

PARTITION PLAT

PARCEL 2 OF PARTITION PLAT No. 9540
CITY OF HOOD RIVER
LOCATED IN
THE SW 1/4 OF SECTION 36, T3N, R10E, W.M.
PAGE 1 OF 2

Hood River County
Surveyor's Office
Survey No: 2015 044
Filed Date: 10/28/15
By: BC

PARTITION PLAT NO. 201513P

Instruments received on the 16th day of
OCTOBER, 2015 at 2:38 PM

McKelvey
Hood River County Director of Records
and Assessments

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT DARIN HEPNER AND TAMA HEPNER, EARLENE MARIE ROBERTS, RHONDA LOU BURLESON, AND CHERYL LEONE GREEN, OWNERS AND THOSE OF FEE INTEREST OF THE LAND REPRESENTED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE DIVIDED INTO PARCELS, AND DO HEREBY GRANT FOREVER ALL EASEMENTS WITH OUR OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

Earlene Marie Roberts
EARLENE MARIE ROBERTS

This instrument was acknowledged before me on this 1 day of APRIL, 2015, by EARLENE MARIE ROBERTS.

Jennifer Lee Ringbauer
Notary Name Printed JENNIFER LEE RINGBAUER
Commission Number 461479

Notary Public for the State of Oregon,
Hood River Co.

My commission expires 8-31-2015

Rhonda Lou Burleson
RHONDA LOU BURLESON

This instrument was acknowledged before me on this 10th day of April, 2015, by RHONDA LOU BURLESON.

Shae R. Kasinger
Notary Name Printed Shae R. Kasinger
Commission Number 473075

Notary Public for the State of Oregon,
Hood River Co.

My commission expires October 31, 2016

Darin Hepner
DARIN HEPNER

This instrument was acknowledged before me on this 1 day of APRIL, 2015, by DARIN HEPNER.

Jennifer Lee Ringbauer
Notary Name Printed JENNIFER LEE RINGBAUER
Commission Number 461479

Notary Public for the State of Oregon,
Hood River Co.

My commission expires 8-31-2015

Tama Hepner
TAMA HEPNER

This instrument was acknowledged before me on this 1 day of APRIL, 2015, by TAMA HEPNER.

Jennifer Lee Ringbauer
Notary Name Printed JENNIFER LEE RINGBAUER
Commission Number 461479

Notary Public for the State of Oregon,
Hood River Co.

My commission expires 8-31-2015

Cheryl Leone Green
CHERYL LEONE GREEN

This instrument was acknowledged before me on this 18th day of April, 2015, by CHERYL LEONE GREEN.

Mackenzie Mulligan
Notary Name Printed Mackenzie Mulligan
Commission Number 920979

Notary Public for the State of Oregon,
Hood River Co.

My commission expires 10/13/2017



SURVEYORS CERTIFICATE

I, Austin R. Bell, 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 No. 201103618 in Hood River County Records, to Darin & Tama Hepner.

Austin R. Bell 3-26-15
AUSTIN R. BELL T1685 LS

APPROVALS

I hereby certify that all taxes and assessment due hereon have been fully paid as required by law.

Dandra Brown
Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 28th day of APRIL, 2015

Amil A. Brown
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 30th day of SEPTEMBER, 2015

Planning File Number 2014-37
Cynthia Walbridge
City of Hood River Planning Director

COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED NUMBER N/A DATED N/A
HOOD RIVER COUNTY, OREGON.

NOTES

- 1) HOOD RIVER COUNTY RECORD No. 740719 REFERS TO A RURAL WATER APPLICATION AND ANNEXATION AGREEMENT FOR THIS PARCEL.
- 2) PARCEL IS SUBJECT TO A WAIVER OF RESONSTRANCE IN HOOD RIVER COUNTY RECORD No. 953588, 2012-03230, & 2012-03231 FOR VARIOUS IMPROVEMENTS BY THE CITY OF HOOD RIVER.
- 3) SALES CONTRACT 2011-03618 AND DEED OF TRUST 2012-02542, HOOD RIVER COUNTY RECORDS, PERTAIN TO TITLE, NOT MATTERS RELATING TO THIS SURVEY.

3N 10E 36CC 1601



DATE	DESCRIPTION	BY
1/15	DRAFT	HKK
1/15	CHECKED	ARB

PARTITION PLAT
FOR DARIN & TAMA HEPNER
HOOD RIVER, OREGON

SHEET: 1 OF 2
PROJECT: 15B009
DATE: JAN. 27, 2015

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

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RECEIVED APR 14 2015

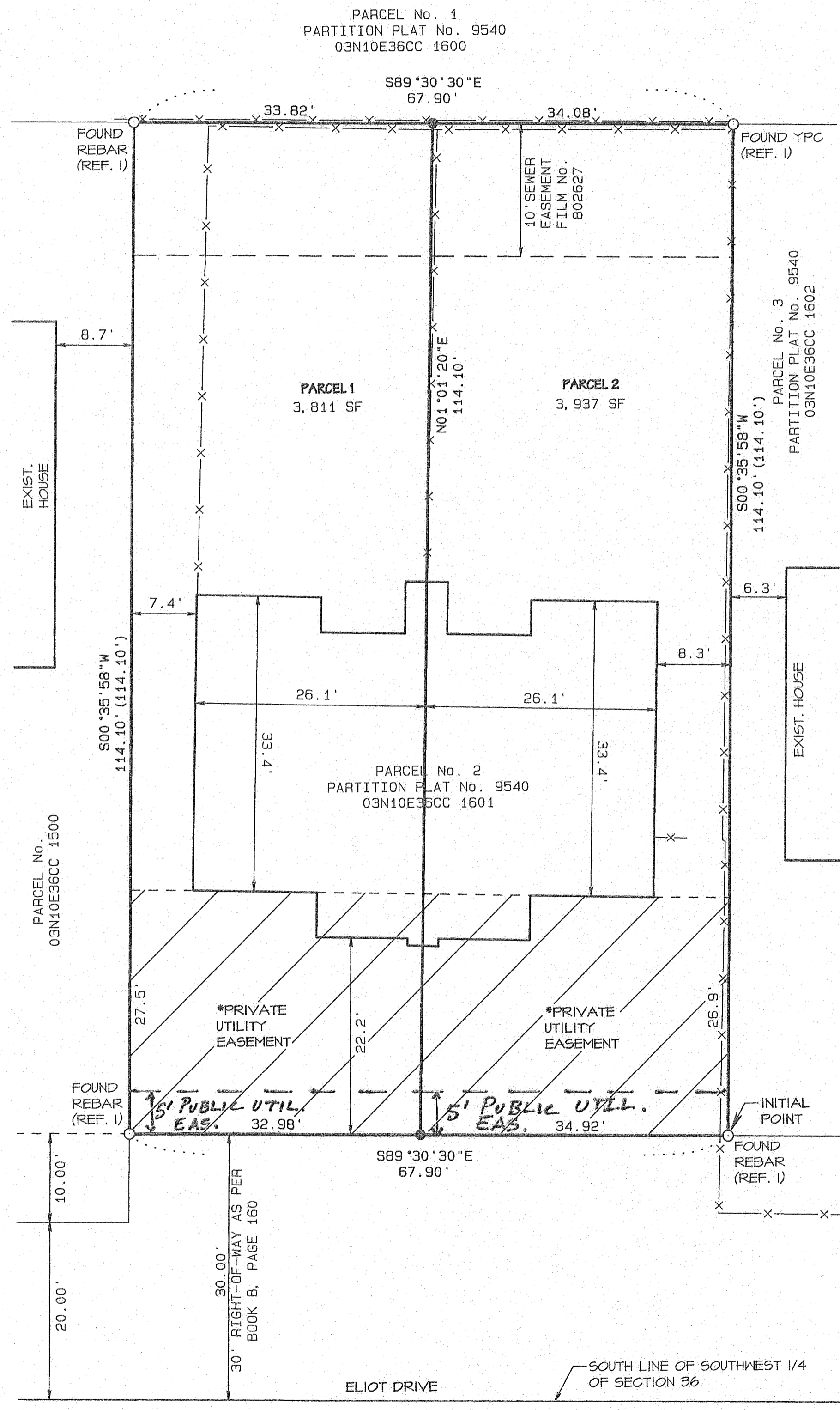
CS 2015 044 - 1

PARTITION PLAT

PARCEL 2 OF PARTITION PLAT No. 9540
 CITY OF HOOD RIVER
 LOCATED IN THE SW 1/4 OF SECTION 36, T3N, R10E, W.M.
 PAGE 2 OF 2

Hood River County
 Surveyor's Office
 Survey No: 2015 044
 Filed Date: 10/28/15
 By: BC

BASIS OF BEARING
 SOUTH LINE OF PARCEL 2 AS
 PER REFERENCE 1 SURVEY
 S89°30'30"E



TRAVERSE & ACCURACY STATEMENT

A POINT TO POINT TRAVERSE WAS MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT.

SURVEY NARRATIVE

-THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL 2 OF PARTITION PLAT No. 9540 IN TO TWO PARCELS IN ORDER TO ACCOMMODATE TOWNHOUSES. -REF. 1 SURVEY WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. THE REFERENCE 1 SURVEY MONUMENTS WERE ALL FOUND TO BE WITHIN ACCEPTABLE TOLERANCES. -DATE OF FIRST MONUMENTATION: 1/23/15

REFERENCES

1. 1995 PARTITION No. 9540, KLEIN, CS No. 95127

LEGAL DESCRIPTION

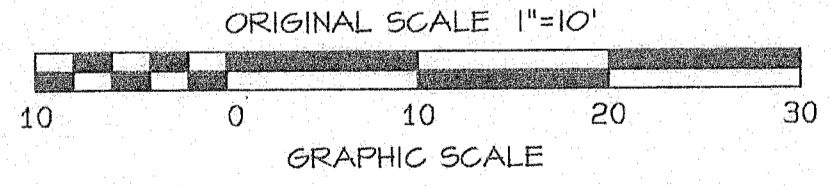
PARCEL 2 OF PARTITION PLAT No. 9540, THE CITY OF HOOD RIVER, SW 1/4 SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., TAX PARCEL NO. 03N10E36CC1601

LEGEND

- MARKER FOUND (REF 1 SURVEY UNLESS OTHERWISE NOTED)
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR, T7685 LS
- X-X- FENCE LINE
- () PLAT OR DEED CALL
- *PRIVATE UTILITY EASEMENT GIVES ACCESS TO UTILITY PROVIDERS OVER EACH PARCEL

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 08, 2008
 AUSTIN R. BELL
 #77885LS
 EXPIRES: 12-31-18



3N 10E 36CC 1601

BELL DESIGN COMPANY
 CIVIL ENGINEERING LAND SURVEYING
 P.O.B. 308, BINGEN, WA. 98605
 501-413-3086

DATE	DESCRIPTION	BY
1/15	DRAFT	HJK
1/15	CHECKED	ARB

PARTITION PLAT FOR DARIN & TAMA HEPNER
 HOOD RIVER, OREGON

SHEET: 2 OF 2
 PROJECT: 15B009
 DATE: JAN. 27, 2015

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