

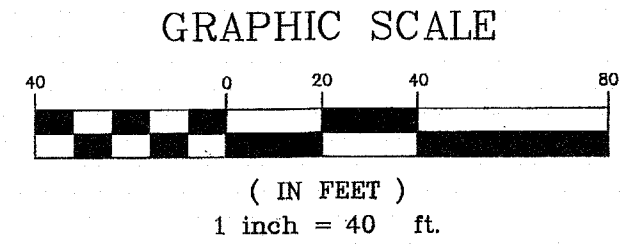
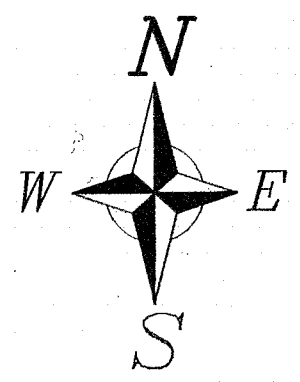
PARTITION PLAT

FOR
WEST CLIFF DEVELOPMENT, LLC
TAX LOT 202, 03N-10E-27D

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2018009
FILED 2/26/2018
BY H

PARTITION PLAT NO. 201803P
INSTRUMENT RECEIVED THIS 23rd DAY OF February
20 18, AT 10:12 AM

OWNER
WEST CLIFF DEVELOPMENT, LLC
P.O. BOX 1742
HOODRIVER, OR 97031
541-980-4452



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR	DELTA ANGLE
C1	14.28	25.00	14.09	S49°57'24"E	32°44'18"
C2	65.62	85.00	64.01	S35°37'50"E	44°14'05"

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.35	S84°25'39"W
L2	60.34	S00°32'53"W
L3	57.11	S84°25'39"W
L4	57.11	S84°25'39"W
L5	60.04	S03°28'59"E
L6	26.65	S84°25'39"W
L7	5.61	S03°29'50"E
L8	27.62	N71°05'12"E
L9	32.98	N48°14'19"E
L10	35.90	N63°38'53"E
L11	5.70	N00°19'51"E
L12	9.96	S89°40'09"E
L13	32.06	S87°09'58"E
L14	62.47	S66°19'33"E
L15	48.63	S70°42'48"E
L16	14.69	N00°30'53"E
L17	21.64	S84°25'39"W

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX LOT 202 INTO THE 3 PARCELS SHOWN. THE FOUND MONUMENTS AT THE CORNERS AND ON THE LINES OF THE SUBJECT PARCEL AS SHOWN ON THE FACE OF THE PLAT HEREIN WERE HELD TO ESTABLISH THE BOUNDARIES OF THE SUBJECT PARCEL. NO MAJOR DISCREPANCIES IN COURSE OR DISTANCE WERE FOUND FOR THIS SURVEY AS SHOWN ON THE PREVIOUS SURVEYS OF RECORD AS SHOWN.

THE WEST LINE OF PARCEL 1 OF PARTITION PLAT 2015-16P AS PER CS 78088 WAS USED AS THE BASIS FOR THE SURVEY. THE RAIL ROAD RIGHT OF WAY WAS CALCULATED FROM RAIL ROAD RIGHT-OF-WAY MAP, OFFICE OF CHIEF ENGINEER, U.P.R.R., DRAWING NO. 54811, DATED JULY 15, 1947. BECAUSE THE LOCATION OF THE CENTERLINE OF THE TRACK FALLS OVER THE BLUFF, NO ATTEMPT WAS MADE TO LOCATE IT. THE POSITION OF THE RIGHT-OF-WAY WAS CALCULATED BY THE RECORD DISTANCES TO THE SOUTH LINE OF THE RIGHT-OF-WAY ON THE WEST LINE OF THE SUBJECT PARCEL PER CS 2006-053 AND THE EAST LINE OF THE SUBJECT PARCEL PER CS 93085. THIS POSITION FIT VERY WELL TO AN AERIAL PHOTOGRAPH.

NO ATTEMPT WAS MADE TO ACCURATELY SURVEY THE CRGNSA URBAN AREA BOUNDARY. THE 1986 NSA MAPS DEPICT THE URBAN AREA BOUNDARY RUNNING ALONG THE OHWM OF THE COLUMBIA RIVER.

- LEGEND**
- FOUND MONUMENT OF RECORD
 - SET 5/8"x30" REBAR W/ ORANGE PLASTIC CAP MARKED OR 85444
 - CALCULATED POINT
 - () DISTANCE OF RECORD
- BASIS OF BEARINGS**
- THE WEST LINE OF OF PARCEL 1 OF PARTITION PLAT 2015-16P AS PER CS 78088.
- MONUMENTS VISITED**
- AUGUST, 2016
- DATE OF MONUMENTATION**
- MARCH 27, 2017
- TOTAL ACREAGE**
- 5.09 ACRES
- LOCATION**
- NE1/4 SE1/4 SEC 27 3N 10E

- REFERENCES**
- CS 78088, SURVEY BY DANNY CRON FOR PAUL FEDERICI, FILED AUGUST 16, 1978.
 - CS 2006 053, PARTITION PLAT NO. 200619P BY KLEIN AND ASSOCIATES, FILED 6-19-2006.
 - CS 99084, PARTITION PLAT NO. 9924 BY KLEIN AND ASSOCIATES, FILED 10-27-1999.
 - CS 92001, PARTITION PLAT NO. 9132 BY DANNY CRON, FILED 1-20-1992.
 - CS 2015 045 BY KLEIN AND ASSOCIATES FOR JAMES THOMAS, FILED 10-28-2015
 - CS 93085, SURVEY BY KLEIN AND ASSOCIATES FOR ODOT, FILED 11-04-1993
 - PARTITION PLAT NO. 201516P, CS 2015054, BY PSE FOR WEST CLIFF DEVELOPMENT, FILED 12-23-15.

COVENANTS, CONDITIONS AND RESTRICTIONS

DOCUMENT NO. 2017000356
RECORDED FEBRUARY 6, 2017

DOCUMENT NO. 961295
RECORDED MAY 7, 1965

CONSTRUCTED LOCATION OF
CENTERLINE WESTCLIFF DRIVE

WETLAND NOTE

THE WETLAND DEPICTED ON THE PLAT HEREIN WAS SCALED FROM THE HOOD RIVER LOCAL WETLANDS INVENTORY MAP DATED JULY OF 2003. THE WETLAND FALLS OVER THE BLUFF AND ALONG THE BANK OF THE COLUMBIA RIVER WHICH IS INACCESSIBLE. THE WETLAND LOCATION DOES NOT AFFECT THE DEVELOPABLE PORTION OF THESE LOTS AND NO ATTEMPT WAS MADE TO ACCURATELY MAP ITS LOCATION.

AREAS TABLE				
PARCEL	TOTAL AREA	AREA SOUTH OF RAILROAD (WITHIN CITY LIMITS)	AREA WITHIN R.R. R/W	AREA NORTH OF RAILROAD
PARCEL 1	121,767 SQ. FT	16,293 SQ. FT	19,100 SQ. FT	86,374 SQ. FT
PARCEL 2	49,865 SQ. FT	18,060 SQ. FT	6,347 SQ. FT	25,458 SQ. FT
PARCEL 3	49,954 SQ. FT	19,792 SQ. FT	6,292 SQ. FT	23,870 SQ. FT

Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5988, E-Mail pse@gorge.net, Job No. 2016-wcpc

WEST CLIFF DEVELOPMENT PARTITION PLAT

SURVEYORS CERTIFICATE

I, Jesse P. Garner, being 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 Parcel 3 of Partition Plat No. 2015-16P as shown on the face of the Plat recorded December 16th, 2015. The initial point being a 5/8" diameter rebar with LS 85444 orange plastic cap at the southwest corner of Parcel 1 of this plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 10, 2012
JESSE P. GARNER
85444

EXPIRES: 06/30/2019

J. P. Garner 9/22/2017
Date
Licensed Land Surveyor PLS 85444

DECLARATION

I, the owner of the the land shown herein, hereby declare that this division of land has been made with my free consent and in accordance with the provisions of ORS Chapter 92, and further, I grant the new private 15' driveway easement for Parcel 3 as shown on this plat.

Mike Hilb Date
Mike Hilb, Manager West Cliff Development, LLC

This instrument was acknowledged before me on
October 23 2017 (date)
By Mike Hilb

WITNESS MY HAND AND OFFICIAL SEAL
Marlo M Messmer
Notary Signature

Notary Public in and for the State of Oregon
Residing in Hood River
My appointment expires March 22 2020



I hereby certify that all taxes, and assessments due hereon have been fully paid as required by law.
David A. Hervey 2/23/18
Hood River County Director of Budget and Finance Date

I hereby certify that this Partition has been examined and approved as of this 24th day of October, 2017.
B. Adams
Hood River County Surveyor

I hereby certify that this Partition has been examined and approved as of this 8th day of November, 2017.
Planning File Number 2016-43
Amel Lal
Hood River City Planning Director