

**AREA NOTE:**

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 1200	33,158 SQ. FT. 0.76 ACRES	20,358 SQ. FT. 0.48 ACRES
TAX LOT 1300	9,994 SQ. FT. 0.23 ACRES	22,794 SQ. FT. 0.52 ACRES

**LEGEND**

- SET 5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (KA OR59002, KA WA42690)
- FOUND KLEIN & ASSOC. INC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED "KLEIN & ASSOC. OR59002" PER KATANI SUBDIVISION, CS NO. 2006-027
- FOUND KLEIN & ASSOC. INC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, INSCRIBED "KA WA44349, KA OR58608, PER PARTITION PLAT 201610P, CS NO. 2016-054
- FOUND DLC SURVEYING. 1/2" REBAR WITH 1" YELLOW PLASTIC CAP, INSCRIBED "LS 1028", CS NO. 93078
- FOUND KLEIN & ASSOC. INC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, INSCRIBED "OR 932 WA 22098, PER CS NO. 2016-054
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NO.
- FD FOUND DATA
- x FENCE LINE

**REFERENCED SURVEYS**

- R1. KATANI SUBDIVISION PERFORMED BY KLEIN & ASSOCIATES, INC. FOR STEPSTONE PROPERTIES, LLC., FIELD APRIL 7, 2006 IN COUNTY SURVEY NO. CS 2006027
- R2. PARTITION PLAT 201610P, PERFORMED BY KLEIN & ASSOCIATES, INC. FOR OLIVIA RAMOS & ALFONSO MENDOZA, FILED AUGUST 18, 2016, IN COUNTY SURVEY NO. 2016054
- R3. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC. FOR KURT JENSON, FILED DECEMBER 21, 2005, IN COUNTY SURVEY NO. 2005112
- R4. SURVEY PERFORMED BY DLC SURVEYING, FOR CARRIE WEATHERS, FILED OCTOBER 19, 1993 IN COUNTY SURVEY NO. 93078

**REFERENCED DEEDS**

STATUTORY WARRANTY DEED, RECORDED 9/16/2010, INSTRUMENT NO. 2010-03130  
 BARGAIN & SALE DEED RESERVING LIFE ESTATE, RECORDED 10/1/1975, INSTRUMENT NO. 751989

**NARRATIVE**

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 2N 8E 7BA INTO TWO (2) SEPARATE PARCELS AS SHOWN. TAX LOT 1200 IS DESCRIBED IN THAT CERTAIN BARGAIN AND SALE DEED RESERVING LIFE ESTATE, RECORDED OCT. 1, 1975 IN 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, RECORDED SEPT. 16, 2010 IN INSTRUMENT NO. 2010-03130, AND DESCRIBED AS LOT 7 OF KATANI SUBDIVISION.

THE EXTERIOR BOUNDARY OF LOT 7 OF KATANIA SUBDIVISION WAS ESTABLISHED BY A PREVIOUS SURVEY PERFORMED BY OUR FIRM, FILED AS COUNTY SURVEY NO. 2006-027. 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.

THE NORTH BOUNDARY OF TAX LOT 1200 WAS ESTABLISHED BY HOLDING THE WESTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY OF OLD COLUMBIA HIGHWAY, AS PREVIOUSLY ESTABLISHED BY OUR FIRM IN PARTITION PLAT 201610P, COUNTY SURVEY NO. 2016-054

THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING A 5/8" REBAR, LOCATED AT THE NORTHEAST CORNER OF PARCEL 1, AND SHOWN AS THE INITIAL POINT OF THIS PLAT, ALONG 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 THE SOUTH LINE OF LOT 2 OF PLATTED DIVISION NO. 2.

THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING RECOVERED MONUMENTS ALONG THE EAST LINE OF KATANI SUBDIVISION.

**SURVEYOR'S NOTES:**

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TAX LOTS 1200 AND 1300 SHOWN HEREON WAS GAINED FROM COLUMBIA GORGE TITLE, ORDER NO. 17-0121ED, DATED JUNE 5, 2017 AND ORDER NO. 17-0122ED, DATED JUNE 2, 2017.

**LEGAL DESCRIPTION**

TAX LOT 1200  
 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 LOCKS, COUNTY OF HOOD RIVER, STATE OF OREGON.

LOT 7, KATANI SUBDIVISION, IN THE CITY OF CASCADE LOCKS, COUNTY OF HOOD RIVER, STATE OF OREGON

**ENCUMBRANCES OF RECORD**

- TAX LOT 1200
- 8) WATER PIPE LINE EASEMENT, RECORDED FEB. 10, 1948, BOOK 36, PG. 623, EXACT LOCATION NOT DISCLOSED
- TAX LOT 1300
- 8) WATER PIPE LINE EASEMENT, RECORDED FEB. 10, 1948, BOOK 36, PG. 623, EXACT LOCATION NOT DISCLOSED
- 9) DECLARATION OF DRIVEWAY MAINTENANCE AGREEMENT, KATANI LANE, RECORDED APRIL 4, 2006
- 10) CONDITIONS, RESTRICTION AND EASEMENTS PER THE PLAT OF KATANI SUBDIVISION
- 11) DECLARATION, COVENANTS, CONDITIONS AND RESTRICTION, RECORDED JUNE 13, 2007, INSTRUMENT NO. 200702668

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

**PARTITION PLAT**

RE-PLAT OF LOT 7, KATANI SUBDIVISION  
 AND A PORTION OF LOT 2 OF PLATTED DIVISION NO. 2  
 LOCATED IN SW 1/4, SECTION 6 AND THE NW 1/4, SECTION 7,  
 T. 2N., R. 8E., W.M., CITY OF CASCADE LOCKS,  
 COUNTY OF HOOD RIVER, STATE OF OREGON

2N 08E 07B TAX LOT, 1200  
 2N 08E 07BA TAX LOT 1300

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

SURVEY NO. 2017 033.  
 FILED 8/3/2017  
 BY B.C.

PARTITION PLAT NO. 201711

INSTRUMENT RECEIVED ON THE 1st DAY OF August, 2017 AT 11:20 AM

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 BOUNDARIES BEING DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED 9/16/2010, INSTRUMENT NO. 2010-03130 AND BARGAIN & SALE DEED RESERVING LIFE ESTATE, RECORDED 10/1/1975, INSTRUMENT NO. 751989, BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS PLAT. THE INITIAL POINT FOR THIS PARTITION PLAT IS A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED KA OR58608PLS WA44349PLS AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 201610P, CS NO. 2016-054.

JAMES M. KLEIN PLS. 59002

**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 THE PROVISIONS OF ORS CHAPTER 92.

Michael C Irving 7-28-2017  
 MICHAEL IRVING (DATE)

Barbara J Irving 7/28/2017  
 BARBARA IRVING (DATE)

Valerie Tadda 7-28-17  
 VALERIE TADDA, REPRESENTATIVE DATE  
 STEPSTONE PROPERTIES, LLC

**ACKNOWLEDGMENTS**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/28/2017, BY THE ABOVE SIGNED

Kathleen E. Woodley  
 NOTARY SIGNATURE  
 Kathleen E. Woodley  
 NOTARY PUBLIC - (NAME)

STATE OF Oregon  
 COUNTY OF Hood River  
 COMMISSION NO. 959995  
 MY COMMISSION EXPIRES March 12, 2021

**ACKNOWLEDGMENTS**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/28/2017, BY VALERIE TADDA REPRESENTATIVE OF STEPSTONE PROPERTIES, LLC

Kathleen E. Woodley  
 NOTARY SIGNATURE  
 Kathleen E. Woodley  
 NOTARY PUBLIC - (NAME)

STATE OF Oregon  
 COUNTY OF Hood River  
 COMMISSION NO. 959995  
 MY COMMISSION EXPIRES March 12, 2021

**APPROVALS**

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

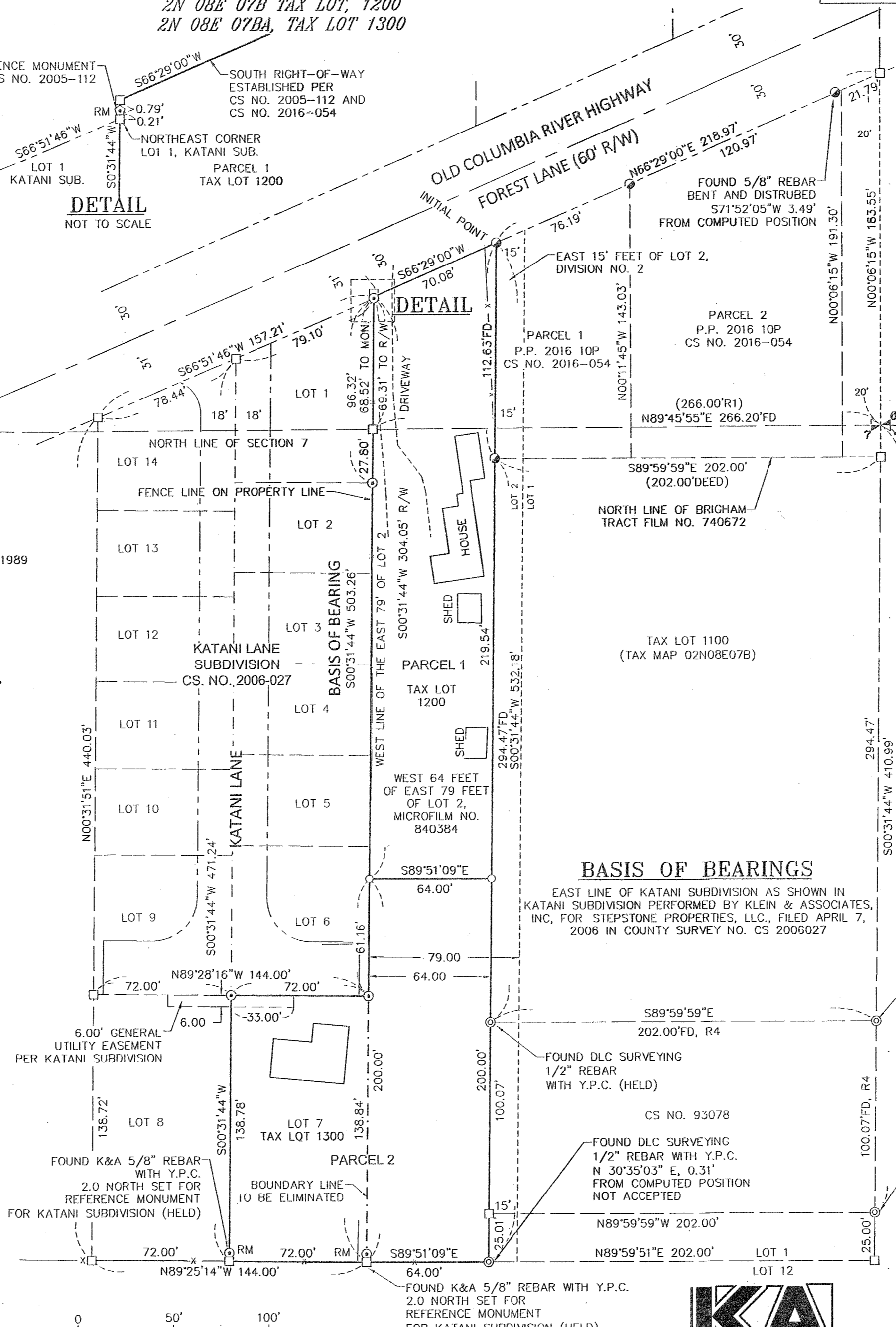
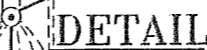
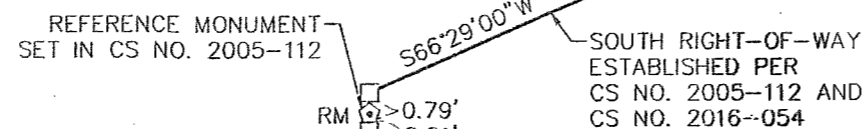
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 28th DAY OF July, 2017.

HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 28th DAY OF July, 2017.

CASCADE LOCKS PLANNING DIRECTOR

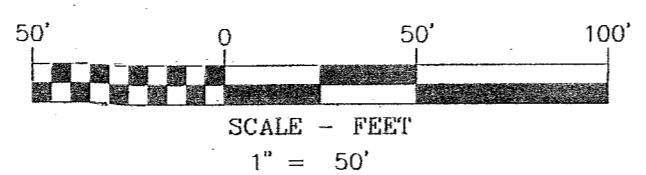


**BASIS OF BEARINGS**

EAST LINE OF KATANI SUBDIVISION AS SHOWN IN KATANI SUBDIVISION PERFORMED BY KLEIN & ASSOCIATES, INC. FOR STEPSTONE PROPERTIES, LLC., FILED APRIL 7, 2006 IN COUNTY SURVEY NO. CS 2006027

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JAMES M. KLEIN  
 JULY 12, 2005  
 OREGON  
 59002  
 Expires 6-30-2019

**Klein & Associates, Inc.**  
 ENGINEERING • SURVEYING • PLANNING  
 1411 13th Street • Hood River, OR 97031  
 TEL: 541-386-3322 • FAX: 541-386-2515



**OWNER**  
 MICHAEL & BARBARA IRVING & STEPSTONE PROPERTIES, LLC

**SHEET 1 OF 1**  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
7	2N.	8E.	

CS# 2017 033.