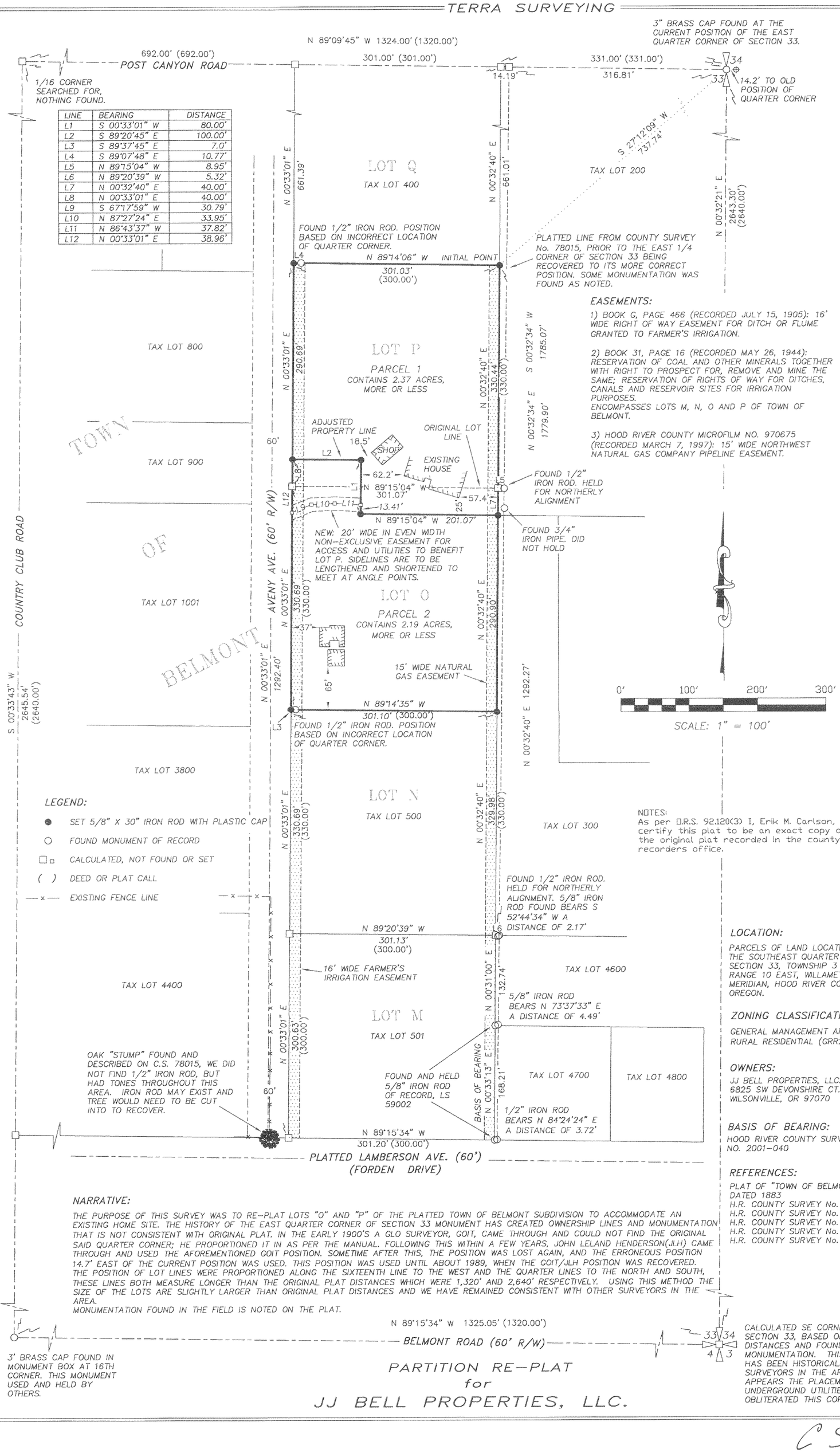
TERRA SURVEYING



LINE	BEARING	DISTANCE
L1	S 00°33'01" W	80.00'
L2	S 89°20'45" E	100.00'
L3	S 89°37'45" E	7.0'
L4	S 89°07'48" E	10.77'
L5	N 89°15'04" W	8.95'
L6	N 89°20'39" W	5.32'
L7	N 00°32'40" E	40.00'
L8	N 00°33'01" E	40.00'
L9	S 67°17'59" W	30.79'
L10	N 87°27'24" E	33.95'
L11	N 86°43'37" W	37.82'
L12	N 00°33'01" E	38.96'

EASEMENTS:

1) BOOK G, PAGE 466 (RECORDED JULY 15, 1905): 16' WIDE RIGHT OF WAY EASEMENT FOR DITCH OR FLUME GRANTED TO FARMER'S IRRIGATION.

2) BOOK 31, PAGE 16 (RECORDED MAY 26, 1944): RESERVATION OF COAL AND OTHER MINERALS TOGETHER WITH RIGHT TO PROSPECT FOR, REMOVE AND MINE THE SAME; RESERVATION OF RIGHTS OF WAY FOR DITCHES, CANALS AND RESERVOIR SITES FOR IRRIGATION PURPOSES.
ENCOMPASSES LOTS M, N, O AND P OF TOWN OF BELMONT.

3) HOOD RIVER COUNTY MICROFILM NO. 970675 (RECORDED MARCH 7, 1997): 15' WIDE NORTHWEST NATURAL GAS COMPANY PIPELINE EASEMENT.

NOTES:
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this plat to be an exact copy of the original plat recorded in the county recorders office.

LOCATION:

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

ZONING CLASSIFICATION:

GENERAL MANAGEMENT AREA
RURAL RESIDENTIAL (GRR2)

OWNERS:

JJ BELL PROPERTIES, LLC.
6825 SW DEVONSHIRE CT.
WILSONVILLE, OR 97070

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY NO. 2001-040

REFERENCES:

PLAT OF "TOWN OF BELMONT", DATED 1883
H.R. COUNTY SURVEY No. 78015
H.R. COUNTY SURVEY No. 85087
H.R. COUNTY SURVEY No. 99097
H.R. COUNTY SURVEY No. 2002085
H.R. COUNTY SURVEY No. 2011040

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO RE-PLAT LOTS "O" AND "P" OF THE PLATTED TOWN OF BELMONT SUBDIVISION TO ACCOMMODATE AN EXISTING HOME SITE. THE HISTORY OF THE EAST QUARTER CORNER OF SECTION 33 MONUMENT HAS CREATED OWNERSHIP LINES AND MONUMENTATION THAT IS NOT CONSISTENT WITH ORIGINAL PLAT. IN THE EARLY 1900'S A GLO SURVEYOR, GOIT, CAME THROUGH AND COULD NOT FIND THE ORIGINAL SAID QUARTER CORNER; HE PROPORTIONED IT IN AS PER THE MANUAL. FOLLOWING THIS WITHIN A FEW YEARS, JOHN LELAND HENDERSON(JLH) CAME THROUGH AND USED THE AFOREMENTIONED GOIT POSITION. SOMETIME AFTER THIS, THE POSITION WAS LOST AGAIN, AND THE ERRONEOUS POSITION 14.7' EAST OF THE CURRENT POSITION WAS USED. THIS POSITION WAS USED UNTIL ABOUT 1989, WHEN THE GOIT/JLH POSITION WAS RECOVERED. THE POSITION OF LOT LINES WERE PROPORTIONED ALONG THE SIXTEENTH LINE TO THE WEST AND THE QUARTER LINES TO THE NORTH AND SOUTH, THESE LINES BOTH MEASURE LONGER THAN THE ORIGINAL PLAT DISTANCES WHICH WERE 1,320' AND 2,640' RESPECTIVELY. USING THIS METHOD THE SIZE OF THE LOTS ARE SLIGHTLY LARGER THAN ORIGINAL PLAT DISTANCES AND WE HAVE REMAINED CONSISTENT WITH OTHER SURVEYORS IN THE AREA.
MONUMENTATION FOUND IN THE FIELD IS NOTED ON THE PLAT.

CALCULATED SE CORNER OF SECTION 33, BASED ON PLAT DISTANCES AND FOUND MONUMENTATION. THIS POSITION HAS BEEN HISTORICALLY USED BY SURVEYORS IN THE AREA. IT APPEARS THE PLACEMENT OF UNDERGROUND UTILITIES HAS OBLITERATED THIS CORNER.

PARTITION RE-PLAT
for
JJ BELL PROPERTIES, LLC.

CS 2013 026

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# 2013 026
DATE FILED: 7-15-13
BY:

2013059P
File Number
Instrument received on the 10th day of July, 2013 at 2:03 PM.
Jh Keller
Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson,
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 #2010-01147 in Hood River County records.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2013

DECLARATION:

I, John L. Krier, JLK Global, Inc., acting as ~~Project~~ Manager for JJ Bell Properties, LLC owner(s) of the land shown herein, hereby declare that this division of land and the creation of easement(s) on the face of the plat has been made with my free consent and in accordance with my desires.

5-17-13
John L. Krier, JLK Global, Inc. DATE
Acting as Manager for JJ Bell Properties, LLC
OWNER DATE

ACKNOWLEDGMENTS:

This instrument was acknowledged before me as a representative of JJ Bell Properties, LLC.
on May 17, 2013
by John L. Krier
Barbara S. Baker
Notary Signature

STATE OF Oregon }
COUNTY OF Clackamas } s.s.
Subscribed and sworn to before me on this 17th day of May, 2013.

NOTARY PUBLIC - OREGON
COMMISSION NO. 434679
MY COMMISSION EXPIRES
NOV 30, 2016

APPROVALS

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 28th day of MAY, 2013.
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 29th day of MAY, 2013.
Planning File Number #12-0114
The Hood River County Planning Director

TERRA SURVEYING
DATE MONUMENTED: APRIL 10, 2013
SCALE: 1" = 100'
PROJECT: 12112REPLAT
ASSESSORS MAP: 3N 10E 33D
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

CS 2013 026