

PARTITION PLAT

LOT 5, BLOCK 9, HULL'S SUBDIVISION
 LOCATED IN SW 1/4, NW 1/4, OF SECTION 36,
 T. 3N., R. 10E., W.M.
 CITY OF HOOD RIVER,
 HOOD RIVER COUNTY, STATE OF OREGON
 3N 10E 36BC, TAX LOT 6700



BASIS OF BEARINGS

WEST LINE LOT 5, BLOCK 9, HULL'S SUBDIVISION PER SURVEY PERFORMED BY DLC SURVEYING, FILED MARCH 29, 1993, COUNTY SURVEY NO. 93014

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- Y.P.C. YELLOW PLASTIC CAP
- C.S. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (XX.XX') PLAT DISTANCE PER HULL'S SUBDIVISION.
- R/W RIGHT OF WAY
- EASEMENT

MONUMENT INFORMATION

- (250) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028." AS PER DLC SURVEYING, C.S. NO. 93014, HELD FOR NORTHWEST CORNER OF LOT 4, HULL'S SUBDIVISION.
- (251) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028." AS PER DLC SURVEYING, C.S. NO. 93014, HELD FOR NORTHWEST CORNER LOT 5, HULL'S SUBDIVISION.
- (253) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028." AS PER DLC SURVEYING, C.S. NO. 93014, HELD FOR SOUTHWEST CORNER OF LOT 5 HULL'S SUBDIVISION
- (258) FOUND 1/2" I.D. IRON PIPE, HELD FOR SOUTHWEST CORNER OF BLOCK 9, HULL'S SUBDIVISION.
- (263) FOUND 1" AXLE, HELD FOR SOUTHWEST CORNER LOT 6, HULL'S SUBDIVISION
- (291) FOUND PK NAIL WITH WASHER, HELD FOR NORTHWEST CORNER, PARCEL 2 OF PARTITION PLAT 9303, CS NO. 93014

REFERENCED SURVEYS:

- R1. PARTITION PLAT 9303, PERFORMED BY DLC SURVEYING FOR RAY CALMETTES, FILED MARCH 29, 1993 IN C.S. NO. 93014,
- R2. SURVEY, PERFORMED BY DLC SURVEYING FOR LUCILLE HEINRICH, FILED MAY 19, 1994 IN C.S. NO 94042,
- R3. SURVEY, PERFORMED BY WYEAST SURVEYS FOR DON TANNER, C.S. NO. 2006-090, FILED OCTOBER 27, 2006
- R4. PARTITION PLAT 2014-07P, PERFORMED BY KLEIN AND ASSOCIATES INC., FOR MAURY HARRIS, FILED JULY 1, 2014 IN C.S. NO. 2014-025.
- R5. PLAT OF HULL'S SUBDIVISION, RECORDED OCT. 14, 1899 C.S. NO. 1707

REFERENCED DEEDS

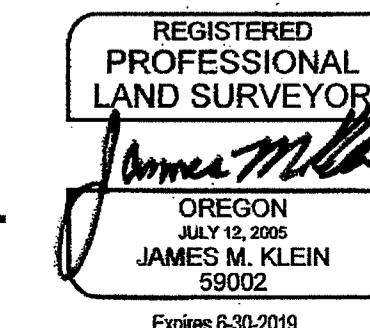
STATUTORY WARRANTY DEED, RECORDED 9/4/2015, INSTRUMENT NO. 2015-03115.

EASEMENT NOTES:

- 1.) A NEW 6.00 FOOT PUBLIC PEDESTRIAN ACCESS, AND PUBLIC UTILITY EASEMENT, ACROSS THE EAST 6.00 FEET OF PARCEL 3 OF THIS PLAT.
- 2.) A NEW 5.00 FOOT PUBLIC UTILITY EASEMENT, ACROSS THE WEST 5.00 FEET OF PARCEL 2 OF THIS PLAT.
- 3.) A NEW 5.00 FOOT PUBLIC UTILITY EASEMENT, ACROSS THE SOUTH 5.00 FEET OF PARCEL 3 OF THIS PLAT.
- 4.) A NEW VARIED IN WIDTH PUBLIC PEDESTRIAN ACCESS, AND PUBLIC UTILITY EASEMENT, ACROSS THE EAST 6.00 FEET OF PARCEL 3 OF THIS PLAT.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1		6,187 SQ. FT. 0.14 AC
PARCEL 2	11,189 SQ. FT. 0.26 AC	2,501 SQ. FT. 0.06 AC
PARCEL 3		2,501 SQ. FT. 0.06 AC



Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97031
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SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON
 1/4. SEC. T. R.
 36BC 3N. 10E.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2018 013
 FILED 3/22/2018
 BY BL

PARTITION PLAT NO. 201804P

INSTRUMENT RECEIVED ON THE 20th DAY OF March 2018 10:02 AT AM

James M. Klein CLERK
 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 LOT 5, BLOCK 9, HULL'S SUBDIVISION, AND FOR THE INITIAL POINT I HELD A 1/2" REBAR STAMPED 1028, LOCATED AT THE NORTHWEST CORNER OF SAID LOT 5.

James M. Klein
 JAMES M. KLEIN PLS. 59002

DECLARATION

I THE OWNER OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. AND THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT CREATE THE EASEMENTS SHOWN HEREON FOR THE STATED PURPOSES.

William J. Magruder 3/15/2018
 WILLIAM J. MAGRUDER, AS TRUSTEE DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 15, 2018, BY WILLIAM J. MAGRUDER, AS SUCCESSOR TRUSTEE OF THE STEPHANIE WIRCH-LIVING TRUST,

Barbara Jessica Lopez Yanez
 NOTARY SIGNATURE
 NOTARY PUBLIC - (NAME)
 STATE OF Oregon
 COUNTY OF Hood River
 COMMISSION NO. 9160964
 MY COMMISSION EXPIRES Oct 18, 2021

APPROVALS

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

Andrew Gray
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

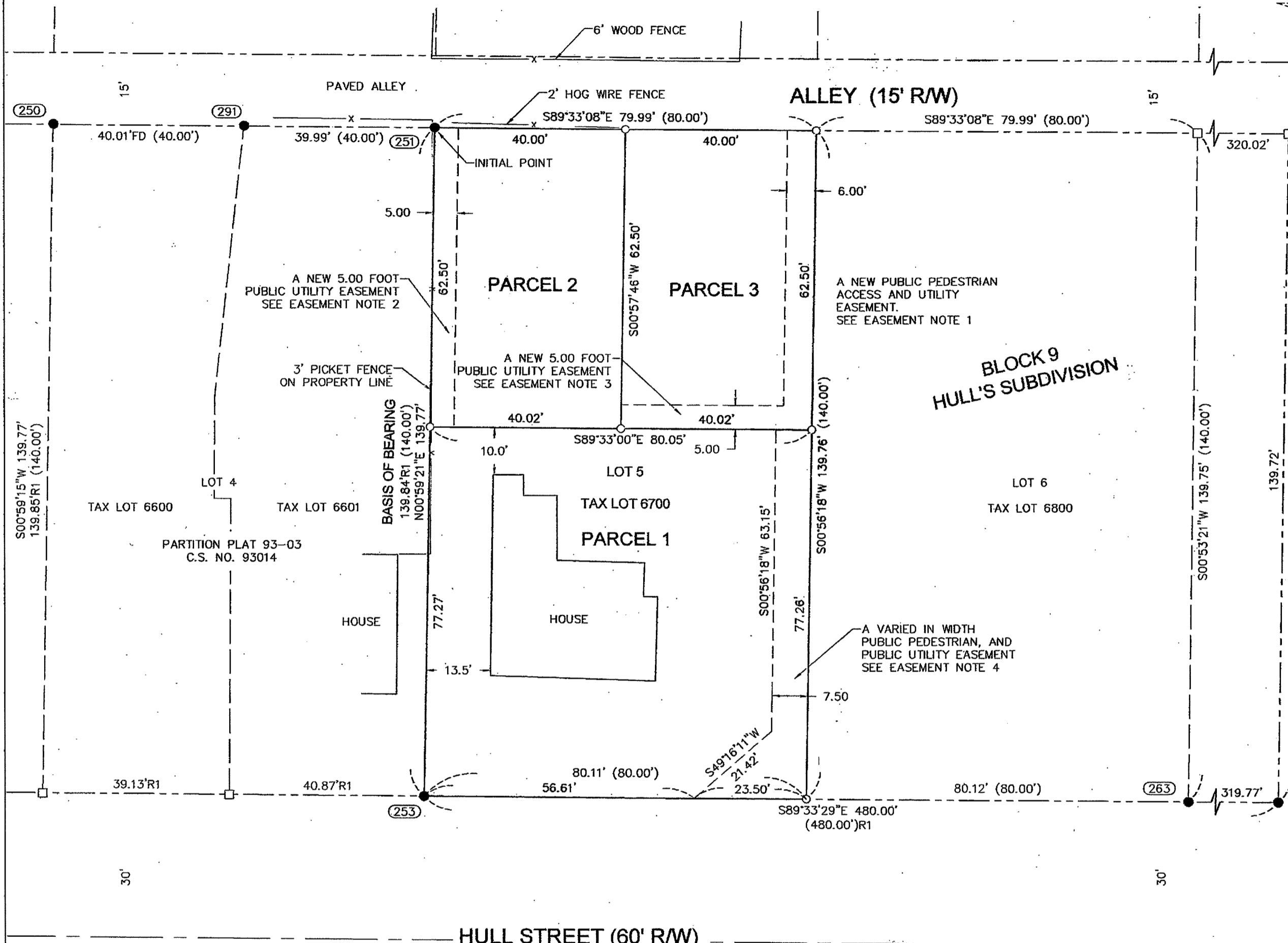
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 15th DAY OF MARCH 2018.

James M. Klein
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 14th DAY OF MARCH 2018.

David L. ...
 HOOD RIVER CITY PLANNING DIRECTOR
 FILE NUMBER 2017-25

CS# 2018 013



SURVEYOR'S NOTES

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCELS SHOWN HEREON WAS OBTAINED FROM COLUMBIA GORGE TITLE, ORDER NO. 17-0283ED, DATED OCTOBER 27, 2017.

CITY OF HOOD RIVER REQUIRED NOTE

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2017-25.

OWNER

WILLIAM J. MAGRUDER, AS SUCCESSOR TRUSTEE OF THE STEPHANIE WIRCH, LIVING TRUST

SURVEY PERFORMED FOR:
 WILLIAM MAGRUDER
 DATE OF MONUMENTATION: NOVEMBER 6, 2017
 PROJECT: 16-07-14 DRAFT: GD
 FILE: 160714-PP.DWG LAYOUT TAB: H.R. CITY P.P.

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

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX LOT 6700 OF HOOD RIVER COUNTY ASSESSOR MAP 3N 10E 36BC, INTO THREE SEPARATE PARCELS AS SHOWN. THE PROPERTY IS DESCRIBED IN THAT CERTAIN TRUSTEE'S WARRANTY DEED, RECORDED IN INSTRUMENT NO. 2014-03619 HOOD RIVER COUNTY RECORDS.

A PREVIOUS SURVEY PERFORMED BY DLC SURVEYING, FILED AS COUNTY SURVEY NO. 93014, WAS PERFORMED ON LOT 4, BLOCK 9, HULL'S SUBDIVISION, AND WAS USED TO COMPUTE THE EXTERIOR BOUNDARY OF SAID BLOCK 9.

THE NORTH LINE WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION OF SAID BLOCK 9, WHICH AGREED WITH TWO RECOVERED 1/2" REBARS LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS WHICH WAS ESTABLISHED AS FOLLOWS. THE SOUTHWEST CORNER WAS ESTABLISHED BY HOLDING THE PRORATED DISTANCE FORM A 1" AXLE LOCATED AT THE SOUTHWEST CORNER OF LOT 6, AND A 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF LOT 5. THE NORTHEAST CORNER WAS ALSO ESTABLISHED AT A PRORATED DISTANCE FROM THE COMPUTED POSITION OF THE NORTHEAST CORNER OF BLOCK 9, AND A 1/2" REBAR LOCATED AT THE NORTHWEST CORNER OF LOT 5.

THE WEST LINE WAS ESTABLISHED BY HOLDING TWO 1/2" REBARS, LOCATED AT THE NORTHWEST AND SOUTHWEST CORNER OF LOT 5.

THE EAST LINE OF LOT 5, WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION OF THE SOUTHEAST AND NORTHEAST CORNERS WHICH WAS ESTABLISHED AS FOLLOWS. THE SOUTHWEST CORNER WAS ESTABLISHED BY HOLDING THE PRORATED DISTANCE FORM A 1" AXLE LOCATED AT THE SOUTHWEST CORNER OF LOT 6, AND A 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF LOT 5. THE NORTHEAST CORNER WAS ALSO ESTABLISHED AT A PRORATED DISTANCE FROM THE COMPUTED POSITION OF THE NORTHEAST CORNER OF BLOCK 9, AND A 1/2" REBAR LOCATED AT THE NORTHWEST CORNER OF LOT 5.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION OF THE SOUTHWEST CORNER, ALONG WITH THE RECOVERED 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 5.