

# PARTITION PLAT

A REPLAT OF LOT 89, ADAMS VIEW SUBDIVISION, PHASE FIVE  
AND A PORTION OF PARCEL 1, PAR. PLAT 2006-11P  
TAX LOT 3N-10E-35BB 5000  
IN GOVERNMENT LOT 7, SEC. 35, TWP.3 N., R.10 E., W.M.

CITY OF HOOD RIVER  
HOOD RIVER COUNTY, OREGON  
APRIL 13, 2007

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

Survey No. CS 2007 042

Filed 4/18/07

By [Signature]

RECORDING INFORMATION

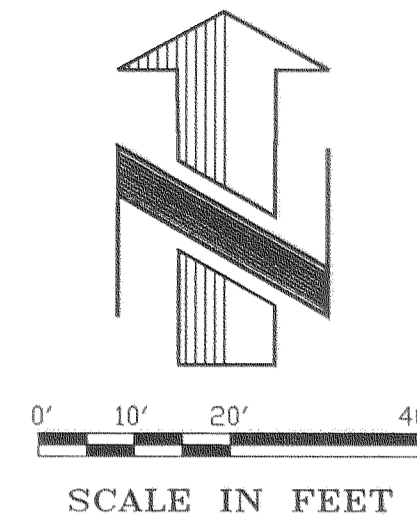
Plat Number 200712P  
instrument received on the 17  
day of APRIL, 2007,  
at 2:30 P.M.

[Signature] - Clerk  
Hood River County Director of  
Records and Assessments.

**NOTES:**

BEARINGS BASED ON ADAMS VIEW  
SUBDIVISION, PHASE FIVE PER  
SURVEY REFERENCE NO. 1.

**ZONING: R-2**



**REFERENCES:**

- ADAMS VIEW SUBDIVISION, PHASE FIVE BY TENNESON ENGINEERING CORP. W.O. #10456, RECORDED JAN. 7, 2003 AT MF #20030072, HOOD RIVER DEED RECORDS. CS 2003-003
- PARTITION PLAT 2006-11P FOR CHRIS STEENSON BY ALL COUNTY SURVEYORS AND PLANNERS, INC. RECORDED MAY 9, 2006 CS 2006-036
- PROPERTY LINE ADJUSTMENT SURVEY FOR CRAIG MOODY BY TENNESON ENGINEERING CORP. FILED APRIL 11, 2007 C.S. #2007-033

**OWNER:**

AMBURN CONSTRUCTION, LLC  
886 N.W. CORPORATE DRIVE  
TROUTDALE, OR. 97060  
PH. (503) 491-9276  
BY SHANNON AMBURN, MANAGER

**SURVEYOR'S CERTIFICATE:**

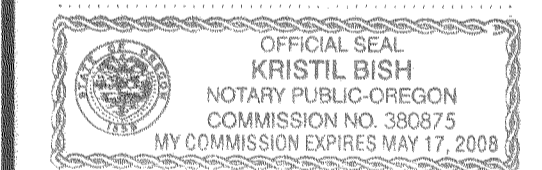
I, BENJAMIN B. BESEDA,  
being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described as Lot 89, Adams View Subdivision as recorded January 7, 2003 at Microfilm #2003-0072, and per Quit Claim Deed filed at Microfilm #2007-01645, April 12, 2007, both Hood River County Deed Records.

**DECLARATION:**

Amburn Construction, LLC, as owner 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.  
[Signature] 4/13/07  
SHANNON AMBURN, Manager DATE  
AMBURN CONSTRUCTION, LLC

**ACKNOWLEDGEMENT:**

State of Oregon  
County of Wasco  
This instrument was acknowledged before me on April 13, 2007 by Shannon Amburn as Manager of Amburn Construction, LLC.  
[Signature]  
(signature of notarial officer)  
Kristil Bish  
(printed name of notarial officer)  
COMMISSION NO. 380875  
MY COMMISSION EXPIRES May 17, 2008

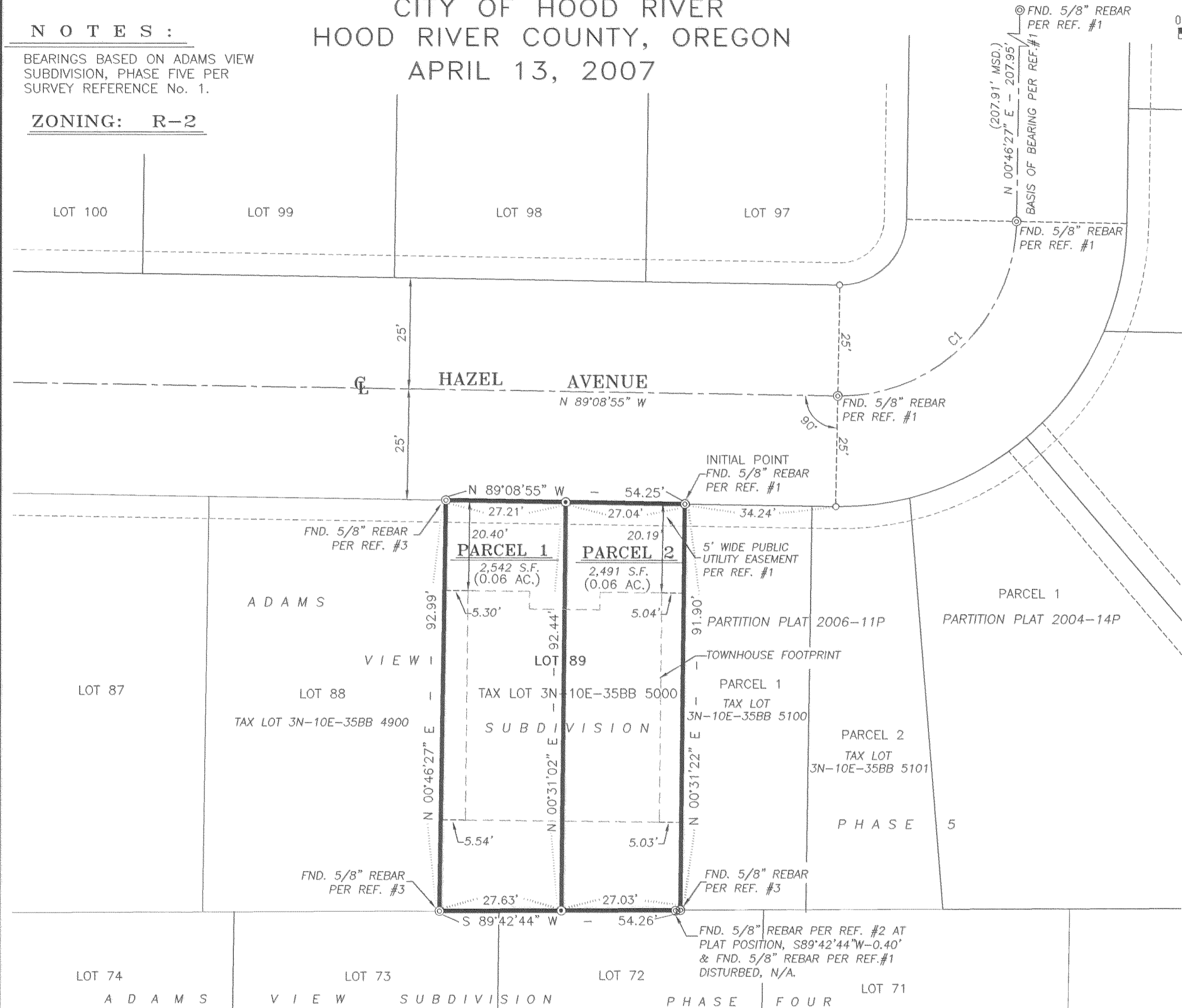


**APPROVALS:**

I, hereby certify that I have examined the Survey Data, Monuments and Easements and hereby approve this plat on the 16<sup>th</sup> day of APRIL, 2007.  
[Signature]  
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.  
[Signature]  
Hood River County Director of Budget and Finance.

I hereby certify that this partition plat was examined and approved as of this 16 day of APRIL, 2007.  
Planning File Number 2005-24  
[Signature]  
Hood River CITY Planning Director



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO COMPLETE A PARTITION OF LOT 89 OF THE ADAMS VIEW SUBDIVISION, PHASE FIVE AND A SMALL WEDGE OF PARCEL 1, PARTITION PLAT 2006-11P INTO TWO DISTINCT TOWNHOUSE PARCELS. THE BOUNDARY OF THE PROPERTY WAS ESTABLISHED PER THE CREATING SUBDIVISION AND P.L.A. SURVEY FROM EXISTING CAD AND COORDINATE FILES. IN THE FIELD, MONUMENTS WERE FOUND ON THE BOUNDARY OF THE SUBJECT PROPERTY FITTING THE RECORD DIMENSIONS. WITH RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY, IT WAS THEN PARTITIONED INTO TWO PARCELS PER LANDOWNER'S DIRECTION.

SET TWO NEW MONUMENTS, BEING A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA LS 50800", ON THE PARTITION LINE AS SHOWN. MONUMENTS FOR THIS PARTITION AND THE PRECEDING PROPERTY LINE ADJUSTMENT SURVEY WERE SET ON FEBRUARY 12, 2007.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
[Signature] 4/13/07  
BENJAMIN B. BESEDA DATE

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JULY 13, 1999  
BENJAMIN B. BESEDA  
50800

EXPIRES: 12/31/2007

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	90°04'38"	40.00'	62.89'	40.05'	N 45°48'46" E	56.61'

**LEGEND:**

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA, LS 50800"
- FOUND 5/8" REBAR AS NOTED
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.

PARCEL 1 2,542 S.F. = 0.06 AC.  
PARCEL 2 2,491 S.F. = 0.06 AC.  
TOTAL 5,033 Sq.Ft. = 0.12 ACRES

**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 READING.

Certified to be a true and correct copy of the ORIGINAL  
Dept. of Records & Assessment  
By [Signature] Deputy

CS 2007 042

W.O. #12313par