TERRA SURVEYING HOOD RIVER COUNTY PARTITION RE-PLAT SURVEYOR'S OFFICE for INTEGRITY BUILDING AND CONSTRUCTION, LLC. cs# 2018 026 File Number Instrument received on the 23(2) NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO CREATE A 3 PARCEL PARTITION PLAT FROM PARCEL #3 OF PARTITION PLAT NO. may , 20<u>18</u> at 11:58 P.M. 2017—21P AND PARCEL 1 OF PARTITION PLAT, INST #882362. SAID PARCEL 1 WAS AN APPROVED PARTITION PLAT WITH A PLANNING FILE #88—601. THE BOUNDARY OF PROPERTY IS CONTROLLED BY THE FAIRLY RECENT MONUMENTATION OF SAID PARCEL 3. WE RECOVERED A 5/8" IRON ROD ON THE WEST LINE OF SAID PARCEL 3. THIS Hood River County Director of Records MONUMENT WAS SET ON C.S.84066 BY L.S.932. I HELD THIS MONUMENT WHICH CREATED AN ANGLE POINT IN THE and Assessments. WEST LINE OF PARCEL 3. THE EASTERN 10 FEET OF PARTITION PLAT NO. 2017-21P WAS DEDICATED TO THE COUNTY AS ADDITIONAL RIGHT OF WAY OF MULTNOMAH ROAD. 3" BRASS CAP THE BASIS OF BEARING IS HOOD RIVER COUNTY SURVEY No. 2013-012. FOUND IN MONUMENT REGISTERED CASE AT NORTH QUARTER SECTION 3. PROFESSIONAL SURVEYOR'S CERTIFICATE: LÁND SURVEYOR L.C. #426 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 OREGON December 30, 2005 ERIK M. CARLSON 72306 AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON DESCRIBED AS FOLLOWS: PARCEL 3 OF PARTITION PLAT NO.2017-21P, TOGETHER WITH PARCEL 1 OF PARTITION PLAT, INST#882362. THE Expires: December, 2019 INITIAL POINT IS LOCATED ON THE WEST RIGHT OF WAY OF MULTNOMAH ROAD, BEING 30 FOOT WEST OF THE NORTHEAST CORNER OF SAID PARCEL 1 DECLARATION the owner of the land shown herein, hereby TAX LOT 309 TAX LOT 300 declare that this division of land has been made with 1.01 S 89°24'58", E 667.77' our free consent and in accordance with the provisions 01 (DEED=42 RODS TO THE EAST LINE OF NW 1/2) of ORS Chapter 92 and create private utility easement (C.S.2008062=333.68') N 89'26'02" W 333.25 as shown on the face of the plat. S 89'25'44" E 5/23/18 334.51 N 89"13"15" E (C.S.2008062=334.46') DATE 228,89" Oregon TAX LOT 303 TAX LOT 800 HODA RIVER This instrument was acknowledged before me on N 8917'34" EXISTING FENCE May 23, 2018 229.25 Michael J. Ketler as a representative of Integrity Building and S 89'51'30" W Construction, LLC MICHIMIN EXISTING 10 FOOT WIDE PRIVATE NATURAL GAS EXISTING 25 FOOT WIDE Notary Signature PRIVATE VEGETATION EASEMENT BENEFITING Nancy Jane Carlson PARCELS 1, 2, 3, OF PRESERVATION PARTITION PLAT NO. 2017-21P. INST# 2018-01570 EASEMENT BÉNEFITING PROPERTIES TO THE Public Notary-OREGON WEST, INST#2018-00782. 939097 Commission number: (INST#882362=455.95') S 89'26'16" E 425.95' My Commission expires: May 14, 2019 INITIAL POINT N 89°33'11" W 240.24 (240.24'=C.S.2017-060) 28.99' 08 hereby certify that all taxes and assessments due hereon have been fully paid as required by law. NEW: PRIVATE 10 FOOT WIDE 01,00,28 PRIVATE JOINT UTILITY Budratt. Library PARCEL 1 152. (152. EASEMENT BENEFITING CONTAINS 2.50 ACRES PARCELS 1, 2, 3. Hood River County Director of Budget and 100 200' MORE OR LESS Finance, Treasurer/ Tax Collector N 89'49'01" E 252.10 N 89'26'18" W SCALE: 1" = 100"10.00 131.25' GARAGE \ I hereby certify this partition was examined and approved as of this 2300 day BASIS OF BEARING: S 89°25'30" W 412.48' HOOD RIVER COUNTY SURVEY No. 2013-012 99. PARCEL 2 LOCATION OF SURVEY: N 65'42'22" W CONTAINS 2.50 ACRES PARCEL OF LAND LOCATED IN THE NORTHWEST MORE OR LESS 70.23 QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD Hood River County Surveyor S 88'31'40" W S 89°53'50" W 391.43' RIVER COUNTY, OREGON. 230.42 GARAGE I hereby certify this partition was exaginated and approved as of this _______ da (INST#882362=260.42') of May _, 20<u>/</u>8. S 89'49'01" W 271.88' PARCEL 3 TAX LOT 503 Planning File Number 17-0278 HQU\$E 10.00 CONTAINS 2.50 ACRES MORE OR LESS now Robert Hood River County Planning Director (DEED=40 RODS) N 89'49'01" E 631.00' LINE BEARING DISTANCE S 00'19'33" W 25.08' (25.08')S 89'49'01" W 33.00' (33.00') S 00°43'02" W 181. 24.75 1 PK N 02'35'59" E 3.36 ARIABLE N 00'53'21" E L.5 25.31 ≥ TAX LOT 900 S 89'46'26" E L6 10.14 01.01.02" **TAX LOT 1101** TAX LOT 1100 S 89'46'26" E 20.11 1237.50' ROAD (VA) L8-S 89°51′30″ W 20.00 E 2611.96' BEARING S 89'26'16" E 20.00 S 89'49'01" W L10 20.00 (2) S 89'49'01" W L11 10.00 N 89'50'40" E N 88°31'40" E 10.00 629.24 TNOMAH '02" OF L13 S 89°26'16" E 10.00 N 89'51'30" E N 89'17'34" E L14 10.00 01.01 L15 5.15 L16 N 88'31'40" E 20.00' S & L17 N 89'13'15" E 10.25 L18 N 89°17'34" E 5.00' N 89°13'15" E 20.00 N 89'17'34" E L20 20.00 2" IRON PIPE FOUND AT N 01'01'02" E 3" BRASS CAP FOUND IN 66.26 THE CENTER QUARTER CORNER OF SECTION 3. MONUMENT CASE AT THE L22 S 01'01'02" W 72.22 LEGEND: N 01'01'02" E 1/16th CORNER L23 39.74 L.C. #423 L24 N 89'49'01" E 30.03 SET 5/8" X 30" IRON ROD WITH CAP, L.S.72306 (SET ON 12/11/17) L25 N 89'49'01" E S 89'50'35" W 30.17' FOUND 5/8" X 30" IRON ROD WITH CAP, L.S.59002 (C.S.2013-012) S 89°25'44" E L26 25.00' 1319.94 REFERENCES: L27 N 00°27'08" E 53.11 FOUND 5/8" X 30" IRON ROD WITH CAP, L.S. 1815 (C.S.2003-002) FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE: L28 N 01'01'02" E 78.07 C.S. 1354, SURVEY FOR COOPER, BY N/A, NO DATE. L29 N 01'01'02" E 116.84 FOUND 1/2" X 30" IRON ROD WITH CAP, LS 932 (C.S.91089) C.S. 81053, SURVEY FOR GERALD CRAWFORD, BY L.S. 1028, FILED JULY 29, 1981. L30 N 01'01'02" E 78.47 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. Ħ FOUND 5/8" X 30" IRON ROD WITH CAP, L.S.2393 (C.S.2005-062) FOUND 1" IRON PIPE. 0 TERRA SURVEYING \boxtimes FOUND 5/8" X 30" IRON ROD WITH CAP, LS 932 (C.S.84066) C.S. 91089, PARTITION PLAT No. 9129 FOR JOHN BEEMAN AND MICHAEL MURPHY, BY L.S. 932, FILED DECEMBER 26, 1991. C.S. 2003-002, PARTITION PLAT No. 200301P FOR CHARLES AND GERALDINE COOPER, BY L.S. 1815, FILED JAN. 9, 2003. FOUND 5/8" X 30" IRON ROD, NO CAP (C.S.89075) DATE: MAY 17, 2018 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. SCALE: 1" = 100'O FOUND 5/8" IRON ROD, L.S.72306 (C.S.2017-060) APPROVED MINOR PARTITION NO. #88-601 (INST#882362) DATED OCTOBER 13, 1988 PROJECT: 17027PLAT2 C.S. 2017-060, PARTITION PLAT NO. 2017-21P FOR IBC BY L.S.72306, FILED DECEMBER 8, 2017. CALCULATED, NOT FOUND OR SET ASSESSORS MAP: 2N-10E-03B EASEMENTS: L.C.# LAND CORNER CARD P.O. BOX 617 BOOK 15, PAGE 342. RIGHT OF WAY FOR AN IRRIGATION FLUME, NO SPECIFIC LOCATION GIVEN. INST#2018-00782. PRIVATE VEGETATION PRESERVATION EASEMENT ON THE WEST 25 FEET OF PARCELS 1, 2 AND 3 OF HOOD RIVER, OREGON 97031 () RECORD CALL PARTITION PLAT NO. 2017-21P. PHONE: (541) 386-4531 INST#2017-04015. ADDITIONAL RIGHT OF WAY DEDICATION AS SHOWN ON PARTITION PLAT NO.2017-21P (C.S.2017-060) NEW: 10 FOOT WIDE PRIVATE JOINT UTILITY EASEMENT 'E-Mail: terra@gorge.net