

TOWNHOUSE PARTITION PLAT for 522 E. 3rd Street LLC., an Oregon limited liability company

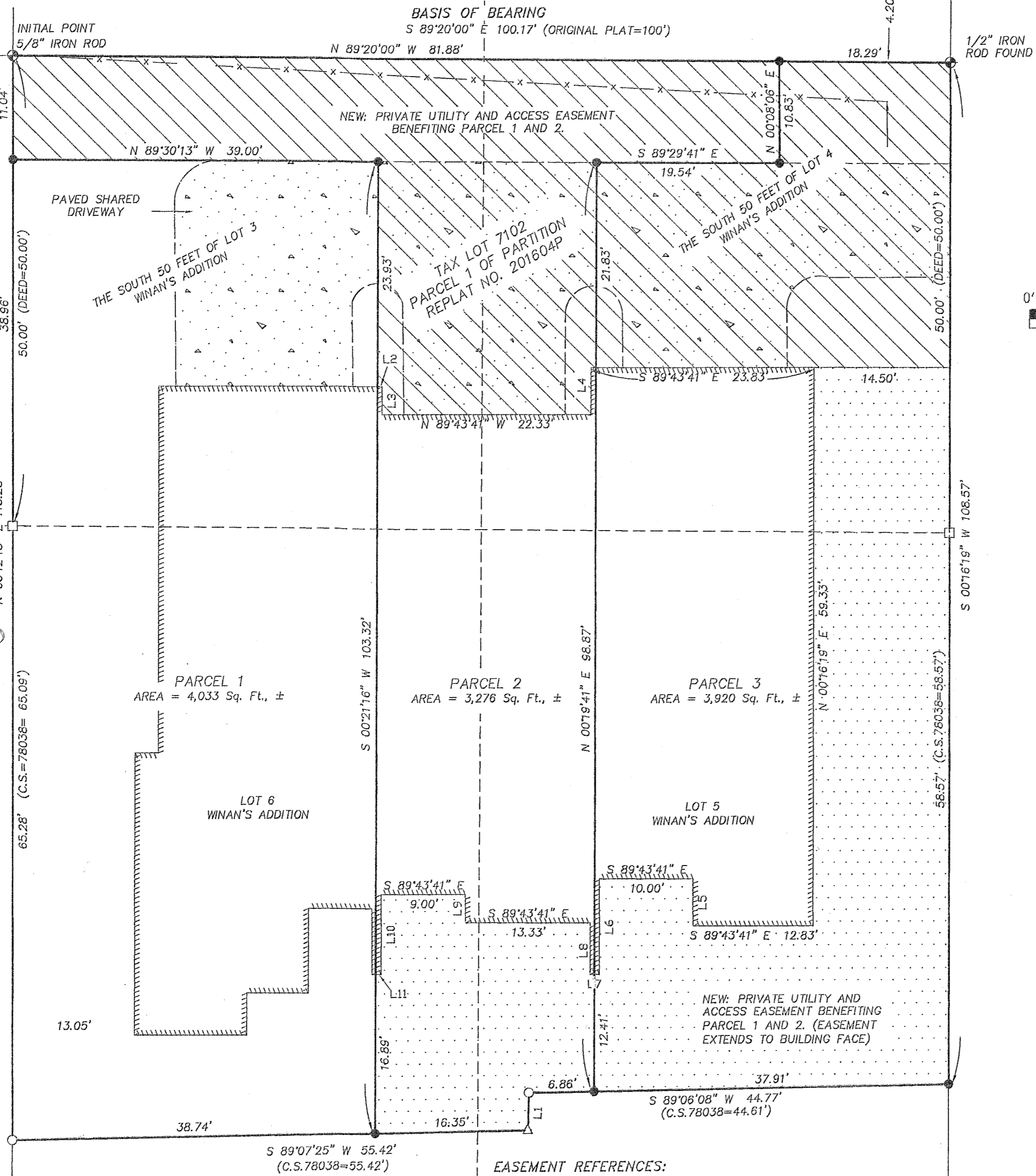
NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 3 TOWNHOME PARCELS FROM TAX LOT 7102, BEING REPLATTED ON PARTITION PLAT NO. 2016-04P. THE PARTY WALLS ARE SPLIT AS THE PARCEL BOUNDARIES. A SURVEY WAS CONDUCTED BY DAN CRON IN 1978 (C.S.78038) WE RECOVERED SEVERAL OF THE BOUNDARY MONUMENTS FROM THAT SURVEY. THE NORTHERN BOUNDARY OF TAX LOT 7102 WAS MONUMENTED ON C.S.1186 WITH IRON RODS, WHICH WE RECOVERED. THESE TWO SURVEYS WERE BASED ON A PREVIOUS SURVEY BY TENNESON ENGINEERING 1967. THE MOST SOUTHEASTERLY PROPERTY CORNER (JOG) WAS PREVIOUSLY SET ON SOUTH LINE USING INTERSECTION-INTERSECTION HOLDING THE TWO 1/2" IRON RODS SET BY L.S.1028 ON THE PREVIOUS PLAT (C.S.2016-014). WE RE-SET THE SOUTHEAST CORNER OF THE PLAT AT THE CALCULATED POSITION PREVIOUSLY REFERENCED ON PARTITION PLAT NO.2016-04P, THIS SAID REFERENCE MONUMENT WAS REMOVED THROUGH CONSTRUCTION. THE BASIS OF BEARING IS THE NORTH LINE OF SUBJECT PARCEL BASED ON C.S.2016-014.

LOCATION OF SURVEY: REPLATTED PARCEL 1 ON PARTITION PLAT NO.2016-04P, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD RIVER IN HOOD RIVER COUNTY, OREGON.

OPEN SPACE:

TOTAL LAND AREA= 11,228.6 SQ.FT. TOTAL OPEN SPACE= 5,420.6 SQ.FT. BUILDING/DRIVEWAY AREA = 5,808.0 SQ.FT. OPEN SPACE = 48%



WINAN'S ADDITION BLOCK 6

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L11 with their respective bearings and distances.

REFERENCES:

FILED IN THE COUNTY SURVEYORS OFFICE: C.S. No. 1181, SURVEY OF THE PLAT OF WINAN'S ADDITION BY NORCOTT, L.S.700, FILED APRIL 15, 1971. C.S. No. 1186, SURVEY FOR DON BETZ BY KING, L.S. 91, FILED JULY 6, 1971. C.S. No. 1766, PLAT OF WINAN'S ADDITION TO HOOD RIVER, RECORDED OCTOBER 19TH 1888. C.S. No. 78038, SURVEY FOR TERRY SHELLMAN BY CRON, L.S.1028, FILED MAY 1978. C.S. No. 2016-014, RE-PLAT PARTITION No. 2016-04P BY TERRA, L.S.72306, FILED FEB 26, 2016

EASEMENT REFERENCES:

STATUS OF RECORD TITLE AMERITITLE TITLE NUMBER 86587AM. -DEED RESTRICTION IN BOOK D, PAGE 29. DOCUMENT FROM FEBRUARY 27, 1890. -EASEMENT OF RECORD IN BOOK G, PAGE 135 (1905). POWER AND WATER LINE ACROSS THE NORTH 3 FEET OF LOT 5 AND 6, SEEMS THESE UTILITIES HAVE BEEN RELOCATED TO 3RD STREET. NO EVIDENCE UTILITIES EXIST DUE TO A HOUSE PLACED ON THE LINE, THIS EASEMENT HAS BEEN EXTINGUISHED. -DEED RESTRICTION NO.2016-01513 (IMPROVEMENT AGREEMENT) -DEED RESTRICTION NO.2016-01514 (WAIVER OF REMONSTRANCE)

PIPE FOUND AT THE NORTHEAST CORNER OF LOT 4 OF BLOCK 6, WINAN'S ADDITION.

HOOD RIVER COUNTY SURVEYOR'S OFFICE CS# 2017 030 DATE FILED: 8/3/2017 BY: B.C.

File Number 201710P Instrument received on the 1st day of August, 2017 at 8:23 a.m. 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: Parcel 1 of Partition Plat No.2016-04p recorded on February 24th 2016 in Hood River County records, being a replat of portions of Lots 3, 4, 5, 6, of Winans Addition to Hood River. Initial point is a 5/8" iron rod found at the northwest corner of said Parcel 1.

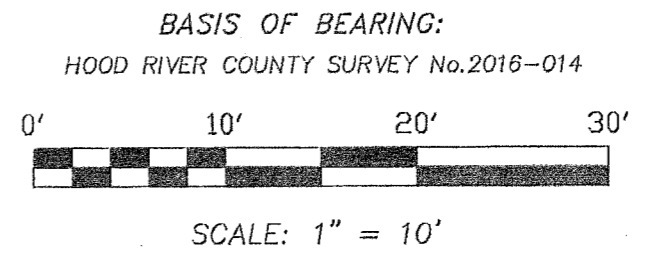
REGISTERED PROFESSIONAL LAND SURVEYOR ERIC M. CARLSON December 30, 2005 72306 Expires: December, 2017

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 and to create private easements as shown on this plat. Representative: Russell K. Nomi DATE: 07/14/17 State of Oregon County of Hood River

This instrument was acknowledged before me by Russell K. Nomi as a representative of 522 E. 3rd Street, LLC. on the 14th day of July 2017. Notary Signature: Nancy Jane Carlson Print notary name: Nancy Jane Carlson NOTARY PUBLIC- State of Oregon Commission number: 999097 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. Hood River County Director of Budget and Finance, Treasurer/Tax Collector. I hereby certify this partition was examined and approved as of this 21st day of July, 2017. Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 31st day of July, 2017. Planning File Number 2016-42 Jennifer Kaden for Cindy Walbridge (The City of Hood River Planning Director)



- LEGEND: SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (SET ON 7/12/17) FOUND MONUMENT 1" IRON PIPE FOUND 5/8" IRON ROD, L.S.72306 (C.S.2016-014) FOUND MONUMENT AS NOTED (C.S.1186) FOUND MONUMENT 1/2" IRON ROD NO CAP (C.S.78038) CALCULATED, NOT FOUND OR SET SURVEY OR PLAT CALL

OWNER: 522 3rd Street LLC 17450 SE 40TH PLACE BELLEVUE, WA 98008 ZONING: (R-3) URBAN HIGH DENSITY RESIDENTIAL TERRA SURVEYING DATE: MAY 25, 2017 SCALE: 1" = 20' PROJECT: 16038PLAT ASSESSORS MAP: 3N 10E 36AB P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 terra@gorge.net www.terralandsurveying.com