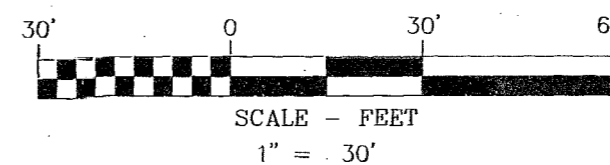


PARTITION PLAT

A PORTION OF LOTS 2 AND 3, BLOCK C, SOUTH WAUCOMA ADDITION.
 LOCATED IN THE NW 1/4, SECTION 36, T. 3N., R. 10E., W.M.
 CITY OF HOOD RIVER, STATE OF OREGON

03N 10E 36BB TAX LOT 2501



BASIS OF BEARINGS

NORTH LINE OF BLOCK C, SOUTH WAUCOMA ADDITION,
 BETWEEN MONUMENT NO. (205) AND (216)
 PER PARTITION PLAT 2005-10P. CS NO. 2005-035

LEGEND

- SET 5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (KA OR59002, KA WA42690)
 - FOUND MONUMENT, AS NOTED IN MONUMENT INFORMATION
 - COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER

MONUMENT INFORMATION

- (205) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "LS 1815"; AS SET BY TERRA SURVEYING CS NO. 87065, FILED OCTOBER 21, 1987. (VISITED JUNE 2016)
- (206) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "LS 1815"; AS SET BY TERRA SURVEYING, CS NO. 87065, FILED OCTOBER 21, 1987.
- (208), (210), (211) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "LS 1815"; AS SET BY TERRA SURVEYING, CS NO. 87065, FILED OCTOBER 21, 1987.
- (212) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "LS 1815"; MONUMENT HAS BEEN DISTURBED AND BENT S79°18'23"W, 0.53' FROM COMPUTED POSITION, AS SET BY TERRA SURVEYING CS NO. 87065, FILED OCTOBER 21, 1987.
- (213) FOUND 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS PLS 60051, AS PER PROPERTY LINE ADJUSTMENT, PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, CS NO. 2012-052, FILED DEC. 20, 2012. (VISITED JUNE 2016)
- (214) FOUND 5/8" IRON ROD, S42°44'53"W, 0.35, AS SET BY BISHOP SURVEYING, CS NO. 78027, FILED MARCH 28, 1978.
- (216) FOUND 5/8" IRON ROD WITH NO CAP AT THE NORTHEAST CORNER OF BLOCK C, AS SET BY BISHOP SURVEYING, CS NO. 78027, FILED MARCH 28, 1978. (VISITED JUNE 2016)
- (219) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OR 932 WA 22098"; AS SET BY KLEIN AND ASSOCIATES, CS NO. 2001-001, FILED JANUARY 11, 2001. (VISITED JUNE 2016)
- (300), (301) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KA OR59002, KA WA42690"; AS SET BY KLEIN AND ASSOCIATES, INC. CS NO. 2016-045, FILED JULY 21, 2016.

REFERENCED SURVEYS

- R1. PROPERTY LINE ADJUSTMENT, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR RICHARD WALTSAK, FILED JULY 21, 2016. COUNTY SURVEY NO. 2016-045
- R2. PARTITION PLAT 2005-10P, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR RICHARD WALTSAK, FILED MAY 10, 2005. COUNTY SURVEY NO. 2005-035
- R3. SURVEY PERFORMED BY BELL DESIGN COMPANY, FOR CHIP DICKINSON, FILED SEPTEMBER 22, 2004. COUNTY SURVEY NO. 2004-062
- R4. SURVEY PERFORMED BY TERRA SURVEYING, FOR RIVER VILLAGE PARTNERS, FILED OCTOBER 21, 1987. COUNTY SURVEY NO. 87065
- R5. SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, FOR LAURENT & MAY PICARD, FILED DECEMBER 20, 2012. COUNTY SURVEY NO. 2012-052
- R6. SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, FOR LYNNEA LINDSEY & ROBERT DIEHL, FILED DECEMBER 21, 2012. COUNTY SURVEY NO. 2012-058
- R7. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC., FOR LYNNEA LINDSEY, FILED JANUARY 11, 2001. COUNTY SURVEY NO. 2001-001
- R8. SURVEY PERFORMED BY BISHOP SURVEYING, FOR FW NIEMUTH, FILED MARCH 28, 1978. COUNTY SURVEY NO. 78027

REFERENCED DEEDS

WARRANTY DEED WITH ASSUMPTION AGREEMENT,
 INSTRUMENT NO. 2000570

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 2501 OF HOOD RIVER COUNTY ASSESSOR'S MAP 3N 10E 36BB INTO THREE PARCELS AS SHOWN.

A PREVIOUS PROPERTY LINE ADJUSTMENT, PERFORMED BY OUR FIRM, FILED AS COUNTY SURVEY NO. 2016-045, LOCATED THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT; BEING THE SOUTH 99.94 FEET OF LOTS 2 AND 3, BLOCK C, SOUTH WAUCOMA ADDITION, MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID BLOCK C. SAID MONUMENTS FOUND, AND/OR SET, BY AFORESAID SURVEY WERE RECOVERED AND HELD TO LOCATE THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT. NEW PROPERTY MONUMENTS WERE THEN SET FOR THE NEW PROPERTY DIVISION LINES.

NOTE

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NO. 2016-35, AND ANY SUBSEQUENT APPROVED AMENDMENT.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James M. Klein
 OREGON
 JULY 12, 2028
 JAMES M. KLEIN
 59002
 Expires 6-30-2017

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2016 082
 FILED 12/30/2016
 BY B.C.

PARTITION PLAT NO. 201615P

INSTRUMENT RECEIVED ON THE 21st DAY
 OF DECEMBER, 2016 3:05 AT P.M.

James M. Klein
 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 BOUNDARY BEING DESCRIBED AS THE SOUTH 99.94 FEET OF LOTS 2 AND 3, BLOCK C, SOUTH WAUCOMA ADDITION, MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID BLOCK C. FOR THE INITIAL POINT, OF THIS PARTITION PLAT, I SET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED KA OR59002, KA WA42690, LOCATED AT THE SOUTHWEST CORNER OF LOT 3, BLOCK C, SOUTH WAUCOMA ADDITION.

James M. Klein
 JAMES M. KLEIN PLS. 59002

DECLARATION

I RICHARD WALTSAK, OWNER OF 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.

Richard Waltsak 12/13/16
 RICHARD WALTSAK DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/13/16 2016, BY THE ABOVE SIGNED

Sheri Runne
 NOTARY SIGNATURE

Sheri Runne
 NOTARY PUBLIC-(NAME)

STATE OF NJ New Jersey

COUNTY OF Monmouth

COMMISSION NO. N/A

MY COMMISSION EXPIRES August, 2017

APPROVALS

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

James M. Klein
 HOOD RIVER COUNTY DIRECTOR
 OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 19th DAY OF DECEMBER, 2016.

Richard Waltsak
 HOOD RIVER COUNTY SURVEYOR

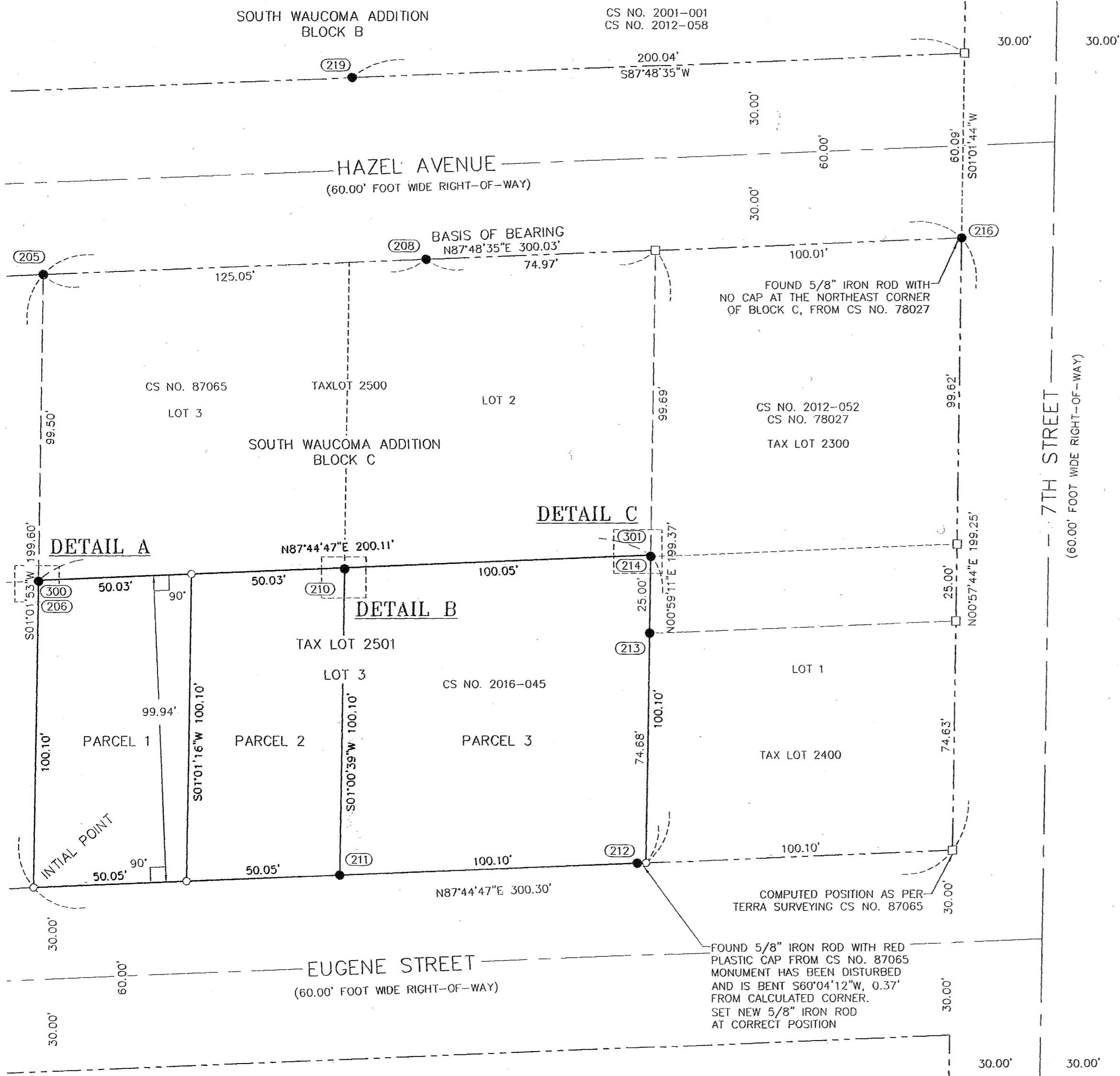
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 19th DAY OF DECEMBER, 2016.

Corlita A. Wallbridge
 CITY OF HOOD RIVER PLANNING DIRECTOR

KA
Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97001
 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.
 36BB 3N. 10E.



AREA TABLE

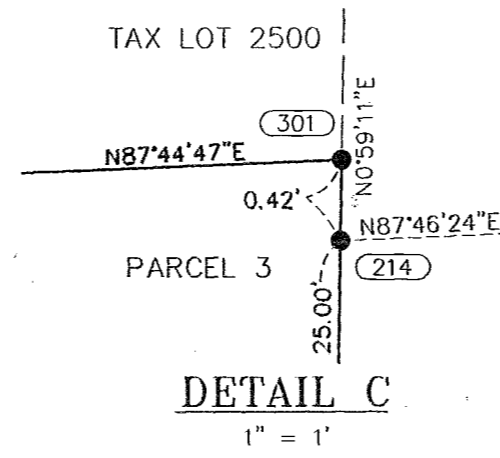
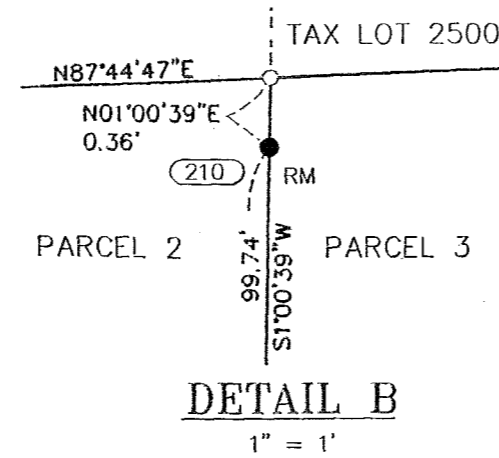
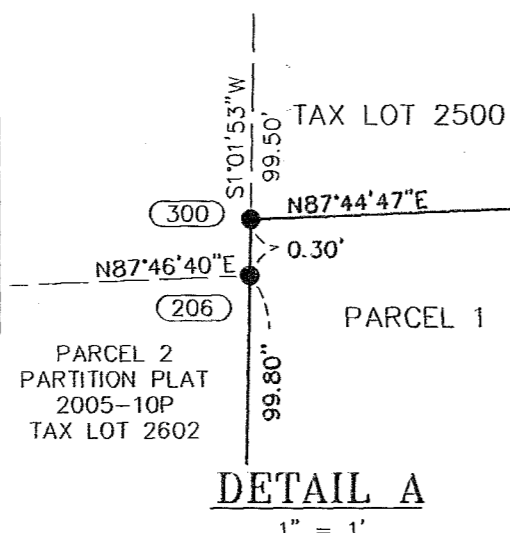
PARCEL 1	5,000± SQ. FT.
PARCEL 2	5,000± SQ. FT.
PARCEL 3	10,000± SQ. FT.

OWNER

RICHARD WALTSAK

SURVEY PERFORMED FOR:
 RICHARD WALTSAK
 DATE OF MONUMENT: OCT. 26, 2016
 PROJECT: 15-03-24PARTITION PLAT 2501 DRAFT: GJD

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



CS# 2016 082.