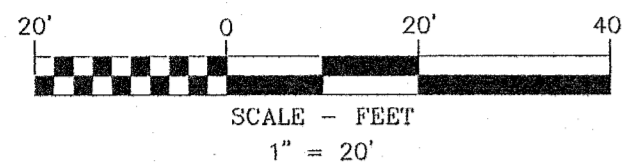


AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 5200 LOTS 14, 15 & W ₂ OF 16	12,495 SQ. FT.	12,495 SQ. FT.



PARTITION PLAT

REPLAT OF LOTS 14, 15 AND 16,
BLOCK 33 OF HOOD RIVER PROPER ADDITION
LOCATED IN THE NE 1/4 OF SECTION 36,
T. 3N., R. 10E., W.M.

CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON
3N 10E 36AB TAX LOT 5200

TITLE REVIEW:

KLEIN & ASSOCIATES, INC. HAS RECEIVED AND REVIEWED A TITLE REPORT, PREPARED BY AMERTITLE TITLE COMPANY, DATED FEB. 23, 2016, BEING COMMITMENT 84399AM FOR THE SUBJECT PROPERTY.

EXCEPTIONS:

- AGREEMENT, APPOINTMENT IF ATTORNEY-IN-FACT AND WAIVER OF REMONSTRANCE ON STREET AND SIDEWALK, RECORDED: MARCH 31, 1988 INSTRUMENT NO.: 880658
- WAIVER OF REMONSTRANCE/APPOINTMENT OF ATTORNEY-IN-FACT RECORDED: OCTOBER 12, 1995 INSTRUMENT NO.: 952935

- DEED OF TRUST RECORDED: OCTOBER 29, 2010 INSTRUMENT NO.: 201003742 ASSIGNED ON JULY 23, 2015 INSTRUMENT NO. 201502599 REQUEST FOR NOTICE OF DEFAULT OR SALE RECORDED: FEBRUARY 21, 2014 INSTRUMENT NO.: 201400488
- DEED OF TRUST RECORDED: FEBRUARY 21, 2014 INSTRUMENT NO.: 201400489 AN AGREEMENT TO MODIFY SAID DEED OF TRUST RECORDED: DECEMBER 11, 2014 INSTRUMENT NO. 201403483

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2016 016.

FILED 3/3/16

BY BC.

PARTITION PLAT NO. 201605P

INSTRUMENT RECEIVED ON THE 2ND DAY OF MARCH, 2016 3:37 AT P.M.

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYS 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 AS LOTS 14, 15, AND THE WEST ONE HALF OF LOT 16, BLOCK 33, HOOD RIVER PROPER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON. THE INITIAL POINT IS A 1/2" IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF LOT 14.

James M. Klein
JAMES M. KLEIN PLS. 59002

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 PROVISIONS OF ORS CHAPTER 92.

Steve T. Gates 2/26/2016
STEVE T. GATES DATE
Virginia W.S. Irving 2-26-16
VIRGINIA W.S. IRVING DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/26/2016, BY THE ABOVE NAMED

Roxann R Cochran
ROXANN R COCHRAN
NOTARY SIGNATURE
ROXANN R COCHRAN
NOTARY PUBLIC-(NAME)

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.

Donna Leikensohn
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 2ND DAY OF FEBRUARY, 2016.

James M. Klein
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 2ND DAY OF MARCH, 2016.

Virginia W.S. Irving
HOOD RIVER CITY PLANNING DIRECTOR

NARRATIVE OF SURVEYS

THE PURPOSE OF THIS SURVEY IS TO PERFORM A ONE LOT PARTITION ON A PORTION OF TAX LOT 5200 OF HOOD RIVER ASSESSOR MAP 3N 10E 36AB, CONSISTING OF LOTS 14, 15, AND THE WEST HALF OF 16 AS REQUIRED BY THE CITY OF HOOD RIVER PLANNING DEPARTMENT IN ORDER TO SATISFY THE NEW CONSTRUCTION OF A HOUSE SITE LYING OVER AFORESAID LOT LINES.

THE EXTERIOR BOUNDARY OF BLOCK 33 WAS ESTABLISHED BY DLC SURVEYING, IN COUNTY SURVEY NO. 95056, AND WAS HELD BY OUR FIRM FOR A BOUNDARY LINE ADJUSTMENT, FILED AS COUNTY SURVEY NO. 2004-016. IN THIS SURVEY WE ALSO HELD THE COMPUTED POSITION OF SAID BLOCK PER DLC SURVEYING.

TWO 1/2" IRON PIPES WERE RECOVERED; ONE AT THE SOUTHWEST CORNER OF LOT 14 AND THE SECOND AT THE NORTHWEST CORNER OF LOT 7. A 3/4" IRON PIPE WAS ALSO RECOVERED AT THE NORTHWEST CORNER OF LOT 14, ALL AFORESAID IRON PIPES AGREED WITH THE LOCATION AS PER DLC SURVEY, CS NO. 95056. THE WEST LINE OF LOT 14 WAS ESTABLISHED BY HOLDING AFORESAID IRON PIPES. THE EAST LINE WAS ESTABLISHED BY HOLDING TWO 5/8" REBARs SET BY OUR FIRM IN A BOUNDARY LINE ADJUSTMENT, ALONG THE EAST LINE OF THE WEST HALF OF LOT 16, FILED AS COUNTY SURVEY NO. 2004-016. NO MONUMENTS WERE SET IN THIS SURVEY.

MONUMENT INFORMATION

- (350) FOUND 1/2" IRON PIPE, 0.5' BELOW GRADE, AS SHOWN IN CS NO. 79078 & CS NO. 95056. ORIGIN UNKNOWN
- (351) FOUND 5/8" REBAR, FLUSH, SET BY HOOD RIVER COUNTY SURVEYOR, SEPT. 4, 1979, PER COUNTY SURVEY NO. 79078
- (352) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED PLS OR 932, WA 22098, IN GOOD CONDITION, SET BY KLEIN AND ASSOCIATES, FILED APRIL 5, 2004, PER CS NO. 2004016,
- (353) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED PLS OR 932, WA 22098, IN GOOD CONDITION, SET BY KLEIN AND ASSOCIATES, FILED APRIL 5, 2004, PER CS NO. 2004016,
- (354) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, STAMPED 1028, IN GOOD CONDITION, SET BY DANNY L. CRON, FILED SEPT. 8, 1976, PER CS NO. 7607
- (355) FOUND 3/4" IRON BAR. ORIGIN UNKNOWN, HELD FOR POSITION
- (356) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, STAMPED 1028, IN GOOD CONDITION, SET BY DANNY L. CRON, FILED SEPT. 8, 1976, PER CS NO. 7607
- (357) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, STAMPED 1028, IN GOOD CONDITION, SET BY DLC SURVEYING, FILED SEPT. 27, 1995, PER CS NO. 95056 VISITED NOV. 2006
- (358) FOUND 1/2" IRON PIPE, 0.5' BELOW GRADE, AS SHOWN IN CS NO. 79078 & CS NO. 95056. ORIGIN UNKNOWN

REFERENCED SURVEYS

- SURVEY PERFORMED BY DANNY L. CRON, PLS 1028 FOR WILLIAM WINFIELD, FILED 9/8/1976, AS COUNTY SURVEY NO. 7607
- SURVEY PERFORMED BY HOOD RIVER COUNTY BY HOOD RIVER COUNTY SURVEYOR, FILED 9/4/1978, AS COUNTY SURVEY NO. 79078
- SURVEY PERFORMED BY DLC SURVEYING, PLS 1028 FOR ROBERT & LISA LAVIGNE, FILED 5/11/1995, AS COUNTY SURVEY NO. 95056
- BOUNDARY LINE ADJUSTMENT, PERFORMED BY KLEIN AND ASSOCIATES, PLS 932 FOR PETER RYSAVY & STEVE GATES, FILED 4/5/2004, AS COUNTY SURVEY NO. 2004016
- RECORD OF SURVEY, PERFORMED BY KLEIN AND ASSOCIATES, INC, PLS 59002 FOR JOHN & DONNA LEIKENSOHN, FILED 2/17/2006, AS COUNTY SURVEY NO. 2006016

LEGEND

- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
 - COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NO.
FD FOUND DATA
(100') PLAT DISTANCE
--- RIGHT-OF-WAY
-x- FENCE LINE

REGISTERED PROFESSIONAL LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2017

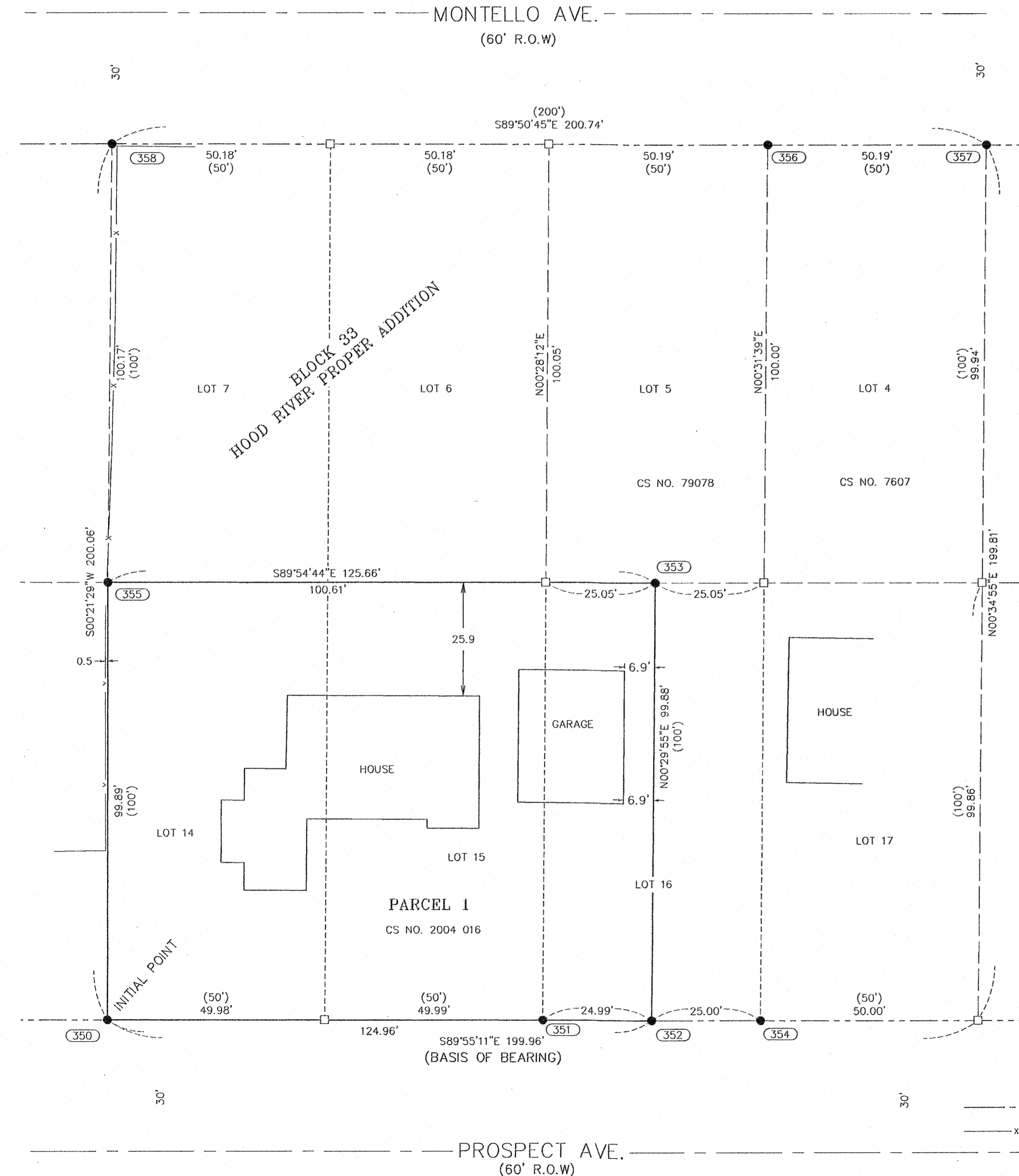


Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-380-3322 • FAX: 541-380-2515

SHEET 1 OF 1

WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
36AB 3N. 10E.



SURVEY PERFORMED FOR:
STEVE GATES
DATE OF SURVEY: JAN. 8, 2016
PROJECT: 14-05-14 DRAFT: GJD
FILE: 140514.DWG LAYOUT TAB: PARTITION PLAT

OWNER
STEVE GATES
&
VIRGINIA W.S. IRVING

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

BASIS OF BEARINGS
SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC.
COUNTY SURVEY NO. 2004-016