TERRA SURVEYING HOOD RIVER COUNTY SURVEYOR'S OFFICE PARTITION RE-PLAT for DAVID J. SIMON AND SUNY BROWN SIMON cs# 2015029 201510P File Number DATE FILED: 07/07/15 Instrument received on the SEVENTHOOV of TRUSTEES OF THE SIMON FAMILY TRUST DATED MARCH 17, 2012 JULY , 2015 of 9:10 A.M BY: MS Hood River County Director of Records WASCO AVENUE (60' R/W) and Assessments. N 88'01'46" E S 87'53'42" W S 88'15'27" W 32.80' 55.59' OWNER: L=346.28' 10' 55.27' R=1015.82' DAVID J. SIMON & SUNY BROWN $\Delta = 19'31'54"$ TRUSTEES OF THE SIMON FAMILY C LEN=344.61' BRG=S 82'10'12" E TRUST DATED MARCH 17, 2012 P.O. BOX 855 HOOD RIVER, OR 97031 LOCATION OF SURVEY: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON LOT 3 LOT 1 LOT 2 TAX LOT 1000 TAX LOT 1200 TAX LOT 1100 REGISTERED PROFESSIONAL LÁNÓ SURVEYOR OREGON 20' 40' December 30, 2005 ERIK M. CARLSON 72306 FOUND 5/8" FOUND 5/8" IRON ROD OF SCALE: 1" = 20'IRON ROD OF RECORD, NO CAP Expires: December, 2015 FOUND 5/8" RECORD, NO CAP. BASIS OF BEARING IRON ROD OF BASIS OF BEARING N 86'41'30" E RECORD, LS 1815 HOOD RIVER COUNTY SURVEY No. 94043 N 86'54'37" DECLARATION 38.38' (38.31') 25.61 18.19' (18.13') We the owner(s) of the land shown herein, hereby (29.87')EXISTING PRIVATE UNDERGROUND UTILITY EASEMENT. NARRATIVE: N 86'54'37" E 48.00' declare that this division of land has been made with THE PURPOSE OF THIS SURVEY WAS TO RE-PLAT LOTS 10 AND 11 OF THE WILLOW RIDGE SUBDIVISION IN THE CITY OF HOOD RIVER our free consent and in accordance with provision of INTO ONE PARCEL. THE BOUNDARY WAS RESOLVED BY of OBS. 92 as shown on this plat. RECOVERING ORIGINAL SUBDIVISION CORNERS. THESE MONUMENTS LINE TO BE REMOVED MEASURED FAIRLY WELL WITH PLAT DISTANCES. I USED THE TWO TAX LOT 1300 MONUMENTS ON THE NORTH LINE OF LOT 11 FOR THE BASIS OF BEARING AS THEY SEEMED TO BE IN THE GREAT CONDITION. MONUMENTATION FOUND AS DESCRIBED AS NOTED. LOT 11 EXISTING STRUCTURE IS SHOWN ON THE PLAT. LOT 10 TAX LOT 1400 SURVEYOR'S CERTIFICATE TAX LOT 1500 Oregon (CONTAINED 5,060 SQ. (CONTAINED 5,320 SQ. FT. FT. MORE OR LESS) County of HOOST RIVER I, Erik M. Carlson, being first and duly sworn, depose and say that I have correctly surveyed and marked MORE OR LESS) with proper monuments the lands represented on this Partition Re-Plat. The boundaries This instrument was acknowledged before me on being Lots 10 and 11 of Willow Ridge Subdivision, in the City of Hood River, County of July 3, 2015 Hood River and State of Oregon. Also described as follows: by David Joel Simon Beginning at the initial point which is a 5/8" iron rod monumenting the southwest corner of Lot 10 of the Willow Ridge Subdivision; thence North 03'23'04" West a as Trustees of The Simon Family Trust dated distance of 108.59 feet to a 5/8" iron rod; thence North 86°54'37"East a distance of March 17, 2012 TAX LOT 1600 TAX LOT 1701 **EXISTING** 29.68 feet to a 5/8" iron rod; thence North 86*16'09" East a distance of 18.19 feet to PARCEL a 5/8" iron rod; thence North 86'41'30" East a distance of 38.38 feet to a 5/8" iron Notary Signature CONTAINS 10,375 SQ. FT., rod, L.S.1815; thence South 01°56'11" East a distance of 41.43 feet to a point; thence Public Notary- OREGON APTIL 28,2019
My Commission expires: MORE OR LESS South 51°34'19" East a distance of 23.62 feet to a point; thence South 01°30'44" East a distance of 53.76 feet to the southeast corner of Lot 11 of said Willow Ridge My Commission number: 938495 Subdivision, thence South 88'13'21" West a distance of 51.39 feet to a 5/8" iron rod L.S. 1815; thence South 87'42'55" West a distance of 49.69 feet to the point of beginning of this plat. I hereby certify that all taxes and assessments due hereon have been fully paid as required by law. FOUND IRON PIPE S 88'01'25" W Hood River County Director of Budget and N 88'13'21" E OF RECORD PER 159.76 N 87'42'55" E C.S. No. 94043 N 87'42'55" E 51.39' (51.39') Finance, Treasurer/ Tax Collector/ 49.69' (50') FOUND 5/8" IRON ROD OF AND 98048. 50.00' FOUND 5/8" IRON ROD OF RECORD, LS 1815 RECORD, NO CAP INITIAL POINT I hereby certify this partition was examined and approved as of this of ______, 20.5. LEGEND: TERRA SURVEYING 2020 O FOUND MONUMENT OF RECORD SET 5/8" IRON ROD WITH CAP, L.S. 72306 Hood River County Surveyor MONUMENTION DATE: JUNE 29, 2015 LINCOLN AVENUE (60' R/W) SCALE: 1" = 20' CALCULATED BOUNDARY CORNER I hereby certify this partition was ex-77# day PROJECT: 15027PLAT ASSESSORS MAP: 3N-10E-25CB () DEED CALL of Jusy 2015. REFERENCES: P.O. BOX 617 PRIVATE EASEMENTS RESERVED HOOD RIVER COUNTY SURVEY No. 2002061 Planning file Number 2015-06 HOOD RIVER, OREGON 97031 FOR STORM, SANITARY AND HOOD RIVER COUNTY SURVEY No. 98048 UNDERGROUND UTILITIES PHONE: (541) 386-4531 HOOD RIVER COUNTY SURVEY No. 94043 Jud (Zu E-Mail: terra@gorge.net City of Hood River Planner www.terralandsurveying.com