

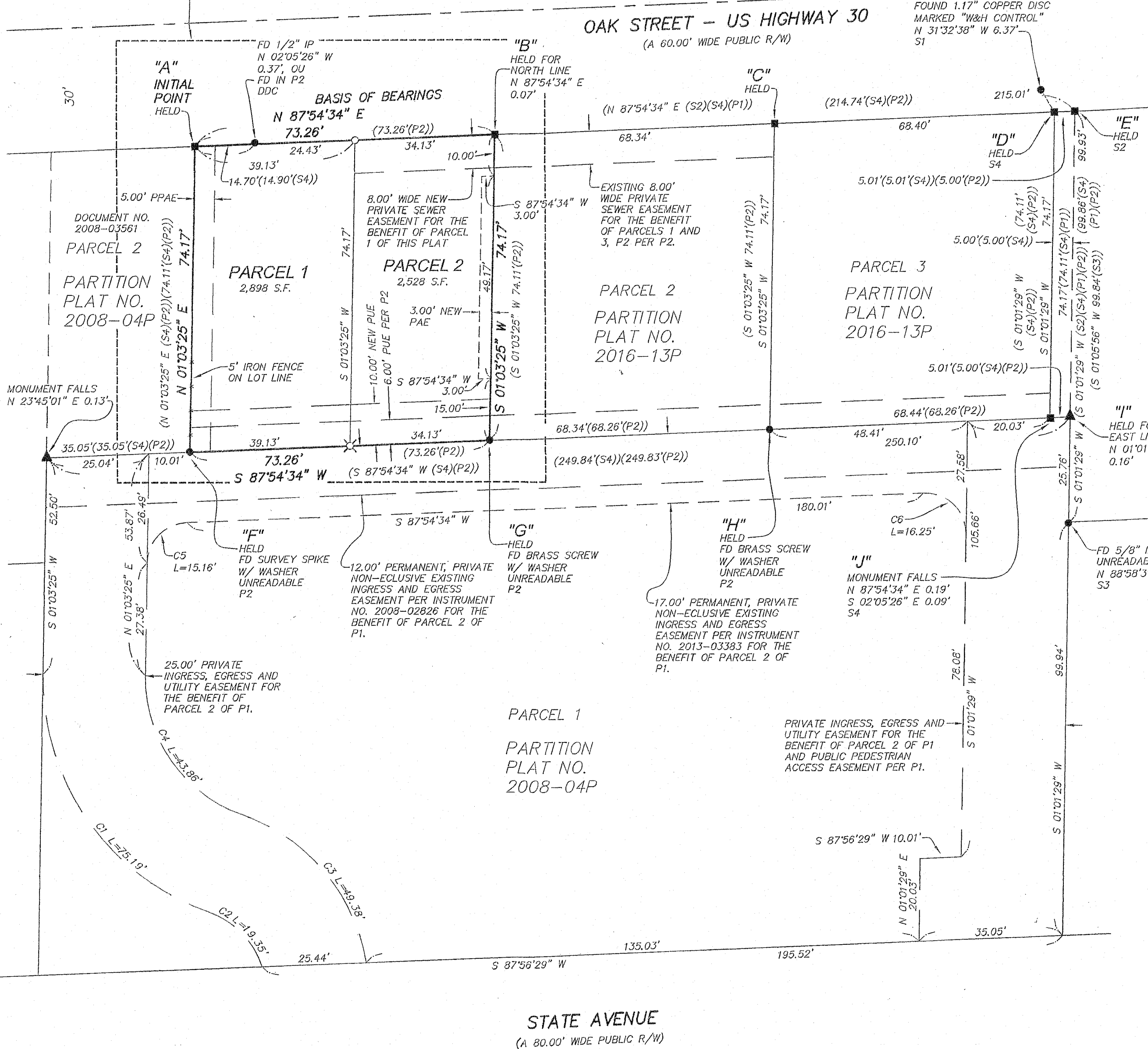
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	75.19'	60.00'	71°47'55"	S 34°50'33" E	70.36'
C2	19.35'	21.01'	52°46'19"	N 44°21'21" W	18.67'
C3	49.38'	48.01'	61°29'30"	N 39°59'45" W	47.04'
C4	43.86'	35.00'	71°47'55"	S 34°50'33" E	41.05'
C5	15.16'	10.00'	86°51'09"	S 44°29'00" W	13.79'
C6	16.25'	10.00'	93°06'55"	N 45°31'58" W	14.52'

# PARTITION PLAT

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2016-13P, LOCATED IN THE S.W. 1/4 SECTION 25, T.3N., R.10E., W.M., CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
MAY 9, 2018 SCALE 1"=20'  
SHEET 1 OF 2

**BASIS OF BEARINGS**  
PARTITION PLAT NO. 2016-13P, BEING RECORD OF SURVEY NO. 2016-074

SEE DETAIL ON SHEET 2



## LEGEND:

- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON MAY 9, 2018
- ✕ SET 1.17" COPPER DISC (BERNTSEN BP1) MARKED "BOLDEN LS 60377" ON MAY 9, 2018
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "KLEIN&ASSOC PLS 59002" FROM P2 UNLESS OTHERWISE NOTED
- ▲ FOUND 5/8" IRON ROD W/ ALUMINUM CAP MARKED "KLEIN&ASSOC (OR) LS59002 (WA) LS42690" FROM P1

- ( ) = RECORD DISTANCES & BEARINGS
- IR = IRON ROD IP = IRON PIPE
- OU = ORIGIN UNKNOWN
- S.F. = SQUARE FEET
- FD = FOUND W/ = WITH
- YPC = YELLOW PLASTIC CAP
- R/W = RIGHT OF WAY
- DDC = DESTROYED DURING CONSTRUCTION RESET WITH O
- PUE = PUBLIC UTILITY EASEMENT
- PAE = PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2 OF P2
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT PER P2
- CS = COUNTY SURVEY NUMBER, HOOD RIVER COUNTY SURVEYOR'S OFFICE
- S1 = CS 2002-003, BY W&H PACIFIC, FOR ODOT REGION 1 SURVEY GROUP, JANUARY 9, 2002.
- S2 = CS 2006-119, BY KLEIN & ASSOCIATES, INC., FOR HOOD RIVER COUNTY, DECEMBER 27, 2006.
- S3 = CS 2013-029, BY WYEAST SURVEYS, FOR BIRGHT HOME, LLC, AUGUST 22, 2013.
- S4 = CS 2015-005, BY KLEIN & ASSOCIATES, INC., FOR STEVEN GATES, FEBRUARY 4, 2015.
- P1 = CS 2008-020, BY KLEIN & ASSOCIATES, INC., FOR HOOD RIVER COUNTY, MARCH 19, 2008 PARTITION PLAT NO. 2008-04P
- P2 = CS 2016-074, BY KLEIN & ASSOCIATES, INC., FOR STEVE GATES, OCTOBER 27, 2016, PARTITION PLAT NO. 2016-13P.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2018 028

FILED 5/25/2018

BY ML

PARTITION PLAT NO. 201809P

INSTRUMENT RECEIVED ON THE 24<sup>th</sup> DAY OF May, 2018, 9:34 AT A.M.

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

## ACKNOWLEDGEMENTS

STATE OF OREGON  
COUNTY OF Hood River

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10<sup>th</sup> OF May, 2018 BY  
KENNETH M. FRANCOIS - MEMBER  
HOOD RIVER RESIDENTIAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.  
Deise Healy Endow  
NOTARY SIGNATURE (OREGON) (NAME)  
Deise Healy Endow  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 939039  
MY COMMISSION EXPIRES: May 13, 2019

## APPROVALS

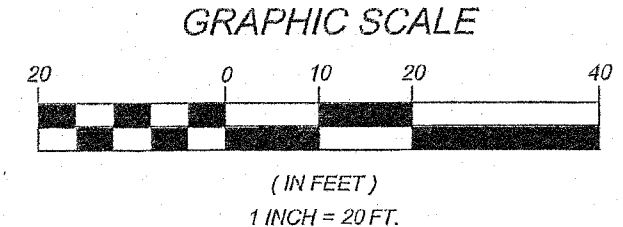
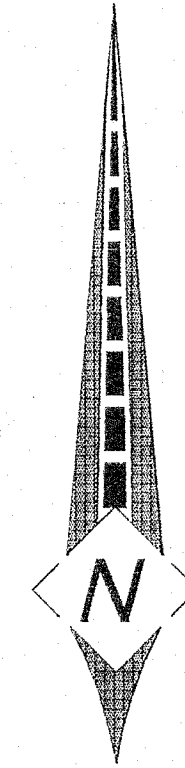
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.  
David A. Brown  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 23<sup>rd</sup> DAY OF MAY, 2018  
Bron  
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 10<sup>th</sup> DAY OF MAY, 2018  
Shu Xie  
HOOD RIVER CITY PLANNING DIRECTOR

SIGNED ON: 10 May 18  
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 13, 2004  
TOBY G. BOLDEN  
60377LS  
RENEWS: DECEMBER 31, 2019



CENTERLINE CONCEPTS  
LAND SURVEYING, INC.  
19376 MOLALLA AVE., SUITE 120  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189

201809P

**NARRATIVE TO SURVEY**

THE PURPOSE OF THIS SURVEY IS TO REPLAT AND PARTITION PARCEL 1 OF PARTITION PLAT NO. 2016-13P, HOOD RIVER COUNTY PLAT RECORDS.

FOR MY BASIS OF BEARINGS, AND THE NORTH LINE OF SAID PARTITION PLAT, BEING THE SOUTH RIGHT OF WAY LINE OF OAK STREET, AKA US HIGHWAY 30 (A 60.00 FOOT WIDE RIGHT OF WAY), I HELD NORTH 87°54'34" EAST BETWEEN FOUND MONUMENTS "A", "B", "C", "D", AND "E", PER SAID PARTITION PLAT AND SURVEY NO. 2015-005, HOOD RIVER COUNTY SURVEY RECORDS.

I HELD FOUND MONUMENTS "A" AND "F" FOR THE WEST LINE OF SAID PARCEL 1, PER SAID PARTITION PLAT.

I HELD FOUND MONUMENTS "F", "G", AND "H" FOR THE SOUTH LINE OF SAID PARCELS 1, 2, AND 3, PER SAID PARTITION PLAT.

FOR THE EAST LINE OF PARCEL 1, I HELD FOUND MONUMENT "G" AND RECORD PLAT BEARING, AND RECORD PLAT DISTANCE FROM FOUND MONUMENT "A".

**PARTITION PLAT**

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2016-13P, LOCATED IN THE S.W. 1/4 SECTION 25, T.3N., R.10E., W.M., CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
MAY 9, 2018  
SHEET 2 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2018 028

FILED 5/25/2018

BY BL

**SURVEYOR'S CERTIFICATE:**

I, TOBY G. BOLDEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

A REPLAT OF PARCEL 1, PARTITION PLAT NO. 2016-13P LOCATED IN THE S.W. 1/4 OF SECTION 25, T.3N., R.10E., W.M., HOOD RIVER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLEIN&ASSOC PLS 59002" FOUND AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2016-13P, HOOD RIVER COUNTY PLAT RECORDS, BEING ON THE SOUTH RIGHT OF WAY LINE OF OAK STREET, BEING 30.00 FEET SOUTH OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 87°54'34" EAST, 73.26 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARTITION PLAT NO. 2016-13P; THENCE ALONG THE WEST LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 2016-13P, SOUTH 01°03'25" WEST, 74.17 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF PARCEL 1 OF PARTITION PLAT NO. 2008-04P, HOOD RIVER COUNTY PLAT RECORDS, SOUTH 87°54'34" WEST, 73.26 FEET TO THE SOUTHWEST CORNER OF SAID PARTITION PLAT NO. 2016-13P, ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2008-03561, HOOD RIVER COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID PARTITION PLAT NO. 2016-13P, NORTH 01°03'25" EAST, 74.17 FEET TO THE INITIAL POINT.

CONTAINING 5,426 SQUARE FEET.

**OWNER**

HOOD RIVER RESIDENTIAL, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY.

SURVEY PERFORMED FOR ETHAN BECK HOMES, INC.

**PLAT NOTES:**

1. THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2017-52.

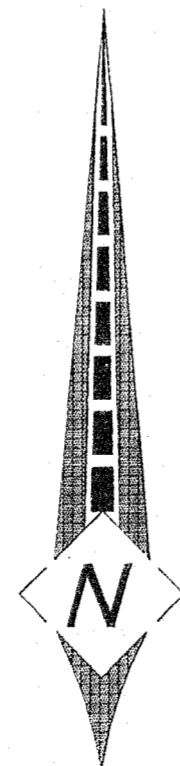
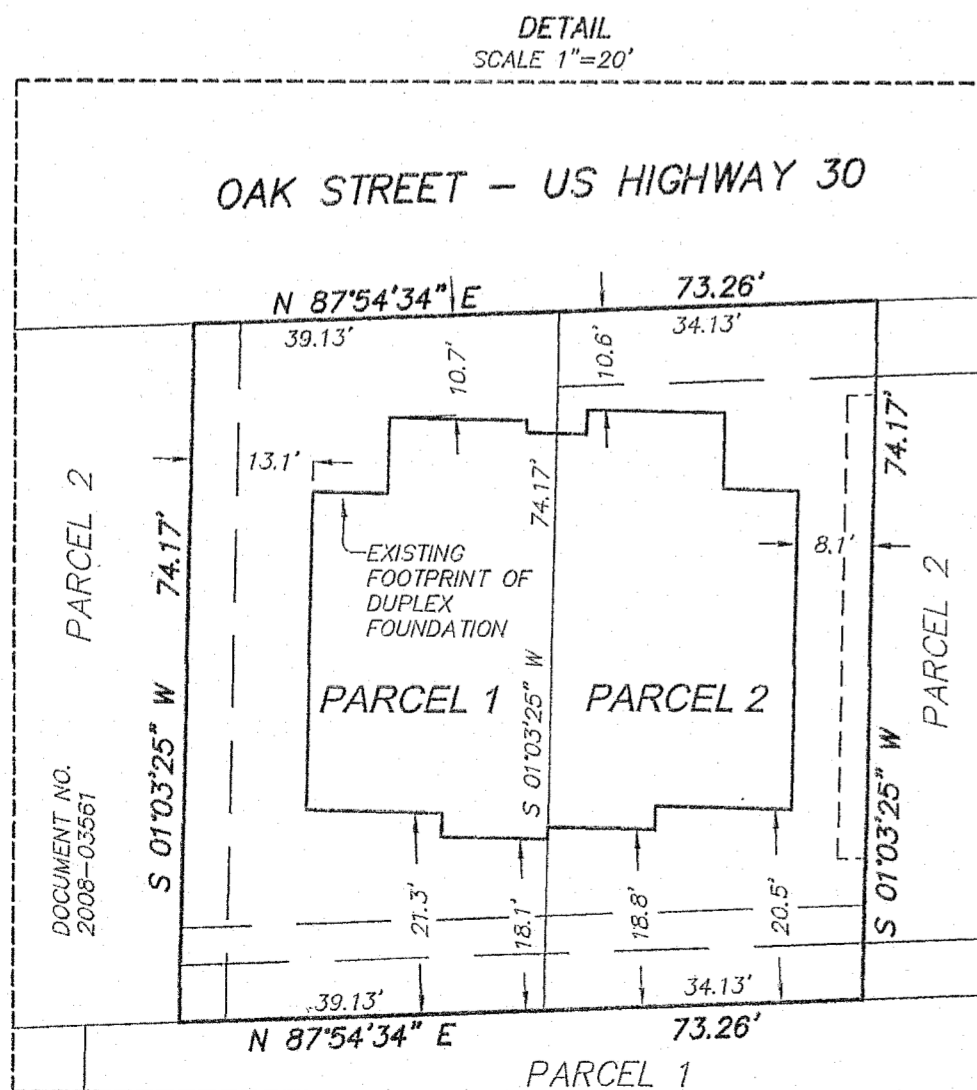
**DECLARATION**

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

WE ALSO HEREBY DEDICATE TO THE PUBLIC ALL PUBLIC EASEMENTS SHOWN ON THIS PLAT AND GRANT ALL PRIVATE EASEMENTS FOR THEIR STATED PURPOSES.



KENNETH M. FRANCIS - MEMBER  
HOOD RIVER RESIDENTIAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY



SIGNED ON: 10 May 18

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

TJB  
OREGON  
JULY 13, 2004  
TOBY G. BOLDEN  
60377LS

RENEWS: DECEMBER 31, 2019

  
**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.  
19376 MOLALLA AVE., SUITE 120  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M:\PROJECTS\ETHAN BECK HOMES-OAK STREET\DWG\PARTITION 1.DWG

CS# 2018028