PARTITION PLAT AREA NOTE: REPLAT OF A PORTION OF PARCEL 2 OF PARTITION PLAT 2008-04P PARCEL ORIGINAL AREA NEW AREA PARCEL 2 LOCATED IN SE 1/4, SW 1/4, S. 25, T. 3N., R. 10E. W.M. 5421 SQ. FT. CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON LOT 1 15,522 SQ. FT. 0.12 AC. \pm SCALE - FEET 0.36 AC. ± 5051 SQ. FT. 1" = 40'LOT 2 3N 10E 25CD TAX LOT 8000 0.12 AC, ± CITY MONUMENT COE. BASIS OF BEARINGS 5050 SQ. FT. LOT 3 D.L.C. LINE AS PER D.L.C. 0.12 AC. ± SURVEYING CS NO. 84025 RECORD OF SURVEY NO. 2008056 OF PARCEL 2 2008-020 N87'54'34"E NE CORNER-PARCEL 3 INITIAL POIN O CITY MONUMENT NO. B-1 W&H PACIFIC AS PER D.L.C. CS NO. 84025 CONTROL POINT NO. 20-OAK STREET DUE TO REMOVAL DURING -CITY MONUMENT NO Y-1 N87°54'34"E 946.49' CONSTRUCTION ACTIVITIES. 45.00'R1 AS PER D.L.C. CS NO. (US HIGHWAY 30) 84025 S57'25'41"E 9.71 W&H PACIFIC CONTROL N87'54'34"E 102.05' N88'10'24"E 349.82'R4 POINT NO. 505 S87'54'34"W 209.74" 68.22 # TAX LOT 9400 CS NO. 84025 **'**14.90' 73.26 CS NO. 2015-005 INITIAL POINT-BLA CS NO. 0008 TOJ XAT 2008-056 PARCEL 3 PARCEL 1 PARCEL 2 LOT 1 LOT 3 PARCEL 2 LOT 4 TAX LOT 8100 PARTITION PLAT HOUSE LOT 22 CS NO. 2008-020 LOT 16 LOT 15 - 35.00'~: 68.26 HOUSE 73.26 N87'54'34"E 209.78' S87'55'34"W S87'55'34"W S87'54'34"W 249.83'R5 100.00'R1 101.95'R1 **GARAGE** CS NO. 81096 BLOCK 20 RESET MONUMENT DUE TO REMOVAL DURING CS NO. 87005 HOOD RIVER CONSTRUCTION ACTIVITIES. PROPER ADDITION TAX LOT 7900 PARKING LOT CS NO. 2006-119 CS NO. 85002 CS NO. 1005 PARCEL 1 PARTITION PLAT 2008-04P LOT 8 LOT 7 CS NO. 2008-020 LOT 5 LOT 6 LOT 13 LOT 14 CS NO. 88007 TAX LOT 9200 TAX LOT 9600 TAX LOT 9100 BUILDING 86.98'R2 249.90'R5 105.96'FD&105.12'R3 S87'56'29"W 901.52 45.00'R1 246.83'R1 STATE STREE 699.70'R1 N87'56'29"E 946.53' SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP CITY MONUMENT NO. A-3-K&A OR59002LS K&A WA42690LS AS PER D.L.C. CS NO. 84025 SET SURVEY SPIKE W/1-1/2" BRASS WASHER INSCRIBED OR └CITY MONUMENT NO A-5 LS 59002 WA LS 42690. AS PER D.L.C. CS NO. KLEIN & ASSOCIATES CS NO. 2006-119 SURVEYOR'S CERTIFICATE SET BRASS SCREW WITH WASHER INSCRIBED OR LS 59002. KLEIN & ASSOCIATES CS NO. 2008-020 , JAMES M. KLEIN, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, INSCRIBED EXISTING EASEMENTS OF RECORD KLEIN & ASSOC OR 59002, PER CS NO. 2006-119 CORRECTLY SURVEYED THE LANDS DESCRIBED AND MARKED WITH LEGAL MONUMENTS ACCORDING TO ORS CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, AND FOR THE INITIAL POINT OF THE SURVEY, I FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP, FOUND IRON ROD (VISITED 2006) INSCRIBED KLEIN & ASSOC. OR 59002, LOCATED AT THE NORTHEAST CORNER OF PARCEL 3, BEING A PORTION OF PARCEL 2 OF PARTITION NEW EASEMENTS, PER THIS PLAT PLAT NO. 200804P, FILED MARCH 19, 2008, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP FOUND W&H PACIFIC CONTROL 1" BRASS DISK PER 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS **FENCE** CS NO. 2002003 (VISITED 2006) FOUND 1/2" IRON PIPE (VISITED 2006) COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2, OF PARTITION PLAT 2008-04P; THENCE SOUTH 87'54'34" WEST ALONG THE NORTH NARRATIVE OF SURVEY LINE OF SAID PARCEL 2, A DISTANCE OF 5.00 FEET, TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP INSCRIBED KLEIN & ASSOC. 59002, FOUND 1/2" IRON ROD W/YELLOW PLASTIC CAP BEING THE INITIAL POINT OF THIS PLAT; THENCE SOUTH 01'01'29" WEST PARALLEL WITH AND 5.00 WEST OF THE EAST LINE OF SAID THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 8000 INTO INSCRIBED 1028 PER CS NO. 84025 (VISITED 2006) THREE SEPARATE PARCELS AS SHOWN. FOUR PREVIOUS SURVEYS PARCEL 2, A DISTANCE OF 74.11 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2; THENCE SOUTH 87"54'34" WEST, 209.78 FEET; WERE PERFORMED BY OUR FIRM ON SAID TAX LOT 8000. THE FIRST FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP THENCE NORTH 01'03'25" EAST, 74.11 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2; THENCE NORTH 87'54'34" EAST ALONG KLEIN & ASSOC OR 59002, PER CS NO. 2008-056 SURVEY BEING A BOUNDARY SURVEY OF TAX LOT 7900 AND 8000, THE NORTH LINE OF SAID PARCEL 2 A DISTANCE OF 209.74 FEET BACK TO THE POINT OF BEGINNING. FILED AS COUNTY SURVEY NO. 2006-119: THE SECOND BEING A FOUND SURVEY SPIKE W/ BRASS WASHER INSCRIBED PARTITION OF SAID TAX LOT 7900 AND 8000, RECORDED AS Monnoe to Kle-KLEIN & ASSOC OR 59002, PER CS NO. 2006-119 PARTITION PLAT 2008-04P; THE THIRD BEING A BOUNDARY LINE ADJUSTMENT OF THE WEST 35.00 OF PARCEL 2 OF PARTITION PLAT MES M. KLEIN PLS. 59002 FOUND 5/8" REBAR W/2" ALUMINUM CAP 2008-4P, FILED AS COUNTY SURVEY 2008-056: THE FOURTH BEING INSCRIBED KLEIN & ASSOC OR 59002, WA 42690. A BOUNDARY LINE ADJUSTMENT OF THE EAST 5.00 OF PARCEL 2 OF REFERENCED SURVEYS CS NO. 2008-020 PARTITION PLAT 2008-4P, FILED AS COUNTY SURVEY NO. 2015-005. THE EXTERIOR MONUMENTS OF SAID PARCEL 2 AND AFORESAID FOUND 5/8" REBAR W/YELLOW PLASTIC CAP SURVEY PERFORMED BY D.L.C. SURVEYING, PLS 1028, FILED 3/11/1984, CS NO. 84025 ADJUSTED BOUNDARY LINES WERE FIELD VERIFIED AND HELD FOR INSCRIBED KLEIN & ASSOCIATES OR 59002 PLS SURVEY PERFORMED BY D.L.C. SURVEYING, PLS 1028, FILED 2/9/1987, CS NO. 87005 POSITION. ALL OTHER MONUMENTS SHOWN WERE LOCATED IN CS NO. 2015-005 SURVEY PERFORMED BY DIESCHNEIDER ASSOCIATES, PLS 932, 11/5/197, CS NO. 1005 PREVIOUS SURVEYS PERFORMED BY OUR FIRM. HORIZONTAL CONTROL NETWORK, MONUMENT RECOVERY AND RIGHT-OF-WAY RETRACEMENT SURVEY, PERFORMED BY W&H PACIFIC,

PLS 2382, FILED 1/9/2002, CS NO. 2002-003

SURVEY PERFORMED BY KLEIN & ASSOCIATES INC., PLS 59002, FILED 12/27/2006, CS NO. 2006-119

SURVEY PERFORMED BY KLEIN & ASSOCIATES, PLS 932, FILED 1/28/1985, CS NO. 85002

10. SURVEY PERFORMED BY BISHOP SURVEYING INC., PLS 898, FILED 3/4/1988, CS NO. 88007

11. SURVEY PERFORMED BY BISHOP SURVEYING INC., PLS 898, FILED 11/1/1981, CS NO. 81096

PARTITION PLAT 2008-04P PERFORMED BY KLEIN & ASSOCIATES INC., PLS 59002, FILED 3/24/2008, CS NO. 2008-020

BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES INC. PLS 59002, FILED 2/4/2015, CS NO. 2015-005

BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES INC., PLS 59002, FILED 8/26/2008, CS NO. 2008-056

HOOD RIVER COUNTY SURVEYOR'S OFFICE

2016 074

BL

PARTITION PLAT NO. 201613P

INSTRUMENT RECEIVED ON THE 25th DAY OF OCTOBER , 2016 9:13 AT AM

HOOD RIVER COUNTY DIRECTOR OF RECORDS

DECLARATION

I, THE OWNER 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.

I, ALSO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS SHOWN ON THIS PLAT AND GRANT ALL PRIVATE EASEMENTS FOR THEIR STATED PURPOSES.

10-12-16 STEVE GATE DATE PRESIDENT OF BLUE HERON BUILDERS, LLC.

ACKNOWLEDGMENTS

STATE OF OREGON

TREE

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COUNTY OF HOOD RIVER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12_, OF Octaber_, 2016, BY STEVE GATES AS PRESIDENT OF BLUE HERON BUILDERS, LLC.

NOTARY SIGNATURE Koxann R. Cochran NOTARY PUBLIC (OREGON) (NAME)

COMMISSION NO. 753649

MY COMMISSION EXPIRES Hugust 17, 2020

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

HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 12 TH DAY OF OCTOBER, 2016.

HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 21 DAY OF OCTOBER, 2016.

MAlin HOO'D RIVER CITY LANNING DIRECTOR

> REGISTERED **PROFESSIONAL** LAND SURVEYOR ames mille

> > OREGON JULY 12, 2005 JAMES M, KLEIN

Expires 6-30-2017

SHEET 1 OF WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON

1/4 SEC T. ₹ 25CD 3N.

CS# 2016 074_1

OWNER

BLUE HERON BUILDERS, LLC

SURVEY PERFORMED FOR: STEVE GATES

ANGLE POINT, NOT MONUMENTED

D.L.C. SURVEYING CS NO. 84025

D.L.C. SURVEYING CS*NO. 87005

W&H PACIFIC CS NO. 2002-003

DIELSCHNEIDER SURVEYING CS NO. 1005

COUNTY SURVEY NUMBER

(XX.XX') PLAT DISTANCE

R2

R3

DATE OF MONUMENT: JULY 1, 2015 PROJECT: 12-05-10 DRAFT: GJD FILE: 120510PP.DWG LAYOUT TAB: HR CITY PP

Klein & Associates, Inc.

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

PARTITION PLAT

-NEW VARIED WIDTH STORM DRAIN EASEMENT PER THIS PLAT.

(SEE EASEMENT NOTE 8.)

PARCEL 3

-NEW 5.00' BY 12.00'

PUBLIC UTILITY EASEMENT

SEE EASEMENT NOTE 6.)

REPLAT OF A PORTION OF PARCEL 2 OF PARTITION PLAT 2008-04P LOCATED IN SE 1/4, SW 1/4, S. 25, T. 3N., R. 10E. W.M. CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON

3N 10E 25CD TAX LOT 8000 W&H PACIFIC $\langle \mathcal{O} \rangle$ EXISTING 5.00 FOOT PUBLIC EASEMENT CONTROL POINT NO. 20 -FOR PEDESTRIAN ACCESS AS PER OAK STREET PARTITION PLAT 2008-04P, SAID N87°54'34"E 946.49' EASEMENT SHALL BE EXTINGUISHED (US HIGHWAY 30) PER THIS PLAT, SEE EASEMENT NOTES-1.) AND 4.). BASIS OF BEARING N88'10'24"E 349.82'R4 S87'54'34"W 209.74 TAX LOT 9400 NEW 5.00 FOOT PUBLIC . 73,26 EASEMENT FOR PEDESTRIAN INITIAL POINT-ACCESS PER THIS PLAT. BLA ds NO. SEE EASEMENT NOTE 4.). 0008 TOJ XAT PARCEL 1 PARCEL 2 PARCEL 3 TAX LOT 8100 PARCEL 2 S LOT 4 PARTITION PLAT CS NO. 2008-020 HOUSE S87 54'34"W 249.83'R5 CS NO. 81096 **GARAGE** EXISTING 12.00 FOOT INCRESS MODIFICATION OF EASEMENT -AND EGRESS EASEMENT PER PER INSTRUMENT NO. INSTRUMENT NO. 2008-02826 2013-03383, SEE SEE EASEMENT NOTE 2 EASEMENT NOTE 3.) TAX LOT 7900 PARKING LOT EXISTING 25.00 FOOT CS NO. 2006-119 CS NO. .85002 INGRESS, EGRESS AND PARCEL 1 CS NO. 1005 UTILITY EASEMENT AS PARTITION PLAT 2008-04P SHOWN ON PARTITION LOT 7 LOT 5 PLAT 2008-04P EXISTING VARIED WIDTH CS NO. 88007 ACCESS, UTILITY & TAX LOT 9100 TAX LOT 9200 PEDESTRIAN EASEMENT

249.90'R5

S87'56'29"W 901.52'

S87°54'34"W 209.74'

0008 TOJ XAT

PARCEL 2

PARCEL 2

PARTITION PLAT CS NO. 2008-020

STATE STREE

N87'56'29"E 946.53'

PER PARTITION PLAT

8.00

105.96'FD&105.12'R3 =-

2008-04P

EASEMENT NOTES:

- 1.) EXISTING 5.00 FOOT PUBLIC EASEMENT FOR PEDESTRIAN ACCESS AS PER PARTITION PLAT 2008-04P.
- 2.) EXISTING 12.00 FOOT INGRESS AND EGRESS EASEMENT PER INSTRUMENT NO. 2008-02826.
- 3.) MODIFICATION OF EASEMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED IN INSTRUMENT NO. 201303383.
- 4.) THAT CERTAIN 5.00 FOOT PUBLIC EASEMENT FOR PEDESTRIAN ACCESS, AS PER PARTITION PLAT 2008-04P, IS TO BE EXTINGUISHED PER THIS PLAT. A NEW 5.00 FOOT PEDESTRIAN ACCESS EASEMENT IS BEING CREATED ALONG THE WEST 5.00 FEET OF PARCEL 1 OF THIS PARTITION
- 5.) NEW 6.00 FOOT IN WIDTH PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1-3 AND A 6.00 FOOT PUBLIC UTILITIES EASEMENT ACROSS PARCEL 1 - 3, PER THIS PLAT.
- 6.) NEW 10.00 FOOT BY 12.00 FOOT PUBLIC UTILITY EASEMENT ON THE EAST 5.00 FEET OF THE SOUTH 12.00 FEET OF PARCEL 2 AND THE WEST 5.00 FEET OF THE SOUTH 12.00 FEET OF PARCEL 3.
- 7. NEW 8.00 FOOT BY 68.26 FOOT IN EVEN WIDTH PRIVATE SEWER EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AND 3 OF
- 8. NEW VARIED IN WIDTH PUBLIC STORM DRAIN EASEMENT ACROSS

REFERENCED DEEDS

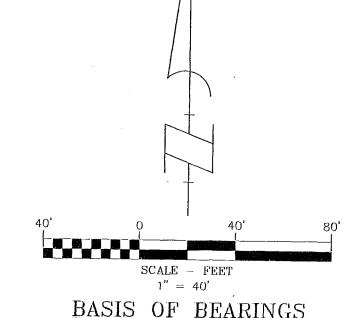
WARRANTY DEED RECORDED IN INSTRUMENT NO. 2008-02826, DATED 7/15/2008, HOOD RIVER COUNTY DEED RECORDS.

WARRANTY DEED RECORDED IN INSTRUMENT NO. 2002-3597, DATED 7/29/2002, HOOD RIVER COUNTY DEED RECORDS.

REFERENCED SURVEYS

- SURVEY PERFORMED BY D.L.C., CS NO. 84025 SURVEY PERFORMED BY D.L.C., CS NO. 87005
- SURVEY PERFORMED BY DIESCHNEIDER ASSOCIATES, CS NO. 1005 HORIZONTAL CONTROL NETWORK, MONUMENT RECOVERY AND
- RIGHT-OF-WAY RETRACEMENT SURVEY, BY W&H PACIFIC CS NO. 2002-003 SURVEY PERFORMED BY KLEIN & ASSOCIATES, CS NO. 2006-119
- PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES, CS NO. 2008-020 SURVEY PERFORMED BY KLEIN & ASSOCIATES, CS NO. 85002
- BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, CS NO.
- BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, CS NO. 2015-005
- 10. SURVEY PERFORMED BY BISHOP SURVEYING, CS NO. 88007 11. SURVEY PERFORMED BY BISHOP SURVEYING, CS NO. 81096

LINE TABLE Line # | Length | Direction 7.00 N02°05'26"W N87°54'34"1 42.61 L3 51.07 S01'03'25"W 23.71 N49°38'52"V L5 11.74 N01°03'25"E 5.00 | S89°03'28"E 6.00 S01°03'31"W



BASIS OF BEARINGS

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

amom W JULY 12, 2005 JAMES M. KLEIN 59002 Expires 6-30-2017 SHEET 2 OF 2 WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON 1/4 SEC 25CD 3N. 10E

REGISTERED

PROFESSIONAL

LAND SURVEYOR

CS# 2016074-2

HOOD RIVER COUNTY

SURVEYOR'S OFFICE

SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP

SET SURVEY SPIKE W/1-1/2" BRASS WASHER INSCRIBED

SET BRASS SCREW WITH WASHER INSCRIBED OR LS 59002.

FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, INSCRIBED

KLEIN & ASSOC OR 59002, PER CS NO. 2006-119

FOUND W&H PACIFIC CONTROL 1" BRASS DISK PER

FOUND 1/2" IRON ROD W/YELLOW PLASTIC CAP INSCRIBED 1028 PER CS NO. 84025 (VISITED 2006)

FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP

KLEIN & ASSOC OR 59002, PER CS NO. 2008-056

FOUND SURVEY SPIKE W/ BRASS WASHER INSCRIBED

KLEIN & ASSOC OR 59002, PER CS NO. 2006-119

INSCRIBED KLEIN & ASSOC OR 59002, WA 42690.

FOUND 5/8" REBAR W/2" ALUMINUM CAP

FOUND 5/8" REBAR W/YELLOW PLASTIC CAP

INSCRIBED KLEIN & ASSOCIATES OR 59002 PLS

CS NO. 2008-020

CS NO. 2015-005

CS NO. COUNTY SURVEY NUMBER

(XX.XX') PLAT DISTANCE

ANGLE POINT, NOT MONUMENTED

D.L.C. SURVEYING CS NO. 84025

D.L.C. SURVEYING CS NO. 87005

W&H PACIFIC CS NO. 2002-003

EXISTING EASEMENTS OF RECORD

NEW EASEMENTS, PER THIS PLAT

DIELSCHNEIDER SURVEYING CS NO. 1005

KLEIN & ASSOCIATES CS NO. 2006-119

KLEIN & ASSOCIATES CS NO. 2008-020

K&A OR59002LS K&A WA42690LS

FOUND IRON ROD (VISITED 2006)

CS NO. 2002003 (VISITED 2006)

FOUND 1/2" IRON PIPE (VISITED 2006)

LEGEND

LS 59002 WA LS 42690.

RECORD OF SURVEY NO. 2008056

SURVEY PERFORMED FOR: STEVE GATES DATE OF MONUMENT: JULY 1, 2015 PROJECT: 12-05-10 DRAFT: GJD FILE: 120510PP.DWG LAYOUT TAB: HR CITY PP

BUILDING

73.26' NEW 5.00 FOOT PUBLIC EASEMENT FOR PEDESTRIAN ACCESS PER THIS PLAT. (SEE EASEMENT NOTE 4.).

-NEW 6.00 FOOT IN WIDTH

PRIVATE ACCESS EASEMENT

EASEMENT PER THIS PLAT

(SEE EASEMENT NOTE 5.)

FOR THE BENEFIT OF PARCELS 1-3 AND 6.00 FOOT PUBLIC UTILITIES EASEMENT

PARCEL 1

699.70'R1

NEW 8.00' BY 68.26' IN WIDTH SEWER EASEMENT ACROSS

PARCEL 2 FOR THE BENEFIT

OF PARCEL 1 AND 3

(SEE EASEMENT NOTE 7.)

90.37

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

N87'54'34"E 209.78'

EASEMENT LAYOUT

SCALE 1" = 20'