

SURVEY NO. 2016 019  
FILED 3/31/16  
BY B.C.

INSTRUMENT RECEIVED ON THE 17 TH DAY  
OF MARCH, 2016, 12:59 AT P.M.

HOOD RIVER COUNTY DIRECTOR OF RECORDS  
AND ASSESSMENTS.

**PARTITION PLAT**  
LOCATED IN THE NE 1/4 OF SECTION 35 T.3N., R.10E., W.M.  
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER CO.,  
STATE OF OREGON  
03N10E35AD, TAX LOTS 5800, 5901, 5902, 5903, 6301 AND  
STIPULATED GENERAL JUDGMENT 15CV34422

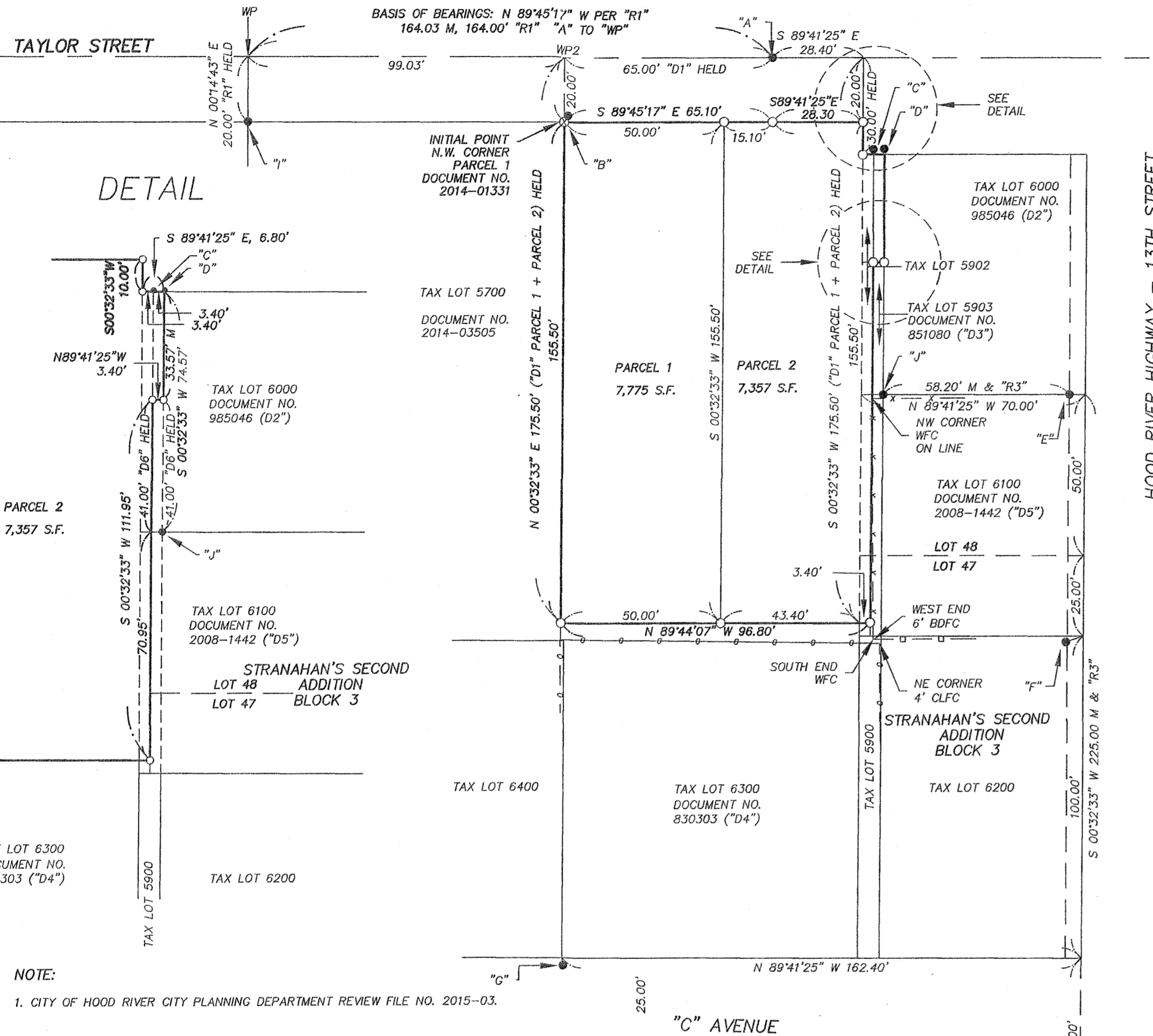
MARX ASSOCIATES  
18615 E. BURNSIDE STREET  
PORTLAND, OR 97233  
TEL: 503-667-5550  
FAX: 503-666-8666  
EMAIL: DALE@MARXASSOC.NET

DATE DRAWN: JANUARY 21, 2016  
DRAWING NO. 15096MP  
ACCOUNT NO. 1596

CITY OF HOOD RIVER CITY PLANNING DEPARTMENT REVIEW FILE NO. 2015-03

**NARRATIVE:**

- THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARIES OF THOSE TRACTS OF LAND DESCRIBED IN THE DOCUMENTS PERTAINING TO TAX MAP 03N10E35AD, TAX LOTS 5800, 5901, 5902, 5903, 6301 AND STIPULATED GENERAL JUDGMENT 15CV34422, AND TO PARTITION SAID TRACTS INTO TWO PARCELS AS SHOWN AND NOTED, PER THE CITY OF HOOD RIVER CITY PLANNING DEPARTMENT REVIEW FILE NO. 2015-03, AT THE REQUEST OF JLK GLOBAL, INC..
- FOR MY BASIS OF BEARINGS I ORIENTED TO THE CS 90046 BEARING OF N. 89°45'17" W. FOR A PORTION OF THE CENTERLINE, TAYLOR STREET. TO FIX SAID BASIS OF BEARING LINE I HELD THE FOUND MONUMENT AT "A" AND A WORKING POINT ("WP") SET N. 00°14'43" E. (PERPENDICULAR TO SAID BASIS OF BEARING LINE,) 20.00' DISTANCE FROM THE FOUND MONUMENT AT "A," AS SHOWN, NOTED AND COMPARED.
- IT IS IMPORTANT TO NOTE THAT THE LEGAL DESCRIPTIONS FOR PARCELS 1 AND 2 BEGIN AT A POINT 35' EAST OF THE EASTERLY S.E. CORNER WILLIAM JENKINS DLC NO. 37 ("A.") SAID POINT OF BEGINNING BEING CALLED THE N.W. CORNER, LOT 48, BLOCK 4, STRANAHAN'S ADDITION. I AGREE WITH THE CS 84062 ("R3") DETERMINATION THAT THE 35.00' CALL IS IN ERROR.
- FOR THE PURPOSE OF THIS SURVEY I FIXED THE DIRECTION OF EAST - WEST LINES EAST OF THE EASTERLY S.E. CORNER OF THE WILLIAM JENKINS DLC NO. 37 ("A") AS LINES PARALLEL TO THE SOUTH LINE OF THE DOCUMENT NO. 985046 ("D2") TRACT. TO FIX SAID SOUTH LINE I HELD THE FOUND MONUMENTS AT "J" AND "E" AS SHOWN, NOTED AND COMPARED.
- FOR THE BEARINGS OF THE NORTH - SOUTH LINES OF THIS SURVEY I HELD THE FOUND MONUMENTS AT "D" AND "J" AS SHOWN AND NOTED.  
NOTE: THE EASTERLY N.E. CORNER (THE N.E. CORNER OF THE "D6" TRACT) IS THE POINT OF INTERSECTION OF SAID LINE "J" AND "D" WITH THE SOUTH RIGHT-OF-WAY LINE (30.00' RIGHT-OF-WAY) OF TAYLOR STREET. THE NORTHERLY N.E. CORNER OF THIS SURVEY (THE N.E. CORNER OF THE "D1" TRACT) IS THE POINT OF INTERSECTION OF A LINE 6.40' ("D2," "D3," AND "D6" CALLS) WESTERLY OF SAID "J" - "D" REFERENCE LINE AND THE SOUTH RIGHT-OF-WAY LINE (20.00' RIGHT-OF-WAY) SAID TAYLOR STREET. THE S.E. CORNER OF THE "D1" TRACT WAS FIXED BY EXTENDING A LINE FROM SAID NORTHERLY N.E. CORNER, SOUTHERLY, PARALLEL TO THE ABOVE NOTED NORTH - SOUTH LINES DETERMINATION, 155.50' DISTANCE ("D1" DISTANCE - 20.00' STREET WIDTH) HELD.  
NOTE: DEED AND SURVEY LINES ARE CALLED AS PARALLEL.
- HAVING FIXED THE DIRECTIONS OF THE NORTH - SOUTH LINES AS NOTED ABOVE I THEN SET A WORKING POINT ("WP2") ON THE CENTERLINE, SAID TAYLOR STREET, 65.00' ("D1" DISTANCE HELD) WESTERLY OF THE EASTERLY S.E. CORNER OF THE WILLIAM JENKINS DLC NO. 37 ("A"). AND FIXED THE S.W. CORNER OF THIS SURVEY BY EXTENDING A LINE FROM SAID "WORKING POINT, SOUTHERLY, PARALLEL TO THE ABOVE NOTED NORTH - SOUTH LINES DETERMINATION, 175.50' DISTANCE ("D1" DISTANCE HELD).  
NOTE: THE N.W. CORNER OF THIS SURVEY (THE INITIAL POINT) IS THE POINT OF INTERSECTION, SAID LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE, TAYLOR STREET AS SHOWN AND NOTED.
- THE SOUTH LINE OF THIS SURVEY IS A LINE CONNECTING THE ABOVE NOTED S.W. AND S.E. CORNERS, "D1" TRACT AS SHOWN AND NOTED. SAID SOUTH LINE WAS EXTENDED EASTERLY 3.4' ("D5" CALL) TO INTERSECTION WITH THE WEST LINE, TRACT 2, SAID "D5"
- HAVING FIXED THE BOUNDARIES OF SAID DOCUMENT NUMBER 2014-01331 AND THE STIPULATED GENERAL JUDGMENT, I SET MONUMENTS AS SHOWN AND NOTED.



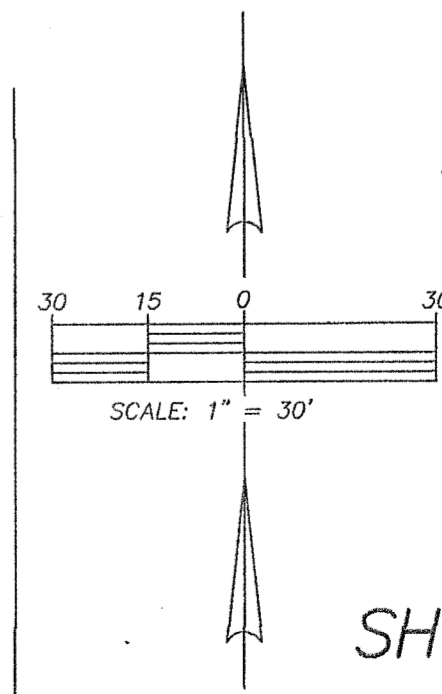
NOTE:  
1. CITY OF HOOD RIVER CITY PLANNING DEPARTMENT REVIEW FILE NO. 2015-03.

**FOUND MONUMENT TABLE:**

POINT	FOUND	REFERENCE	HELD AS:
"A"	1" IRON PIPE IN MONUMENT BOX		EASTERLY S.E. CORNER WILLIAM JENKINS DLC NO. 37
"B"	1" IRON ROD IN CONCRETE	NO RECORD	IRON ROD IS N34°05'22"E, 0.50'
"C"	1/2 IRON ROD, CAP DESTROYED	SN 84062	HELD E-W MONUMENT IS N00°32'33"W, 0.39' OF NE CORNER, TAX LOT 5902
"D"	1/2" IRON ROD, CAP UNREADABLE	SN 84062	HELD E-W MONUMENT IS N00°32'33"W, 0.37' OF NE CORNER, TAX LOT 5903
"E"	5/8" IRON ROD WYPC STAMPED LS 1028	SN 84062	HELD
"F"	1" IRON ROD	O.U.	S71°46'12"W, 5.72' OF SE CORNER, TAX LOT 6100
"G"	5/8 IRON ROD	O.U.	S7°56'0"E, 2.51' OF SW CORNER, TAX LOT 6300
"H"	1/2" IP	NOTED ON CS2010-027	NW CORNER, LOT 46, BLOCK 3 STRANAHAN'S SECOND ADDITION - HELD
"I"	2" BRASS DISC STAMPED "KELSEY - 1990"	CS 90046	HELD AS NW CORNER, TAX LOT 5700
"J"	5/8" IRON ROD WYPC STAMPED LS 1028	SN 84062	HELD AS SE CORNER, TAX LOT 5903

**NOTES & LEGEND:**

- DENOTES MONUMENT FOUND.
- DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOC." SET JANUARY 20, 2016
- ⊗ DENOTES 1.17" COPPER DISC STAMPED "MARX ASSOC." SET MARCH 03, 2016
- CLFC DENOTES CHAINLINK FENCE
- O- DENOTES CHAINLINK FENCE
- BDFC DENOTES BOARD FENCE
- DENOTES BOARD FENCE
- WFC DENOTES WIRE FENCE
- X- DENOTES WIRE FENCE
- WYPC DENOTES WITH YELLOW PLASTIC CAP
- WP DENOTES WORKING POINT
- M DENOTES MEASURED.
- R1 DENOTES CS 90046, BY ROY O. GAYLORD, FOR JOSEPH KELSEY, FILED 7-6-1990
- R2 DENOTES CS 2007103, BY BRAD/EY J. CROSS, FOR ALICE JOHNSON, FILED 10-04-2007
- R3 DENOTES CS 84062, BY DANIEL L. CRON, FOR MICHAEL MAURER, FILED 10-12-1984
- D1 DENOTES DOCUMENT NO. 2014-01331
- D2 DENOTES DOCUMENT NO. 985046
- D3 DENOTES DOCUMENT NO. 851080
- D4 DENOTES DOCUMENT NO. 830303
- D5 DENOTES DOCUMENT NO. 2008-01442
- D6 DENOTES CASE NO. 15CV34422 (CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF HOOD RIVER STIPULATED GENERAL JUDGMENT)



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
FEBRUARY 14, 1985  
DANIEL R. BAUER  
2123  
EXPIRATION DATE: 12/31/17

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

PARTITION PLAT NO. 201606P

SURVEY NO. 2016 019  
FILED 3/31/16  
BY B.C.

INSTRUMENT RECEIVED ON THE 17 TH DAY  
OF MARCH, 2016, 12:57 AT P.M.

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF RECORDS  
AND ASSESSMENTS.

**PARTITION PLAT**  
LOCATED IN THE NE 1/4 OF SECTION 35 T.3N., R.10E., W.M.  
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER CO.,  
STATE OF OREGON

03N10E35AD, TAX LOTS 5800, 5901, 5902, 5903, 6301 AND  
STIPULATED GENERAL JUDGMENT 15CV34422

MARX ASSOCIATES  
18615 E. BURNSIDE STREET  
PORTLAND, OR 97233  
TEL: 503-667-5550  
FAX: 503-666-8666  
EMAIL: DALE@MARXASSOCS.NET

DATE DRAWN: JANUARY 21, 2016  
DRAWING NO. 15096MP  
ACCOUNT NO. 1596

CITY OF HOOD RIVER CITY PLANNING DEPARTMENT REVIEW FILE NO. 2015-03

**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.

[Signature]  
JOHN KRIER, GENERAL MANAGER  
JK GLOBAL, INC., AN OREGON CORPORATION.

**ACKNOWLEDGEMENTS:**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3-17, 2016, BY THE ABOVE SIGNED

[Signature]  
NOTARY SIGNATURE

Kevin Alexander  
NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Multnomah

COMMISSION NO. 480639

MY COMMISSION EXPIRES Aug 20, 2017

**APPROVALS:**

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

[Signature]  
HOOD RIVER COUNTY DIRECTOR  
OF BUDGET AND FINANCE.

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS EXAMINED AND APPROVED AS OF  
THIS 17<sup>th</sup> DAY OF MARCH, 2016.

[Signature]  
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS PARTITION WAS EXAMINED AND APPROVED AS OF

THIS 17<sup>th</sup> DAY OF March, 2016.

[Signature]  
HOOD RIVER CITY PLANNING DIRECTOR

**SURVEYOR'S CERTIFICATE:**

I, DANIEL R. BAUER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT  
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED  
PLAT, SAID LAND BEING PARCELS 1 & 2 DESCRIBED IN DEED DOCUMENT NO. 2014-01331, HOOD RIVER COUNTY DEED  
RECORDS AND STIPULATED GENERAL JUDGMENT 15CV34422, SITUATED IN THE N.E. 1/4 OF SECTION 35, TOWNSHIP 3  
NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND  
STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING 1.17" COPPER DISC STAMPED "MARX ASSOCS." SET AT THE NORTHWEST  
CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN DOCUMENT NUMBER 2014-01331, HOOD RIVER COUNTY  
DEED RECORDS, SAID INITIAL POINT BEING A POINT IN THE SOUTH RIGHT-OF-WAY LINE, TAYLOR STREET FROM WHICH  
A 1" IRON PIPE IN A MONUMENT BOX (THE EASTERLY SOUTHEAST CORNER OF THE WILLIAM JENKINS D.L.C. NUMBER  
37) BEARS N. 00°32'33" E., A DISTANCE OF 20.00 FEET AND  
S. 89°45'17" E., A DISTANCE OF 65.00 FEET; THENCE EASTERLY TRACING SAID SOUTH RIGHT-OF-WAY LINE THE  
FOLLOWING COURSES AND DISTANCES; S. 89°45'17" E., A DISTANCE OF 65.10 FEET; THENCE S. 89°41'25" E., A  
DISTANCE OF 28.30 FEET; THENCE S. 00°32'33" W., A DISTANCE OF 10.00 FEET; THENCE S. 89°41'25" E., A DISTANCE  
OF 6.80 FEET TO THE NORTHEAST CORNER OF SAID STIPULATED GENERAL JUDGMENT TRACT; THENCE  
S. 00°33'32" W., ALONG THE EAST LINE THEREOF, A DISTANCE OF 33.57 FEET TO THE SOUTHEAST CORNER OF SAID  
STIPULATED JUDGMENT TRACT; THENCE N. 89°41'25" W., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 3.40 FEET  
TO THE SOUTHWEST CORNER OF SAID STIPULATED JUDGMENT TRACT; THENCE S. 00°32'33" W., ALONG THE SOUTHERLY  
EXTENSION OF THE WEST LINE THEREOF, A DISTANCE OF 111.95 FEET TO A POINT IN THE EASTERLY EXTENSION OF THE  
SOUTH LINE OF SAID PARCEL 2; THENCE N. 89°44'07" W., ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE, A  
DISTANCE OF 96.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE N. 00°32'33" E. ALONG THE WEST  
LINE OF SAID PARCEL 1 AND PARCEL 2, A DISTANCE OF 155.00 FEET TO THE INITIAL POINT.

CONTAINING AN AREA OF 15,132 SQUARE FEET.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
FEBRUARY 14, 1985  
DANIEL R. BAUER  
2123  
EXPIRATION DATE: 12/31/17

I CERTIFY THAT THIS SURVEY WAS PREPARED USING HP PRODUCT 51645A ON OCE 864DM POLYESTER FILM.