

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'	46.01'	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	13.75'
C6	16.25'	10.00'	93°06'55"	N 45°31'58" W	14.52'

PARTITION PLAT

A REPLAT OF PARCEL 2 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

LEGEND:

- ✕ SET 1.17" COPPER DISC (BERNTSEN BP1) MARKED "BOLDEN LS 60377" ON MAY 9, 2018
- △ SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON MAY 9, 2018, 2018
- ✕ FD 1.17" COPPER DISC (BERNTSEN BP1) MARKED "BOLDEN LS 60377" P3
- FD 5/8" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" SET IN P3
- 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
DDC = DESTROYED DURING CONSTRUCTION, RESET AS △
R/W = RIGHT OF WAY
PUE = PUBLIC UTILITY EASEMENT
PAE = PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2 OF P2.
PAE1 = PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2 OF P3.
PAE2 = PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 3 OF P2.
PSDE = VARIABLE WIDTH PUBLIC STORM DRAIN 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 BRIGHT 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.
P3 = CS 2018-____, BY CENTERLINE CONCEPTS LAND SURVEYING, INC., FOR ETHAN BECK HOMES, INC., _____, 2018, PARTITION PLAT NO. 2018-____P

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2018 029

FILED 5/25/2018

BY ML

PARTITION PLAT NO. 201810P

INSTRUMENT RECEIVED ON THE 24th 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 10th OF May, 2018 BY KENNETH M. FRANCIS - MEMBER HOOD RIVER RESIDENTIAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
Denise Healy Endow
NOTARY SIGNATURE (OREGON) (NAME)
Denise Healy Endow
NOTARY PUBLIC - OREGON
COMMISSION NO.: 939039
MY COMMISSION EXPIRES: May 13, 2019

APPROVALS

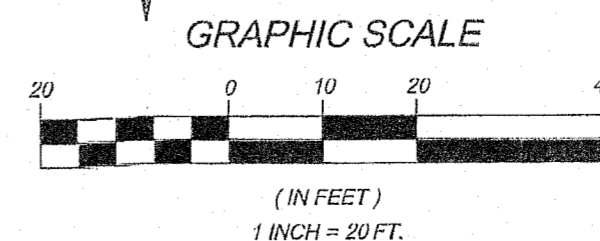
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.
David A. Johnson
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 24th DAY OF MAY, 2018
Thomas Brown
HOOD RIVER COUNTY SURVEYOR
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 10th DAY OF MAY, 2018
Shirley L. Johnson
HOOD RIVER CITY PLANNING DIRECTOR

SIGNED ON: 10 May 18

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

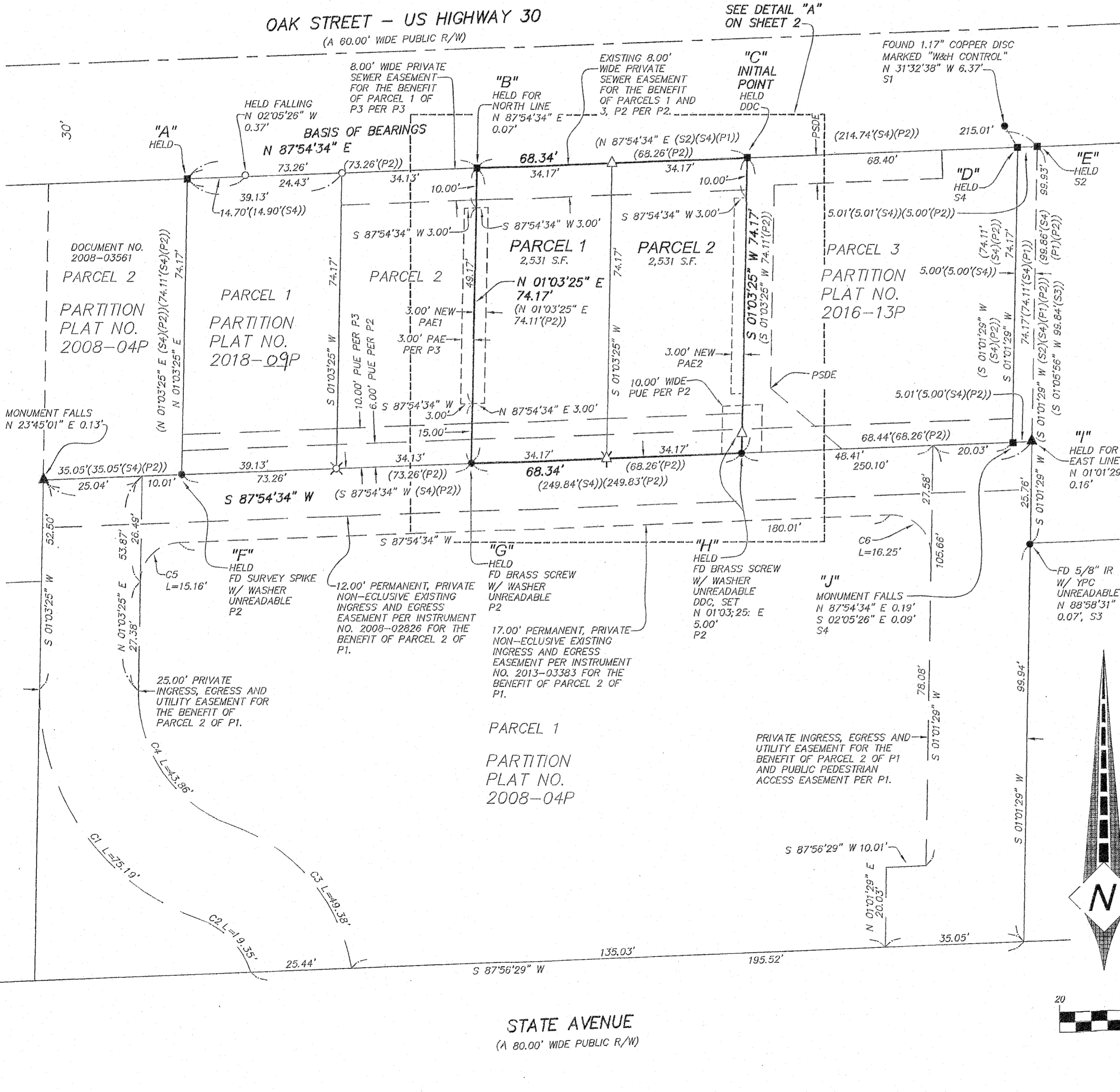
RENEWS: DECEMBER 31, 2019



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

PLOTTED: M:\PROJECTS\ETHAN BECK HOMES-OAK STREET\DWG\PARTITION 2.DWG

CS# 2018 029



201810P

NARRATIVE TO SURVEY

THE PURPOSE OF THIS SURVEY IS TO REPLAT AND PARTITION PARCEL 2 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, PARTITION PLAT NO. 2018-___P, HOOD RIVER COUNTY PLAT RECORDS AND SURVEY NO. 2015-005, HOOD RIVER COUNTY SURVEY RECORDS.

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 2, I HELD FOUND MONUMENTS "C" AND "H", PER SAID PARTITION PLAT.

FOR THE WEST LINE OF PARCEL 2, I HELD FOUND MONUMENT "G" AND RECORD PLAT DISTANCE FROM FOUND MONUMENT "A".

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 2, 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 3 OF PARTITION PLAT NO. 2016-13P, HOOD RIVER COUNTY PLAT RECORDS; SAID 5/8" IRON ROD WAS DESTROYED DURING CONSTRUCTION AND RESET WITH A 5/8" IRON ROD WITH A RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS", BEING ON THE SOUTH RIGHT OF WAY LINE OF OAK STREET, BEING 30.00 SOUTH OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE WEST LINE OF SAID PARCEL 3, 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, 68.34 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2018-___P, HOOD RIVER COUNTY PLAT RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL 2, NORTH 01°03'25" EAST, 74.17 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 87°54'34" EAST, 68.34 FEET TO THE INITIAL POINT.

CONTAINING 5,062 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 2017-53.

PARTITION PLAT

A REPLAT OF PARCEL 2 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

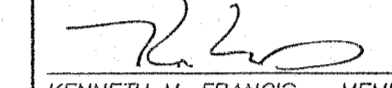
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2018 029
FILED 5/25/2018
BY BC

DECLARATION

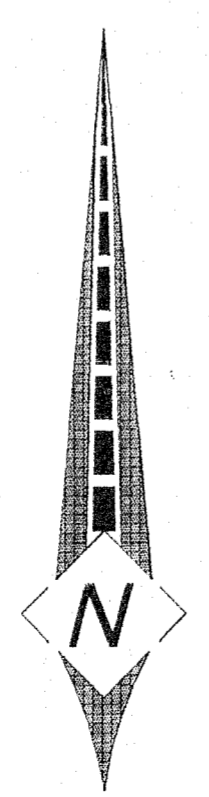
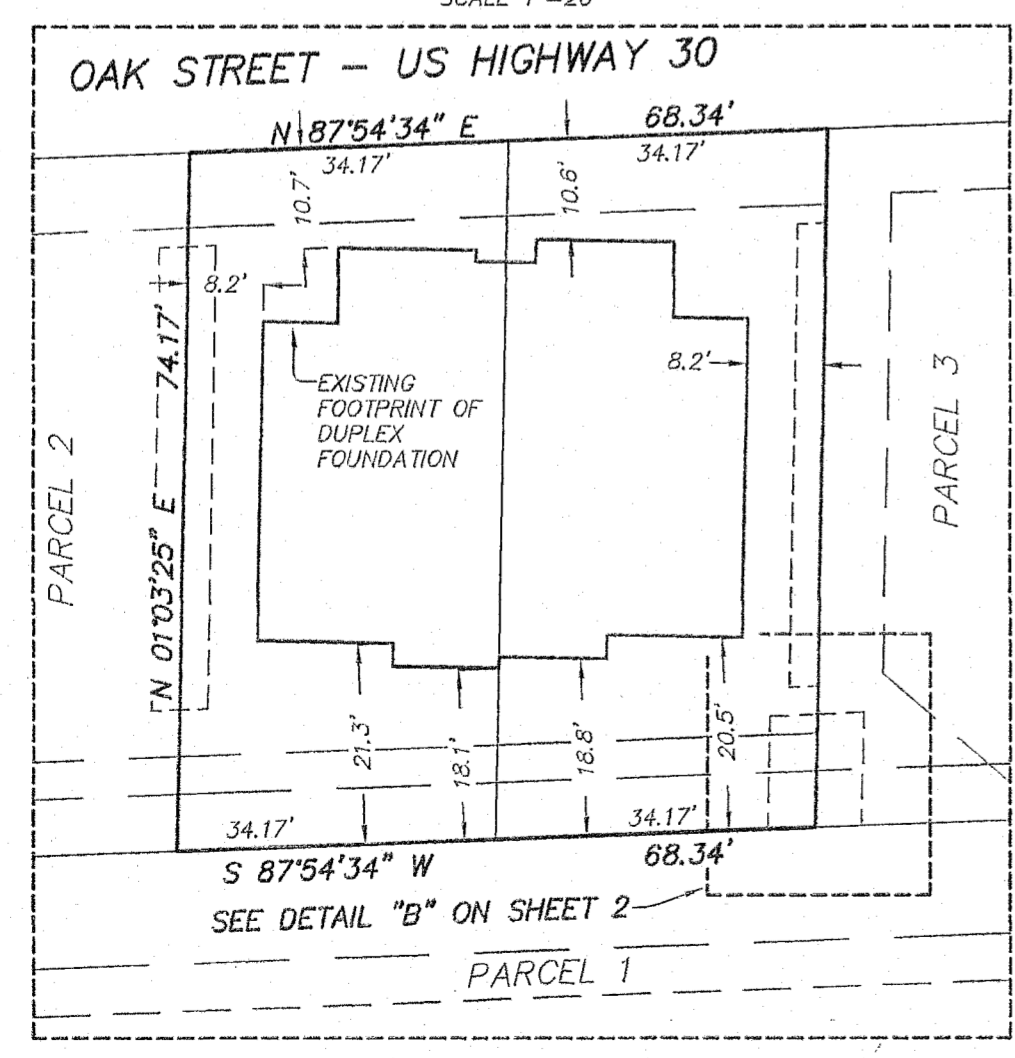
WE, THE OWNERS OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES, AND THE PROVISIONS OF ORS CHAPTER 92.

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

DETAIL "A"
SCALE 1"=20'



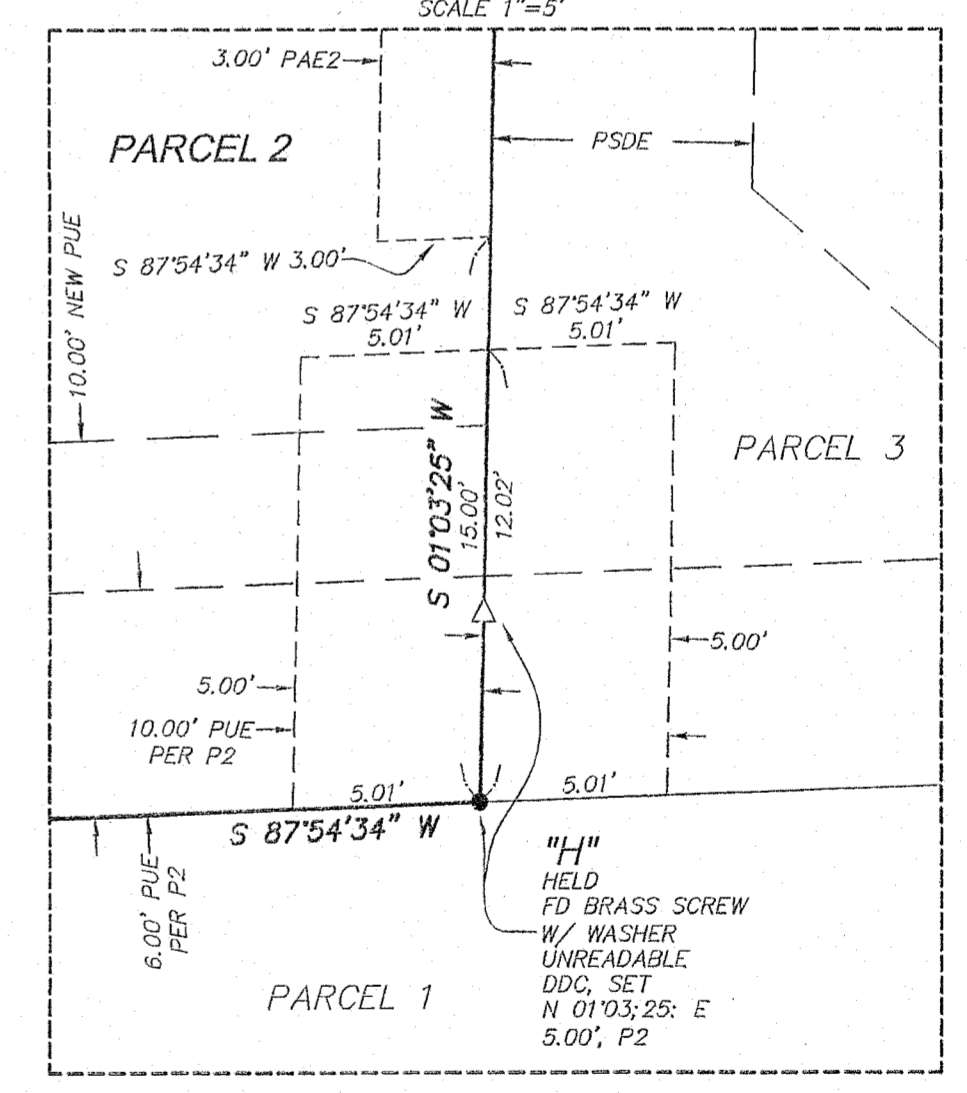
SIGNED ON: 10 May 18

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2019

DETAIL "B"
SCALE 1"=5'



CENTERLINE CONCEPTS
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OREGON CITY, OREGON 97045
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