

ADDITION

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DIXON

NW CORNER LOT 8

ADAMS PARADISE ACREAGE

148.02'R1&R2

PARCEL 3

CS NO. 90048

TAX LOT

203

JUNE AVENUE

PARCEL 1

CS NO. 88017

TAX LOT

200

589°58'45"E

LOT DETAIL

SCALE 1"=30"

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF

UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

SOUTH LINE OF NORTH HALF LOT 8

ADAMS PARADISE ACREAGE

-50' DEDICATION AS PER

BOOK 57, PAGE 211

JUNE AVENUE

68.00'R1&R2

PARCEL 2

TAX LOT

202

28.00

PARCEL 1

28.00

. N89°55'15"E

40.15'FD&

40.00'R3

# PARTITION PLAT

SURVEY LOCATED IN THE NORTH 1/2 OF LOT 8 OF ADAMS PARADISE ACREAGE COUNTY OF HOOD RIVER, STATE OF OREGON 3N 10E 35BD TAX LOT 300

NE CORNER LOT 8

THE NORTH 40.00 FEET IS

BOOK 52, PAGE 388

40.00

68.00'R1

SEE DETAIL

N89\*55'15"E

30.00\*

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(V)

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30.00

40.15'&40.00'R3

68.00'R1

PARCEL 1

CS NO. 88017

TAX LOT

TAX LOT

RESERVED FOR ROAD PURPOSES

160.34°FD

SEE LOT DETAIL

TAX LOT

300

90.33' N89'55'15"E 120.33'—

ADAMS PARADISE ACREAGE 1-

io i

2

N90'00'00"E 586.11'R2

S89'58'45"E 586.02'R1&R2

SOUTH LINE OF NORTH HALF LOT 8 ADAMS PARADISE ACREAGE

S89°58'45"E 160.34'FD&160.00'R3

74.34'FD

PARCEL 3

BEING THE EAST 30.00 FEET OF

THE NORTH 1/2 OF LOT 8 ADAMS PARADISE ACREAGE INSTRUMENT

**EXISTING** 

HOUSE

74.31

N89\*55'15"E 120.33'

90.33'FD

N89°53'22"E 160.00'

STREET RIGHT-OF-WAY EASEMENT

PARCEL 2

CS NO. 88017

PARCEL 1

TAX LOT

201

S89'58'45"E 465.86"

NO. 751576

S NO. 90048 CS NO. 90048

28.00

PARCEL 2

HOOD RIVER COUNTY SURVEYOR'S OFFICE SURVEY NO. CS 6007 . 050

FILED MAY 1, 2007

PARTITION PLAT NO. 2007-164

OF APRIL , 2007 2:06 AT P.M

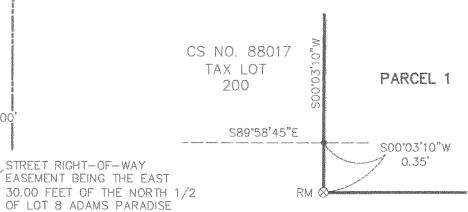
Dear Day - Cleric HOOD-RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

### LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002 LS)
- FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP (DLC SURVEYING CS NO. 88017)
- FOUND 1/2" IRON PIPE (GEORGE FREY CS NO. 1086)
- COMPUTED POSITION, NOT MONUMENTED
- DLC SURVEYING CS NO. 88017
- R2 DLC SURVEYING CS NO. 90048
- R3 GEORGE FRY CS NO. 1086
- REFERENCE MONUMENT
- FD FOUND DATA

CS. NO. COUNTY SURVEY NUMBER

ALL BEARINGS AND DISTANCES SHOWN ARE FOUND OR SET. UNLESS OTHERWISE NOTED.



DETAIL NOT TO SCALE

## LINE TABLE

LINE	LENGTH	BEARING	
L1	9.94	N01"02'20"E	
L2	10.00	NOO'04'15"E	

### NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX LOT 300 INTO THREE SEPARATE PARCELS, THE BOUNDARY OF TAX LOT 300 IS DESCRIBED IN INSTRUMENT NUMBER 20063139 HOOD RIVER COUNTY DEED RECORDS. FOUND 1/2" IRON RODS ALONG THE NORTH LINE OF COUNTY SURVEYS NO. 88017 AND 90048 WERE RECOVERED AND HELD FOR POSITION, EXISTING 1/2" IRON PIPES WERE RECOVERED ALONG THE WEST AND SOUTH BOUNDARIES AS PER A PERVIOUS SURVEY PERFORMED ON TAX LOT 300 BY GEORGE FREY COUNTY SURVEY NO. 1086. THE EAST LINE OF PARCEL 1 OF COUNTY SURVEY NO 88017 WERE NOT SET BY DLC SURVEYING IN SAID SURVEY. THE 1/2" IRON PIPES THAT WERE SET BY FREY WERE HELD FOR THE WEST LINE OF TAX LOT 300. THE SOUTH RIGHT-OF-WAY OF JUNE STREET WAS HELD AS PER DLC SURVEYING, SEE PLAT FOR DETAIL OF MONUMENTS FOUND OR SET.

# AREA NOTE:

REFERENCE SURVEYS

ADAMS PARADISE ACREAGE

GEORGE A. FREY CS NO. 1086 DLC SURVEYING CS NO. 88017

DLC SURVEYING CS NO. 90048

INSTRUMENT NUMBER: 893262

INSTRUMENT NO: 20063139

INSTRUMENT NO: 751576

BOOK 52, PAGE 388

BOOK 57, PAGE 211

REFERENCE DEED:

STREET RIGHT-OF-WAY

ACREAGE. INSTRUMENT NO.

PARCEL	ORIGINAL AREA	NET AREA	GROSS AREA
PARCEL 1	EXCLUDING RIGHT OF WAY	2809 SQFT. 0.06 ACRES	
PARCEL 2	13959 SQFT. 0.32 ACRES	2965 SQFT. 0.07 ACRES	
PARCEL 3		8185 SQFT. 0.19 ACRES	11486 SQFT. 0.26 ACRES

LAND SURVEYING

1412 13th Street Suite 200

Hood River, Oregon 97031

Tel: (541)386-3322

# OWNER

PATRICK W. PRICE

SURVEY PERFORMED FOR: OMNI CORE VENTURES, INC. DATE: JUNE 6, 2006 PROJECT: 06-06-06 FILE: 060606PP.DWG DRAFT: JMK

ates, Inc.

HOOD RIVER COUNTY, OREGON 1/4 SEC T. 35BD 3N.

REGISTERED PROFESSIONAL AND SURVEYOR

ames mill-OREGON JULY 12, 2005 JAMES M. KLEIN

Expires 6-30-2007

SHEET \_1 OF \_1 WILLAMETTE MERIDIAN

#### 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. 20063139 DATED 06-21-2006. HOOD RIVER COUNTY RECORDS TO PATRICK W. PRICE.

ames m! JAMES M. KLEIN PLS. 59002

#### DECLARATION

THE 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 DESIRE. 5-13-07
RES Properties, LLC

tatie W. Frie -Manager 15-07 PATRICK W. PRÍCE, MANAGER DATE

#### ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 15, 2007, BY THE ABOVED SIGNED

M to presser 5-23-2007 NOTARY SIGNATURE

marlo Messmer NOTARY PUBLIC-(NAME)

STATE OF Oregen COUNTY OF HOOD RIVER

COMMISSION NO. 412540 MY COMMISSION EXPIRES Dec. 7,2010

### APPROVALS

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

HOOD RIVER COUNTY ASSESOR/TREASURER

HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ZOTE DAY OF MARCH, 2007.

HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 25 DAY OF APRIL 2007

CITY OF HOOD RIVER PLANNING DIRECTOR

Certified to be a true and <del>correct copy of th</del>e ORIGINAL Dept. of Records & Assessment

BASIS OF BEARINGS

RECORD OF SURVEY NO. 90048

CS 2007 050

By R. May Deputy