

TERRA SURVEYING  
PARTITION PLAT  
for  
JRH PROPERTIES, LLC, an Oregon Limited Liability company

LOCATION OF SURVEY:  
A PORTION OF BLOCK 11, OF THE AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2014 053

DATE FILED: 12-30-14

BY: *[Signature]*

OWNER:  
JRH PROPERTIES, LLC  
c/o JAN HOLIBAUGH  
P.O. BOX 789  
LAKE OSWEGO, OR 97034

File Number 201410P  
Instrument received on the 26<sup>th</sup> day of  
DECEMBER, 2014 at 9:22 A.M.

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  
the boundaries being described as Lot 3 and the  
East half of Lot 4, Block 11, IDLEWILDE ADDITION TO  
HOOD RIVER, according to the amended plat thereof,  
in the City of Hood River, County of Hood River and  
State of Oregon.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2015

**DECLARATION**  
We the owner(s) of the land shown herein, hereby  
declare that this division of land has been made with  
our free consent and in accordance with our desires  
and grant the easements as shown on this plat.

*Jan Holibaugh* 12/22/14  
OWNER DATE  
Member JRH PROPERTIES, LLC  
State of Oregon }  
County of Hood River } s.s.

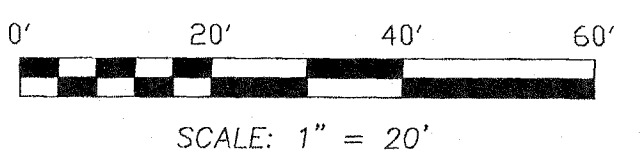
This instrument was acknowledged before me on  
December 22, 2014 (date)  
by *Jan Holibaugh*  
as representative of JRH Properties, LLC.  
*M. Hackett*  
Notary Signature

Public Notary  
My Commission expires: May 15, 2015

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

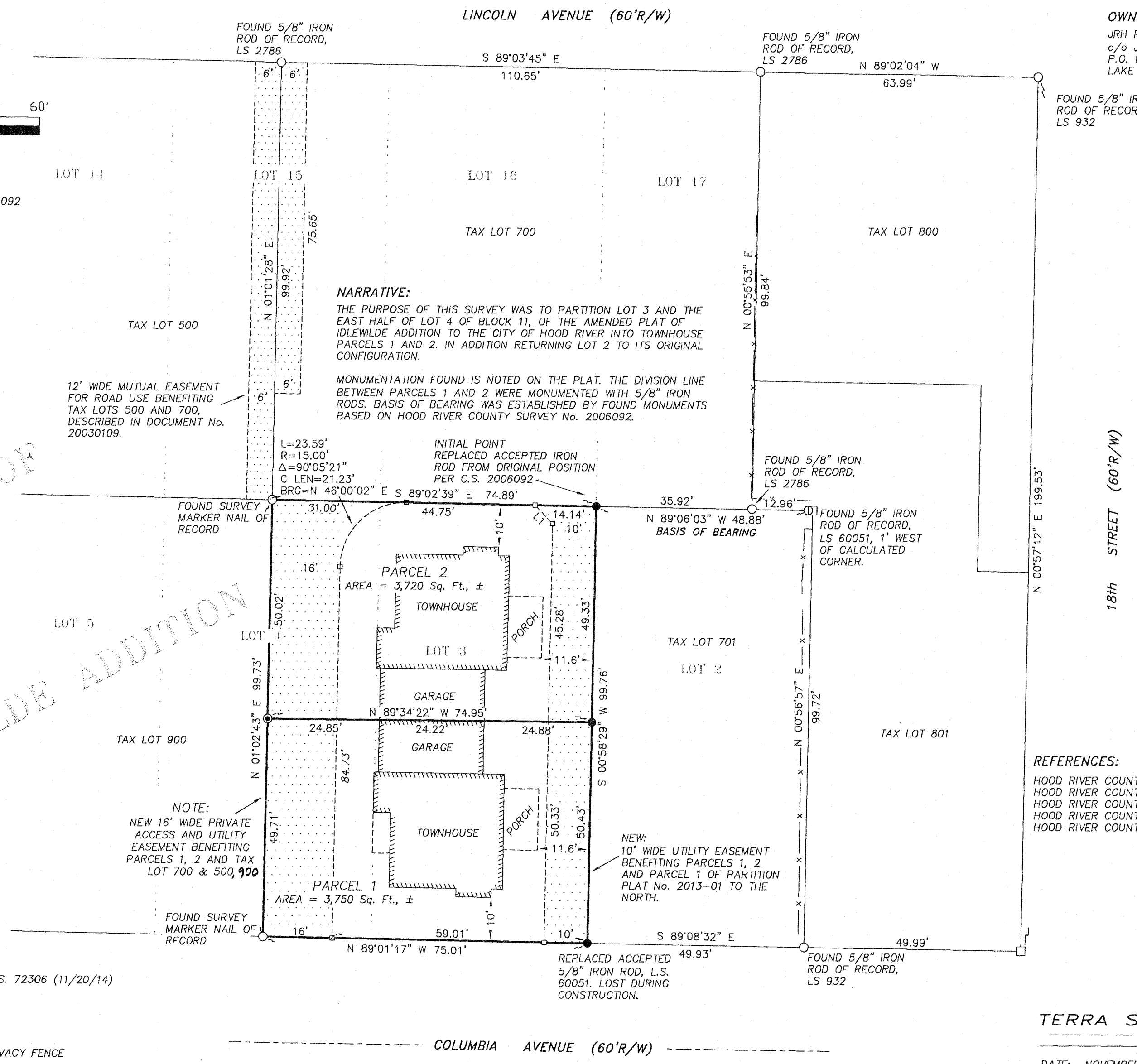
I hereby certify this partition was ex-  
amined and approved as of this 22<sup>nd</sup>  
day of DECEMBER, 2014  
*[Signature]*  
Hood River County Surveyor

I hereby certify this partition was ex-  
amined and approved as of this 24<sup>th</sup>  
day of DECEMBER, 2014  
Planning File Number 2013-38  
*[Signature]*  
City of Hood River Planner



SCALE: 1" = 20'  
BASIS OF BEARING:  
HOOD RIVER COUNTY SURVEY No. 2006092

AMENDED  
PLAT OF  
IDLEWILDE ADDITION



**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 3 AND THE  
EAST HALF OF LOT 4 OF BLOCK 11, OF THE AMENDED PLAT OF  
IDLEWILDE ADDITION TO THE CITY OF HOOD RIVER INTO TOWNHOUSE  
PARCELS 1 AND 2. IN ADDITION RETURNING LOT 2 TO ITS ORIGINAL  
CONFIGURATION.

MONUMENTATION FOUND IS NOTED ON THE PLAT. THE DIVISION LINE  
BETWEEN PARCELS 1 AND 2 WERE MONUMENTED WITH 5/8" IRON  
RODS. BASIS OF BEARING WAS ESTABLISHED BY FOUND MONUMENTS  
BASED ON HOOD RIVER COUNTY SURVEY No. 2006092.

12' WIDE MUTUAL EASEMENT  
FOR ROAD USE BENEFITING  
TAX LOTS 500 AND 700,  
DESCRIBED IN DOCUMENT No.  
20030109.

NOTE:  
NEW 16' WIDE PRIVATE  
ACCESS AND UTILITY  
EASEMENT BENEFITING  
PARCELS 1, 2 AND TAX  
LOT 700 & 500, 900

NEW:  
10' WIDE UTILITY EASEMENT  
BENEFITING PARCELS 1, 2  
AND PARCEL 1 OF PARTITION  
PLAT No. 2013-01 TO THE  
NORTH.

- LEGEND:**
- FOUND MONUMENT OF RECORD
  - SET 5/8" IRON ROD WITH CAP, L.S. 72306 (11/20/14)
  - ⊙ SET 2" BRASS TAB IN ASPHALT
  - CALCULATED BOUNDARY CORNER
  - ( ) DEED CALL
  - x- EXISTING CHAIN LINK/WOODEN PRIVACY FENCE

**ZONING:**  
(R-3) URBAN HIGH DENSITY RESIDENTIAL

LINE	BEARING	DISTANCE
L1	S 44°01'17" E	5.85'

COLUMBIA AVENUE (60'R/W)

**LEGAL DESCRIPTION OF ORIGINAL LOT:**  
LOTS 3 AND THE EAST HALF OF LOT 4, BLOCK 11,  
IDLEWILDE ADDITION TO HOOD RIVER, ACCORDING  
TO THE AMENDED PLAT THEREOF, IN THE CITY OF  
HOOD RIVER, COUNTY OF HOOD RIVER AND STATE  
OF OREGON.

- REFERENCES:**
- HOOD RIVER COUNTY SURVEY No. 80090
  - HOOD RIVER COUNTY SURVEY No. 95012
  - HOOD RIVER COUNTY SURVEY No. 2005083
  - HOOD RIVER COUNTY SURVEY No. 2006092
  - HOOD RIVER COUNTY SURVEY No. 2013007

TERRA SURVEYING

DATE: NOVEMBER 20, 2014  
SCALE: 1" = 20'  
PROJECT: 13108  
ASSESSORS MAP: 3N-10E-26DC-701  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
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E-Mail: terra@gorge.net  
www.terralandsurveying.com

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