

PARTITION PLAT
FOR
WEST CLIFF DEVELOPMENT, LLC
TAX LOT 200, 03N-10E-27D

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2015 054
FILED 12/23/15
BY BC.

PARTITION PLAT NO. 201516P
INSTRUMENT RECEIVED THIS 16 DAY OF DECEMBER
2015 AT 11:30 AM

OWNER
WEST CLIFF DEVELOPMENT, LLC
P.O. BOX 1742
HOODRIVER, OR 97031

[Signature]
Hood River County Director of Records and Assessments

SURVEYORS CERTIFICATE
I, Jesse P. Garner, being 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. 2014-1633, dated June 6, 2014. Hood River County records, West Cliff Development, LLC, and being more particularly described as follows:
Beginning at the southeast corner of parcel 3 of Partition Plat 2006-19P, being a 1/2" diameter rebar with LS 10281 plastic cap and the Initial Point; thence N00°33'26"E 873.26' to the northwest corner of the northeast quarter of the southeast quarter of section 27, T 3 N, R 10 E, W.M.; thence S88°47'22"E 283.37' along the north line of said northeast quarter of the southeast quarter; thence S00°30'53"E 881.32' to a 5/8" diameter rebar with LS 932 plastic cap, said rebar being on the north line of Interstate 84 Right-of-Way; thence N87°09'58"W 283.69' along said north Right-of-Way line of Interstate 84 to the true point of beginning.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
[Signature]
OREGON
JANUARY 10, 2012
JESSE P. GARNER
85444
EXPIRES: 06/30/2017

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LINE	LENGTH	BEARING
L1	51.35	S84°25'39"W
L2	60.34	S00°32'53"W
L3	57.11	S84°25'39"W
L4	78.75	S84°25'39"W
L5	60.04	S03°28'59"E
L6	26.65	S84°25'39"W
L7	5.61	S03°29'50"E
L8	27.62	N71°05'12"E
L9	32.98	N48°14'19"E
L10	35.90	N63°38'53"E
L11	5.70	N00°19'51"E
L12	9.96	S89°40'09"E
L13	32.06	S87°09'58"E
L14	62.47	S66°19'33"E
L15	48.63	S70°42'48"E
L16	14.69	N00°30'53"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	14.28	25.00	14.09	S49°57'24"E
C2	65.62	85.00	64.01	S35°37'50"E

LEGEND
○ FOUND MONUMENT OF RECORD
● SET 5/8"x30" REBAR W/ ORANGE PLASTIC CAP MARKED OR 85444
□ CALCULATED POINT
() DISTANCE OF RECORD

BASIS OF BEARINGS
WEST LINE OF SUBJECT LOT PER SUR. 78088

MONUMENTS VISITED
JUNE 2, 2015
DATE OF MONUMENTATION
JULY 29, 2015

TOTAL ACREAGE
5.71 ACRES

EASEMENT NOTE
THE 60' ROAD AND UTILITY EASEMENT SHOWN IS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 OF THIS PLAT AND FOR THE CITY OF HOOD RIVER FOR ACCESS TO THE STORM WATER DRAINAGE EASEMENT AREA. THE STORM WATER DRAINAGE AREA SHOWN IS A PERPETUAL EASEMENT FOR THE CITY OF HOOD RIVER FOR PUBLIC STORM DRAINAGE PURPOSES.

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX LOT 200 INTO THE 3 PARCELS SHOWN. THE FOUND MONUMENTS AT THE CORNERS AND ON THE LINES OF THE SUBJECT PARCEL AS SHOWN ON THE FACE OF THE PLAT HEREIN WERE HELD TO ESTABLISH THE BOUNDARIES OF THE SUBJECT PARCEL. NO MAJOR DISCREPANCIES IN COURSE OR DISTANCE WERE FOUND FOR THIS SURVEY AS SHOWN ON THE PREVIOUS SURVEYS OF RECORD AS SHOWN. THE WEST LINE OF THE SUBJECT PARCEL WAS USED AS THE BASIS FOR THE SURVEY. THE RAIL ROAD RIGHT OF WAY WAS CALCULATED FROM RAIL ROAD RIGHT-OF-WAY MAP, OFFICE OF CHIEF ENGINEER, U.P.R.R., DRAWING NO. 54811, DATED JULY 15, 1947. BECAUSE THE LOCATION OF THE CENTERLINE OF THE TRACK FALLS OVER THE BLUFF, NO ATTEMPT WAS MADE TO LOCATE IT. THE POSITION OF THE RIGHT-OF-WAY WAS CALCULATED BY THE RECORD DISTANCES TO THE SOUTH LINE OF THE RIGHT-OF-WAY ON THE WEST LINE OF THE SUBJECT PARCEL PER CS 2006-053 AND THE EAST LINE OF THE SUBJECT PARCEL PER CS 93085. THIS POSITION FIT VERY WELL TO AN AERIAL PHOTOGRAPH.

LOCATION
NE1/4 SE1/4 SEC 27 3N 10E

5/8" REBAR W/ CAP MARKED OR932 PER C.S. 93085

REFERENCES
CS 78088, SURVEY BY DANNY CRON FOR PAUL FEDERICI, RECORDED AUGUST 18, 1978.
CS 2006 053, PARTITION PLAT NO. 200619P BY KLEIN AND ASSOCIATES, FILED 4-19-2006.
CS 99084, PARTITION PLAT NO. 9924 BY KLEIN AND ASSOCIATES, FILED 10-27-1999.
CS 92001, PARTITION PLAT NO. 9132 BY DANNY CRON, FILED 1-20-1992.
CS 2015 045 BY KLEIN AND ASSOCIATES FOR JAMES THOMAS, FILED 10-28-2015
CS 93085, SURVEY BY KLEIN AND ASSOCIATES FOR ODOT, FILED 11-04-1993

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5008, E-Mail pse@gorge.net, Job No. 2013-057

WEST CLIFF DEVELOPMENT PARTITION PLAT

[Signature] 12/7/2015
Licensed Land Surveyor PLS 85444 Date

DECLARATION
We, Owners of the the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with the provisions of ORS Chapter 92, and further, we grant the public Storm Water Drainage Easement and the private roadway and utility easement as shown on this plat.

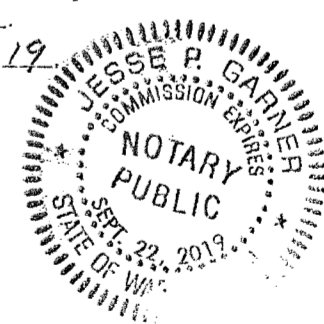
[Signature] 12/7/2015
Owner *[Signature]* Date
Owner *[Signature]* Date

This instrument was acknowledged before me on
December 7th 2015 (date)

By Mike Hills Manager Westcliff Develop LLC
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Signature

Notary Public in and for the State of Washington
Residing in Goldendale
My appointment expires 9/22 2019



I hereby certify that all taxes, and assessments due hereon have been fully-paid as required-by-law.
[Signature] 12/16/15
Hood River County Director of Budget and Finance Date

I hereby certify that this Partition has been examined and approved as of this 8th day of December, 2015.

[Signature]
Hood River County Surveyor

I hereby certify that this Partition has been examined and approved as of this 15th day of December, 2015.

Partition File Number 2013-16
[Signature]
Hood River City Planning Director

EASEMENTS OF RECORD
FLOWAGE EASEMENT, BOOK 25, PAGE 460.
EASEMENT TO OVER FLOW THAT PORTION OF THE SUBJECT PARCEL LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF RAILROAD.
ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, BOOK 45, PAGE 25.
THIS EASEMENT LOCATION IS FOR PROPERTIES TO THE EAST OF THE SUBJECT PARCEL AND DOES NOT AFFECT THIS PLAT.

C.S.#2015054