

PARTITION PLAT

LOCATED IN THE SE 1/4 OF THE NW 1/4, SECTION 35 T.3N, R.10E. W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON
3N 10E 35BD TAX LOT 102

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2015030
FILED 07/07/15
BY MD

PARTITION PLAT NO. 201511P

INSTRUMENT RECEIVED ON THE 7th DAY
OF JULY, 2015 2:32 AT P.M.

HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

SURVEYOR'S 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 STATUTORY WARRANTY DEED, INSTRUMENT NO. 2014-03040. THE INITIAL POINT OF THIS SURVEY BEING A 5/8" REBAR WITH A YELLOW PLASTIC CAP (KLEIN & ASSOC.) LOCATED AT THE SOUTHWEST CORNER OF PARCEL 2.

James M. Klein July 1, 2015
JAMES M. KLEIN PLS. 59002

DECLARATION

I THE REPRESENTATIVE 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 I HEREBY DEDICATE A 5.00 FEET, PUBLIC UTILITY EASEMENT, AS SHOWN ON THIS PLAT

Dayle Harris 7-1-15
DAYLE HARRIS DATE
MANAGING MEMBER OF CALLAS-KNIGHT RENTALS, LLC

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 1, 2015, BY THE ABOVE SIGNED

Roxann R Cochran
NOTARY SIGNATURE
Roxann R Cochran
NOTARY PUBLIC - (NAME) Oregon

STATE OF Oregon
COUNTY OF Hood River
COMMISSION NO. 469581
MY COMMISSION EXPIRES August 17, 2016

APPROVALS

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

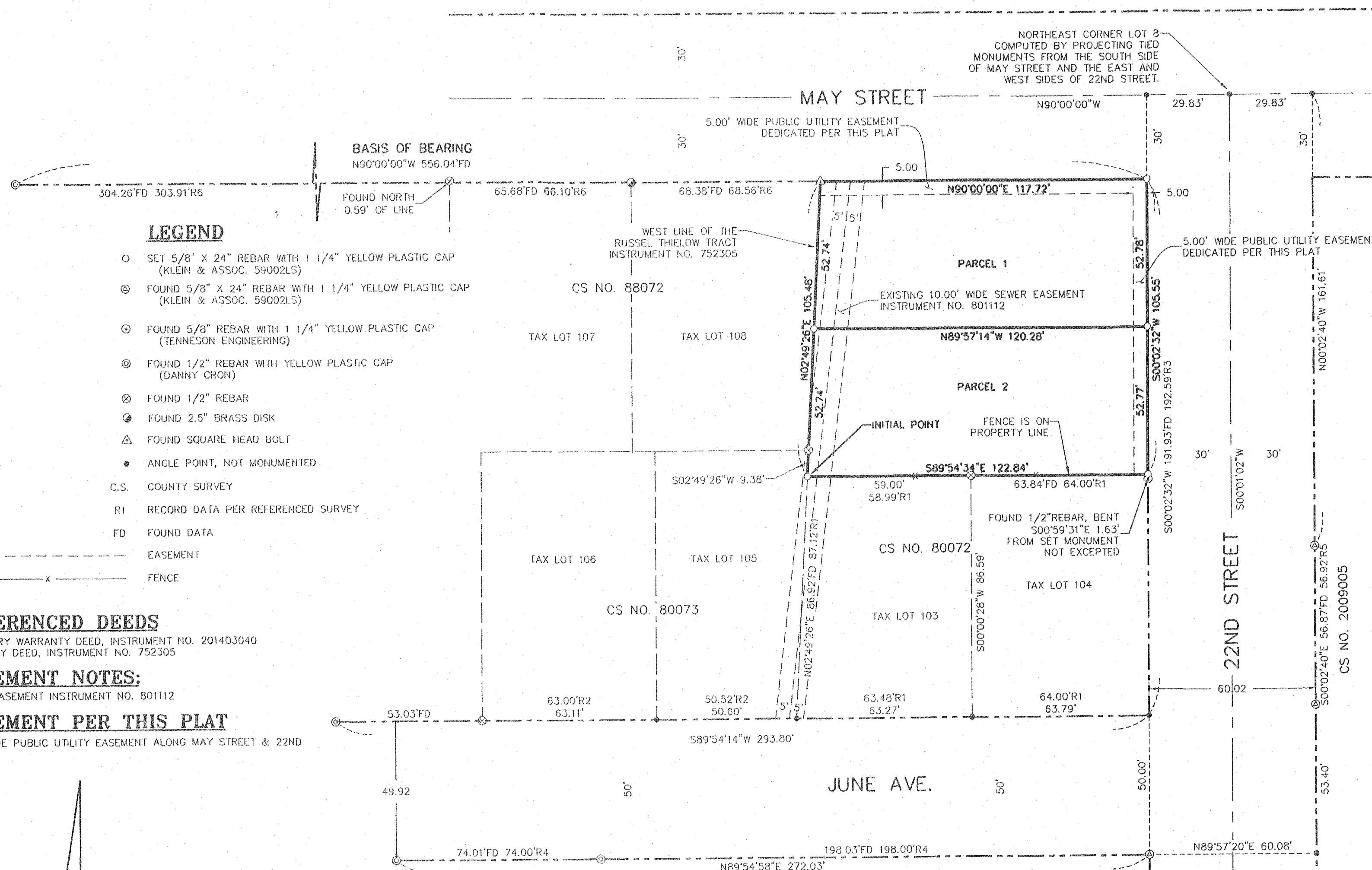
David Johnson
HOOD RIVER COUNTY DIRECTOR
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 10th DAY OF JULY, 2015.

James M. Klein
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 7th DAY OF JULY, 2015.

Paula Long
HOOD RIVER CITY PLANNING DIRECTOR



LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. 59002LS)
- ⊙ FOUND 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. 59002LS)
- ⊙ FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (TENNESON ENGINEERING)
- ⊙ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP (DANNY CRON)
- ⊙ FOUND 1/2" REBAR
- FOUND 2.5" BRASS DISK
- ▲ FOUND SQUARE HEAD BOLT
- ANGLE POINT, NOT MONUMENTED

- C.S. COUNTY SURVEY
- R1 RECORD DATA PER REFERENCED SURVEY
- FD FOUND DATA
- EASEMENT
- FENCE

REFERENCED DEEDS

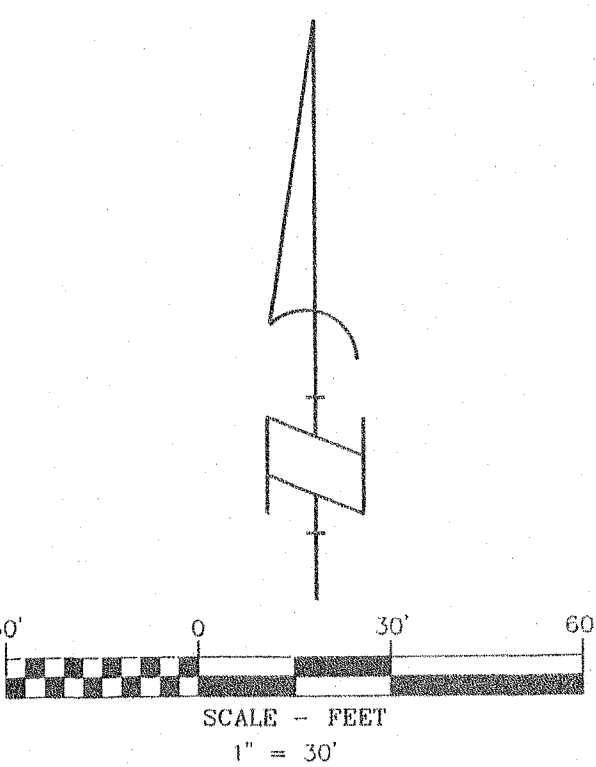
STATUTORY WARRANTY DEED, INSTRUMENT NO. 201403040
WARRANTY DEED, INSTRUMENT NO. 752305

EASEMENT NOTES:

SEWER EASEMENT INSTRUMENT NO. 801112

EASEMENT PER THIS PLAT

5.00' WIDE PUBLIC UTILITY EASEMENT ALONG MAY STREET & 22ND STREET



REFERENCED SURVEYS

- R1- SURVEY PERFORMED BY DANNY CRON, COUNTY SURVEY NO. 80072
- R2- SURVEY PERFORMED BY DANNY CRON, COUNTY SURVEY NO. 80073
- R3- SURVEY PERFORMED BY TENNESON ENGINEERING COUNTY SURVEY NO. 7591
- R4- SURVEY PERFORMED BY KLEIN & ASSOC. INC. COUNTY SURVEY NO. 2007050
- R5- SURVEY PERFORMED BY KLEIN & ASSOC. INC. COUNTY SURVEY NO. 2009005
- R6- SURVEY PERFORMED BY DANNY CRON, COUNTY SURVEY NO. 88072

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 102 OF HOOD RIVER COUNTY ASSESSOR MAP 3N 10E 35BD, BEING DESCRIBED IN INSTRUMENT NO. 201403040, HOOD RIVER COUNTY RECORDS.

THE BOUNDARY OF THE PARCEL BEING SURVEYED HEREIN WAS ESTABLISHED BY HOLDING A BOLT FOUND AT THE NORTHWEST CORNER OF THE PROPERTY BEING SURVEYED. MONUMENTS FOUND ALONG THE SOUTH RIGHT-OF-WAY OF MAY STREET WAS USED TO ESTABLISH THE NORTH BOUNDARY. SAID BOLT AND 1/2" REBAR FROM CS NO. 80073 WERE USED TO ESTABLISH THE WEST LINE. THE RECORD DISTANCE WAS HELD FROM SAID 1/2" REBAR TO ESTABLISH THE SOUTHWEST CORNER. THE SOUTH LINE WAS ESTABLISHED BY HOLDING A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF TAX LOT 103 AND PROJECTING THE TO THE WEST RIGHT OF WAY LINE OF 22ND STREET. 22ND RIGHT OF WAY LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS FROM CS. NO. 2007050 AND PROJECTING NORTH. SEE THE FACE OF THIS PLAT FOR FURTHER DETAILS.

AREA NOTE:

| PARCEL | ORIGINAL AREA | NEW AREA |
|----------|----------------|---------------|
| PARCEL 1 | | 6274 +/- SQFT |
| PARCEL 2 | 12684 +/- SQFT | 6410 +/- SQFT |

BASIS OF BEARINGS

HOOD RIVER COUNTY SURVEY CS. NO. 7591
BY TENNESON ENGINEERING

OWNER

CALLAS-KNIGHT RENTALS, LLC

SURVEY PERFORMED FOR:
DAYLE HARRIS
DATE OF MONUMENTATION: APRIL 20, 2015
PROJECT: 141103 DRAFT: CEM
FILE: 141103PP.DWG LAYOUT TAB: HRCPP

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

Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

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.
35BD 3N. 10E.