

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA WA44349PLS WA OR5808PLS) 58608
- ⊙ FOUND 1/2" IRON ROD W/YELLOW PLASTIC CAP (DLC SURVEYS, CS NO. 93078)
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED KA 59002 PER KATANI SUBDIVISION (KLEIN & ASSOCIATES, CS NO. 2006-027)
- ⊙ FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED PLS2393 (WYEAST SURVEYS, CS NO. 98039)
- ⊙ FOUND 5/8" IRON ROD (CS NO. 7554)
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED KA OR932 WA 22098 (KLEIN & ASSOCIATES, CS NO. 94056)
- ⊙ FOUND 5/8" IRON ROD (BISHOP SURVEYING, CS NO. 79088)
- △ FOUND 1" IRON PIPE
- COMPUTED POINT, NOT MONUMENTED
- R.O.S. RECORD OF SURVEY
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- CS NO. COUNTY SURVEY NUMBER
- FD FOUND DATA

FOUND MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD SET BY BISHOP SURVEYING, HELD.
- (251)-(252) FOUND 1/2" IRON ROD W/YELLOW PLASTIC CAP STAMPED "WYEAST PLS 2393"; PER PARTITION PLAT 9814, CS NO. 98039; HELD FOR EAST RIGHT-OF-WAY OF GRAVEL PIT ROAD.
- (253) FOUND 3" BRASS DISC IN ROAD BED 8" BELOW GRADE, SOUTH QUARTER CORNER OF SECTION 6; REFERENCE CORNER CARD NO. 107; HELD THIS SURVEY.
- (256)-(257) FOUND 5/8" IRON ROD WITH P.C. STAMPED "KLEIN & ASSOC. OR 59002"; PER KATANI SUBDIVISION CS NO. 2006027
- (258) FOUND 1" IRON PIPE, HELD.
- (259) FOUND 1/2" IRON ROD W/YELLOW PLASTIC CAP N36°33'02"W 0.15' FROM CALCULATED CORNER PER DLC SURVEYS, CS NO. 93078.
- (260) FOUND 1/2" IRON ROD W/YELLOW PLASTIC PER DLC SURVEYS, CS NO. 93078, HELD.
- (262) (263) FOUND 5/8" IRON ROD W/YELLOW PLASTIC STAMPED "896"; PER BISHOP SURVEYING, CS NO. 79088, HELD.
- (264) 5/8" IRON ROD W/YELLOW PLASTIC STAMPED "OR932 & WA 22098"; PER KLEIN AND ASSOCIATES INC., CS NO. 94056; HELD.

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER STATUTORY WARRANTY DEED INSTRUMENT NO. 2016-00855.

A TRACT OF LAND 200 FEET IN WIDTH ON THE EAST BOUNDARY, 202 FEET ON THE SOUTH BOUNDARY AND BOUNDED ON THE NORTH BY THE OLD COLUMBIA RIVER HIGHWAY, BEING THE MOST NORTHERLY PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 AND THE EAST 15 FEET OF LOT 2, DIVISION NO. 2, IN SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND THE STATE OF OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1103 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 8E 7B INTO TWO PARCELS AS SHOWN. SAID TAX LOT 1103 IS DESCRIBED IN STATUS OF RECORD TITLE REPORT FROM AMERITITLE, TITLE NO. 117400AM AND RECORDED IN STATUTORY WARRANTY DEED INSTRUMENT NO. 2016-00855.

THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING THE BOUNDARY OF LOTS 1 AND 2 OF THE PLAT DIVISION NO. 2 AS SHOWN ON A SURVEY PERFORMED BY DLC SURVEYING, FILED AS COUNTY SURVEY NO. 93078.

THE NORTH BOUNDARY WAS ESTABLISHED BY HOLDING 60.00 FEET SOUTH OF AND PARALLEL WITH THE FOUND MONUMENTS ON THE NORTH RIGHT OF WAY OF OLD COLUMBIA RIVER HIGHWAY AS SHOWN ON PARTITION PLAT 9616, FILED AS COUNTY SURVEY NO. 96036

THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING THE EAST 1/4 CORNER SECTION 7 MONUMENT AND MONUMENTS SHOWN ON A SURVEY PERFORMED BY BISHOP, FILED AS COUNTY SURVEY NO. 79088; THENCE MEASURING SOUTH 200 FEET FROM THE RIGHT OF WAY OF OLD COLUMBIA RIVER HIGHWAY.

THE SOUTH BOUNDARY WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH THE NORTH LINE OF TAX LOT 1102 AS SHOWN ON SAID SURVEY NO. 93078.

THE SECTION LINE WAS COMPUTED PER THE KATANI SUBDIVISION IN COUNTY SURVEY NO. 2006-022.

SEE THE FACE OF THIS PLAT FOR MONUMENTS FOUND OR SET IN THIS SURVEY.

OWNERS

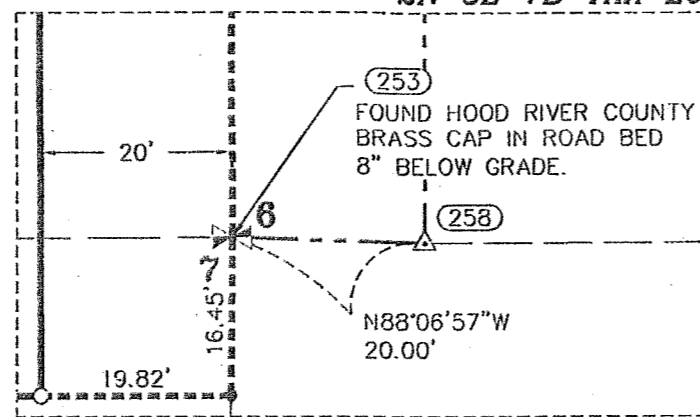
OLIVIA RAMOS
AND
ALFONSO MENDOZA

SURVEY PERFORMED FOR:
ALFONSO MENDOZA
DATE OF MONUMENT: AUGUST 1, 2016
PROJECT: 16-06-08 DRAFT: LJS
FILE: 160608SP.DWG LAYOUT TAB: HOOD RIVER PP

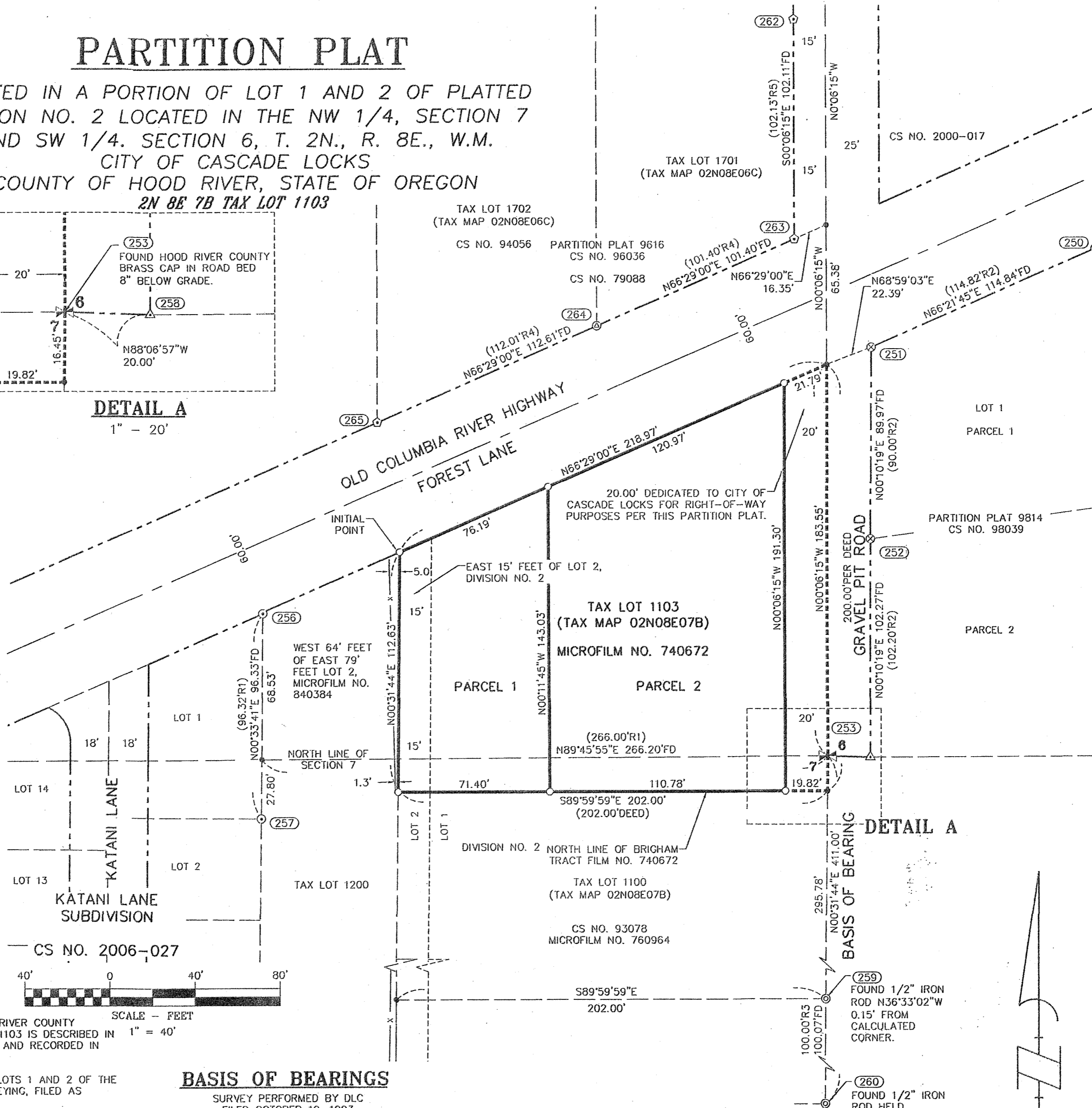
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

PARTITION PLAT

LOCATED IN A PORTION OF LOT 1 AND 2 OF PLATTED DIVISION NO. 2 LOCATED IN THE NW 1/4, SECTION 7 AND SW 1/4, SECTION 6, T. 2N., R. 8E., W.M. CITY OF CASCADE LOCKS COUNTY OF HOOD RIVER, STATE OF OREGON
2N 8E 7B TAX LOT 1103



DETAIL A
1" = 20'



BASIS OF BEARINGS

SURVEY PERFORMED BY DLC
FILED OCTOBER 19, 1993
IN COUNTY SURVEY NO. 93078
(PER FOUND MONUMENTS NO.253 AND NO.260)

REFERENCED DEEDS

STATUTORY WARRANTY DEED INSTRUMENT NO. 2016-00855
WARRANTY DEED RECORDED IN BOOK 36, PAGE 138

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	31,478 SQ. FT. 0.72 AC.	9,025 SQ. FT. 0.21 AC.
PARCEL 2		18,541 SQ. FT. 0.43 AC.

NEW ARE DOES NOT INCLUDE AREA WITHIN GRAVEL PIT ROAD.

EASEMENT NOTES:

WATER LINE EASEMENT RECORDED IN INSTRUMENT BOOK 36, PAGE 138. (BLANKET EASEMENT NOT LOCATED)

REFERENCED SURVEYS

- R1. KATANI SUBDIVISION PERFORMED BY KLEIN & ASSOCIATES, INC. FOR STEPSTONE PROPERTIES, LLC., FILED APRIL 7, 2006 IN COUNTY SURVEY NO. 2006-027
- R2. PARTITION PLAT 9814, PERFORMED BY WYEAST SURVEYS FOR MERVIN GRUBAUCH, FILED JUNE 5, 1998 IN C.S. NO. 98039.
- R3. SURVEY PERFORMED BY DLC SURVEYING, FOR CARRIE WEATHERS, FILED OCTOBER 19, 1993 IN COUNTY SURVEY NO. 93078
- R4. PARTITION PLAT 9616 PERFORMED BY KLEIN & ASSOCIATES, FOR SPASOV & GAST, FILED JUNE 25, 1996, CS. NO. 96036
- R5. SURVEY PERFORMED BY BISHOP SURVEYING FOR GARRY CASSIDY, FILED SEPTEMBER 4, 1979., CS. NO. 79088
- R6. SURVEY PERFORMED BY KLEIN & ASSOCIATES, FOR SAM BAUER, FILED JUNE 15, 1994, CS. NO. 94056
- R7. PLAT OF DIVISION NO. 2, RECORDED IN CS NO. 1678 CLERK RECORDING DATE OF JANUARY 14, 1922

REGISTERED
PROFESSIONAL
LAND SURVEYOR

LEONIDES J SANDOVAL
58608
Expires 6-30-2018



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 054
FILED 8/18/16
BY B.C.

PARTITION PLAT NO. 2016 10 P

INSTRUMENT RECEIVED ON THE 11th DAY OF AUGUST, 2016 11:20 AT A.M.

Leonides J Sandoval Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYS CERTIFICATE

I, LEONIDES J. SANDOVAL, 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 IN STATUTORY WARRANTY DEED INSTRUMENT NO. 2016-00855. TO ALFONSO MENDOZA AND OLIVIA RAMOS AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS PLAT. THE INITIAL POINT FOR THIS PARTITION PLAT IS A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED KA OR58608PLS WA44349PLS AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THIS PLAT.

Leonides J Sandoval 8-4-2016
LEONIDES J. SANDOVAL PLS. 58608

DECLARATION

ALFONSO MENDOZA AND OLIVIA RAMOS 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.

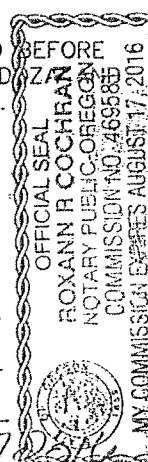
AND BY THIS PLAT DEDICATED A 20.00 FOOT WIDE RIGHT OF WAY TO THE CITY OF CASCADE LOCKS.

Alfonso Mendoza 8/4/16
ALFONSO MENDOZA DATE
Olivia Ramos Chavez 8/8/16
OLIVIA RAMOS DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 3, 2016, ALFONSO MENDOZA AND OLIVIA RAMOS SIGNED THIS DOCUMENT.

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, 2018



APPROVALS

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

Leonides J Sandoval
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 4th DAY OF August, 2016.

Leonides J Sandoval
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 9th DAY OF August, 2016.

Leonides J Sandoval
CITY OF CASCADE LOCKS ADMINISTRATOR

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
6	2N.	8E.
7B	2N.	8E.

CS# 2016 054