PARTITION PLAT NO. 201711 HOOD RIVER COUNTY AREA NOTE: PARTITION PLAT INSTRUMENT RECEIVED ON THE _____ DAY OF ______ AT R_M SURVEYOR'S OFFICE PARCEL ORIGINAL AREA NEW AREA 20,358 SQ. FT. 33,158 SQ. FT. RE-PLAT OF LOT 7, KATANI SUBDIVISION **TAX LOT 1200** 0.76 ACRES 0.48 ACRES AND A PORTION OF LOT 2 OF PLATTED DIVISION NO. 2 9,994 SQ. FT. 0.23 ACRES 22,794 SQ. FT. **TAX LOT 1300** HOOD RIVER COUNTY DIRECTOR OF RECORDS 0.52 ACRES LOCATED IN SW 1/4, SECTION 6 AND THE NW 1/4, SECTION 7, AND ASSESSMENTS T. 2N., R.8E., W.M., CITY OF CASCADE LOCKS, LEGEND SURVEYS CERTIFICATE COUNTY OF HOOD RIVER, STATE OF OREGON O SET 5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP I. JAMES M. KLEIN, BEING FIRST DULY SWORN, (KA OR59002, KA WA42690) DEPOSE AND SAY THAT I HAVE CORRECTLY 2N OBE 07B TAX LOT, 1200 SURVEYED AND MARKED WITH PROPER MONUMENTS FOUND KLEIN & ASSOC. INC. 5/8" REBAR WITH 1-1/4" YELLOW 2N OSE OTBA, TAX LOT 1300 THE LANDS REPRESENTED ON THIS PARTITION PLAT. PLASTIC CAP INSCRIBED "KLEIN & ASSOC. OR59002" THE BOUNDARIES BEING DESCRIBED IN STATUTORY PER KATANI SUBDIVISION, CS NO. 2006-027 WARRANTY DEED, RECORDED 9/16/2010, REFERENCE MONUMENT-FOUND KLEIN & ASSOC. INC: 5/8" REBAR WITH 1-1/4" YELLOW INSTRUMENT NO. 2010-03130 AND BARGAIN & OLD COLUMBIA RIVER HIGHWAY -SOUTH RIGHT-OF-WAY SET IN CS NO. 2005-112 PLASTIC CAP, INSCRIBED "KA WA44349, KA OR58608, PER SALE DEED RESERVING LIFE ESTATE, RECORDED ESTABLISHED PER 10/1/1975, INSTRUMENT NO. 751989, BEING MORE PARTITION PLAT 201610P. CS NO. 2016-054 CS NO. 2005-112 AND PARTICULARLY DESCRIBED IN THE LEGAL >0.79' CS NO. 2016--054 RM 🖸 © FOUND DLC SURVEYING. 1/2" REBAR WITH 1" YELLOW PLASTIC FOREST LANE (60' R/W) DESCRIPTION AS SHOWN ON THIS PLAT. THE INITIAL `0.21 CAP, INSCRIBED "LS 1028", CS NO. 93078 POINT FOR THIS PARTITION PLAT IS A 5/8 " IRON 20' -NORTHEAST CORNER ROD WITH YELLOW PLASTIC CAP INSCRIBED KA LO1 1, KATANI SUB. FOUND KLEIN & ASSOC. INC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC OR58608PLS WA44349PLS AT THE NORTHWEST CAP, INSCRIBED "OR 932 WA 22098, PER CS NO. 2016-054 LOT 1 PARCEL 1 CORNER OF PARCEL 1 OF PARTITION PLAT 201610P, KATANI SUB. FOUND 5/8" REBAR-**TAX LOT 1200** CS NO. 2016-054. COMPUTED ANGLE POINT, NOT MONUMENTED BENT AND DISTRUBED DETAIL REFERENCE MONUMENT S71°52'05"W 3.49' ROAD NOT TO SCALE FROM COMPUTED POSITION COUNTY SURVEY NO. CS NO. FOUND DATA FD EAST 15' FEET OF LOT 2, DECLARATION DIVISION NO. 2 FENCE LINE RAVEL WE THE OWNERS OF THE LAND SHOWN HEREIN, REFERENCED SURVEYS HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH OUR FREE CONSENT AND IN PARCEL 2 ACCORDANCE WITH OUR DESIRES. AND THE R1. KATANI SUBDIVISION PERFORMED BY KLEIN & ASSOCIATES, INC, FOR P.P. 2016 10P G PARCEL 1 PROVISIONS OF ORS CHAPTER 92. STEPSTONE PROPERTIES, LLC., FIELD APRIL 7, 2006 IN COUNTY CS NO. 2016-054 P.P. 2016 10P SURVEY NO. CS 2006027 CS NO. 2016-054; R2. PARTITION PLAT 201610P, PERFORMED BY KLEIN & ASSOCIATES, INC. FOR OLIVIA RAMOS & ALFONSO MENDOZA, FILED AUGUST 18, 2016, IN COUNTY SURVEY NO. 2016054 (266.00'R1) N89'45'55"E 266.20'FD R3. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC. FOR KURT JENSON, FILED DECEMBER 21, 2005, IN COUNTY SURVEY NO. 2005112 NORTH LINE OF SECTION 7 FOUND 3" HOOD RIVER COUNTY R4. SURVEY PERFORMED BY DLC SURVEYING, FOR CARRIE WEATHERS, S89°59'59"E 202.00' BRASS CAP IN ROAD BED FILED OCTOBER 19, 1993 IN COUNTY SURVEY NO. 93078 (202.00'DEED) 8" BELOW GRADE, LCR 107 FENCE LINE ON PROPERTY LINE-(VISITED 2016) NORTH LINE OF BRIGHAM-REFERENCED DEEDS VALERIE TADDA, REPRESENTATIVE DATE TRACT FILM NO. 740672 LOT 2 5 STEPSTONE PROPERTIES, LLC STATUTORY WARRANTY DEED, RECORDED 9/16/2010, INSTRUMENT NO. 2010-03130 LOT 13 BARGAIN & SALE DEED RESERVING LIFE ESTATE, RECORDED 10/1/1975, INSTRUMENT NO. 751989 ACKNOWLEDGMENTS 2 S THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE NARRATIVE ___2017, BY THE ABOVED SIGNED THE PURPOSE OF THIS SURVEY IS TO REPLAT, TAX LOT 1200 OF HOOD RIVER COUNTY ∞ ≥ ASSESSOR MAP 2N 8E 7B AND TAX LOT 1300 OF HOOD RIVER COUNTY ASSESSOR MAP LOT LOT 12 O.4 2N 8E 7BA INTO TWO (2) SEPARATE PARCELS AS SHOWN. TAX LOT 1200 IS DESCRIBED IN TAX LOT 1100 KATANI LANE THAT CERTAIN BARGAIN AND SALE DEED RESERVING LIFE ESTATE, RECORDED OCT. 1, 1975 IN (TAX MAP 02N08E07B) SUBDIVISION PARCEL 1 INSTRUMENT NO. 751989 AS THE WEST 64 FEET OF THE EAST 79 FEET OF LOT 2, DIVISION NO. 2. TAX LOT 1300 IS DESCRIBED IN THAT CERTAIN WARRANTY DEED - STATUTORY FORM, CS. NO. 2006-027 TAX LOT RECORDED SEPT. 16, 2010 IN INSTRUMENT NO. 2010-03130, AND DESCRIBED AS LOT 7 OF 1200 LOT 11 THE EXTERIOR BOUNDARY OF LOT 7 OF KATANIA SUBDIVISION WAS ESTABLISHED BY A REGISTERED PREVIOUS SURVEY PERFORMED BY OUR FIRM, FILED AS COUNTY SURVEY NO. 2006-027. COMMISSION NO. 959995 **PROFESSIONAL** DURING THE COURSE OF THIS SURVEY THE PREVIOUS ESTABLISHED CORNERS OF LOT 7 WERE RECOVERED AND FOUND TO BE WITHIN TOLERANCE AND HELD FOR THIS SURVEY. MY COMMISSION EXPIRES MALACIA I LAND SURVEYOR WEST 64 FEET THE NORTH BOUNDARY OF TAX LOT 1200 WAS ESTABLISHED BY HOLDING THE WESTERLY OF EAST 79 FEET LOT 5 OF LOT 2, PROJECTION OF THE SOUTH RIGHT-OF-WAY OF OLD COLUMBIA HIGHWAY, AS PREVIOUSLY LOT 10 ACKNOWLEDGMENTS MICROFILM NO. ESTABLISHED BY OUR FIRM IN PARTITION PLAT 201610P, COUNTY SURVEY NO. 2016-054 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE OREGON 840384 ME ON _7.28 _2017, BY VALERIE TADDA REPRESENTATIVE OF STEPSTONE PROPERTIES, LLC JULY 12, 2005 THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING A 5/8" REBAR, LOCATED AT THE JAMES M. KLEIN NORTHEAST CORNER OF PARCEL 1, AND SHOWN AS THE INITIAL POINT OF THIS PLAT, ALONG BASIS OF BEARINGS 59002 S89'51'09"E WITH A 1/2" REBAR WITH YELLOW PLASTIC CAP, PER COUNTY SURVEY NO. 93078, LOCATED AT THE SOUTHWEST CORNER OF TAX LOT 1100 AND THE SOUTHERLY EXTENSION THEREOF TO Expires 6-30-2019 64.00' ≥ EAST LINE OF KATANI SUBDIVISION AS SHOWN IN THE SOUTH LINE OF LOT 2 OF PLATTED DIVISION NO. 2. KATANI SUBDIVISION PERFORMED BY KLEIN & ASSOCIATES, INC, FOR STEPSTONE PROPERTIES, LLC., FILED APRIL 7, LOT 6 THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING RECOVERED MONUMENTS ALONG THE 2006 IN COUNTY SURVEY NO. CS 2006027 NOTARY PUBLIC-(NAME) EAST LINE OF KATANI SUBDIVISION. SURVEYOR'S NOTES: N89'28'16"W 144.00' EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS 64.00 72.00 NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. -FOUND DLC SURVEYING 1/2" REBAR WITH Y.P.C. S89°59'59"E THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION -33.00'-6.00 N36'33'02"W 0.15' FROM REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT 202.00'FD, R4 6.00' GENERAL-COMPUTED POSITION. THE QUALITY OF TITLE TO TAX LOTS 1200 AND 1300 SHOWN HEREON WAS GAINED FROM UTILITY EASEMENT VISITED 2006 COLUMBIA GORGE TITLE, ORDER NO. 17-0121ED, DATED JUNE 5, 2017 AND ORDER NO. -FOUND DLC SURVEYING PER KATANI SUBDIVISION 17-0122ED, DATED JUNE 2, 2017. 1/2" REBAR **APPROVALS** WITH Y.P.C. (HELD) LEGAL DESCRIPTION I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY TAX LOT 1200 CS NO. 93078 PAID AS REQUIRED BY LAW. LOT 8 LOT 7 TAX LQT 1300 2 THE WEST 64 FEET OF THE EAST 79 FEET OF LOT 2, DIVISION NO. 2 IN SECTION 6 AND 7, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CASCADE -FOUND DLC SURVEYING LOCKS, COUNTY OF HOOD RIVER, STATE OF OREGON. 1/2" REBAR WITH Y.P.C. PARCEL 2 FOUND K&A 5/8" REBAR--FOUND DLC SURVEYING N 30'35'03" E, 0.31' HOOD RIVER COUNTY DIRECTOR WITH Y.P.C. LOT 7, KATANI SUBDIVISION, IN THE CITY OF CASCADE LOCKS, COUNTY OF HOOD RIVER, 1/2" REBAR FROM COMPUTED POSITION BOUNDARY LINE-OF BUDGET AND FINANCE 2.0 NORTH SET FOR WITH Y.P.C. (HELD) STATE OF OREGON NOT ACCEPTED TO BE ELIMINATED REFERENCE MONUMENT VISTED 2006 HEREBY CERTIFY THIS PARTITION WAS FOR KATANI SUBDIVISION (HELD) EXAMINED AND APPROVED AS OF THIS 28" DAY OF JULY ENCUMBRANCES OF RECORD N89'59'59"W 202.00' OWNER TAX LOT 1200 MICHAEL & BARBARA IRVING 72.00' RM`¦⊙⁄ N89'59'51"E 202.00' LOT 1 8) WATER PIPE LINE EASEMENT, RECORDED FEB. 10, 1948, BOOK 36, PG. 623, 72.00' S89*51'09"E **EXACT LOCATION NOT DISCLOSED** LOT 12 N89°25'14"W 144.00 64.00 STEPSTONE PROPERTIES, LLC HOOD RIVER COUNTY SURVEYOR FOUND K&A 5/8" REBAR WITH Y.P.C. TAX LOT 1300 2.0 NORTH SET FOR SHEET 1 OF 1 8) WATER PIPE LINE EASEMENT, RECORDED FEB. 10, 1948, BOOK 36, PG. 623, REFERENCE MONUMENT 100' WILLAMETTE MERIDIAN EXACT LOCATION NOT DISCLOSED FOR KATANI SUBDIVISION (HELD) HOOD RIVER COUNTY, OREGON 9) DECLARATION OF DRIVEWAY MAINTENANCE AGREEMENT, KATANI LANE, HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED, AS OF RECORDED APRIL 4, 2006 1/4 SEC T. Klein & Associates, Inc. 10) CONDITIONS, RESTRICTION AND EASEMENTS PER THE PLAT OF KATANI DAY OF CLUBE SCALE - FEET SURVEY PERFORMED FOR: STEPSTONE PROPERTIES, LLC 1" = 50'ENGINEERING • SURVEYING • PLANNING 2N. CASCADE LOCKS PLANNING DIRECTOR 11) DECLARATION, COVENANTS, CONDITIONS AND RESTRICTION, RECORDED JUNE 13, DATE OF MONUMENTATION: JUNE 15, 2017 1411.43th Street . Hood River, OR 97031 PROJECT: 17-04-19 DRAFT: ADS 2007, INSTRUMENT NO. 200702668 KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF TEL: 541-386-3322 • FAX: 541-386-2515 FILE: 170419BLA.DWG LAYOUT TAB: LAYOUT1 UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.