

LINE	BEARING	DISTANCE
L1	S 88°56'01" E	171.13'
L2	S 00°56'59" W	65.45'
L3	S 89°17'44" E	160.52'
L4	S 08°06'45" E	67.33'
L5	N 36°07'28" E	73.17'
L6	N 44°21'02" E	48.78'
L7	S 82°03'01" W	22.61'

CALCULATED POSITION PER TERRA SURVEYING C.S. No. 90041

TERRA SURVEYING  
PARTITION PLAT  
for  
HERMAN CREEK LANE, LLC  
an Oregon limited liability company

PROPERTY ADDRESS:  
NE 15 HERMAN CREEK LANE  
CASCADE LOCKS, OREGON  
97014

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2017 024

DATE FILED: 6/14/2017

BY: BE

File Number 201709P  
Instrument received on the 26<sup>th</sup> day of May, 2017 at 2:33 P.M.  
2017 clerk  
Hood River County Director of Records and Assessments.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Erik M. Carlson  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2017

DECLARATION  
I the owner of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with the provisions of ORS Chapter 92, as shown on this plat.

Levi Strayer 5/25/17  
Levi Strayer, Business Manager DATE

ACKNOWLEDGMENT  
STATE OF Oregon  
COUNTY OF Hood River } s.s.  
Subscribed and sworn to before me on this 25<sup>th</sup> day of May, 2017.

This instrument was acknowledged before me by Levi Strayer as a representative of Herman Creek Lane, LLC, the 25<sup>th</sup> day of May, 2017.

McCarlson  
Notary Signature  
Nancy J. Carlson  
Notary Print Name

NOTARY PUBLIC - OREGON  
COMMISSION NO. 939097  
MY COMMISSION EXPIRES May 14, 2019

I hereby certify this partition was examined and approved as of this 25<sup>th</sup> day of MAY, 2017.

McCarlson  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 26<sup>th</sup> day of MAY, 2017.

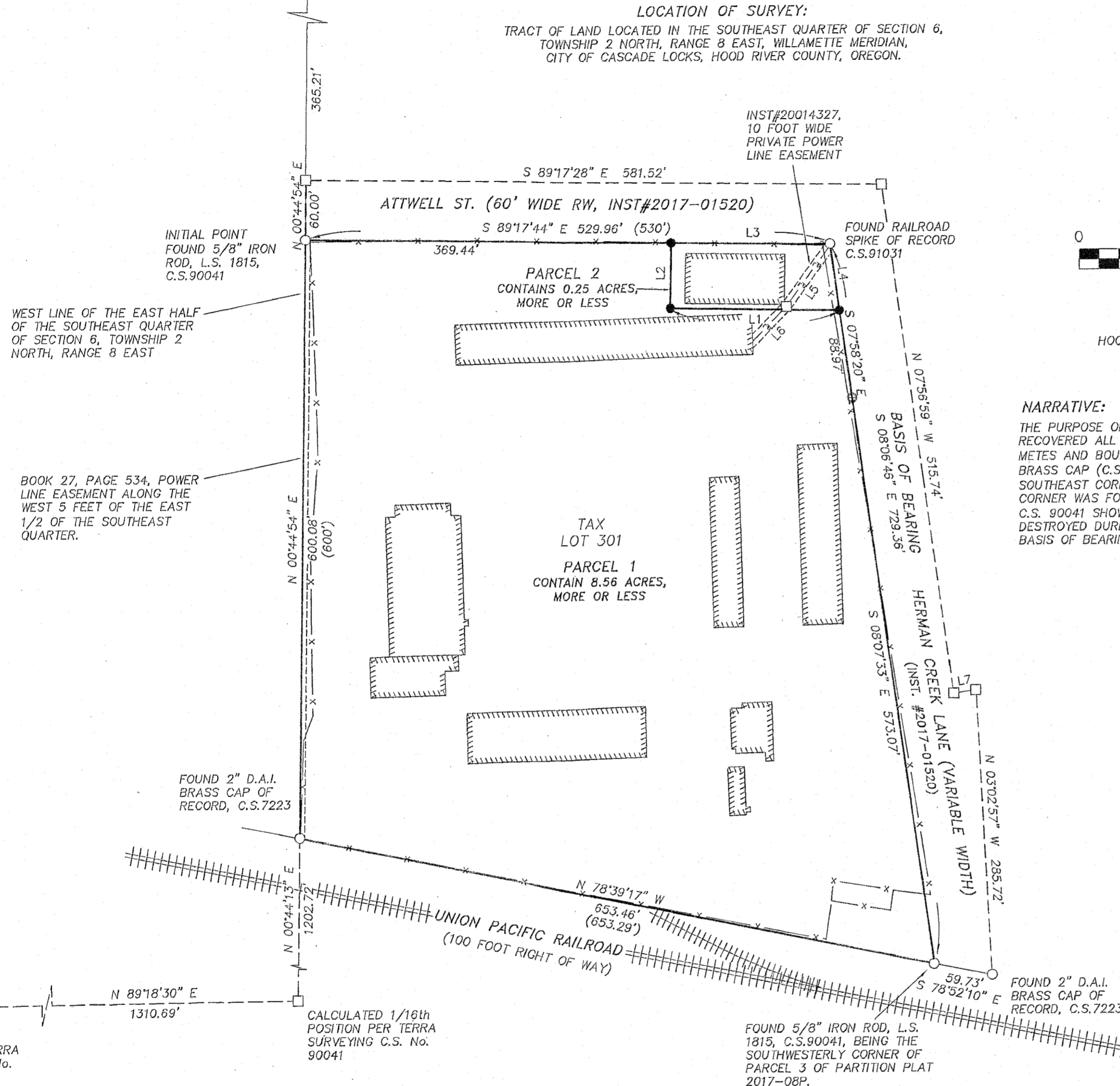
Planning File Number LU-17-003  
Colin Miller  
City of Cascade Locks Administrator

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

David Strayer  
Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

TERRA SURVEYING

DATE: MARCH 31, 2017  
SCALE: 1" = 100'  
PROJECT: 16184PART  
ASSESSORS MAP: 2N-8E-6 TL. 301  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terrandsurveying.com



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 301 INTO TWO PARCELS. WE RECOVERED ALL 4 CORNERS OF THE ORIGINAL TAX LOT 301, BEING DESCRIBED WITH A METES AND BOUNDS DESCRIPTION. THE SOUTHWEST CORNER OF THIS PROPERTY IS A 2" BRASS CAP (C.S.7223) WAS FOUND TO BE IN GOOD SHAPE. THE NORTHWEST AND SOUTHWEST CORNERS WERE 5/8" IRON ROD, L.S.1815 (C.S.90041). THE NORTHEAST CORNER WAS FOUND TO BE A RAILROAD SPIKE IN THE PAVEMENT. LET IT BE NOTED THAT C.S. 90041 SHOWS THIS TO BE A 5/8" IRON ROD L.S.1815, THIS ROD MAY HAVE BEEN DESTROYED DURING ROAD CONSTRUCTION AND RAILROAD SPIKE RESET ON C.S.91031. THE BASIS OF BEARING IS THE TWO MONUMENTS ON THE EAST LINE AS SHOWN ON C.S.90041.

SURVEYORS CERTIFICATE:

I, ERIK M. CARLSON, BEING FIRST AND 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:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, WITH THE NORTHERLY BOUNDARY LINE OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY RIGHT OF WAY, AS THE SAME TRAVERSES SAID SECTION 6; THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 NORTH 00°44'54" EAST A DISTANCE OF 600.08 FEET; THENCE SOUTH 89°17'44" EAST A DISTANCE OF 529.96 FEET; THENCE SOUTH 08°06'46" EAST A DISTANCE OF 729.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY WHICH IS SOUTH 78°39'17" EAST 653.46 FEET, WHEN MEASURED ALONG THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY, OF THE TRUE POINT OF BEGINNING; THENCE NORTH 78°39'17" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID RAILROAD RIGHT OF WAY A DISTANCE OF 653.46 FEET TO THE PLACE OF BEGINNING.

THE INITIAL POINT IS A 5/8" IRON ROD, L.S.1815 AT THE NORTHWEST CORNER OF THE DESCRIBED PARCEL.

REFERENCES:

SURVEYS AS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:  
C.S. NO. 0897, SURVEY BY PERKINS, FILED ON DECEMBER 10, 1958.  
C.S. NO. 7223, BOUNDARY SURVEY FOR PORT OF CASCADE LOCKS BY DIELSCHNEIDER ASSOCIATES INC. (L.S.932), JUNE 1, 1972.  
C.S. NO. 90041, BOUNDARY SURVEY FOR PORT OF CASCADE LOCKS BY TERRA SURVEYING. (L.S.1815), JUNE 11, 1990.  
C.S. NO. 91031, BOUNDARY SURVEY FOR THE CITY OF CASCADE LOCKS BY KLEIN AND ASSOCIATES (L.S. 932), MAY 21, 1991.  
C.S. NO. 2009014, BOUNDARY LINE ADJUSTMENT FOR PORT OF CASCADE LOCKS BY TERRA SURVEYING (L.S.72306), APRIL 6, 2009.  
C.S. NO. 2017023, PARTITION PLAT NO.2017-08P FOR THE PORT OF CASCADE LOCKS BY TERRA SURVEYING (L.S.72306), MAY 25, 2017.

EASEMENTS OF RECORD:

BOOK 28, PAGE 456. A 1937 PUBLIC FLOWAGE EASEMENT FAVORING THE UNITED STATE OF AMERICA FOR THE PURPOSES DESCRIBED ON THE DOCUMENT. THE UPPER ELEVATION IS 94 FEET WHICH IS HIGHER THAT THE TOP OF THE BONNEVILLE SPILLWAY.  
BOOK 27, PAGE 534 (1939) GRANTS PACIFIC TELEPHONE AND TELEGRAPH COMPANY A PRIVATE UTILITY EASEMENTS AS SHOWN.  
BOOK 37, PAGE 526 GRANTS THE CITY OF CASCADE LOCKS AND TRANSMISSION LINE PUBLIC EASEMENT (1948) DESCRIBES A LARGE TRACT WHICH THIS PROPERTY IS INCLUDED, NO EVIDENCE FOUND OF UTILITY.  
INST#691532 GRANTED PUBLIC EASEMENT TO THE CITY OF CASCADE LOCKS, DESCRIBES LAND WITHIN HERMAN CREEK LANE FOR THE PURPOSE OF PUMP STATION AND UTILITY LINES.  
INST#20014327 GRANTED PRIVATE EASEMENT TO THE CITY OF CASCADE LOCKS FOR UTILITY PURPOSES.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, L.S.72306 (SET ON 3/13/17)
- FOUND MONUMENT OF RECORD, AS NOTED ON SURVEY
- ⊕ FOUND 1/2" IRON ROD WITH CAP, L.S. 932 (C.S.91031)
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- x - EXISTING CHAIN LINK FENCE

CS# 2017 024