

PARTITION PLAT

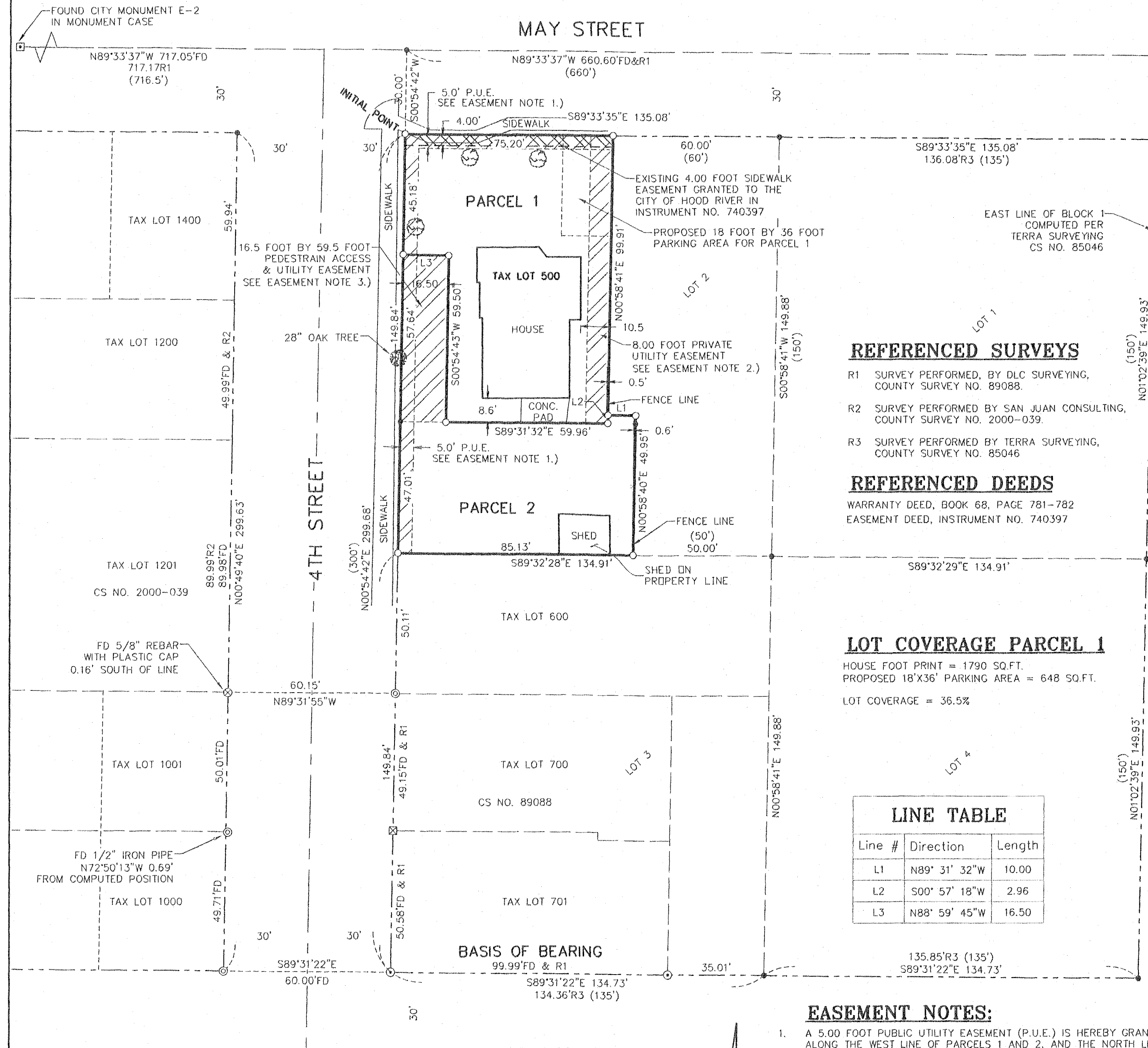
LOCATED IN A PORTION OF LOT 2 OF BLOCK 1 OF PARKHURST ADDITION
 NW 1/4, SECTION 36, T. 3 N., R. 10 E., W.M.
 CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON
 3N 10E 36BD TAX LOT 500

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. CS 2014 049

FILED 12-17-14

BY [Signature]



LEGEND

- SET 5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. 59002LS)
- ⊙ FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP (DLC SURVEYING, CS NO. 89088)
- ⊗ FOUND CONCRETE NAIL (DLC SURVEYING, CS NO. 89088)
- ⊗ FOUND 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (SAN JUAN CONSULTING, CS NO. 2000-039)
- ⊠ FOUND 5/8" REBAR W/1 1/2" ALUMINUM CAP (MARTINSEN 41245)
- ⊙ FOUND 1/2" IRON PIPE
- FOUND 1" IRON PIPE WITH NAIL INSIDE
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NO.
- R1 RECORD DATA PER CERTIFICATE OF SURVEY NO.
- FD FOUND DATA
- (660') PLAT OR DEED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- ⊗ EXISTING OAK TREE
- ⊗ PROPOSED DECIDUOUS TREE
- ▨ NEW EASEMENT PER THIS PLAT, SEE EASEMENT NOTES
- ▨ EXISTING EASEMENT

REFERENCED SURVEYS

- R1 SURVEY PERFORMED BY DLC SURVEYING, COUNTY SURVEY NO. 89088.
- R2 SURVEY PERFORMED BY SAN JUAN CONSULTING, COUNTY SURVEY NO. 2000-039.
- R3 SURVEY PERFORMED BY TERRA SURVEYING, COUNTY SURVEY NO. 85046

REFERENCED DEEDS

WARRANTY DEED, BOOK 68, PAGE 781-782
 EASEMENT DEED, INSTRUMENT NO. 740397

LOT COVERAGE PARCEL 1

HOUSE FOOT PRINT = 1790 SQ.FT.
 PROPOSED 18'X36' PARKING AREA = 648 SQ.FT.
 LOT COVERAGE = 36.5%

Line #	Direction	Length
L1	N89° 31' 32"W	10.00
L2	S00° 57' 18"W	2.96
L3	N88° 59' 45"W	16.50

EASEMENT NOTES:

1. A 5.00 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY GRANTED ALONG THE WEST LINE OF PARCELS 1 AND 2, AND THE NORTH LINE OF PARCEL 1 OF THIS PLAT.
2. A 8.00 FOOT PRIVATE UTILITY EASEMENT OVER, UNDER, AND ACROSS THAT PORTION OF PARCEL 1 FOR THE BENEFIT OF PARCEL 2 OF THIS PLAT.
3. A 16.5 FOOT BY 59.5' FOOT PEDESTRIAN ACCESS AND UTILITY EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 OF THIS PLAT.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	11,736± SQ.FT. 0.27± ACRES	6,732± SQ.FT. 0.15± ACRES
PARCEL 2		5,004± SQ.FT. 0.12± ACRES

Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97031
 TEL: 541-388-3322 • FAX: 541-388-2515

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
James M. Klein
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002
 Expires 6-30-2015

SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON
 1/4 SEC T. R.
 36BD 3N. 10E.

PARTITION PLAT NO. 2014-09P

INSTRUMENT RECEIVED ON THE 9th DAY OF DECEMBER, 2014 AT 10:10 A.M.

James M. Klein
 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 REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 68, PAGE 781-782 TO LONIEL E. SMITH AND MARY H. SMITH.

James M. Klein
 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, AND THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT CREATE THE EASEMENTS SHOWN HEREON FOR THE STATED PURPOSES.

Mary H. Smith 12-26-14
 MARY H. SMITH DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-26-14, 2014, BY MARY H. SMITH

Royan R. Cochran
 NOTARY SIGNATURE

Royan R. Cochran
 NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 469581

MY COMMISSION EXPIRES Aug 17, 2016

APPROVALS

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

James M. Klein
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 9th DAY OF DECEMBER, 2014.

Paula J. Smith
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 2nd DAY OF DECEMBER, 2014.

Justin A. Smith
 HOOD RIVER CITY PLANNING DIRECTOR

OWNER
 MARY H. SMITH

SURVEY PERFORMED FOR:
 ERIC SMITH
 DATE OF MONUMENTATION: JUNE 27, 2014
 PROJECT: 14-05-10 DRAFT: GJD
 FILE: 140510.DWG LAYOUT TAB: HRCITYPP

BASIS OF BEARINGS

SOUTH LINE OF LOT 3 PARKHURST ADDITION
 COUNTY SURVEY NO. 89088

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

CS 2014049