TERRA SURVEYING HOOD RIVER COUNTY SURVEYOR'S OFFICE PARTITION PLAT NARRATIVE: for THE PURPOSE OF THIS SURVEY IS TO PLAT PARCEL 2 OF PARTITION PLAT NO. 2017-15P INTO 3 PARCELS. SAID PARCEL J. ALLAN HENDERSON AND M. KAE HENDERSON 2018 005 2 WAS PLATTED AT THE END OF 2017 WITH THE EXPECTATION THAT PARCEL 2 WILL BE DIVIDED. THE ORIGINAL BOUNDARY OF THE PARENT TRACT, BEING PARCEL 2 OF PARTITION PLAT NO. File Number 201801P LOCATION OF SURVEY: DATE FILED: 2/9/2018 Instrument received on the_ 2017-015P WAS ORIGINALLY DESCRIBED WITH A METES AND TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF BOUNDS DESCRIPTION BASED OFF PARALLEL LINES TO THE EAST LINE AND NORTH LINE OF THE SOUTHEAST QUARTER OF THE February 2018 at 1:06 P.M SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON. SOUTHEAST QUARTER. WE TIED BRASS MONUMENTS ON THE EAST LINE OF SAID QUARTER-QUARTER, WHICH WE HELD AS Hood River County Director of Records BASIS OF BEARING (C.S.94080). THE NORTH LINE OF SAID 16TH and Assessments. WAS DETERMINED BY HOLDING A 1/2" IRON ROD L.S.1028 AT THE SOUTH RIGHT OF WAY OF FAIRVIEW AND PROJECTING 20 FAIRVIEW DRIVE (40' R/W) N 88'58'56" W 899.34' FEET TO THE NORTHWEST CORNER OF TAX LOT 2304. I 88'58'56" W 480.00'(480.00' FOLLOWED DEED DISTANCES HOLDING DISTANCES AND PARALLEL REGISTERED L16 LINES TO AFORESAID 16TH LINES. THE WEST LINE OF THIS PLAT PROFESSIONAL IS WELL ESTABLISHED WITH PLATS FOLLOWING COMMON RECORD L9 -AND SURMEYOR DISTANCES. THE SOUTHWEST CORNER WAS CALCULATED BY HOLDING DEED DISTANCES FROM NORTH AND EAST. THE DISTANCE ACROSS THE SOUTH LINE COMES FROM A TAX LOT 2304 R TAX LOT MEASUREMENT NORTH FROM THE SOUTHEAST CORNER OF THE TAX LOT 2400 TAX LOT 2305 2500 SECTION, BEING 527 FEET NORTH OF THE SECTION LINE, WHICH TAX LOT 2307 OREGON 89'01'15" 103.95 December 30, 2005 ERIK M. CARLSON 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 N 88'55'47" W S 89'06'03" E \$ 89'06'03" 164.88' 109.83' 200.07 N 88'58'56" W DESCRIPTION FOLLOWS THE CENTER OF RIGHT OF WAY. L5 Expires: December 31, 2019 (200.00')INITIAL POINT 130.00 THE FACE OF THE SURVEY SHOWS FURTHER DETAILS. N 89'09'21" (160.00') FOUND 1/2" IRON DECLARATION IRON PIPE RODS, L.S.1028 NOT ACCEPTED 99.79 FOUND, DID We the owners of the land shown herein, hereby IRON ROD FROM NOT ACCEPT C.S.7307 declare that this division of land has been made with POSITION. our free consent and in accordance with the provisions of ORS Chapter 92 and arant the private easement as PARCEL 1 CONTAINS 2.62 ACRES, shown op, this plat. 2-6-201 - alla Hucleren MORE OR LESS J. ALLAN HENDERSON TAX LOT 2201 M. KAE HENDERSON LOW 2-1-2018 EXISTING PUBLIC AND PRIVATE JOINT UTILITY EASEMENT. BENEFITING THE PROPERTIES TAX LOT 2300 ALONG HOBBS ROAD. **ACKNOWLEDGMENT** This instrument was acknowledged before me on **BEARING** DISTANCE LINE February 6, 2018 (date) N 00°16'02" E 10.00 L1 ш by J. Allan Henderson S 89'09'18" W 299.40' S 88'59'02" E 299.10' N 88°58'05" W 268.81' N 00°59'52" E 10.00' and M. Kae Henderson L3 S 00°01'29" W 26.71 N 81°13'16" W 2.25 NEW: 5 FOOT WIDE L4 State of Ovegon }
County of Hook River }s.s. PRIVATE EASEMENT FOR 8 36-S 89°01'15" E 103.87 L5 IRRIGATION. BENEFITING S 00°01'29" W 41.00' L6 S 88*58'44" E 370.00' PARCEL 3. N 00°33'55" E 79.44 mocarbon L7 TAX LOT 2204 L8 N 88°58'56" W 70.02' EXISTING 50' ROAD Notary Signature Varison R/W) N 88°58'56" W 50.10 50.00 EASEMENT PER L9 INST#660680. N 88°58'56" W 40-15 40.05 L10 Public Notary-OREGON 100' 200' Commission number: 939097 S 00°40'22" W 95.02' TAX LOT 2600 L11 (09) PARCEL 2 S 00°34'33" W 78.99' L12 PARCEL 3 My Commission expires: May 14, 2019 CONTAINS 2.10 ACRES, CONTAINS 2.52 ACRES, 8 L13 N 00°33'55" E 20,00 MORE OR LESS N 01°01'04" E 20.00' DRIVE L14 MORE OR LESS SCALE: 1'' = 100'50.10 50.00 N 88°58'56" W L15 hereby certify that all taxes and assessments due S 88°58'56" E 70.06 L16 BASIS OF BEARING: hereof have been fully paid as required by law. \$ 01°01'59" W 20.00' L17 HOOD RIVER C.S.#94080 TAX LOT TAX LOT TAX LOT L18 N 01°01'55" E 19.79' Hood River County Director of Budget and TAX LOT 2205 2702 2701 2700 N 00°59'58" E 19.83' L19 CALL TO THE SOUTHWEST S 41°27'39" E 3.88 L20 Finance, Treasurer/ Tax Collector (CORNER OF PARCEL 2 N 00°33'55" E 79.47 L21 OF BOOK 41, PAGE 535. 40.04 is 88'52'40" E 182.71' S 89°02'47" E 40-14 L22 S 88'59'52" E 225.32' L23 30' L23 S 88°59'52" E 85.99' amined and approved as of this of FEBUARY 2018. N 89'26'49" W 208.46' S 88'59'52" E 400.00' (400.00') S 88°58'44" E 30.00 L24 N 88'58'44" W 894.00' (894.00') S 88°59'02" E 30.00' L25 LEGEND: SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP (1/16/2018) SURVEYOR'S CERTIFICATE I, ERIK M. CARLSON, FOUND 5/8' X 30" IRON ROD WITH RED PLASTIC CAP, SET ON C.S. 2017-044. I hereby certify this partition was ex-746 amined and approved as of this 746 day of February, 2018. BEING FIRST AND DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED FOUND MONUMENT OF RECORD, AS NOTED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT. THE BOUNDARIES BEING DESCRIBED AS PARCEL 2 OF PARTITION PLAT NO. 2017-15P AS RECORDED ON SEPTEMBER 20, 2017. FOUND 1-1/2" IRON ROD WITH ALUMINUM CAP, LS 654, SET ON C.S. 7233 BRASS CAP FOUND INITIAL POINT BEING A 5/8" IRON ROD, L.S. 72306 AT THE NORTHEAST CORNER OF PARCEL 1 OF Planning File Number 415-17-0158 2017-015P. FOUND 1-1/2" ALUMINUM CAP, "DIELSCHNEIDER", SET ON C.S. 7244 \boxtimes Cows Robert FOUND 5/8" IRON ROD WITH RED CAP, SET ON C.S. 7305 EASEMENT OF RECORD: Hood-River County Planning Director INSTRUMENT #660680, PRIVATE ROADWAY AND IRRIGATION EASEMENT. FOUND 5/8" IRON ROD WITH RED CAP, SET ON C.S. 7307 TERRA SURVEYING FOUND 5/8" IRON ROD WITH RED CAP, SET ON C.S. 89108 REFERENCES: FILED WITH THE HOOD RIVER COUNTY SURVEYOR. C.S. No. 7233, SURVEY FOR WORTHEN BY L.S. 654. FILED ON JULY 17, 1972. FOUND 5/8" IRON ROD WITH RED CAP, LS 1815, SET ON C.S. 91001 C.S. No. 7244, SURVEY FOR LEE N. NANCE BY L.S.932. FILED ON AUGUST 16, 1972. DATE: FEBRUARY 6, 2018 C.S. No. 7305, SURVEY FOR BOYINGTON BY L.S. 98. FILED ON MARCH 27, 1973. FOUND 1/2" IRON ROD WITH YELLOW CAP, LS 1028, SET ON C.S. 93065 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. SCALE: 1'' = 100'PROJECT: 16181PLAT2 FOUND 1/2" IRON ROD WITH YELLOW CAP, LS 1028, SET ON C.S. 94080 ASSESSORS MAP: 3N-10E-34D 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. P.O. BOX 617 FOUND 5/8" IRON ROD, L.S.72306, SET ON C.S. 2017011 C.S. No. 94080, SURVEY FOR HALE BY L.S. 1028. FILED AUGUST 22, 1994. HOOD RIVER, OREGON 97031 C.S. No. 2000-104, SURVEY FOR KLEIN BY L.S. 932. FILED DECEMBER 19, 2000. CALCULATED, NOT FOUND OR SET PHONE: (541) 386-4531 C.S. No. 2017-011, PROPERTY LINE ADJUSTMENT FOR HENDERSON BY TERRA L.S.72306. FILED MARCH 23, 2017 C.S. NO. 2017-044, PARTITION PLAT NO.2017-15P FOR HENDERSON BY TERRA L.S.72306. FILED SEPTEMBER 25, 2017 E-Mail: terra@gorge.net () RECORD CALL www.terralandsurveying.com