

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	74,505± SQ.FT.	42,958± SQ.FT.
PARCEL 2		31,547± SQ.FT.

PARTITION PLAT

LOCATED IN THE SE 1/4 SE 1/4, SEC. 35, T. 3N., R 10E., W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER STATE OF OREGON
3N 10E 35DD TAX LOT ~~8000~~
800

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. CS 2011 027
FILED 7-19-11
BY [Signature]

PARTITION PLAT NO. 201106P

INSTRUMENT RECEIVED ON THE 13th DAY OF July, 2011 10:30 AT AM
[Signature] - Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

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 DESCRIBED IN BARGAIN AND SALE DEED RECORDED IN DOCUMENT NO. 20025623, SAID LANDS ARE REPRESENTED ON THIS PARTITION PLAT. FOR THE INITIAL POINT OF THE PARTITION I SET 5/8" IRON ROD WITH YELLOW CAP PER AT THE SOUTHWEST CORNER OF PARCEL 1 OF THIS PLAT.
[Signature]
JAMES M. KLEIN PLS. 59002

DECLARATION

I, 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 DESIRES.
I FURTHERMORE DEDICATE AND GRANT THE EASEMENTS SHOWN ON THIS PLAT FOR THEIR STATED PURPOSES.

[Signature] 5/10/11
JOHN COCHRAN DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5-10, 2011, BY THE ABOVE SIGNED
[Signature]
NOTARY SIGNATURE
Roxann R. Cochran
NOTARY PUBLIC - (NAME)
STATE OF Oregon
COUNTY OF Hood River
COMMISSION NO. 431696
MY COMMISSION EXPIRES Aug 17, 2012

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.
THIS 13th DAY OF JULY, 2011.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 12th DAY OF JULY, 2011.

[Signature]
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 12th DAY OF JULY, 2011.

[Signature]
CITY OF HOOD RIVER PLANNING DIRECTOR

PLANNING FILE NO. 2010-29

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION TWO PARCELS OF LAND FROM TAX LOT 800 OF HOOD RIVER COUNTY ASSESSOR MAP 3N 10E 35DD. SAID TAX LOT IS DESCRIBED IN BARGAIN AND SALE DEED RECORDED IN DOCUMENT NO. 20025623.

THE BASIS OF BEARING FOR THIS PARTITION PLAT IS HOOD RIVER COUNTY SURVEY NO. 84070. MONUMENTS WERE FOUND ALONG THE EAST BOUNDARY LINE AS ESTABLISHED BY COUNTY SURVEY NO. 84030. MONUMENTS WERE ALSO FOUND ALONG THE WEST BOUNDARY AS ESTABLISHED BY COUNTY SURVEY NO. 84070.

ALL MONUMENTS WERE FOUND AND SET AS SHOWN ON THIS PLAT.

NOTE:
THE COMMON WALL BETWEEN PARCEL 1 AND PARCEL 2 IS THE BOUNDARY LINE BETWEEN SAID PARCEL 1 AND PARCEL 2.

REFERENCE DEEDS

BARGAIN AND SALE DEED
DOCUMENT NO. 20025623

DECLARATION OF DEDICATION
OF PUBLIC RIGHT OF WAY
DOCUMENT NO. 20025674

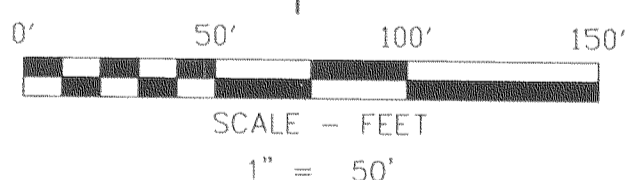
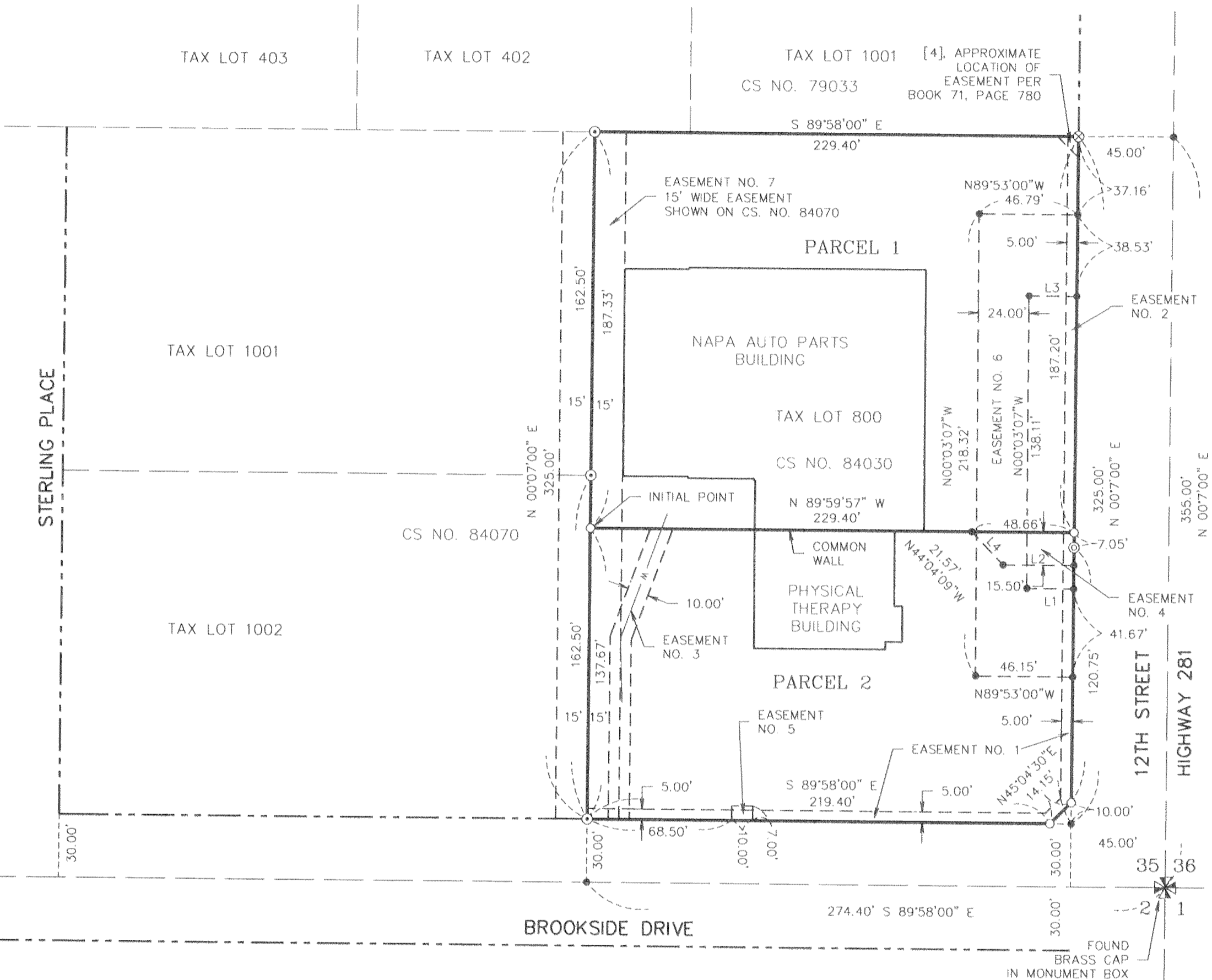
REFERENCE SURVEYS

- R1 = SURVEY BY DANNY L. CRON FILED AS COUNTY SURVEY NO. 84030
- R2 = SURVEY BY DANNY L. CRON FILED AS COUNTY SURVEY NO. 84070
- R3 = SURVEY BY TENNESON ENGINEERING FILED AS COUNTY SURVEY NO. 79033

LINE	LENGTH	BEARING
L1	22.27	N89°53'00"W
L2	33.62	N89°59'57"W
L3	22.68	N89°53'00"W
L4	21.57	N44°04'09"W

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 1/2" IRON ROD WITH NO CAP PER, CS NO. 84070
- ⊙ FOUND 1/2" IRON ROD WITH YELLOW CAP PER, COUNTY SURVEY NO. 84030
- ⊗ FOUND 1/2" IRON ROD PER TENNESON ENGINEERING COUNTY SURVEY ~~79030~~ 79033
- COMPUTED POINT, NOT MONUMENTED
- FD = FOUND DISTANCE
- CS NO. = COUNTY SURVEY NUMBER



BASIS OF BEARINGS
RECORD OF SURVEY NO. 84030

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
JAMES M. KLEIN
59002
Expires 6-30-2011

REFERENCE EASEMENTS

EASEMENTS AND ENCUMBRANCES ARE PER COLUMBIA GORGE TITLE ORDER NO. 10-0315JS, DATED DECEMBER 2, 2010.

- [3] EASEMENT FOR STREET PURPOSES PER BOOK 59, PAGE 55. AREA IS WITHIN 12TH STREET RIGHT-OF-WAY.
- [4] EASEMENT FOR ALL MODES OF TRAVEL PER BOOK 71, PAGE 780.

A 15.00 FOOT WIDE EASEMENT IS DEPICTED ON HOOD RIVER COUNTY SURVEY NO. 84070 ALONG THE WEST BOUNDARY LINE OF PARCEL 1 AND 2. SAID SURVEY DOES NOT EXPLAIN WHAT THE EASEMENT IS FOR. THIS SURVEY WILL GRANT IT.

EASEMENTS GRANTED BY THIS PLAT:

- EASEMENT NO. 1. A 5.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY, SOUTHEASTERLY AND EASTERLY 5.00 FEET OF PARCEL 2 OF THIS PLAT.
- EASEMENT NO. 2. A 5.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE EASTERLY 5.00 FEET OF PARCEL 1 OF THIS PLAT.
- EASEMENT NO. 3. A 10.00 FOOT WIDE WATER LINE EASEMENT OVER THE NOW EXISTING WATER SERVICE LINE ON AND ACROSS PARCEL 2. (EXACT LOCATION UNKNOWN) FOR THE USE AND BENEFIT OF PARCEL 1 OF THIS PLAT.
- EASEMENT NO. 4. A VARIED WIDTH EASEMENT FOR STORM WATER, SIGN AND ELECTRICAL LINES TO THE SIGN ON AND ACROSS PARCEL 2, FOR THE USE AND BENEFIT OF PARCEL 1.
- EASEMENT NO. 5. A 10.00 FOOT BY 7.00 FOOT WIDE EASEMENT FOR A POWER TRANSFORMER FOR THE USE AND BENEFIT OF PACIFIC POWER.
- EASEMENT NO. 6. A VARIED WIDTH JOINT USE ACCESS EASEMENT ON AND ACROSS PARCEL 1 AND PARCEL 2 FOR THE JOINT USE OF PARCEL 1 AND PARCEL 2 TO ACCESS 12TH STREET AT THE NOW EXISTING DRIVEWAY APPROACHES.
- EASEMENT NO. 7. A 15.00 FOOT WIDE ACCESS AND UTILITY EASEMENT ALONG THE WEST LINE OF PARCEL 1 AND PARCEL 2 FOR THE USE AND BENEFIT OF PARCEL 1 AND PARCEL 2

OWNER

JOHN COCHRAN

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

SURVEY PERFORMED FOR:
JOHN COCHRAN
DATE MONUMENTED: DECEMBER, 1 2010
PROJECT: 10-07-09
FILE: 100709PP.DWG
DRAFT: LJS

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



Klein & Associates, Inc.

ENGINEERING • LAND SURVEYING • PLANNING

1308 12th Street, Hood River, Oregon 97031
Tel: (541)386-3322
EMAIL info@kleinassocinc.com

CERTIFICATION NOTE:

I JAMES M. KLEIN CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE PARTITION RECORDED WITH HOOD RIVER COUNTY RECORDS.

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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