

PARTITION RE-PLAT
for

HORSE SENSE LAND & DEVELOPMENT COMPANY, AN OREGON CORPORATION
LOCATED IN T3N - R10E - SEC. 25DC

LOCATION OF SURVEY:

THIS RE-PLAT IS LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2017 004

DATE FILED: 1/27/2017

BY: BL.

File Number 201701P
Instrument received on the 25th day of
January, 2017 at 3:08 PM.

Hood River County Director of Records and Assessments

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, 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 as follows:

The West 40 feet of Lot L, South Addition to the Town of Hood River, in the City of Hood River, County of Hood River and State of Oregon; TOGETHER WITH the East 10 feet of the North 75 feet of Lot K, South Addition to the Town of Hood River, in the City of Hood River, County of Hood River and State of Oregon; AND commencing at the Northwest corner of Lot L, South Addition to the Town of Hood River, in the City of Hood River, County of Hood River, State of Oregon; thence West 10 feet; thence North 12 feet; thence East 50 feet; thence South 12 feet, more or less, to the North line of said Lot L; thence West along said North line of Lot L to the true point of beginning.

Initial point being a 5/8" iron rod, L.S. 1855896, found at the Southwest corner of Lot L.

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 as shown on this plat.

REPRESENTATIVE RANDY ORZECK 11/23/16 DATE

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

This instrument was acknowledged before me on November 23, 2016 (date)

by Randy Orzeck

As a representative of Horse Sense Land & Development Company, an Oregon corporation

Notary Signature Nancy J. Carlson

Print notary name Nancy J. Carlson

NOTARY PUBLIC- State of Oregon

Commission number: 939097

My Commission expires: May 14, 2019

APPROVALS

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.

I hereby certify this partition was examined and approved as of this 23rd day of NOVEMBER, 2016

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 30th day of NOVEMBER, 2016

Planning File Number 2016-16

The City of Hood River Planner Director

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON December 30, 2005 ERIK M. CARLSON 72306 Expires: December, 2017

TERRA SURVEYING

DATE: NOVEMBER 1, 2016

SCALE: 1" = 10'

PROJECT: 16074

P.O. BOX 617

HOOD RIVER, OREGON 97031

PHONE: (541) 386-4531

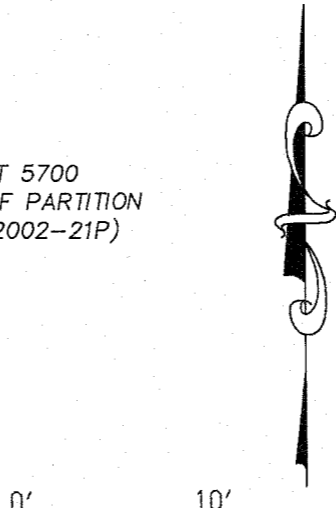
E-Mail: terra@gorge.net

www.terralandsurveying.com

BASIS OF BEARING:

S 88°54'46" E

105.47'



SCALE: 1" = 10'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2002-062

SOUTH ADDITION
TOWN OF HOOD RIVER

REFERENCES:

- C.S. No. 7673. SURVEY FOR HOOD RIVER COUNTY BY COUNTY SURVEYOR, DEC 18, 1976.
- C.S. No. 87052. SURVEY FOR ORZECK BY BISHOP, OCTOBER 4, 1987.
- C.S. No. 2002062. PARTITION PLAT NO.2002-21P BY DOWD, AUGUST 21, 2002.
- C.S. No. 2007062. PLA SURVEY FOR GALLANT BY KLEIN, MAY 23, 2007
- C.S. No. 2013-047. SURVEY FOR BECKY BISHOP BY TERRA, NOVEMBER 3, 2013.

EASEMENTS:

- 1) BOOK G, PAGE 106, EASEMENT TO JOSEPH A. WILSON FOR WATER LINE "LAYING 1 FOOT BELOW CELLER FLOOR" ON LOT L. NO PRECISE LOCATION GIVEN.
- 2) INST#880106, EASEMENT TO THE CITY OF HOOD RIVER AS SHOWN.
- 5) PUBLIC CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT INST#2015-01550 TO THE CITY OF HOOD RIVER, SHOWN ON FACE OF PLAT.

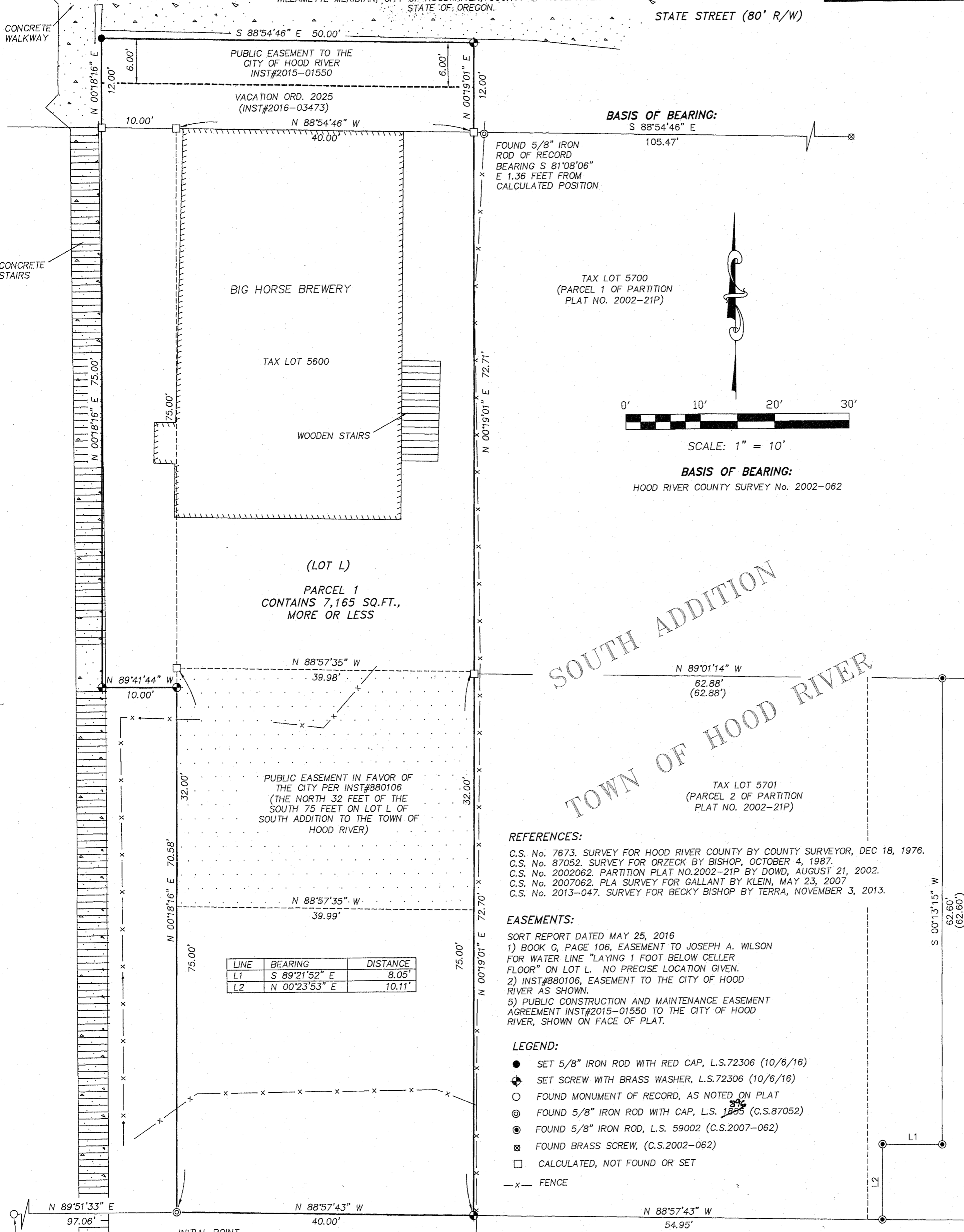
LEGEND:

- SET 5/8" IRON ROD WITH RED CAP, L.S.72306 (10/6/16)
- ⊕ SET SCREW WITH BRASS WASHER, L.S.72306 (10/6/16)
- FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
- ⊙ FOUND 5/8" IRON ROD WITH CAP, L.S. 1855 (C.S.87052)
- FOUND 5/8" IRON ROD, L.S. 59002 (C.S.2007-062)
- ⊗ FOUND BRASS SCREW, (C.S.2002-062)
- CALCULATED, NOT FOUND OR SET
- x- FENCE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT THE BIG HORSE BREWERY PROPERTY INTO ONE PARCEL USING THE PARTITION PROCESS. THE PROPERTY WAS SURVEYED IN 1987 BY BISHOP. WE RECOVERED THE SOUTHWEST CORNER AND USED THIS AS THE INITIAL POINT OF THE PLAT. I BELIEVE THAT THE OTHER 3 CORNERS WERE LOST DURING CONSTRUCTION OVER THE YEARS. THE CONTROLLING ELEMENTS OF THE BOUNDARY WERE THE BISHOP ROD AT THE SOUTHWEST AND MONUMENTS RECOVERED FROM PARTITION PLAT NO.2002-21P AND SUBSEQUENTLY ADJUSTED ON C.S.2007-062. I HELD TIE TO THE EAST LINE OF SUBJECT PROPERTY. THIS LINE WAS HELD AND PROJECTED NORTH THE PLAT DISTANCE TO THE NORTHEAST CORNER OF THE PLAT. THE NORTH LINE WAS EXTENDED WESTERLY FROM A SCREW FOUND AT THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2002-21P. NO MONUMENTS HAVE BEEN FOUND ON THE NORTH SIDE OF THE PROPERTY OR ON THE WEST PROPERTY, MOST LIKELY RECENT ROAD WORK MAY HAVE DISTURBED. THE BASIS OF BEARING IS BASED FROM PARTITION PLAT NO. 2002-21P (C.S.2002-062), USING A FOUND SCREW AND MONUMENT FOUND TO BE NEAR THE NORTHEAST CORNER OF THIS PLAT.

LINE	BEARING	DISTANCE
L1	S 89°21'52" E	8.05'
L2	N 00°23'53" E	10.11'



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