

TERRA SURVEYING

PARTITION PLAT

for

J. ALLAN HENDERSON AND M. KAE HENDERSON

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2017 0444

DATE FILED: 9/25/2017

BY: BC

File Number 201715P
Instrument received on the 25th day of September, 2017 at 10:45 A.M.

Hood River County Director of Records and Assessments.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
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 the provisions of ORS Chapter 92 and grant the private and public easement as shown on this plat.

J. Allan Henderson
M. Kae Henderson
DATE Sept 19, 2017
DATE Sept 19, 2017

ACKNOWLEDGMENT

This instrument was acknowledged before me on September 19, 2017 (date)

by J. Allan Henderson and M. Kae Henderson

State of Oregon County of Hood River } s.s.

Nancy Jane Carlson
Notary Signature
Public Notary-OREGON

Commission number: 939097
My Commission expires: May 14, 2019

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 19th day of September, 2017.

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 20th day of SEPTEMBER, 2017.

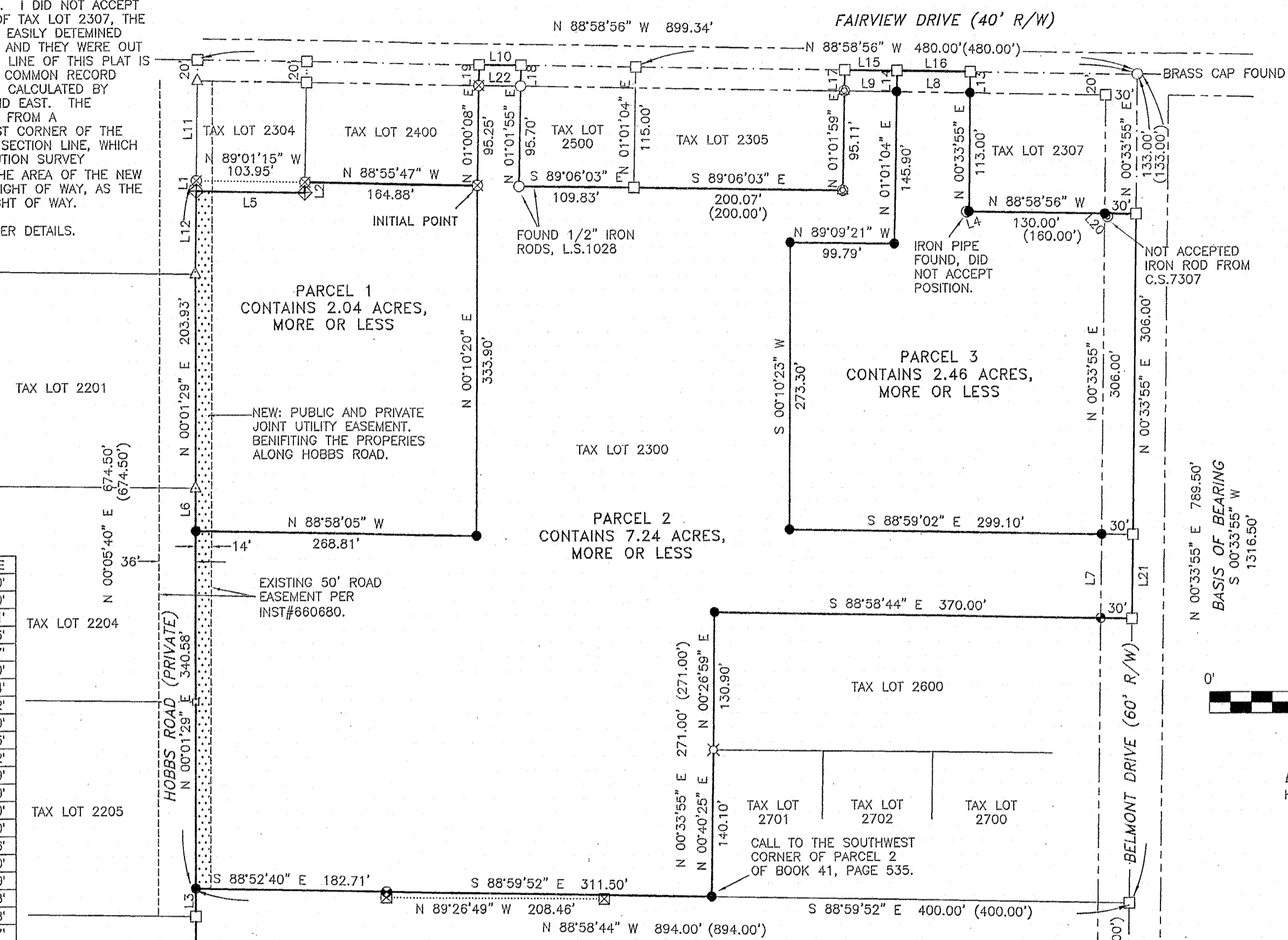
Planning File Number #17-0001

Hood River County Planning Director

TERRA SURVEYING

DATE: AUGUST 13, 2017
SCALE: 1" = 100'
PROJECT: 18181PLAT
ASSESSORS MAP: 3N-10E-34D
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PLAT TAX LOT 2300 INTO 3 PARCELS. THE BOUNDARY OF TAX LOT 2300 WAS DESCRIBED WITH A METES AND BOUNDS DESCRIPTION BASED OFF PARALLEL LINES TO THE EAST LINE AND NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER. WE TIED BRASS MONUMENTS ON THE EAST LINE OF SAID QUARTER-QUARTER, WHICH WE HELD AS BASIS OF BEARING (C.S.94080). THE NORTH LINE OF SAID 16TH WAS DETERMINED BY HOLDING A 1/2" IRON ROD L.S.1028 AT THE SOUTH RIGHT OF WAY OF FAIRVIEW AND PROJECTING 20 FEET TO THE NORTHWEST CORNER OF TAX LOT 2304. I FOLLOWED DEED DISTANCES HOLDING DISTANCES AND PARALLEL LINES TO AFORESAID 16TH LINES. I DID NOT ACCEPT MONUMENTS FOUND ON THE SOUTH LINE OF TAX LOT 2307, THE REASON FOR THIS IS THE POSITIONS WERE EASILY DETERMINED DUE TO THE PROXIMITY TO THE 16TH LINE AND THEY WERE OUT OF TOLERANCE IN MY OPINION. THE WEST LINE OF THIS PLAT IS WELL ESTABLISHED WITH PLATS FOLLOWING COMMON RECORD DISTANCES. THE SOUTHWEST CORNER WAS CALCULATED BY HOLDING DEED DISTANCES FROM NORTH AND EAST. THE DISTANCE ACROSS THE SOUTH LINE COMES FROM A MEASUREMENT NORTH FROM THE SOUTHEAST CORNER OF THE SECTION, BEING 527 FEET NORTH OF THE SECTION LINE, WHICH MATCHES DEEDS AND A BOUNDARY RESOLUTION SURVEY COMPLETED BY GAYLORD (C.S. 91001). THE AREA OF THE NEW PARCELS INCLUDE THE LAND WITHIN THE RIGHT OF WAY, AS THE DESCRIPTION FOLLOWS THE CENTER OF RIGHT OF WAY.
THE FACE OF THE SURVEY SHOWNS FURTHER DETAILS.



LINE	BEARING	DISTANCE
L1	N 00°16'02" E	10.00'
L2	N 00°59'52" E	10.00'
L3	S 00°01'29" W	26.71'
L4	N 81°13'16" W	2.25'
L5	S 89°01'15" E	103.87'
L6	S 00°01'29" W	41.00'
L7	N 00°33'55" E	79.94'
L8	N 88°58'56" W	70.02'
L9	N 88°58'56" W	50.00'
L10	N 88°58'56" W	40.05'
L11	S 00°40'22" W	95.02'
L12	S 00°34'33" W	78.99'
L13	N 00°33'55" E	20.00'
L14	N 01°01'04" E	20.00'
L15	N 88°58'56" W	50.00'
L16	S 88°58'56" E	70.06'
L17	S 01°01'59" W	20.00'
L18	N 01°01'55" E	19.79'
L19	N 00°59'58" E	19.83'
L20	S 41°27'39" E	3.88'
L21	N 00°33'55" E	79.97'
L22	S 89°02'47" E	40.04'

LEGEND:

- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP (9/13/2013)
- FOUND MONUMENT OF RECORD, AS NOTED
- ⊗ FOUND 1-1/2" IRON ROD WITH ALUMINUM CAP, LS 654, SET ON C.S. 7233
- ⊗ FOUND 1-1/2" ALUMINUM CAP, "DIELSCHNEIDER", SET ON C.S. 7244
- ⊗ FOUND 5/8" IRON ROD WITH RED CAP, SET ON C.S. 7305
- ⊗ FOUND 5/8" IRON ROD WITH RED CAP, SET ON C.S. 7307
- ⊗ FOUND 5/8" IRON ROD WITH RED CAP, SET ON C.S. 89108
- ⊗ FOUND 5/8" IRON ROD WITH RED CAP, LS 1815, SET ON C.S. 91001
- △ FOUND 1/2" IRON ROD WITH YELLOW CAP, LS 1028, SET ON C.S. 93065
- ⊗ FOUND 1/2" IRON ROD WITH YELLOW CAP, LS 1028, SET ON C.S. 94080
- ⊗ FOUND 5/8" IRON ROD, L.S.72306, SET ON C.S. 2017011
- CALCULATED, NOT FOUND OR SET
- () RECORD CALL

REFERENCES:

- FILED WITH THE HOOD RIVER COUNTY SURVEYOR.
- C.S. No. 7233, SURVEY FOR WORTHEN BY L.S. 654. FILED ON JULY 17, 1972.
- C.S. No. 7244, SURVEY FOR LEE N. NANCE BY L.S.932. FILED ON AUGUST 16, 1972.
- C.S. No. 7305, SURVEY FOR BOYINGTON BY L.S. 98. FILED ON MARCH 27, 1973.
- C.S. No. 7307, SURVEY FOR BOYINGTON BY L.S. 98. FILED ON APRIL 16, 1973.
- C.S. No. 89108, SURVEY FOR SMITH BY L.S. 1815. FILED ON DECEMBER 29, 1989.
- C.S. No. 91001, BOUNDARY LINE RESOLUTION FOR HUTSON BY L.S.1815. FILED JANUARY 29, 1991.
- C.S. No. 92081, SURVEY FOR SEAGRAVES BY L.S. 1028. FILED OCTOBER 25, 1992.
- C.S. No. 93065, PARTITION PLAT No. 9325 BY L.S. 1028. FILED SEPTEMBER 21, 1993.
- C.S. No. 94080, SURVEY FOR HALE BY L.S. 1028. FILED AUGUST 22, 1994.
- C.S. No. 2000-104, SURVEY FOR KLEIN BY L.S. 932. FILED DECEMBER 19, 2000.
- C.S. No. 2017-011, PROPERTY LINE ADJUSTMENT FOR HENDERSON BY TERRA L.S.72306. FILED MARCH 23, 2017

SURVEYOR'S 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 A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, THAT IS 133 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER QUARTER, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 88°58'56" WEST A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 00°33'55" EAST, PARALLEL WITH SAID QUARTER QUARTER LINE 133.00 FEET TO A POINT; THENCE NORTH 88°58'56" WEST A DISTANCE OF 120.06 FEET, MORE OR LESS, TO A POINT THAT IS 200 FEET EAST OF THE NORTHEAST CORNER TRACT OF CONVEYED ON BOOK 65, PAGE 751 OF HOOD RIVER DEED RECORDS; THENCE SOUTH 01°01'59" WEST A DISTANCE OF 115.11 FEET TO A POINT; THENCE NORTH 89°06'03" WEST A DISTANCE OF 309.90 FEET TO A POINT; THENCE NORTH 01°01'55" EAST A DISTANCE OF 115.49 FEET TO A POINT; THENCE NORTH 88°58'56" WEST A DISTANCE OF 40.05 FEET TO A POINT; THENCE SOUTH 01°00'08" E A DISTANCE OF 115.08 FEET TO A 1/2" IRON ROD, L.S.1028, BEING THE INITIAL POINT OF THIS PLAT; THENCE NORTH 88°55'47" WEST A DISTANCE OF 164.88 FEET TO A POINT; THENCE SOUTH 00°59'52" WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 89°01'15" WEST A DISTANCE OF 103.87 FEET TO A POINT; THENCE SOUTH 00°34'33" WEST A DISTANCE OF 78.99 FEET TO A POINT; THENCE SOUTH 00°01'29" WEST A DISTANCE OF 203.93 FEET TO A POINT; THENCE SOUTH 00°01'29" WEST A DISTANCE OF 41.00 FEET TO A POINT; THENCE SOUTH 00°01'29" WEST A DISTANCE OF 340.58 FEET; THENCE SOUTH 88°52'40" EAST A DISTANCE OF 182.71 FEET TO A POINT; THENCE SOUTH 88°59'52" EAST A DISTANCE OF 311.50 FEET TO A POINT; THENCE NORTH 00°40'25" EAST A DISTANCE OF 140.10 FEET TO A POINT; THENCE NORTH 00°26'59" EAST A DISTANCE OF 130.90 FEET TO A POINT; THENCE SOUTH 88°58'44" EAST A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH 00°33'55" EAST A DISTANCE OF 385.50 FEET TO THE POINT OF BEGINNING.

C.S. # 2017 044