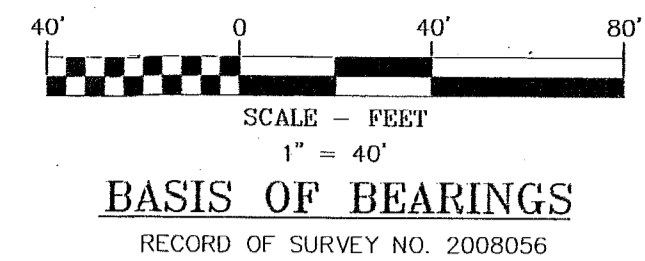


PARTITION PLAT

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

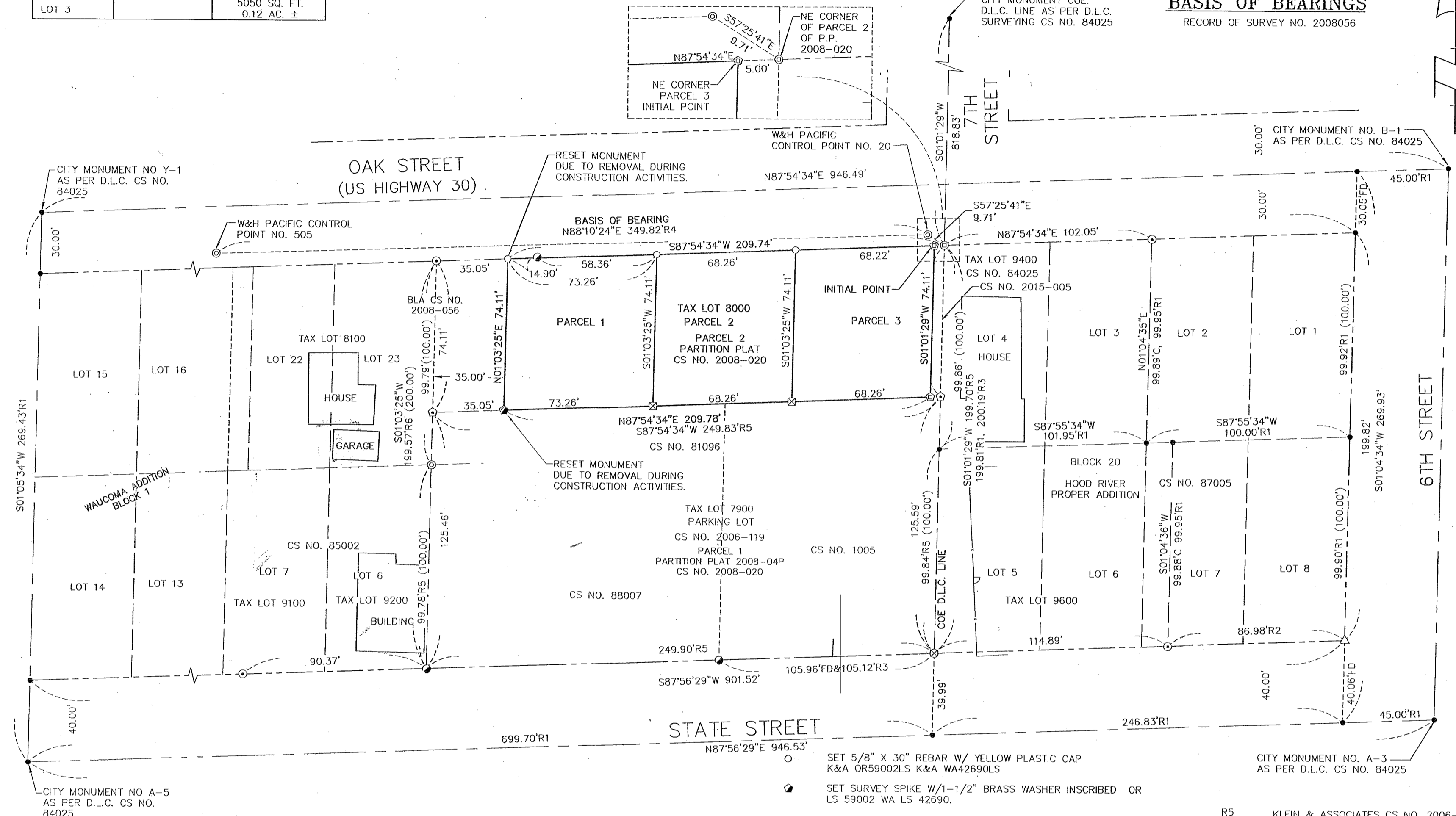


HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2016 074
 FILED 10/27/2016
 BY BL

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 2		
LOT 1	15,522 SQ. FT. 0.36 AC. ±	5421 SQ. FT. 0.12 AC. ±
LOT 2		5051 SQ. FT. 0.12 AC. ±
LOT 3		5050 SQ. FT. 0.12 AC. ±



PARTITION PLAT NO. 2016 13P
 INSTRUMENT RECEIVED ON THE 25th DAY
 OF OCTOBER, 2016 9:13 AT AM

Steve Gates
 HOOD RIVER COUNTY DIRECTOR OF RECORDS
 AND ASSESSMENTS

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.
Steve Gates 10-12-16
 STEVE GATES DATE
 PRESIDENT OF BLUE HERON BUILDERS, LLC.

ACKNOWLEDGMENTS

STATE OF OREGON
 COUNTY OF HOOD RIVER
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
 ME ON 12th OF October, 2016, BY
 STEVE GATES AS PRESIDENT OF BLUE HERON
 BUILDERS, LLC.
Roxann R. Cochran
 NOTARY SIGNATURE
Roxann R. Cochran
 NOTARY PUBLIC (OREGON) (NAME)
 COMMISSION NO. 953649
 MY COMMISSION EXPIRES August 17, 2020

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND
 ASSESSMENT DUE HEREON HAVE BEEN FULLY
 PAID AS REQUIRED BY LAW.
Paula A. Moraw
 HOOD RIVER COUNTY DIRECTOR
 OF BUDGET AND FINANCE
 I HEREBY CERTIFY THIS PARTITION WAS
 EXAMINED AND APPROVED AS OF
 THIS 12th DAY OF October, 2016.
Blair
 HOOD RIVER COUNTY SURVEYOR
 I HEREBY CERTIFY THIS PARTITION WAS
 EXAMINED AND APPROVED AS OF
 THIS 21st DAY OF OCTOBER, 2016.
K. Walling
 HOOD RIVER CITY PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE 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, INSCRIBED KLEIN & ASSOC. OR 59002, LOCATED AT THE NORTHEAST CORNER OF PARCEL 3, BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 200804P, FILED MARCH 19, 2008, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2, OF PARTITION PLAT 2008-04P; THENCE SOUTH 87°54'34" WEST ALONG THE NORTH 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, 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 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; 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 THE NORTH LINE OF SAID PARCEL 2 A DISTANCE OF 209.74 FEET BACK TO THE POINT OF BEGINNING.

James M. Klein
 JAMES M. KLEIN PLS. 59002

REFERENCED SURVEYS

1. SURVEY PERFORMED BY D.L.C. SURVEYING, PLS 1028, FILED 3/11/1984, CS NO. 84025
2. SURVEY PERFORMED BY D.L.C. SURVEYING, PLS 1028, FILED 2/9/1987, CS NO. 87005
3. SURVEY PERFORMED BY DIESCHNEIDER ASSOCIATES, PLS 932, 11/5/197, CS NO. 1005
4. 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
5. SURVEY PERFORMED BY KLEIN & ASSOCIATES INC., PLS 59002, FILED 12/27/2006, CS NO. 2006-119
6. PARTITION PLAT 2008-04P PERFORMED BY KLEIN & ASSOCIATES INC., PLS 59002, FILED 3/24/2008, CS NO. 2008-020
7. SURVEY PERFORMED BY KLEIN & ASSOCIATES, PLS 932, FILED 1/28/1985, CS NO. 85002
8. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES INC., PLS 59002, FILED 8/26/2008, CS NO. 2008-056
9. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES INC. PLS 59002, FILED 2/4/2015, CS NO. 2015-005
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

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP K&A OR59002LS K&A WA42690LS
- SET SURVEY SPIKE W/1-1/2" BRASS WASHER INSCRIBED OR LS 59002 WA LS 42690.
- ⊗ 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 IRON ROD (VISITED 2006)
- ⊙ FOUND W&H PACIFIC CONTROL 1" BRASS DISK PER CS NO. 2002003 (VISITED 2006)
- FOUND 1/2" IRON PIPE (VISITED 2006)
- △ 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
- ⊙ FOUND 5/8" REBAR W/2" ALUMINUM CAP INSCRIBED KLEIN & ASSOC OR 59002, WA 42690. CS NO. 2008-020
- ⊙ FOUND 5/8" REBAR W/YELLOW PLASTIC CAP INSCRIBED KLEIN & ASSOCIATES OR 59002 PLS CS NO. 2015-005
- ANGLE POINT, NOT MONUMENTED
- (XX.XX') PLAT DISTANCE
- CS NO. COUNTY SURVEY NUMBER
- R1 D.L.C. SURVEYING CS NO. 84025
- R2 D.L.C. SURVEYING CS NO. 87005
- R3 DIELSCHNEIDER SURVEYING CS NO. 1005
- R4 W&H PACIFIC CS NO. 2002-003

- R5 KLEIN & ASSOCIATES CS NO. 2006-119
- R6 KLEIN & ASSOCIATES CS NO. 2008-020
- EXISTING EASEMENTS OF RECORD
- NEW EASEMENTS, PER THIS PLAT
- FENCE

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 8000 INTO THREE SEPARATE PARCELS AS SHOWN. FOUR PREVIOUS SURVEYS WERE PERFORMED BY OUR FIRM ON SAID TAX LOT 8000. THE FIRST SURVEY BEING A BOUNDARY SURVEY OF TAX LOT 7900 AND 8000, FILED AS COUNTY SURVEY NO. 2006-119; THE SECOND BEING A PARTITION OF SAID TAX LOT 7900 AND 8000, RECORDED AS PARTITION PLAT 2008-04P; THE THIRD BEING A BOUNDARY LINE ADJUSTMENT OF THE WEST 35.00 OF PARCEL 2 OF PARTITION PLAT 2008-4P, FILED AS COUNTY SURVEY 2008-056; THE FOURTH BEING A BOUNDARY LINE ADJUSTMENT OF THE EAST 5.00 OF PARCEL 2 OF PARTITION PLAT 2008-4P, FILED AS COUNTY SURVEY NO. 2015-005. THE EXTERIOR MONUMENTS OF SAID PARCEL 2 AND AFORESAID ADJUSTED BOUNDARY LINES WERE FIELD VERIFIED AND HELD FOR POSITION. ALL OTHER MONUMENTS SHOWN WERE LOCATED IN PREVIOUS SURVEYS PERFORMED BY OUR FIRM.

OWNER
 BLUE HERON BUILDERS, LLC

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

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
James M. Klein
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002
 Expires 6-30-2017

SHEET 1 OF 2
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
⊗	25CD	3N.	10E.
⊗			

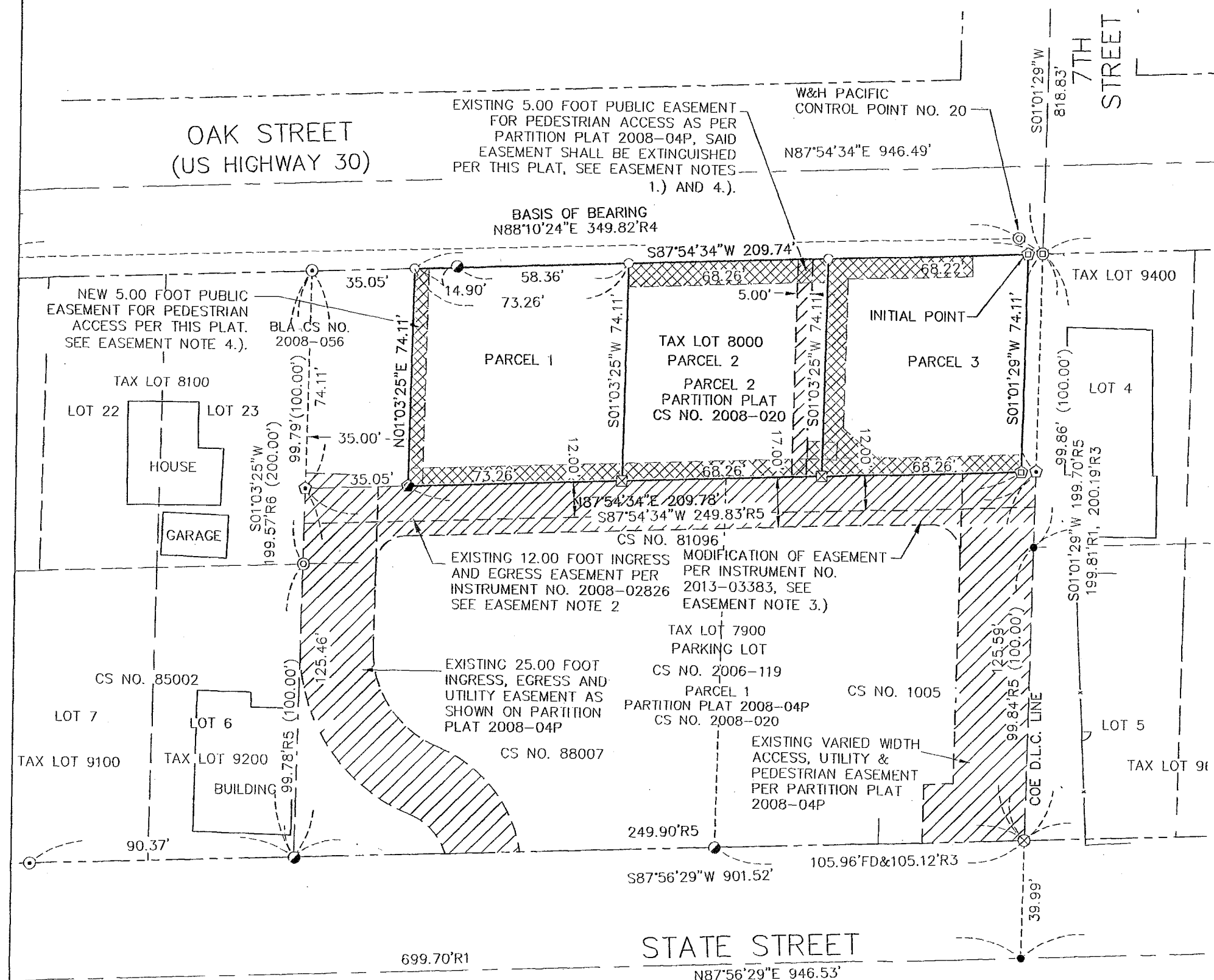
CS# 2016 074-1

PARTITION PLAT

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

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2016074
 FILED 10/27/2016
 BY BL



EASEMENT NOTES:

- EXISTING 5.00 FOOT PUBLIC EASEMENT FOR PEDESTRIAN ACCESS AS PER PARTITION PLAT 2008-04P.
- EXISTING 12.00 FOOT INGRESS AND EGRESS EASEMENT PER INSTRUMENT NO. 2008-02826.
- MODIFICATION OF EASEMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED IN INSTRUMENT NO. 201303383.
- 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 PLAT.
- 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.
- 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.
- 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 THIS PLAT.
- NEW VARIED IN WIDTH PUBLIC STORM DRAIN EASEMENT ACROSS PARCEL 3.

REFERENCED DEEDS

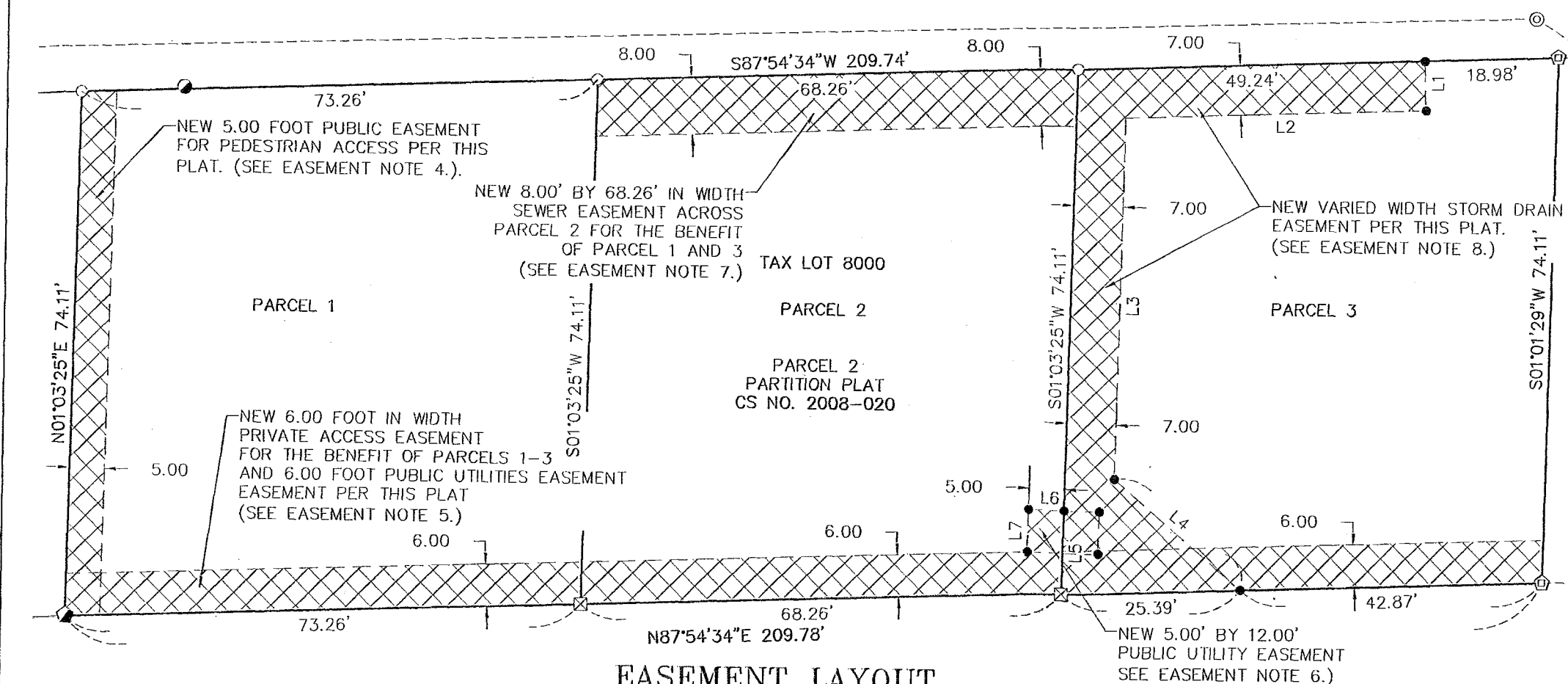
WARRANTY DEED RECORDED IN INSTRUMENT NO. 2008-02826, DATED 7/15/2008, HOOD RIVER COUNTY DEED RECORDS.
 WARRANTY DEED RECORDED IN INSTRUMENT NO. 2002-3597, DATED 7/29/2002, HOOD RIVER COUNTY DEED RECORDS.

REFERENCED SURVEYS

- SURVEY PERFORMED BY D.L.C., CS NO. 84025
- SURVEY PERFORMED BY D.L.C., CS NO. 87005
- SURVEY PERFORMED BY DIELSCHNEIDER 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. 2008-119
- 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. 2008-056
- BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, CS NO. 2015-005
- SURVEY PERFORMED BY BISHOP SURVEYING, CS NO. 88007
- SURVEY PERFORMED BY BISHOP SURVEYING, CS NO. 81096

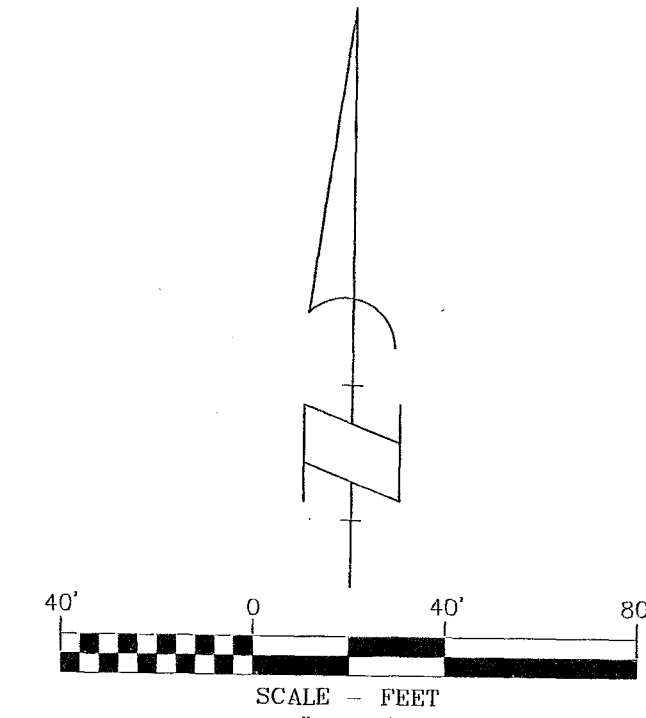
LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP K&A OR59002LS K&A WA42690LS
- SET SURVEY SPIKE W/1-1/2" BRASS WASHER INSCRIBED LS 59002 WA LS 42690.
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- ⊙ FOUND 5/8" REBAR W/YELLOW PLASTIC CAP INSCRIBED KLEIN & ASSOCIATES OR 59002 PLS CS NO. 2015-005
- ANGLE POINT, NOT MONUMENTED
- (XX.XX') PLAT DISTANCE
- CS NO. COUNTY SURVEY NUMBER
- R1 D.L.C. SURVEYING CS NO. 84025
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- R3 DIELSCHNEIDER SURVEYING CS NO. 1005
- R4 W&H PACIFIC CS NO. 2002-003
- R5 KLEIN & ASSOCIATES CS NO. 2006-119
- R6 KLEIN & ASSOCIATES CS NO. 2008-020
- ▨ EXISTING EASEMENTS OF RECORD
- ▨ NEW EASEMENTS, PER THIS PLAT
- FENCE



LINE TABLE

Line #	Length	Direction
L1	7.00	N02°05'26"W
L2	42.61	N87°54'34"E
L3	51.07	S01°03'25"W
L4	23.71	N49°38'52"W
L5	11.74	N01°03'25"E
L6	5.00	S89°03'28"E
L7	6.00	S01°03'31"W



BASIS OF BEARINGS
 RECORD OF SURVEY NO. 2008056

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

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

OWNER
 BLUE HERON BUILDERS, LLC

K&A
Klein & Associates, Inc.
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REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
James M. Klein
 OREGON
 JULY 12, 2006
 JAMES M. KLEIN
 59002

Expires 6-30-2017
 SHEET 2 OF 2
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON
 1/4 SEC T. R.
 25CD 3N. 10E.

CS# 2016074-2