## RECORDING INFORMATION: HOOD RIVER COUNTY A REPLAT OF LOTS 13, 14 & 15, VILLAGE AT RAND HILL P.U.D. SURVEYOR'S OFFICE Survey No: <u>C5 2012 019</u> LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M., CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON. MARCH 28, 2012. PARTITION PLAT No. 2012 02P instrument received on the 8 th NARRATIVE: SCALE: 1 INCH = 20 FEET day of JUNE THE PURPOSE OF THIS PARTITION PLAT IS TO CREATE TWO PARCELS FROM LOTS 13, 14 AND 15 OF THE VILLAGE AT at 11:16 A.M. EXISTING CORNER MONUMENTS WERE FOUND AT ALL CORNER OF THE ORIGINAL LOTS. THE CURVED RIGHT OF WAY WAS DEFINED BY HOLDING THE ORIGINAL RADIUS DIMENSION AND FITTING THE ARC BETWEEN ADJACENT (30')FOUND MONUMENTS. THE MONUMENT FOUND NEAR THE NORTHEAST CORNER OF LOT 13 AT THE CHANGE IN ARC DIRECTION WAS NOT ACCEPTED AS IT APPEARS TO HAVE BEEN MOVED. THIS POINT WAS CALCULATED BY Hood River County Director of Records and EXTENDING THE 20 FOOT RADIUS ARC THROUGH THE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 13. A NEW 5 FOOT WIDE UTILITY EASEMENT IS BEING CREATED IN FAVOR OF LOT 12 AT THE NORTHEAST CORNER OF SURVEYOR'S CERTIFICATE: REFERENCES: I, Bradley J. Cross, being first duly sworn, depose and say that I have correctly surveyed COLUMBIA GORGE TITLE LAND DEVELOPMENT REPORT, ORDER No.12-0006JS, DATED JANUARY 9, 2012. and marked with proper monuments the lands represented on this Partition Plat, the boundarie being described as Lots 13, 14 and 15 of the HOOD RIVER COUNTY SURVEYORS OFFICE: Village at Rand Hill, P.U.D., filed May 24, 2007 PLANNED UNIT DEVELOPMENT (P.U.D.) FOR VILLAGE AT RAND HILL P.U.D., FILED MAY 30, 2007 AS C.S.#2007065 TAX LOT 814 as instrument 20072337. Hood River County RAINIER LOOP HOOD RIVER COUNTY ASSESSORS MAP 03N-10E-26CD, REVISED MARCH 31, 2009 MONUMENT FOUND P.L.S.60051 DISTURBED AND BENT 5' WIDE PRIVATE LOCATED AT BEND NOTE: UTILITY EASEMENT 15.00' 15 (15.00') IN FAVOR OF LOT 12 TAX LOT 833 COLUMBIA GORGE TITLE LAND DEVELOPMENT REPORT, ORDER No.12-0006JS, DATED JANUARY 9, 2012, SHOWS GENERAL EXCEPTIONS INCLUDING: We, the owners of the land shown herein, hereby DECLARATION, COVENANTS, CONDITIONS, RESTRICTONS AND OR EASEMENTS, RECORDED NOVEMBER 14, 2005, AS DOCUMENT No. 20055868. 25.00' declare that this division of land has been made COMMON OPEN DECLARATION, COVENANTS, CONDITIONS, RESTRICTONS AND OR EASEMENTS, RECORDED MAY 24, 2007, AS DOCUMENT No. 200702336. with our free consent and in accordance with our DECLARATION OF DEED RESTRICTIONS/RESTRICTIVE COVENANT AND REMONSTRANCE, RECORDED DECEMBER 4, 2007, AS DOCUMENT No. 200705305 desires, and hereby grant the private easement SPACE PARK MONUMENT FOUND W 15' JUN 1 1 2012 S 71°27'46" E, 1.40' FROM CALCULATED POSITION Certified to be a true and correct copy of the ORIGINAL © MT. RAINIER LOOP (PRIVATE) S 83°39'01" W Dept of Records & Assessment **ACKNOWLEDGMENTS** By Jan Titu Deputy S 85°30'45" E 199.82' (199.82') Dawn Fitchen BASIS OF BEARINGS PARCEL ' S 85°35'27" E 24.70" (24.70") 5,124 Sq.Ft.± MONUMENT FOUND DISTURBED AND BENT, TAX LOT 818 **CERTIFICATION NOTE:** TAX LOT AS PER O.R.S. 92.120(3) I. BRADLEY J. CROSS. CERTIFY PARCEL 2 833 THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL COMMISSION No. 4549 PLAT RECORDED IN THE COUNTY RECORDERS OFFICE 5,018 Sq.Ft.± BASIS OF BEARINGS: MY COMMISSION EXPIRES THICK 1823 VILLAGE AT RAND HILL P.U.D., FILED AS C.S.#2007065. 25' REAR NO-BUILD SETBACK APPROVALS: FROM THIS LINE AS PER VILLAGE AT RAND HILL P.U.D. INITIAL SYMBOL LEGEND: POINT I hereby certify that all taxes and assessments due hereon have been fully paid as required by SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS P.L.S. 60051" S 85°21'36" F 39.90' FOUND 1 1/2" ALUMINUM CAP IN PAVEMENT INSCRIBED TERRA PLS 72306 AS PER VILLAGE AT RAND HILL P.U.D. Hood River County Treasurer. FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED TERRA PLS 72306 AS PER VILLAGE AT RAND HILL P.U.D N 89°12'38" W 66.40' (66.37') FOUND MONUMENT OF RECORD AS NOTED CALCULATED CORNER, NOT FOUND OR SET (30')I hereby certify this partition was examined and S 89°39'00" E 136.66' (136.66') VILLAGE AT RAND HILL P.U.D. DIMENSION 5/8" IRON ROD WITH RED 1/2" IRON ROD" approved as of this \_\_\_\_\_\_\_ PLASTIC CAP INSCRIBED EASEMENT DIMENSION FOUND, NO CAP. "TERRA PLS 1815" FOUND TAX LOT 801 BURRIED 24" PROJECT NUMBER: 2011023. OPEN SPACE DATE OF SURVEY MONUMENTATION: MARCH 28, 2012. DATE OF DRAWING: MAY 21, 2012. **CURVE TABLE:** HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-26CD. REGISTERED CURVE RADIUS ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE **PROFESSIONAL** S 16°39'30" W COLUMBIA RIVER LAND SURVEYOR 3.29' (3.26') S 33°14'56" W SURVEYING & MAPPING 30.00' (30.00') 28.93' (28.84') S 10°18'46" W 55°15'40" I hereby certify this partition was examined and C4 30.00' (30.00') S 37°24'30" E 39°35'29" C5 | 30.00' (30.00') | 24.71' (24.73') | S 80°33'29" E 47°11'40" OREGON 30.00' (30.00') N 68°53'07" E JANUARY 15, 2002 BRADLEY J. CROSS C7 20.00' (20.00') 11.30' (11.32') N 78°43'45" E 11.15' (11.17') 32°21'45" 1767 12th STREET, #191 S 27°29'57" E 19°46'23" 10.35' 10.30' HOOD RIVER, OREGON, 97031 30.00' S 47°17'42" I 19°49'06" RENEWAL DATE: 12/31/2013 PHONE: 541-386-9002 EMAIL: INFO@COLUMBIASURVEYING.COM