

# PARTITION PLAT

LOCATED IN A PORTION OF LOT 8, BLOCK 2, BUSSE'S ADDITION  
AND A PORTION OF LOT 6, ADAMS PARADISE ACRES  
SW 1/4, NE 1/4 OF SECTION 35, T. 3N., R. 10E., W.M.  
COUNTY OF HOOD RIVER, STATE OF OREGON  
3N 10E 35AC TAX LOT 6800, 7100 & 7200

## LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" IRON ROD PER CS NO. 2007-037
- ⊙ FOUND BRASS CAP
- ⊙ FOUND 1/2" IRON PIPE
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- R1 SURVEY BY D.L.C. SURVEYING CS. NO. 92027
- R2 SURVEY BY KLEIN & ASSOCIATES CS NO. 2003-050
- FD FOUND DATA
- x — EXISTING FENCE
- - - - - EDGE OF PAVEMENT
- - - - - EDGE OF GRAVEL
- - - - - CURB LINE
- ⊙ TREE AS NOTED
- TREE DRIP LINE

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

## NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOTS 6800, 7100 & 7200 OF HOOD RIVER COUNTY ASSESSOR MAP 3N 10E 35AC INTO TWO PARCELS. AN OUT BOUNDARY SURVEY WAS PERFORMED BY OUR FIRM IN FEBRUARY, 2007 AND RECORDED AS COUNTY SURVEY 2007-037. THE EXTERIOR MONUMENTS WERE FIELD CHECKED AND HELD FOR THIS SURVEY. ONE MONUMENT WAS SET ALONG THE NORTH RIGHT-OF-WAY OF BELMONT AVENUE ON THE NEW DIVISION LINE BETWEEN PARCEL 1 AND 2 OF THIS PLAT. A FOUND 1/2" IRON ROD LOCATED AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, BUSSE'S ADDITION WAS USED AS A REFERENCE MONUMENT FOR THE DIVISION LINE OF SAID PARCEL 1 AND 2.

## REFERENCE SURVEYS

- SURVEY BY KLEIN & ASSOCIATES CS NO. 2007-037
- SURVEY BY D.L.C. SURVEYING CS. NO. 92027
- SURVEY BY KLEIN & ASSOCIATES CS NO. 2003-050
- SURVEY BY D.L.C. SURVEYING CS NO. 85064
- BUSSE'S ADDITION

## EASEMENT NOTE

- 1.) A 9.00 FOOT SIDEWALK EASEMENT GRANTED TO THE CITY OF HOOD RIVER FOR SIDEWALK PURPOSES BEING 9.00 FOOT FROM THE CENTER OF THE EXISTING MAPLE TREE.
- 2.) A VARIED WIDTH SIDEWALK EASEMENT TO THE CITY OF HOOD RIVER BEING 5.00 FEET FROM THE FACE OF CURB AS SHOWN ON THIS PLAT.

## EASEMENT OF RECORD

FLUME, CANAL OR DITCH RECORDED FEBRUARY 18, 1902 IN BOOK 1, PAGE 582, HOOD RIVER COUNTY RECORDS. (NOT SHOWN)

RIGHT-OF-WAY FOR IRRIGATION WATER RECORDED APRIL 11, 1948 IN BOOK 33, PAGE 35, HOOD RIVER COUNTY RECORDS. (NOT SHOWN)

RESERVATION OF SEPTIC & DRAIN FIELD TO BE JOINTLY USED WITH ADJACENT PROPERTY LYING DIRECTLY TO THE WEST, RECORDED MARCH 3, 1953 IN BOOK 49, PAGE 483, HOOD RIVER COUNTY RECORDS. (NOT SHOWN)

AGREEMENT AND TERMS AND PROVISIONS RECORDED FEBRUARY 3, 1999 IN MICROFILM NO. 990536, HOOD RIVER COUNTY RECORDS. (NOT SHOWN)

## REFERENCED OF DEEDS

AMERITITLE SUBDIVISION ON GUARANTEE ORDER NO. 38928

## TREE NOTE:

ANY TREE OR SHRUB IDENTIFIED ON THE BOUNDARY SURVEY SHALL BE RETAINED AND PROTECTED UNLESS REMOVAL IS APPROVED BY THE CITY PLANNING DEPARTMENT IN ACCORDANCE WITH APPLICABLE LANDSCAPE CONSERVATION STANDARDS.

## AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1 TAX LOT 6800, 7100, 7200	43,765 SQ. FT. 1.00 AC	21,821 SQ. FT. 0.50 AC
PARCEL 2		21,944 SQ. FT. 0.50 AC

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JAMES M. KLEIN  
59002  
EXPIRES 6-30-2009

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	35AC	3N.	10E.
<input type="checkbox"/>			

PARTITION PLAT NO. 2008102

INSTRUMENT RECEIVED ON THE 28<sup>th</sup> DAY OF MAY 2008 2:21 P.M.

James M. Klein  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. CS 2008 042  
FILED 6-4-08  
BY [Signature]

## 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 LANDS BEING DESCRIBED IN THAT CERTAIN SUBDIVISION GUARANTEE PREPARED BY AMERITITLE ORDER NO. 38928.

James M. Klein 5-19-08  
PLS. 59002

## 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 ACCORDANCE WITH OUR DESIRES.

WE HEREBY GRANT A 5.00 STORM DRAIN EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1.

WE FURTHER GRANT A SIDEWALK EASEMENT TO THE CITY OF HOOD RIVER BEING A 9.00 FOOT RADIUS FROM THE EXISTING MAPLE TREE AS SHOWN.

WE FURTHER DEDICATE A 30.00 STRIP OF LAND LYING SOUTH OF PARCEL 1 AND 2 BEING A PORTION OF BELMONT AVENUE.

Frank S. Akin 5/21/08  
DATE  
REPRESENTATIVE OF F.S.A. ENTERPRISE, L.L.C.

## ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 21, 2008, BY FRANK S. AKIN AS REPRESENTATIVE OF F.S.A. ENTERPRISE, L.L.C.

Marlo Messmer  
NOTARY SIGNATURE

Marlo Messmer  
NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 412540

MY COMMISSION EXPIRES 12/07/2010

## APPROVALS

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

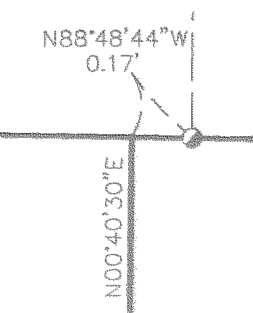
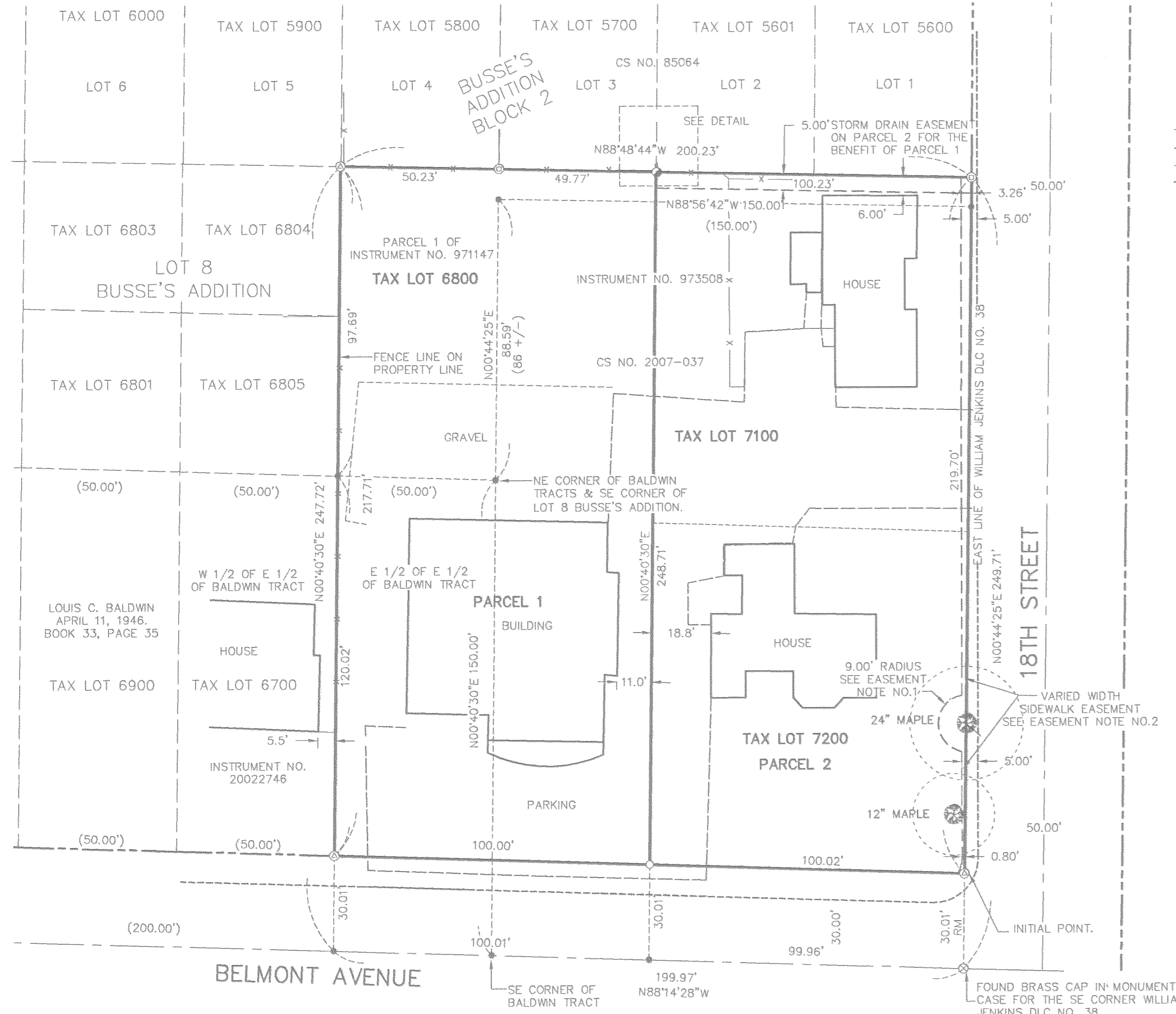
[Signature]  
HOOD RIVER COUNTY TREASURER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 22<sup>nd</sup> DAY OF MAY 2008.

[Signature]  
HOOD RIVER COUNTY SURVEYOR

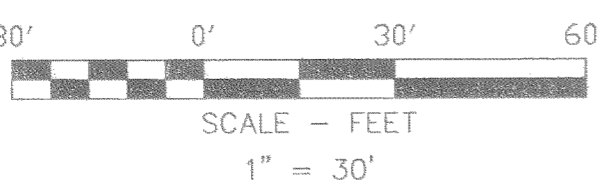
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 23<sup>rd</sup> DAY OF MAY 2008.

[Signature]  
CITY OF HOOD RIVER PLANNING DIRECTOR



## CERTIFICATION NOTE:

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



BASIS OF BEARINGS  
RECORD OF SURVEY CS NO. 2007-037

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

**Klein & Associates, Inc.**  
LAND SURVEYING  
1412 13th Street Suite 200  
Hood River, Oregon 97031  
Tel: (541)388-3322

SURVEY PERFORMED FOR:  
FRANK AKIN  
DATE: MARCH 12, 2008  
PROJECT: 08-03-12  
FILE: 080312PP.DWG  
DRAFT: GDH

**OWNER**  
FRANK S. & SHERYL C. AKIN  
F.S.A. ENTERPRISE, L.L.C.

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

RECEIVED MAY 29 2008

CS 2008 042