

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2016 014

DATE FILED: 2/26/16

BY: RC

File Number 201604P
Instrument received on the 24th day of FEBRUARY, 2016 at 2:37 PM.

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 Plat, the boundaries being described as follows:
THE SOUTH 50 FEET OF LOTS 3 AND 4, BLOCK 6, WINANS ADDITION TO HOOD RIVER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON. ALSO, BEGINNING AT A POINT ON THE EAST LINE OF LOT 5, BLOCK 6, WINANS ADDITION TO HOOD RIVER IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, WHICH IS 91.43 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°52'42" WEST A DISTANCE OF 44.77 FEET; THENCE SOUTH 01°49'08" EAST A DISTANCE OF 4 FEET; THENCE SOUTH 89°18'15" WEST 55.42 FEET TO A POINT ON THE WEST LINE OF LOT 6, BLOCK 6, WHICH IS 84.91 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°12'13" EAST A DISTANCE OF 65.28 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 6; THENCE EAST ALONG THE NORTH LINE OF LOTS 6 AND 5 IN SAID BLOCK 6, TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5, 58.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. INITIAL POINT IS A 5/8" IRON ROD FOUND ON THE WEST LINE OF LOT 3, BLOCK 6, BEING 50 NORTH OF SOUTHWEST CORNER THEREOF.

DECLARATION

We the owners 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 in accordance with the provisions of ORS Chapter 92 as shown on this plat.

Russ Nomi FEBRUARY 19, 2016
OWNER- Russ Nomi DATE
Gwen Nomi FEBRUARY 19, 2016
OWNER- Gwen Nomi DATE

State of WASHINGTON }
County of KING }s.s.

This instrument was acknowledged before me on FEBRUARY 19th, 2016 (date)

by RUSS AND GWEN NOMI

Notary Signature
DAMIEN WEINTRAUB
Print notary name

NOTARY PUBLIC- State of WASHINGTON
Commission number: 105501
My Commission expires: NOVEMBER 5, 2014

APPROVALS

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

Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 23rd day of FEBRUARY, 2016.

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 23rd day of FEBRUARY, 2016.

Planning File Number 2015-31
The City of Hood River Planner Director

PARTITION RE-PLAT
for
RUSS NOMI AND GWEN NOMI

LOCATION OF SURVEY:

THIS RE-PLAT IS WITHIN A PORTION LOTS 3, 4, 5, 6 OF BLOCK 6 OF THE PLATTED WINAN'S ADDITION TO THE CITY OF HOOD RIVER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

TAX LOT 7200

TAX LOT 7201

TAX LOT 7800

TAX LOT 7201

OWNER:
RUSSELL K. NOMI
17450 SE 40TH PLACE
BELLEVUE, WA 98008

ZONING:
PARCEL 1 IS ZONED R-3

TERRA SURVEYING

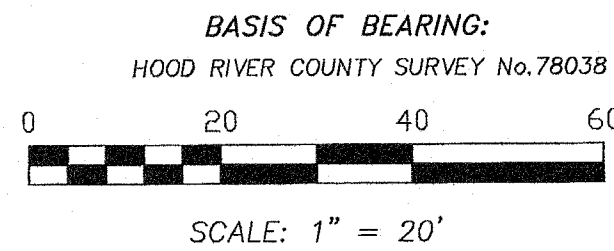
DATE: NOVEMBER 12, 2015
SCALE: 1" = 20'
PROJECT: 15062PLAT
ASSESSORS MAP: 3N 10E 36AB
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
terra@gorge.net
www.terralandsurveying.com

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2017

WINAN'S
ADDITION
BLOCK 6



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT PORTIONS OF LOTS 3, 4, 5, 6, BLOCK 6 OF THE WINAN'S ADDITION TO THE CITY OF HOOD RIVER INTO ONE PARCEL. A SURVEY WAS CONDUCTED BY DAN CRON IN 1978 (C.S.78038) WE RECOVERED SEVERAL OF THE BOUNDARY MONUMENTS FROM THAT SURVEY. THE NORTHERN BOUNDARY OF TAX LOT 7102 WAS MONUMENTED ON C.S.1186 WITH IRON RODS, WHICH WE RECOVERED. THESE TWO SURVEYS WERE BASED ON A PREVIOUS SURVEY BY TENNESON ENGINEERING 1967. WE RE-SET A BOUNDARY CORNER ON THE SOUTH LINE OF THIS PARCEL AS IT WAS MISSING, THE POSITION WAS DETERMINED BY USING A DISTANCE/DISTANCE INTERSECTION. THE MONUMENT FOUND AT THE SOUTHEAST BOUNDARY WAS HELD AS A REFERENCE CORNER TO THE TRUE POSITION, AS IT WAS OUT OF POSITION 0.86 FEET WHEN COMPARED TO EARLIER SURVEY MEASUREMENTS. THE BASIS OF BEARING IS THE NORTH LINE OF SUBJECT PARCEL BASED ON C.S.78038.

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (SET ON 1/26/16)
- ⊙ FOUND MONUMENT 1" IRON PIPE
- ⊕ FOUND MONUMENT AS NOTED RECOVERED ON C.S.1186
- FOUND MONUMENT 1/2" IRON ROD NO CAP SET ON C.S.78038
- CALCULATED, NOT FOUND OR SET
- () SURVEY OR PLAT CALL

REFERENCES:

STATUS OF RECORD TITLE, AMERITILE TITLE NUMBER 86587AM.
-DEED RESTRICTION IN BOOK D, PAGE 29. DOCUMENT FROM FEBRUARY 27, 1890.
-EASEMENT OF RECORD IN BOOK G, PAGE 135 (1905). POWER AND WATER LINE ACROSS THE NORTH 3 FEET OF LOT 5 AND 6, SEEMS THESE UTILITIES HAVE BEEN RELOCATED TO 3RD STREET. NO EVIDENCE UTILITIES EXIST DUE TO A HOUSE PLACED ON THE LINE.

REFERENCES:

FILED IN THE COUNTY SURVEYORS OFFICE:
C.S. No. 1181, SURVEY OF THE PLAT OF WINAN'S ADDITION BY NORCOTT, L.S.700, FILED APRIL 15, 1971 (44.00') (10') (50.00')
C.S. No. 1186, SURVEY FOR DON BETZ BY KING, L.S. 91, FILED JULY 6, 1971
C.S. No. 1766, PLAT OF WINAN'S ADDITION TO HOOD RIVER, RECORDED OCTOBER 17TH 1888
C.S. No. 78038, SURVEY FOR TERRY SHELLMAN BY CRON, L.S.1028, FILED MAY 1978

LINE	BEARING	DISTANCE
L1	S 01°49'08" E	4.00' (4.00')
L2	N 00°16'19" E	0.86'

HAZEL DRIVE (VARIABLE WIDTH R/W)