNTY SURVEY NO. 2004-064 PREVIOUSLY LOCATED THE NORTHEAST AND NORTHWEST CORNER OF LOT 4 AS SHOWN IN WYEAST SURVEYS. DURING THE COURSE OF CONSTRUCTION ON LOT 4 MONUMENTS WERE DESTROYED. NEW MONUMENTS WERE RESET TO THEIR ORIGINAL POSITION.

EASEMENT NOTES

- 1.) A 15.00 FOOT INGRESS, EGRESS AND UTILITIES EASEMENT FOR THE BENEFIT OF PARCEL 1, PARCEL 2 AND TAX LOT 1200 BEING DESCRIBED IN INSTRUMENT NO. 901360 HOOD RIVER COUNTY DEED RECORDS.
- 2.) A 5.00 FOOT PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC.

CERTIFICATION NOTE

I JAMES KLEIN CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE PARTITION SHOWN HEREIN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2007

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

SURVEYS CERTIFICATE

I, JAMES M. KLEIN, 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. 20032598 DATED 5-05-2003. HOOD RIVER COUNTY RECORDS TO DANIEL J. AND KATHY LYNN ROBERGE.

James M. Klein
JAMES M. KLEIN PLS. 59002

ACKNOWLEDGMENTS

WE THE OWNERS 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.

Daniel J. Roberge 1-30-07
DANIEL J. ROBERGE DATE

Kathy Lynn Roberge 1/30/07
KATHY LYNN ROBERGE DATE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 30, 2006, BY THE ABOVE SIGNED

Marlo Messmer
NOTARY SIGNATURE

Marlo Messmer
NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 412540

MY COMMISSION EXPIRES 12/7/2010

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

Andrew Rosemary
HOOD RIVER COUNTY DIRECTOR OF
BUDGET AND FINANCE

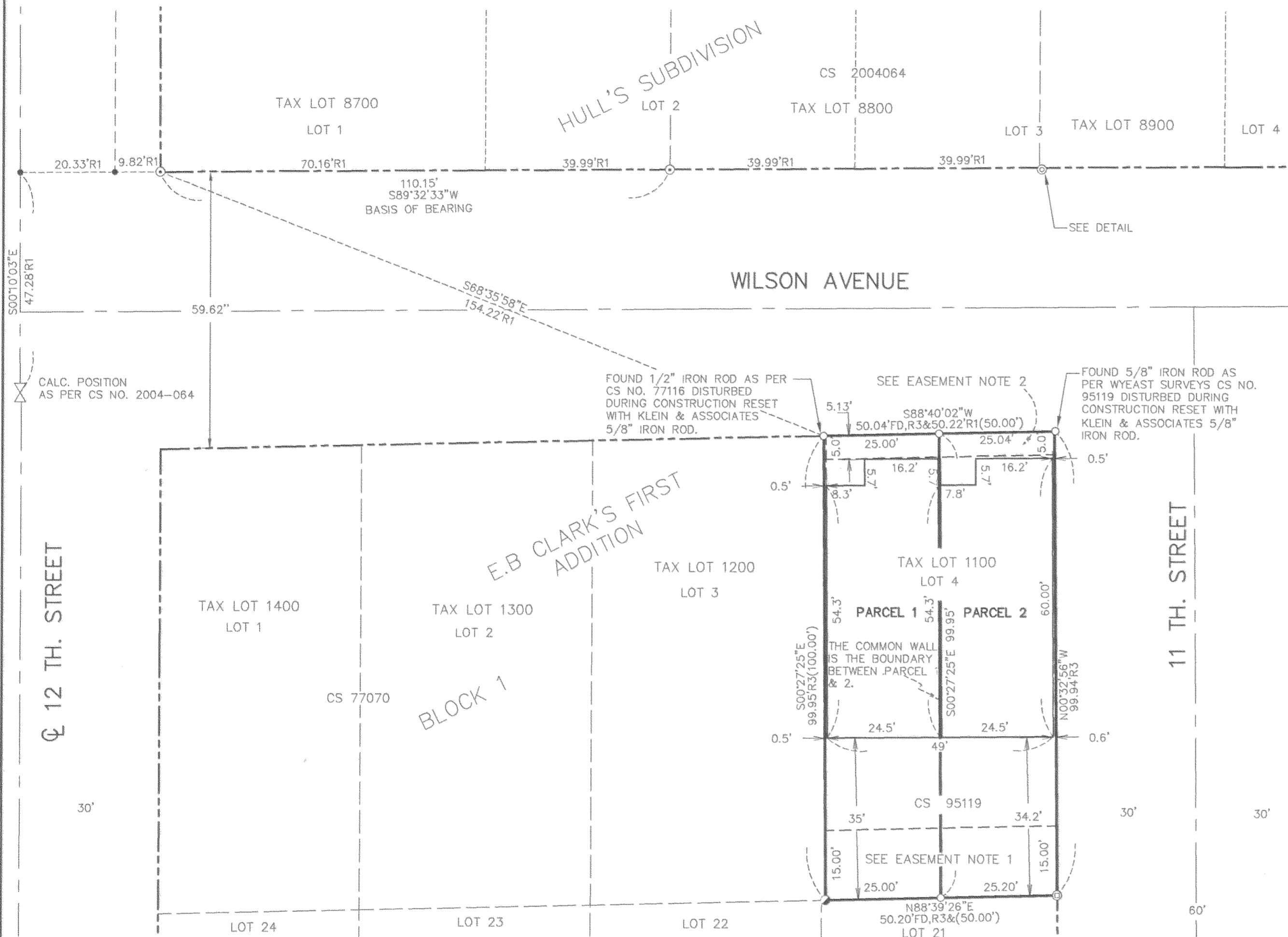
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 30th DAY OF January, 2006. 7

James M. Klein
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 30th DAY OF January, 2006. 7

Arthia B. Walbridge
CITY OF HOOD RIVER PLANNING DIRECTOR

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
By J. Way Deputy



AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	5009 SQ. FT. 0.12 ACRES	2499 SQ. FT. 0.06 ACRES
PARCEL 2		2510 SQ. FT. 0.06 ACRES

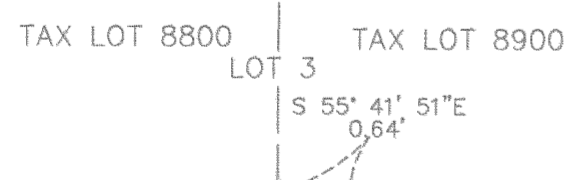
SURVEY PERFORMED FOR:
DANIEL J. & KATHY LYNN ROBERGE
DATE: SEPTEMBER 2006
PROJECT: 05-11-08
FILE: 051108PP2.DWG
DRAFT: JMK

OWNER
DANIEL J. & KATHY
LYNN ROBERGE

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

BUILDING MAINTENANCE AGREEMENT

ALL PARCELS WITHIN THIS PLAT ARE SUBJECT TO A DOCUMENT TITLED "BUILDING MAINTENANCE AGREEMENT" SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT BEING RECORDED IN INSTRUMENT NUMBER 20070461 HOOD RIVER RECORDS. SAID DOCUMENTS SHALL BE CONSIDERED AS A PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.



DETAIL
NOT TO SCALE



SCALE - FEET
1" = 20'

BASIS OF BEARINGS

RECORD OF SURVEY NO. 2004064

Klein & Associates, Inc.
LAND SURVEYING
1412 13th Street Suite 200
Hood River, Oregon 97031
Tel: (541)386-3322

1-31-07 1400

CS 2007 015