LEGEND:

- SET 5/8"ø X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON PLS 2786"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- SET BRASS SCREW AND WASHER, INSCRIBED "LS 2786"
- -----X----EXISTING FENCE LINE.

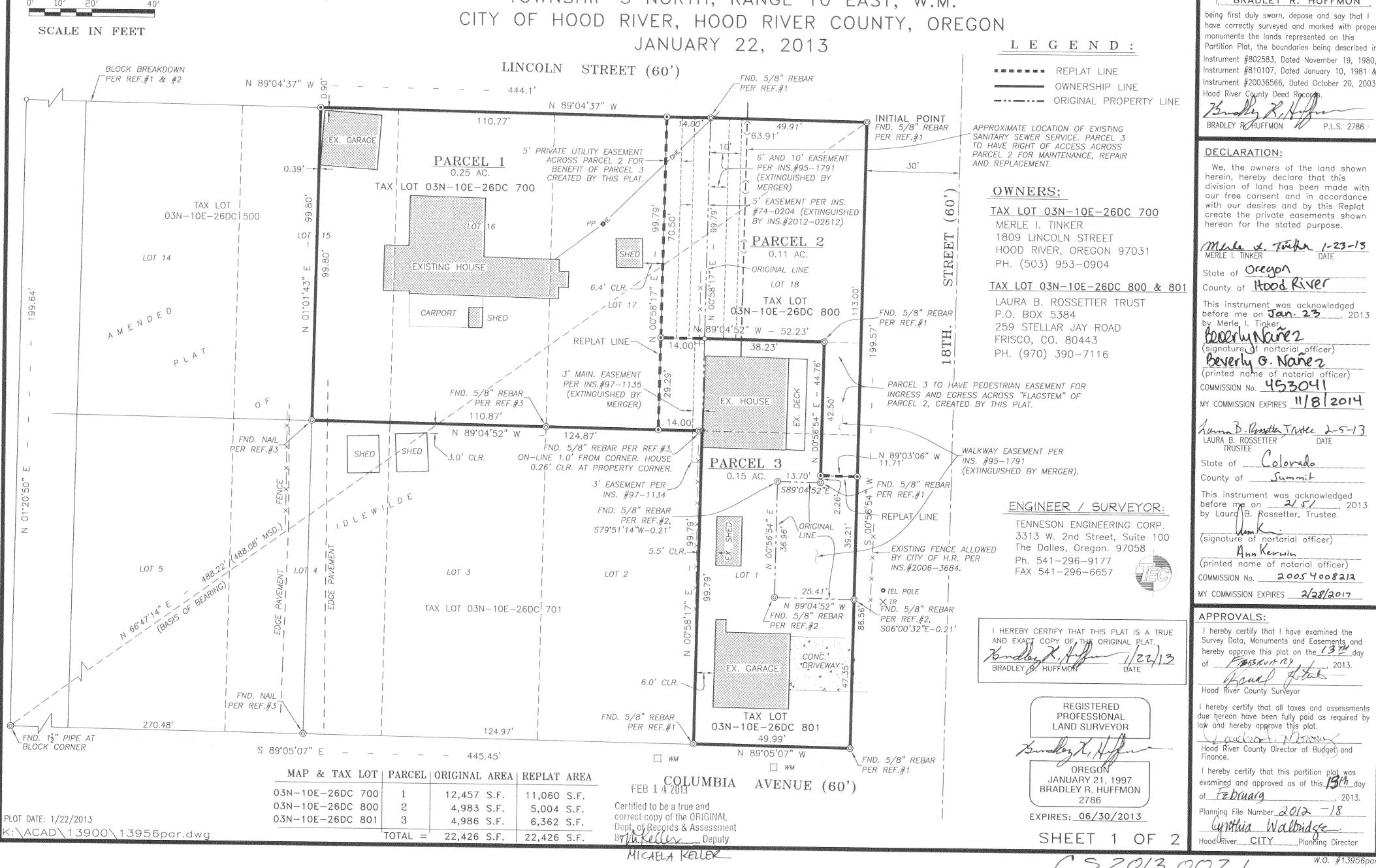
PARTITION PLAT

TAX LOTS 03N-10E-26DC 700, 800 AND 801

A REPLAT OF LOT 1, THE EAST $\frac{1}{2}$ LOT 15 AND LOTS 16, 17, AND 18, BLOCK 11, AMENDED PLAT OF IDLEWILDE ADDITION

IN THE SW1/4 OF SE1/4, SECTION 26,

TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.



HOOD RIVER COUNTY SURVEYOR'S OFFICE

Survey No. <u>C52013</u> 001 Filed 3 -1 - 13

RECORDING INFORMATION

Plat Number 2013 016 instrument received on the 14 th day of FEBRUARY, 2013, <u>344.M.</u>

> Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE:

BRADLEY R. HUFFMON being first duly sworn, depose and say that I have correctly surveyed and marked with proper Partition Plat, the boundaries being described in Instrument #802583, Dated November 19, 1980. Instrument #810107, Dated January 10, 1981 & Instrument #20036566, Dated October 20, 2003,

hereby certify that all taxes and assessments due hereon have been fully paid as required by

PARTITION PLAT

REFERENCES: 1) SURVEY FOR ROBERT KIRKPATRICK BY KLEIN & ASSOCIATES FILED FEBRUARY 3, 1995 C.S. #95-012

2) BOUNDARY ADJUSTMENT SURVEY FOR LAURA ROSSETTER BY KLEIN & ASSOCIATES FILED OCTOBER 14, 2005 C.S. #2005-083

3) SURVEY FOR RAMON GONZALEZ BY COLUMBIA RIVER SURVEYING & MAPPING FILED OCTOBER 27, 2006 C.S. #2006-092

MAP & TAX LOT | PARCEL | ORIGINAL AREA | REPLAT AREA

1. BEARINGS BASED ON REFERENCE No. 1 BETWEEN THE FOUND MONUMENTS AT

3. THIS LAND USE ACTION REVIEWED AND APPROVED BY THE CITY OF HOOD RIVER

HOOD RIVER. EXISTING SERVICES IN PLACE FOR PARCELS 1 AND 3. PARCEL 2

2. MONUMENTS SHOWN HEREON WERE RECOVERED OR SET ON JULY 3 AND

5. DOMESTIC WATER AND SANITARY SEWER SERVICE PROVIDED BY THE CITY OF

6. THERE ARE NO KNOWN NATURAL HAZARD AREAS SUCH AS FLOOD PLAIN, HIGH WATER TABLE, LANDSLIDE OR HIGH EROSION POTENTIAL ASSOCIATED WITH THESE

7. THERE ARE NO SENSITIVE LANDS SUCH AS WETLANDS, STREAMS, WILDLIFE HABITAT OR SIGNIFICANT TREES AND SHRUBS ASSOCIATED WITH THESE

8. THERE ARE NO KNOWN DESIGNATED HISTORIC OR CULTURAL RESOURCES ON

IMPACTED BY THE PROPOSED ADJUSTMENT OF THE PROPERTY LINES.

11. EXISTING ROSSETTER PROPERTY SUBJECT TO TERMS OF AGREEMENT PER

9. THE PROPERTIES CONTAIN MULTIPLE MATURE ORNAMENTAL TREES. NONE WILL BE

10. PARCEL 1 SUBJECT RIGHT OF FIRST REFUSAL PER INSTRUMENT #2007-05176.

12. THE EXISTING PROPERTY BOUNDARIES ARE SHOWN PER REFERENCE #2. THIS

LETTER DATED AUGUST 11, 2005 AND RECORDED AS INS. #2005-4960.

BOUNDARY LINE ADJUSTMENT WAS APPROVED BY THE CITY OF HOOD RIVER BY

THE NORTHEAST AND SOUTHWEST CORNERS OF BLOCK 11.

12,457 S.F.

4,983 S.F.

4,986 S.F.

TOTAL = 22,426 S.F. 22,426 S.F.

11,060 S.F.

5,004 S.F.

6,362 S.F.

4) AMENDED PLAT OF IDLEWILDE ADDITION

2

3

03N-10E-26DC 700

03N-10E-26DC 800

03N-10E-26DC 801

NOTES:

4. ZONING: R-3

IS UNDEVELOPED.

PROPERTIES.

PROPERTIES.

THESE PROPERTIES.

INS. #97-2070 AND 95-0939.

NOVEMBER 13, 2012.

AS FILE NUMBER 2012-18.

TAX LOTS 03N-10E-26DC 700, 800 AND 801 A REPLAT OF LOT 1, THE EAST ½ LOT 15 AND LOTS 16, 17, AND 18, BLOCK 11, AMENDED PLAT OF IDLEWILDE ADDITION IN THE SW1/4 OF SE1/4, SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M. CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON JANUARY 22, 2012

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE COMMON LINES BETWEEN TAX LOTS 03N-10E-26DC 700, 800 AND 801. THE SUBJECT PROPERTIES LIE IN LOTS 1, 15, 16, 17 AND 18 OF BLOCK 11, AMENDED PLAT OF IDLEWILDE ADDITION. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS PROJECT, RESEARCH WAS MADE TO OBTAIN COPIES OF PRIOR SURVEYS AND PLATS CONDUCTED ON OR IN THE VICINITY OF THE SUBJECT PROPERTIES, COPIES OF THE CURRENT DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES, AND COPIES OF A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTIES. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES. THE PRIOR SURVEYS HAD ESTABLISHED THE BREAKDOWN OF BLOCK 11, AND HAD MONUMENTED THE MAJORITY OF THE BOUNDARY OF THE THREE PROPERTIES INVOLVED IN THIS PARTITION.

IN THE FIELD, MONUMENTS WERE FOUND FROM THE REFERENCE SURVEYS AS SHOWN. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND WERE HELD AS SHOWN ON THE SURVEY. THIS SURVEY HELD THE BLOCK BREAKDOWN ESTABLISHED IN REFERENCES #1 AND #2 TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTIES. WITH ESTABLISHMENT OF THE BOUNDARY OF THE SUBJECT PROPERTY, THE COMMON LINES WERE REPLATTED AS SHOWN ON THE SURVEY. MONUMENTS WERE SET WHERE NOT FOUND ON THE EXTERIOR AND ON THE PARCEL LINES AS SHOWN. THE PLAT ALSO SHOWS EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY, EASEMENTS OF RECORD, AND EASEMENTS ESTABLISHED OR ABANDONED BY THIS REPLAT.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON PLS 2786", UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE:

I, BRADLEY R. HUFFMON, REGISTERED LAND SURVEYOR NO. 2786 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY EXECUTED, ACCORDING TO ORS CHAPTER 92 AND THE CITY OF HOOD RIVER LAND USE DEVELOPMENT ORDINANCE, A PARTITION PLAT LYING IN LOTS 1, 15, 16, 17, AND 18 OF BLOCK 11, AMENDED PLAT OF IDLEWILDE ADDITION, IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON. THE INITIAL POINT FOR SAID PARTITION IS THE 5/8" REBAR SET IN COUNTY SURVEY NO. 95-012, FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 11. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

LOT 1, THE EAST 1/2 OF LOT 15, LOT 16, LOT 17 AND LOT 18 OF SAID BLOCK 11 OF THE AMENDED PLAT OF IDLEWILDE ADDITION.

CONTAINS 22,426 SQUARE FEET.

FEB 1 4 2013

Certified to be a true and correct copy of the ORIGINAL Dept. of Becords & Assessment
By M. Kelley Deputy MICAELA KELLER

RECORDING INFORMATION Plat Number 2013 OIP instrument received on the 14th day of FEBRUARY, 2013 at 3:44 P.M.

> Hood River County Director of Records and Assessments.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

Survey No. C5 2013 007

LEGEND:

OWNERS:

MERLE I. TINKER

P.O. BOX 5384

1809 LINCOLN STREET

PH. (503) 953-0904

TAX LOT 03N-10E-26DC 700

HOOD RIVER, OREGON 97031

LAURA B. ROSSETTER TRUST

259 STELLAR JAY ROAD

FRISCO, CO. 80443

PH. (970) 390-7116

TAX LOT 03N-10E-26DC 800 & 801

----(-)----(-)- EXISTING SANITARY SEWER - DHE ----- OVERHEAD ELECTRIC POWER LINE PP • EXISTING POWER POLE $-\times-\times-\times-\times-\times-$ EXISTING FENCE LINE TR = TELEPHONE RISER GM = GAS METER EM = ELECTRICAL METER WM = WATER METER □ WM EXISTING

NOTE: ALL OTHERS AS NOTED ON PLAN

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE PORIGINAL PLAT. Bully X, Hufm 1/22/13 BRADLEY RY MUFFMON //

ENGINEER / SURVEYOR

TENNESON ENGINEERING CORP. 3313 W. 2nd Street, Suite 100 The Dalles, Oregon. 97058 Ph. 541-296-9177 FAX 541-296-6657

PROFESSIONAL LAND SURVEYOR

REGISTERED

OREGON JANUARY 21, 1997 BRADLEY R. HUFFMON 2786

EXPIRES: 06/30/2013

SHEET 2 OF 2

PLOT DATE: 1/22/2013 K:\ACAD\13900\13956par.dwa

CS 2013 007.2

W.O. #13956par