

TERRA SURVEYING

PARTITION PLAT

for

ZACKARY J. LEAVITT AND EMILY C. LEAVITT

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2008058

OWNER:

ZACHARY J. LEAVITT AND EMILY C. LEAVITT
909 ROCKY ROAD
HOOD RIVER, OR 97031

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2016059

DATE FILED: 9/8/16

BY: B.C.

File Number 201611P
Instrument received on the 6th day of
September, 2016 at 3:09 P.M.

Hood River County Director of Records
and Assessments.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2017

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 and grant private easements as shown.

Zachary J. Leavitt 8-19-16 Date
Emily C. Leavitt 8-19-16 Date

ACKNOWLEDGEMENT:

State of Oregon }
County of Hood River } s.s.

This instrument was acknowledged before me on August 19, 2016 (date)
by Zachary J. Leavitt & Emily C. Leavitt

Ana Yuridia Flores
Print name of Notary
Notary Signature

NOTARY PUBLIC - OREGON
My Commission No.: August 02, 2019
My Commission expires: 9/11/20

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 18th day of August, 2016

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 19th day of August, 2016

The City of Hood River Planning Dept.
City Planning File Number 2014-34

TERRA SURVEYING

DATE: AUGUST 11, 2016
SCALE: 1" = 20'
PROJECT: 15035PART
ASSESSORS MAP: 3N-10E-34A TL 2600
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

CS# 2016059

FOUND HOOD RIVER COUNTY BRASS CAP IN MONUMENT BOX @ THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34.

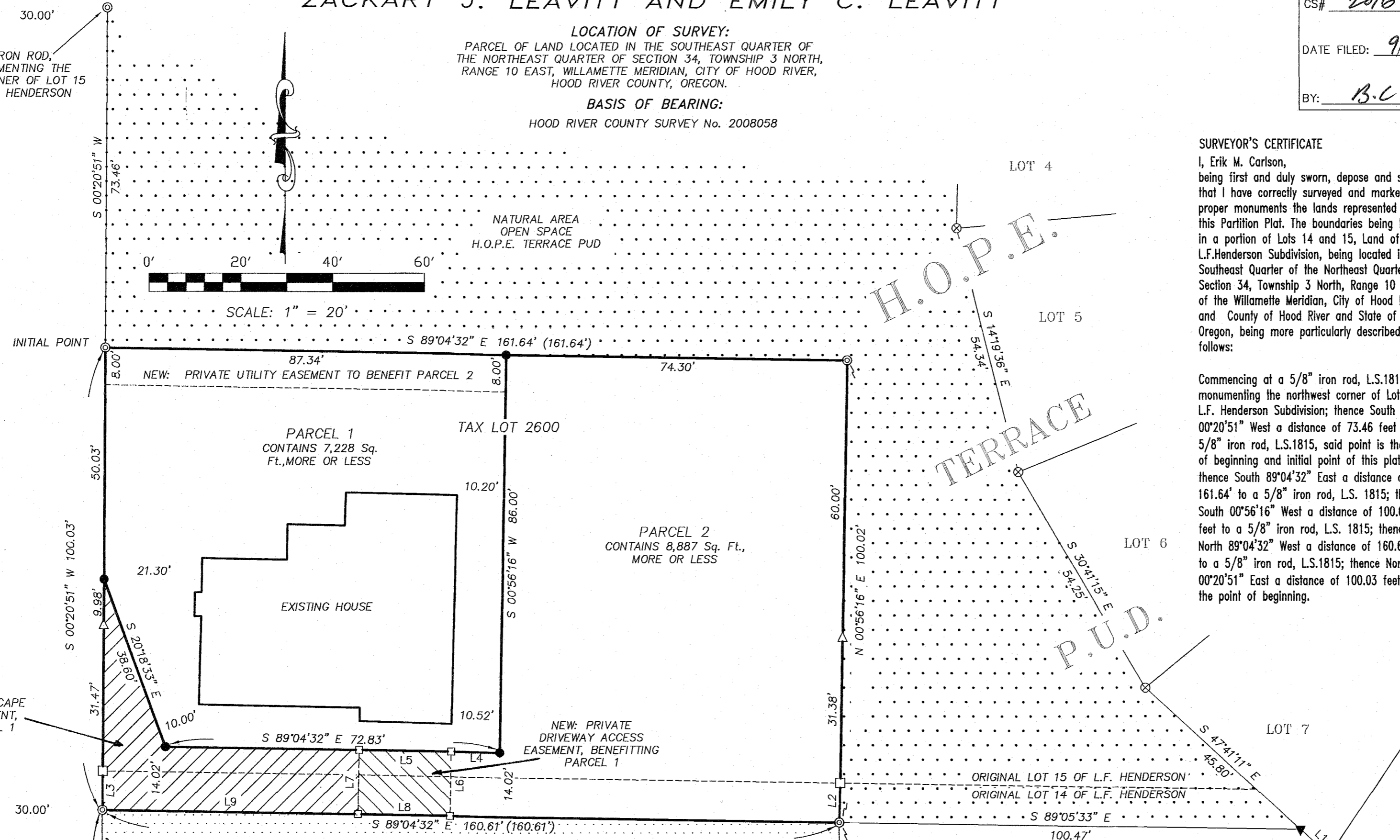
FOUND A 5/8" IRON ROD, L.S.1815, MONUMENTING THE NORTHWEST CORNER OF LOT 15 OF ORIGINAL L.F. HENDERSON

BASIS OF BEARING
N 00°20'51" E 1321.88'

NEW: PRIVATE LANDSCAPE AND UTILITY EASEMENT, BENEFITTING PARCEL 1

ROCKY ROAD (VARIABLE WIDTH RIGHT OF WAY)

FOUND HOOD RIVER COUNTY BRASS CAP @ THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C2	120.00'	35.60'	N 13°41'15" W	35.47'	16°59'59"
C3	120.00'	35.60'	N 30°41'15" W	35.47'	16°59'59"

LINE	BEARING	DISTANCE
L1	S 47°41'36" E	8.45'
L2	N 00°56'16" E	8.64'
L3	N 00°20'51" E	8.55'
L4	N 89°04'32" W	10.52'
L5	N 89°04'32" W	20.05'
L6	S 00°55'28" W	14.02'
L7	S 00°55'28" W	14.02'
L8	S 89°04'32" E	20.05'
L9	S 89°04'32" E	55.73'

LEGEND:

- FOUND 5/8" IRON ROD OF RECORD AS NOTED
- SET 5/8" IRON ROD WITH RED PLASTIC CAP, L.S.72306 (6/13/16)
- △ FOUND 5/8" IRON ROD OF RECORD, LS 1815, C.S.2004-069
- ⊙ FOUND 5/8" IRON ROD OF RECORD, LS 1815, C.S.2005-006
- ⊙ FOUND 5/8" IRON ROD OF RECORD, LS 1815, C.S.2007-079
- ▼ FOUND 5/8" IRON ROD OF RECORD, LS 72306, C.S.2008-048
- ⊗ FOUND 5/8" IRON ROD OF RECORD, LS 72306, C.S.2008-058
- CALCULATED BOUNDARY CORNER
- () DEED OR PLAT CALL

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION THE EXISTING TAX LOT 2600 INTO 2 PARCELS AS SHOWN. THIS AREA HAS GONE THROUGH SEVERAL BOUNDARY LINE ADJUSTMENTS TO BRING THIS TRACT INTO THE CURRENT CONFIGURATION. THE FIRST ADJUSTMENT (C.S.2004-069) WAS COMPLETED IN 2004 WHICH SLIDES THE NORTH LINE 31.47 FEET TO THE NORTH, THESE MONUMENTS WERE RECOVERED. THE SECOND RE-ADJUSTMENT (C.S.2005-006) BRINGS THE SOUTH LINE NORTHERLY A DISTANCE OF 96.38 FEET, THESE MONUMENTS WERE RECOVERED. THE THIRD ADJUSTMENT (C.S. 2007-079) BRINGS THE NORTH LINE OF THE FIRST ADJUSTMENT 60 FOOT FURTHER NORTH, THESE MONUMENTS WERE ALSO RECOVERED. THE FOURTH ADJUSTMENT (C.S. 2008-035) BRING A LINE NORTHERLY CREATING A 60 FOOT WIDE ACCESS TO THE PROPERTY TO THE EAST, WHICH WAS PLATTED AS PARCEL 1 OF PARTITION PLAT No. 2008-13p (C.S.2008-048) THE CONTROLLING ELEMENTS OF THIS PLAT IS THE HISTORICAL MONUMENTATION FROM PREVIOUS ADJUSTMENTS. THESE MONUMENTS SEEMED TO BE PRESERVED IN GOOD SHAPE AS THE DISTANCES SHOW ON THE FACE OF THE PLAT. THE BASIS OF BEARING IS THE 1/16TH LINE ON ROCKY ROAD. MONUMENTATION FOUND IS NOTED ON THE FACE OF THE PLAT.

REFERENCES:

- SURVEYS FILED WITH THE COUNTY SURVEYOR.
- C.S. No. 87022, SURVEY FOR JANE L. JENSON BY TERRA (L.S.1815). MAY 7, 1987.
- C.S. No. 2004069, PLA SURVEY FOR MAUI MEYER BY TERRA (L.S.1815). OCT 22, 2004.
- C.S. No. 2005006, PLA SURVEY FOR MAUI MEYER BY TERRA (L.S.1815). FILED JAN 24, 2005.
- C.S. No. 2007079, PLA SURVEY FOR H.O.P.E. BY TERRA (L.S.1815). AUGUST 6, 2007.
- C.S. No. 2008035, PLA SURVEY FOR H.O.P.E. BY TERRA (L.S.72306). MAY 1, 2008.
- C.S. No. 2008048, PARTITION PLAT No.2008-13P FOR HOPE BY TERRA (L.S.72306). JULY 1, 2008.
- C.S. No. 2008058, "HOPE TERRACE PUD" SUBDIVISION PLAT BY TERRA (L.S.72306). AUGUST 26, 2008.

TITLE EASEMENTS, NOT SHOWN ON THIS PLAT:

- HOOD RIVER COUNTY EASEMENT BOOK I, PAGE 586 FLUME, CANAL OR DITCH, DOES NOT AFFECT.
- HOOD RIVER COUNTY EASEMENT BOOK 43, PAGE 328 1950 PACIFIC POWER EASEMENT, POWER IS NOW FOUND IN THE RIGHT OF WAY OF ROCKY ROAD.
- HOOD RIVER COUNTY EASEMENT BOOK 49, PAGE 473 1953 RIGHT OF WAY FOR PIPELINE, NON-SPECIFIC.
- HOOD RIVER COUNTY EASEMENT INST #2000-4594 TELEPHONE EASEMENT, LOCATED AT THE INTERSECTION OF MAY AND ROCKY ROAD. NOT RELATED TO THIS PLAT.