

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 1600		
PARCEL 1	7,459 SQ. FT. 0.17 AC. ±	3,749 SQ. FT. 0.085 AC. ±
PARCEL 2		3,710 SQ. FT. 0.085 AC. ±

TOWNHOUSE PARTITION PLAT

LOT 7, BLOCK 2, WINAN'S ADDITION
 LOCATED IN THE NE 1/4 OF SECTION 36, T. 3N., R. 10E., W.M.
 CITY OF HOOD RIVER, STATE OF OREGON
 3N 10E 36AB TAX LOT 1600

MONUMENT INFORMATION

- (203) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS1815"; 0.2' ABOVE GROUND, PERFORMED BY TERRA SURVEYING FOR BONITA DARR, FILED NOVEMBER 25, 2003. CS NO. 2003-079; HELD FOR NE CORNER OF LOT 5. (VISITED 2015)
- (204) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS1815"; 0.6' ABOVE GROUND, PERFORMED BY TERRA SURVEYING FOR BONITA DARR, FILED NOVEMBER 25, 2003. CS NO. 2003-079; HELD FOR POINT ON THE EAST LINE OF BLOCK 2. (VISITED 2015)
- (205) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS1815"; 1.1' ABOVE GROUND, PERFORMED BY TERRA SURVEYING FOR SUMMIT TRADE INC., FILED NOVEMBER 30, 2004. CS NO. 2004-082; HELD FOR NE CORNER OF PARCEL 2 OF PARTITION PLAT 2004-13P. (VISITED 2015)
- (207) FOUND 5/8" IRON ROD BENT INSCRIBED "TERRA PLS1815"; 0.4' ABOVE GROUND, PERFORMED BY TERRA SURVEYING FOR SUMMIT TRADE INC., FILED NOVEMBER 30, 2004. CS NO. 2004-082; HELD FOR NW CORNER OF PARCEL 1 OF PARTITION PLAT 2004-13P. VISITED 2016.
- (210) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS1815"; FLUSH TO THE GROUND, PERFORMED BY TERRA SURVEYING FOR BONITA DARR, FILED NOVEMBER 25, 2003. CS NO. 2003-079; HELD FOR THE SW CORNER OF LOT 7. (VISITED 2016)
- (214) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS1815"; 0.7' ABOVE GROUND, PERFORMED BY TERRA SURVEYING FOR BONITA DARR, FILED NOVEMBER 25, 2003. CS NO. 2003-079; HELD FOR THE SE CORNER OF LOT 5. (VISITED 2015)
- (216) FOUND 1/2" IRON ROD WITH RED PLASTIC CAP INSCRIBED LS1028"; 0.2' ABOVE GROUND, PERFORMED BY DANNY L. CRON FOR PETER MENEFFEE, FILED JUNE 1, 1987. CS NO. 87030. HELD FOR THE NW CORNER OF LOT 5. (VISITED 2015)
- (217) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS1815"; 0.2' ABOVE GROUND, PERFORMED BY TERRA SURVEYING FOR BONITA DARR, FILED NOVEMBER 25, 2003. CS NO. 2003-079; HELD FOR THE NE CORNER OF LOT 7. (VISITED 2016)
- (218) FOUND 1/2" IRON ROD WITH RED PLASTIC CAP INSCRIBED LS1028"; 0.1' ABOVE GROUND, PERFORMED BY DANNY L. CRON FOR PETER MENEFFEE, FILED JUNE 1, 1987. CS NO. 87030. HELD FOR THE NW CORNER OF LOT 7. (VISITED 2016)

REFERENCED SURVEYS

- R1. PARTITION PLAT 9623, PERFORMED BY DLC SURVEYING, FILED AUG. 29, 1996, CS NO. 96054
- R2. BOUNDARY LINE ADJUSTMENT, PERFORMED BY TERRA SURVEYING FOR BONITA DARR, FILED NOVEMBER 25, 2003, CS NO. 2003-079
- R3. PARTITION PLAT 2004-13P, PERFORMED BY TERRA SURVEYING FOR SUMMIT TRADE INC., FILED NOVEMBER 30, 2004 CS NO. 2004-082
- R4. PARTITION PLAT 2013-02P, PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, FILED APRIL 3, 2013, CS NO. 2013-010
- R5. WINAN'S ADDITION TO HOOD RIVER, RECORDED OCT. 19, 1988, CS NO. 1766.
- R6. PLAT OF WINAN'S ADDITION, PERFORMED BY TENNESON ENGINEERING FILED APRIL 15, 1971, CS NO. 1181.
- R7. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR COLTER SMITH, FILED NOVEMBER 24, 2015. CS NO. 2015-051
- R8. SURVEY PERFORMED BY DLC SURVEYING, FOR PETER MENEFFEE, FILED JUNE 1, 1987, CS NO. 87030

TITLE REVIEW:

KLEIN & ASSOCIATES, INC. HAS RECEIVED AND REVIEWED A STATUS OF RECORD TITLE, PREPARED BY AMERITITLE, DATED APRIL 21, 2016, BEING TITLE NO. 101701AM FOR THE SUBJECT PROPERTY.

TITLE EXCEPTION:

- 2. AGREEMENT CREATING EASEMENT FOR SEWER RECORDED: DECEMBER 23, 2003 INST. NO. 20037765 (AS SHOWN)
- 3. SEWER LINE EASEMENT AGREEMENT RECORDED: APRIL 28, 2004 INST. NO. 20041924 (AS SHOWN)
- 4. STORM WATER EASEMENT AGREEMENT RECORDED: NOVEMBER 23, 2004 INST. NO. 20045413 (AS SHOWN, DOES NOT AFFECT THIS PROPERTY)
- 5. DECLARATION OF DEED RESTRICTIONS/ RESTRICTIVE COVENANT (AGREEMENT FOR IMPROVEMENTS) RECORDED: FEBRUARY 5, 2015 INST. NO. 201500297 (NO SHOWN)
- 6. DECLARATION OF DEED RESTRICTIONS/ RESTRICTIVE COVENANT (WAIVER OF REMONSTRANCE) RECORDED: FEBRUARY 5, 2015 INST. NO. 201500298 (NOT SHOWN)

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1600 INTO TWO NEW SEPARATE PARCELS. THE SUBJECT PROPERTY IS DESCRIBED IN THAT STATUS OF RECORD TITLE, PREPARED BY AMERITITLE, DATED APRIL 21, 2016, TITLE NO. 101701AM, AS LOT 7, BLOCK 2, WINAN'S ADDITION.

THE EXTERIOR BOUNDARY OF LOT 7 WAS ESTABLISHED IN A PREVIOUS PROPERTY LINE ADJUSTMENT PERFORMED BY OUR FIRM IN 2015, FOR LESLIE M. SMITH AND ALLEN TENCER, FILED AS COUNTY SURVEY NO. 2015-051. THE NORTHEAST, NORTHWEST AND SOUTHWEST PROPERTY CORNERS WERE RECOVERED, PER SAID PROPERTY LINE ADJUSTMENT. A NEW MONUMENT WAS THEN SET AT THE SOUTHEAST CORNER OF LOT 7 BASED ON AFORESAID PROPERTY LINE ADJUSTMENT COMPUTED POSITION.

NEW MONUMENTS WERE ALSO SET TO DEFINE THE TWO SEPARATE PARCELS AS SHOWN. THE COMMON PROPERTY LINE THAT DIVIDES PARCEL 1 AND 2 OF THE EXISTING DUPLEX IS TO BE BOUNDED ON THE COMMON LINE THAT RUNS THROUGH THE CENTER OF THE COMMON WALL OF THE NEW TOWNHOUSE.

NOTE:

- 1) THE COMMON PROPERTY LINE THAT DIVIDES PARCEL 1 AND 2 OF THE EXISTING DUPLEX IS TO BE BOUND ON THE COMMON LINE THAT RUNS THROUGH THE CENTER OF THE COMMON WALL OF THE NEW TOWNHOUSE.

REFERENCE DEED:

WARRANTY DEED, INSTRUMENT NO. 2012-01400

Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97031
 TEL: 541-386-3322 • FAX: 541-386-2515

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2016 044
 FILED 7/14/16
 BY B.C.

PARTITION PLAT NO. 201609P

INSTRUMENT RECEIVED ON THE 14th DAY OF July, 2016 10:00 AT AM

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 LOT 7, BLOCK 2, WINAN'S ADDITION. THE INITIAL POINT FOR THIS PARTITION PLAT IS A 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS 1815" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7.

James M. Klein
 JAMES M. KLEIN PLS. 59002

DECLARATION

ALLEN FRED TENCER AND SIGNE TENCER, CO-TRUSTEES OF THE TENCER FAMILY TRUST, DATED FEB. 2, 2012, BEING 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 THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT CREATE THE PRIVATE EASEMENT AS SHOWN HEREON FOR ITS STATED PURPOSE, AND GRANT A 5.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTH RIGHT OF WAY OF EUGENE AVENUE.

Allen F. Tencer DATE 07/06/2016
 ALLAN F. TENCER
Signe Tencer DATE 07/06/2016
 SIGNE TENCER

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 6, 2016 BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED, ALLEN FRED TENCER AND SIGNE TENCER, CO-TRUSTEES OF THE TENCER FAMILY TRUST, DATED FEB. 2, 2012. BEING THE ABOVE SIGNED

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.

Andrew K. Brown
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

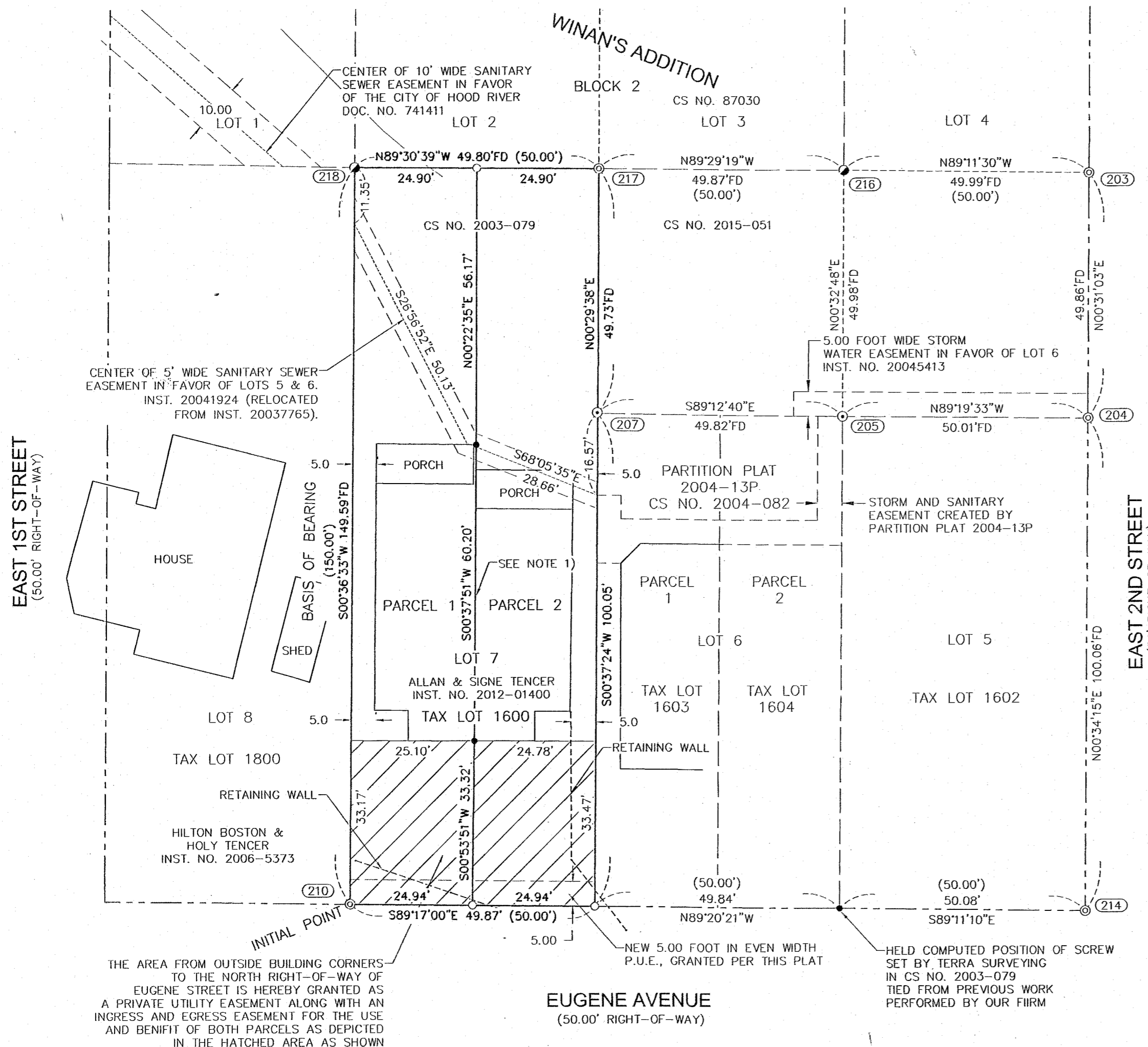
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 14th DAY OF July, 2016.

B. C.
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 30th DAY OF JUNE, 2016.

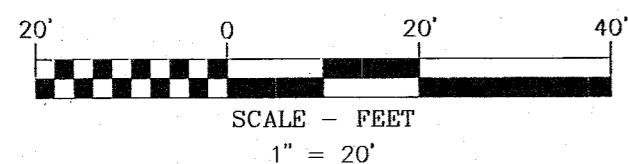
Cynthia Walbridge
 HOOD RIVER CITY PLANNING DIRECTOR

CS# 2016 044



BUILDING MAINTENANCE AGREEMENT

THE BUILDING MAINTENANCE AGREEMENT IS MADE A PART AND SET FORTH BY ALLEN AND SIGNE TENCER, THE OWNERS OF PARCEL 1 AND 2, AND IS FULLY DESCRIBED IN HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS INSTRUMENT NO. N/A, RECORDED N/A, 2016, HOOD RIVER COUNTY, OREGON.



BASIS OF BEARINGS

THE WEST LINE OF LOT 7, BLOCK 2 WINAN'S ADDITION PER COUNTY SURVEY NO. 2003-079

OWNER

ALLAN F. AND SIGNE S. TENCER

LEGEND:

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR 59002, KA WA 42690)
- ⊙ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS 1815" PER CS NO. 2004-082.
- ⊙ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS 1815" PER CS NO. 2003-079.
- FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" PER CS NO. 87030.
- ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER
- FD FOUND
- INST. INSTRUMENT
- (50.00') PLAT DISTANCE, BLOCK 2 WINAN'S ADDITION
- P.U.E. PUBLIC UTILITY EASEMENT
- ▨ NEW ACCESS AND UTILITY EASEMENT (PRIVATE)

SURVEY PERFORMED FOR:
 ALLAN TENCER
 DATE OF MONUMENT: APRIL 29, 2016
 PROJECT: 15-05-01 DRAFT: GJD
 FILE: 150501PP.DWG LAYOUT TAB: H.R. CITY P.P.

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