

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA PARCEL 1
TAX LOT 8301	4,997 SQ. FT.	10,144 SQ. FT.
TAX LOT 8302	5,147 SQ. FT.	

PARTITION PLAT

RE-PLAT OF LOTS 7 & 8, BLOCK A, CASS ADDITION
 NW 1/4 OF THE NW 1/4, SEC. 36, T3N., R.10E., W.M.
 CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON
 3N 10E 36BB TAX LOTS 8301 & 8302

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2017 039
 FILED 9/18/2017
 BY JK

PARTITION PLAT NO. 201714P

INSTRUMENT RECEIVED ON THE 15th DAY
 OF September, 2017 2:34 AT PM

JK
 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 AS LOTS 7 AND 8, BLOCK A, CASS ADDITION, AND FOR THE INITIAL POINT I HELD A 1/2" REBAR IN CONCRETE, LOCATED AT THE NORTHWEST CORNER OF SAID LOT 7.

James M. Klein
 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.

Mary Chamley 8/30/17
 MARY CHAMLEY DATE
 TRUSTEE
Mark Chamley 9/13/17
 MARK CHAMLEY DATE
 TRUSTEE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 30, 2017, BY MARK CHAMLEY AND MARY CHAMLEY, TRUSTEES OF THE MARK AND MARY CHAMLEY FAMILY TRUST.

Roxann R Cochran
 NOTARY SIGNATURE
Roxann R Cochran
 NOTARY PUBLIC-(NAME)
 STATE OF Oregon
 COUNTY OF Hood River
 COMMISSION NO. 953649
 MY COMMISSION EXPIRES August 17, 2020

APPROVALS

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

Clayton Brown
 HOOD RIVER COUNTY DIRECTOR
 OF BUDGET AND FINANCE
 I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 30th DAY OF August, 2017.
Brown
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 6th DAY OF September, 2017.

Janis Bullard for Cindy Wilbridge
 HOOD RIVER CITY PLANNING DIRECTOR

TITLE REPORT:

KLEIN & ASSOCIATES, INC. HAS RECEIVED AND REVIEWED A STATUS OF RECORD TITLE REPORT, PREPARED BY AMERITITLE, DATED JULY 3, 2017, BEING ORDER NO. 181876AM FOR THE SUBJECT PROPERTY.

ENCUMBRANCES:

- 2.) GAS LINE EASEMENT, GRANTED TO NORTHWEST NATURAL GAS COMPANY, RECORDED MARCH 25, 2003, INSTRUMENT NO. 20031567
- 3.) TEMPORARY EASEMENT FOR USE OF RIGHT-OF-WAY, RECORDED APRIL 14, 2011, INSTRUMENT NO. 201101115

REFERENCED SURVEYS

1. PARTITION PLAT 200822P, PERFORMED BY KLEIN & ASSOCIATES, INC. FOR DAN & LYNN ROBERGE, FILED AS COUNTY SURVEY NO. 2008073, DATED 9-24-08
2. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC., FOR MARY CHAMLEY, FILED AS COUNTY SURVEY NO. 2004076, DATED 11-9-2004
3. PARTITION PLAT 9416, PERFORMED BY D.L.C. SURVEYING, FOR KEN COSENTINO, FILED AS COUNTY SURVEY NO. 94098, DATED 9-12-1994
4. SURVEY PERFORMED BY DEILSCHNEIDER & ASSOCIATES, INC., FOR ROBERT SMITH, FILED AS COUNTY SURVEY NO. 7532, DATED 6-2-1975
5. SURVEY PERFORMED BY DEILSCHNEIDER & ASSOCIATES, INC., FOR JOHN W. SCHLOSSER, FILED AS COUNTY SURVEY NO. 7540, DATED 6-2-1975
6. SURVEY PERFORMED BY BISHOP SURVEYING, FOR TEUNIS WYERS, FILED AS COUNTY SURVEY NO. 79106, DATED 10-26-1979

FOUND MONUMENT INFORMATION

- (249) 5/8" IRON ROD WITH Y.P.C. STAMPED "KLEIN ASSOC. OR 932 WA 22098"; PER CS. NO. 2004-076; HELD FOR NORTHEAST CORNER LOT 8.
- (250) 5/8" IRON ROD WITH Y.P.C. STAMPED "KLEIN ASSOC. OR 932 WA 22098"; PER CS. NO. 2004-076; HELD FOR NORTHWEST CORNER LOT 8.
- (251) 5/8" IRON ROD WITH Y.P.C. STAMPED "KLEIN ASSOC. OR 932 WA 22098"; PER CS. NO. 2004-076; HELD FOR REFERENCE MONUMENT, 1 FOOT SOUTH OF NORTHEAST CORNER LOT 7, AS SHOWN IN CS. NO. 2004-076
- (252) 5/8" IRON ROD BENT, N43°35'07"E, 0.50' FROM THE SOUTHEAST CORNER LOT 8; PER CS. NO. 2004076;
- (253) 1/2" IRON ROD IN CONCRETE, UNKNOWN ORIGIN, HELD AS THE NORTHWEST CORNER OF LOT 7, BLOCK A OF CASS ADDITION AS PER CS. NO. 2004-076. ALSO FOUND 1" IRON PIPE N78°49'21"E 0.53 FEET FROM 1/2" IRON ROD
- (254) 1/2" IRON ROD; PER CS. NO. 2004-076; HELD FOR THE SOUTHWEST CORNER LOT 8, BLOCK A OF CASS ADDITION AS PER CS. NO. 2004-076.
- (255) 1/2" IRON ROD IN CONCRETE; PER CS. NO. 94098; HELD FOR THE NORTHEAST CORNER PARCEL 1, PER P.P. NO. 9416.

REFERENCED DEEDS

- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2013-02018.
- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2009-01779.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A 1 LOT PARTITION BETWEEN TAX LOTS 8301 & 8302, BEING DESCRIBED AS LOTS 7 AND 8, BLOCK A, CASS ADDITION. TAX LOT 8301 IS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, RECORDED IN INSTRUMENT NO. 2017-02130 TO MARK CHAMLEY AND MARY CHAMLEY, TRUSTEES OF THE MARK AND MARY CHAMLEY FAMILY TRUST, DATED APRIL 8, 2009, AND DESCRIBED AS LOT 7, BLOCK A, CASS ADDITION. TAX LOT 8302 IS DESCRIBED IN THAT CERTAIN WARRANTY DEED TO MARK CHAMLEY AND MARY CHAMLEY, TRUSTEES OF THE MARK CHAMLEY AND MARY CHAMLEY 1999 TRUST, DATED NOVEMBER 22, 1999 IN INSTRUMENT NO. 2009-01779, AND DESCRIBED AS LOT 8, BLOCK A, CASS ADDITION.

A PREVIOUS SURVEY PERFORMED BY OUR FIRM ESTABLISHED THE EXTERIOR BOUNDARY OF SAID LOTS 7 AND 8, FILED AS COUNTY SURVEY NO. 2004-076. ALL MONUMENTS SET OR FOUND IN SAID SURVEY WERE RECOVERED AND HELD. A PREVIOUS PARTITION PERFORMED BY OUR FIRM LOCATED THE EXTERIOR BOUNDARY OF BLOCK A, CASS ADDITION, WHICH AGREED WITH THE MONUMENT RECOVERED FROM COUNTY SURVEY 2004-076.

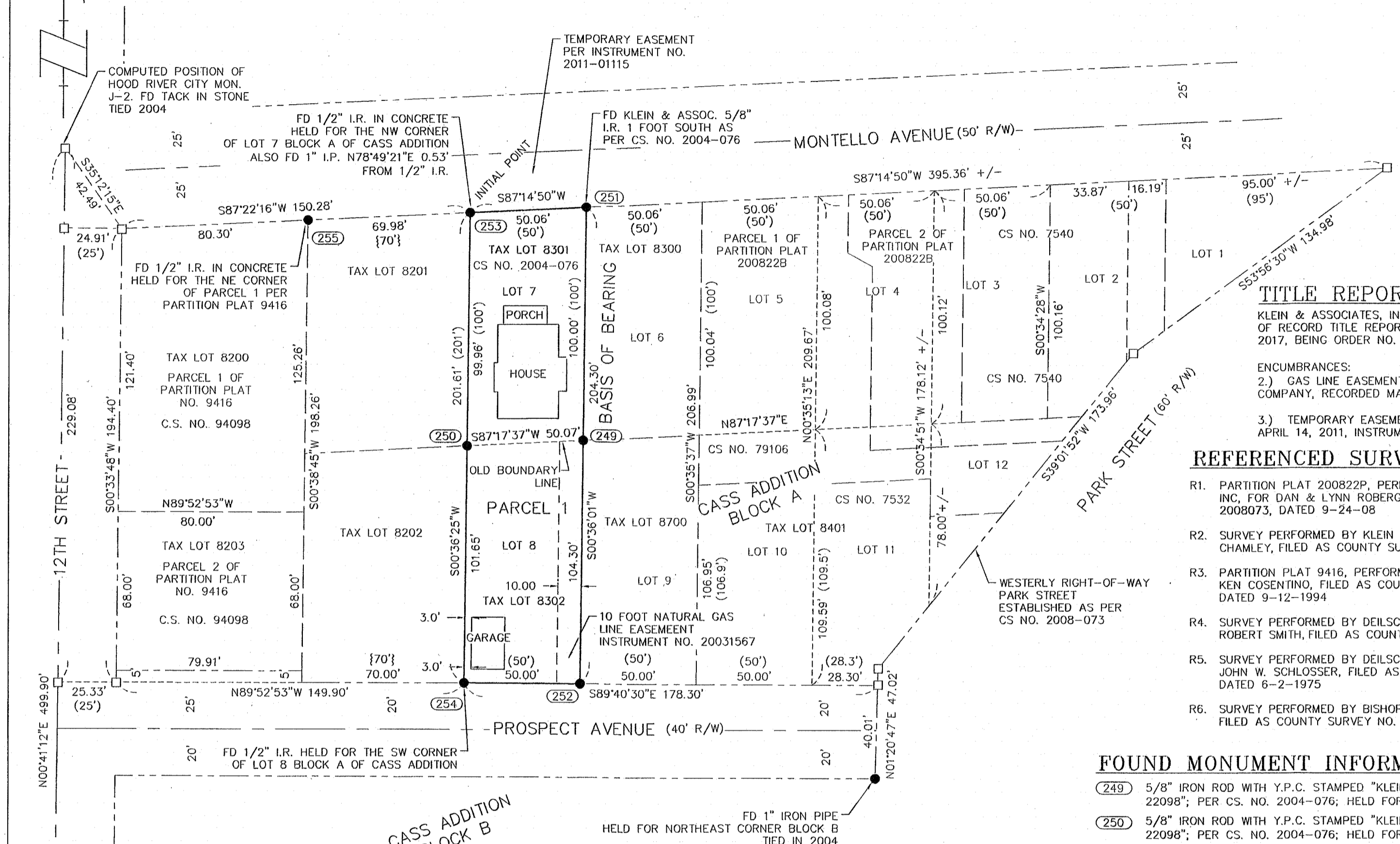
LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NUMBER
- R/W RIGHT OF WAY
- () PLAT DISTANCE
- { } DEED DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- Y.P.C. YELLOW PLASTIC CAP
- P.P. PARTITION PLAT
- FD FOUND

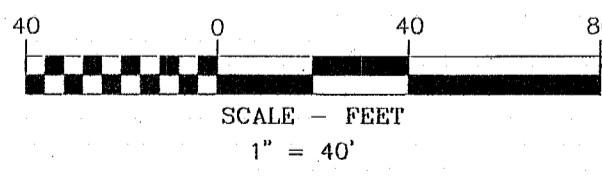
OWNER

MARK AND MARY CHAMLEY

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



COMPUTED POSITION OF HOOD RIVER CITY MON. E-4. CALC. AS PER DLC SURVEYING



BASIS OF BEARINGS

BASIS OF BEARING ESTABLISHED ALONG THE EAST LINE OF LOTS 7 AND 8 BETWEEN MONUMENT (251) LOCATED AT THE NORTHEAST CORNER OF LOT 7 AND MONUMENT (252) LOCATED AT THE SOUTHEAST CORNER OF LOT 8, BLOCK A, CASS ADDITION

SURVEY PERFORMED FOR:
 MARK AND MARY CHAMLEY
 DATE OF SURVEY: FEBRUARY 24, 2017
 PROJECT: 17-01-02 DRAFT: ADS
 FILE: 170102BLA.DWG LAYOUT TAB: LAYOUT1

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

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

SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	36	3N.	10E.
<input type="checkbox"/>			

CS# 2017 039