

201721P

TERRA SURVEYING

PARTITION PLAT

for

INTEGRITY BUILDING AND CONSTRUCTION, LLC.

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 1 OF 2

HOOD RIVER COUNTY SURVEYOR'S OFFICE

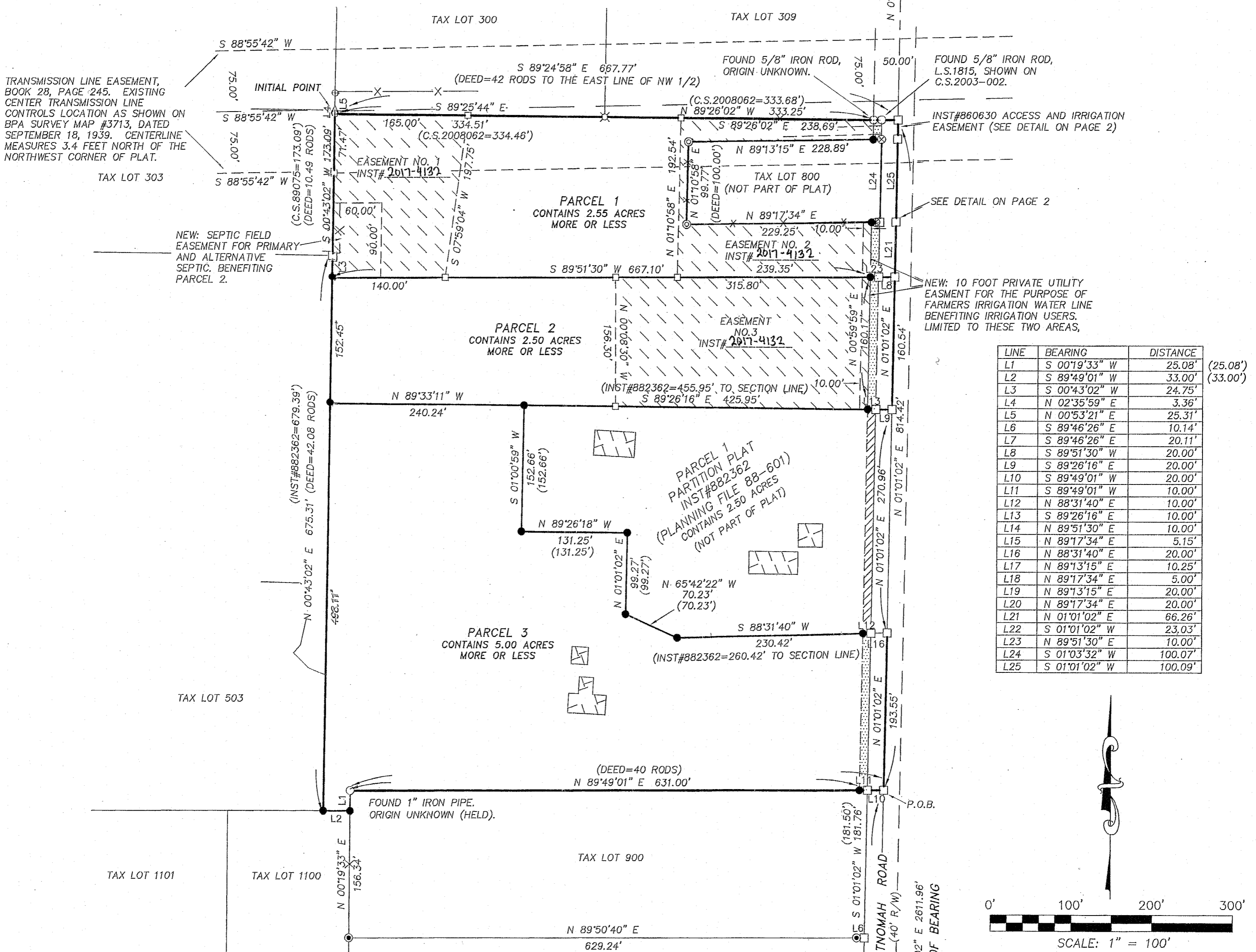
CS# 2017066

DATE FILED: 12/8/2017

BY: [Signature]

CS # 2017 060

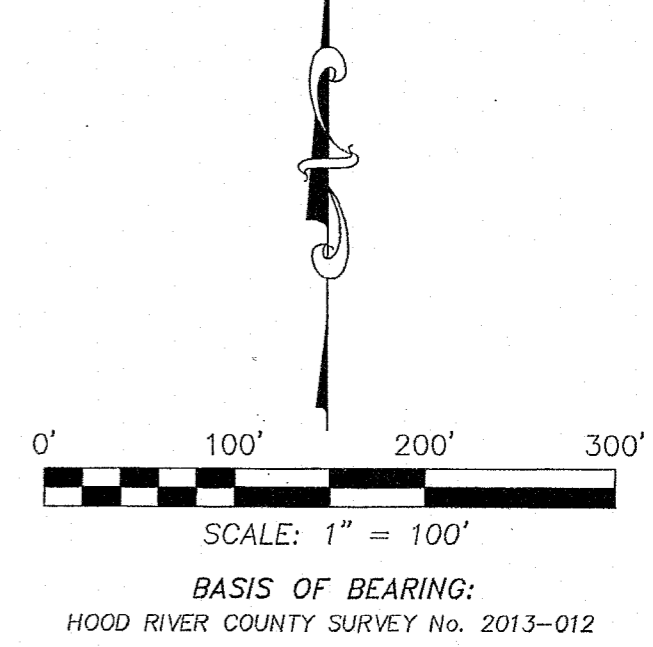
3" BRASS CAP FOUND IN MONUMENT CASE AT NORTH QUARTER SECTION 3. L.C. #426



(25.08')  
(33.00')

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH CAP, L.S.72306 (SET ON OCTOBER 11, 2017)
  - ⊗ FOUND 5/8" X 30" IRON ROD WITH CAP, L.S.59002 (C.S.2013-012)
  - ⊕ FOUND 5/8" X 30" IRON ROD WITH CAP, L.S. 1815 (C.S.2003-002)
  - ⊙ FOUND 1/2" X 30" IRON ROD WITH CAP, LS 932 (C.S.91089)
  - ⊗ FOUND 5/8" X 30" IRON ROD WITH CAP, L.S.2393 (C.S.2008-062)
  - ⊙ FOUND 1" IRON PIPE. (C.S.1348)
  - △ FOUND 5/8" X 30" IRON ROD, NO CAP (C.S.89075)
  - FOUND MONUMENT AS NOTED ON FACE OF PLAT
  - CALCULATED, NOT FOUND OR SET
- L.C.#** LAND CORNER CARD  
 ( ) RECORD CALL  
 -x- WIRE FIELD FENCE  
 [Hatched Box] NEW: 10 FOOT WIDE ADDITIONAL PUBLIC RIGHT OF WAY DEDICATION  
 [Diagonal Lines] 10 FOOT WIDE ADDITIONAL PUBLIC RIGHT OF WAY DEDICATION, INST#2017-04015  
 [Dotted Box] NO BUILD/HEIGHT RESTRICTION EASEMENT, INST#2017-4132

**SHEET INDEX:**  
 PAGE 1: PLAT BOUNDARY AND PARCEL DETAIL  
 PAGE 2: SIGNATURE BLOCK AND NARRATIVE



REGISTERED PROFESSIONAL LAND SURVEYOR  
 [Signature]  
 OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306  
 Expires: December, 2017

**TERRA SURVEYING**  
 DATE: NOVEMBER 21, 2017  
 SCALE: 1" = 100'  
 PROJECT: 17027PLAT  
 ASSESSORS MAP: 2N-10E-03B  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net

3" BRASS CAP FOUND IN MONUMENT CASE AT THE 1/16th CORNER

2" IRON PIPE FOUND AT THE CENTER QUARTER CORNER OF SECTION 3. L.C. #423

TERRA SURVEYING  
PARTITION PLAT  
for  
INTEGRITY BUILDING AND CONSTRUCTION, LLC.

LOCATION OF SURVEY:  
PARCEL OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF THE  
NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST,  
WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 2 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2017060

DATE FILED: 12/8/2017

BY: [Signature]

File Number 201721P  
Instrument received on the 4<sup>th</sup> day of  
December, 2017 at 3:44 P.M.

[Signature]  
Hood River County Director of Records  
and Assessments.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2017

**DECLARATION**

I the owner 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 dedicate additional right of way as shown on the face of the plat.

[Signature] 12/11/17  
OWNER DATE

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

This instrument was acknowledged before me on December 1, 2017 (date)

by Michael Keller  
INTEGRITY BUILDING AND CONSTRUCTION  
as a representative of Integrity Building and Construction, LLC

[Signature]  
Notary Signature  
Nancy Jane Carlson

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.

[Signature]  
Hood River County Director of Budget and  
Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 1<sup>st</sup> day of December, 2017.

[Signature]  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 4<sup>th</sup> day of December, 2017.

Planning File Number 415-17-0060  
[Signature]  
Hood River County Planning Director

**SURVEYOR'S CERTIFICATE:**

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN HOOD RIVER COUNTY AND STATE OF OREGON, WHICH MEASURES NORTH 01°01'02" EAST A DISTANCE OF 1237.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°49'01" WEST A DISTANCE OF 661.00 FEET TO AN 1" IRON PIPE; THENCE SOUTH 00°19'33" WEST A DISTANCE OF 25.08 FEET TO A POINT; THENCE SOUTH 89°49'01" WEST A DISTANCE OF 33.00 FEET TO A POINT; THENCE NORTH 00°43'02" EAST A DISTANCE OF 675.31 FEET TO A POINT; THENCE NORTH 00°43'02" EAST A DISTANCE OF 173.09 FEET TO A 5/8" IRON ROD WITH CAP, L.S.1815, THIS POINT BEING THE INITIAL POINT OF THIS PLAT; THENCE SOUTH 89°25'44" EAST A DISTANCE OF 334.51 FEET TO A 5/8" IRON ROD, L.S.2393; THENCE SOUTH 89°26'02" EAST A DISTANCE OF 333.25 FEET TO A 5/8" IRON ROD, L.S.2393; THENCE SOUTH 89°46'26" EAST A DISTANCE OF 30.25 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°01'02" WEST A DISTANCE OF 814.42 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01°01'02" EAST A DISTANCE OF 2028.89 FEET TO A POINT; THENCE SOUTH 89°13'15" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°13'15" WEST 10.25 FEET TO A POINT; THENCE SOUTH 89°13'15" WEST A DISTANCE OF 228.89 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE SOUTH 01°10'58" WEST A DISTANCE OF 99.77 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE NORTH 89°17'34" EAST A DISTANCE OF 229.25 FEET TO A POINT; THENCE NORTH 89°17'34" EAST A DISTANCE OF 10.15 FEET TO A POINT; THENCE NORTH 01°03'32" EAST A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM; PARCEL 1 OF PARTITION PLAT INST#882362.

**NARRATIVE:**

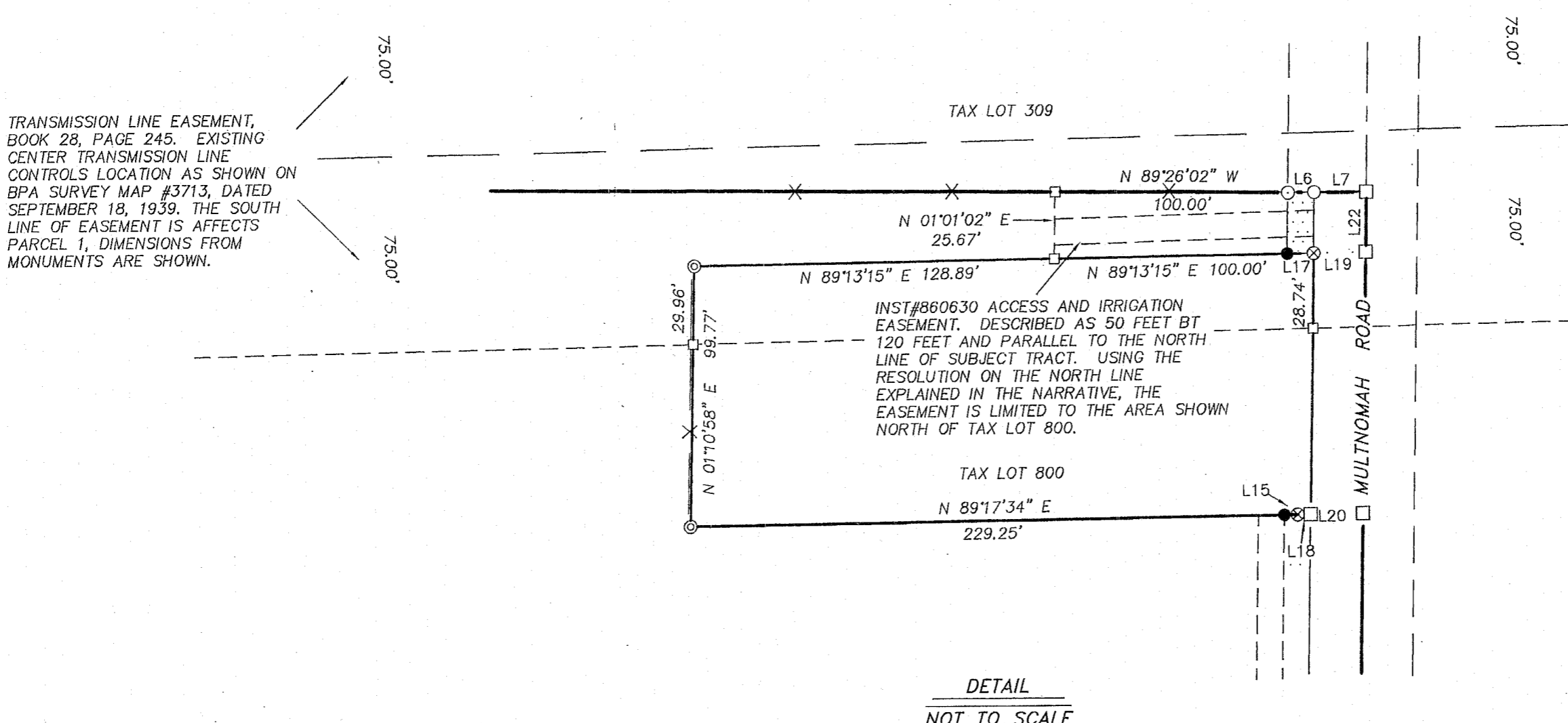
THE PURPOSE OF THIS SURVEY IS TO CREATE A 3 PARCEL PARTITION PLAT FROM PARCEL #2 OF PARTITION PLAT CREATED BY DANNY CRON FOR PAT DEISCH IN 1988, PLANNING FILE NUMBER #88-601 (TAX LOT 700). THIS PARTITION WAS RECORDED, BUT NOT FILED WITH THE COUNTY SURVEYOR. THE SUBJECT PROPERTY IS DESCRIBED WITH A METES AND BOUNDS DESCRIPTION EXCEPTING TAX LOT 800, WHICH WAS SURVEYED IN 2013 BY L.S.59002. THE SOUTHEAST CORNER OF THE BOUNDARY OF THIS PLAT IS DESCRIBED AS A POINT 1237.5 FEET (75 RODS) NORTH OF THE CENTER OF SECTION, WE HELD THIS DISTANCE, WHICH AGREES WITH THE NORTH BOUNDARY OF TAX LOT 900. THE DEED DISTANCES WERE HELD AT THE SOUTHWEST CORNER, THE ALIGNMENT WAS HELD FROM MONUMENTS TO THE SOUTH SET ON C.S.91089. THE BOUNDARY TO THE NORTH IS CONTROLLED BY FOUND 5/8" IRON RODS FOUND WHICH WERE SET ON C.S. 89075 AND C.S.2008062. THE NORTH LINE HAD A HISTORIC BOUNDARY DISPUTE BASED ON FENCE LOCATIONS, THIS DISPUTE HAS BEEN SETTLED TO HOLD MONUMENTS AS SHOWN. THIS PLAT IS DEDICATING AN ADDITIONAL 10 FEET TO THE COUNTY AS SHOWN. THE BASIS OF BEARING IS HOOD RIVER COUNTY SURVEY NO. 2013-012.

**REFERENCES:**

FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:  
C.S. 1354, SURVEY FOR COOPER, BY N/A, NO DATE.  
C.S. 81053, SURVEY FOR GERALD CRAWFORD, BY L.S. 1028, FILED JULY 29, 1981.  
C.S. 84066, SURVEY FOR CHARLES CAPOVILLA AND MARTY BOWE, BY L.S. 932, FILED OCTOBER 12, 1984.  
C.S. 89075, PARTITION PLAT FOR COOPER, BY L.S.1815, FILED SEPTEMBER 13, 1989.  
C.S. 89100, SURVEY FOR CHARLES C. COOPER, BY L.S. 1815, FILED DECEMBER 28, 1989.  
C.S. 91036, PARTITION PLAT No. 9109 FOR JOHN AND BRENDA WOLF, BY L.S. 1028, FILED MAY 21, 1991.  
C.S. 91054, PARTITION PLAT No. 9121 FOR CHARLES C. COOPER, BY L.S. 1815, FILED AUGUST 8, 1991.  
C.S. 91089, PARTITION PLAT No. 9129 FOR JOHN BEEMAN AND MICHAEL MURPHY, BY L.S. 932, FILED DEC 26, 1991.  
C.S. 2003-002, PARTITION PLAT No. 200301P FOR CHARLES AND GERALDINE COOPER, BY L.S. 1815, FILED JAN 9, 2003.  
C.S. 2008-062, PROPERTY LINE ADJUSTMENT FOR GERALDINE COOPER, BY L.S. 2393, FILED SEPTEMBER 4, 2008.  
C.S. 2013-012, SURVEY FOR CHARLES AND MARY LEBEQUE, BY 59002, FILED APRIL 23, 2013.  
APPROVED MINOR PARTITION NO.#88-601 (INST#882362) DATED OCTOBER 13, 1988.

**EASEMENTS:**

BOOK 15, PAGE 342. PRIVATE RIGHT OF WAY FOR AN IRRIGATION FLUME, NO SPECIFIC LOCATION GIVEN.  
BOOK 28, PAGE 245. PUBLIC ELECTRIC TRANSMISSION LINE AS SHOWN.  
INST#860630. PRIVATE EASEMENT FOR DRIVEWAY AND IRRIGATION PIPELINE.



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CS# 2017060