FILING CERTIFICATE HOOD RIVER COUNTY FILE NUMBER _ ZOIBIBP PARTITION PLAT SURVEYOR'S OFFICE Instrument received on the 26 th SURVEY NO 2019 00/ day of December GORGE PRECISION BUILDING, LLC TAX LOT 101, 3N-10E-26DD at 9:09 AM. IN BLOCK 3, AMENDED PLAT OF IDLEWILDE AVENUE LINCOLN Hood River County Director of Records and ADDITION TO HOOD RIVER IN THE SE1/4 OF THE SE1/4 OF SECTION 26, T 3 N, R 10 E, W.M. SURVEYOR'S CERTIFICATE THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON OWNER I, Jesse P. Garner, FD. LS 932 5/8" IRON FD. LS 72306 5/8" IRON being first duly sworn, depose and GORGE PRECISION BUILDING LLC ROD WITH YELLOW ROD WITH RED PLASTIC say that I have correctly surveyed PLASTIC CAP PER R1. PO BOX 28 CAP PER R6. and marked with proper monuments LYLE, WA 98635 INITIAL POINT **LEGEND** the lands represented on this BASIS OF BEARINGS O FOUND CORNER OF RECORD AS NOTED Partition Plat, the boundaries being \$89°05'20"E S89'05'20"E ● SET 5/8" IRON ROD W/ ORNAGE PLASTIC CAP NO. 85444 described as Lot 24, Block 3 of 24.87 25.10' FD. LS 62662 49.97 CALCULATED CORNER Amended Plat of Idlewilde Addition to (24.99' R6) (24.99' R6) 9° WIII DRIV 5/8" IRON ROD 30.00' 30.00' Hood River. Initial point is a 5/8" () PLAT OR RECORD DISTANCE WITH ORANGE diameter iron rod, PLS 932, with PLASTIC CAP PER NEW PUBLIC EASEMENT FOR - x - FENCE yellow plastic cap at the Northwest CITY SIDEWALK corner of said lot 24. BASIS OF BEARINGS THE NORTH LINE OF PARCELS 1 AND 2, PARTITION PLAT 2013-09P (CS 2014 001) PARCEL REGISTERED FROM THE FOUND MONUMENTS ALONG SAID NORTH LINE PROFESSIONAL 2,495 sq. ft. AS SHOWN ON THE SURVEY HEREIN. LAND SURVEYOR NEW PRIVATE 5' SEWER LINE REFERENCES EASEMENT FOR THE BENEFIT R1-C.S. 2000 067, KLEIN SURVEY FOR ERIK EASTMAN, FILED OF PARCEL 2 Gan OREGON R2-C.S. 2004 053. KLEIN PARTITION PLAT NO. 200410P FOR ERIC JANUARY 10, 2012 N89,00,00,M VOIGT, FILED 9-01-04. 22 JESSE P. GARNER 49.98 Ш R3-C.S. 2006-0077, BELL DESIGN SUBDIVISION FOR LINCOLN 85444 ш TOWNHOMES, FILED 09-19-06 PARCEL 2 EXPIRES: 06/30/2019 α R4-AMENDED PLAT OF IDLEWILDE ADDTION, C.S. 1708, DATED MAY, 2,496 sq. ft. **DECLARATION** R5-C.S. 87063. CRON SURVEY FOR LARS NASHLAND, FILED the owner of the land shown herein, S 10-21-87. hereby declare that this division of land has been made with my free consent and R6-C.S. 2014 001, TERRA PARTITION PLAT NO. 2013-09P FOR in accordance with my desires and in EAGLE CREEK HOMES, LLC, FILED 01-09-2014. I accordance with the provisions of ORS Chapter 92, and by this plat create the MONUMENTS VISITED easements shown hereon for the stated 3 8.71 AUGUST 16, 2017 purposes. o S88°54'41"E DATE OF MONUMENTATION 12/20/18 49,99 FD. LS 932 N89°16'41"W 49.94' DECEMBER 19, 2018 FD. LS 932 FD. LS 5/8" IRON ROD WITH Owner MEMBER (49.95' R6) 5/8" IRON ,72306 5/8" IRON ROD LEGAL DESCRIPTIONS <u>ACKNOWLEDGEMENT</u> ROD WITH YELLOW NO CAP PER LOT-24 OF BLOCK 3, AMENDED PLAT WITH RED State of Washington County of Klickitat PLASTIC CAP OF IDLEWILDE ADDITION TO HOOD IPLASTIC CAP PER R1. PER R6. ZONING This record was acknowledged before me by Brad Gearhart as Owner of Gorge Precision Building, LLC RESIDENTIAL NARRATIVE Vietnia Lei alla THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 101 INTO 2 PARCELS. THE PROPERTY IS LOT 24, LOCATED IN BLOCK 3 OF AMENDED Notary Signature PLAT OF IDLEWILDE ADDITION TO HOOD RIVER. THE SUBJECT PARCEL CORNERS OF TAX LOT 101 WERE FOUND AS SHOWN ON THE FACE OF THE VICTORIA LEE ALLEN SURVEY HEREIN. ALL EXTERIOR CORNERS WERE FOUND AND HELD WITH: THE Notary Public-State of Washington EXCEPTION OF THE NORTHEAST CORNER. THE NORTHEAST CORNER OF THE SUBJECT PARCEL WAS CALCULATED PER REFERENCE SURVEYS R1 AND R2. NO MAJOR DISCREPANCIES IN EITHER COURSE OR DISTANCE WAS FOUND My Commission Expires Saptember 26, 2019 BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY AND THE **APPROVALS** I hereby certify that all taxes and assessments due hereon have been fully paid as required by law. JETT HECKIGI Hood River County Director of Budget and 30.00 30.00' ate: 12-19-18 <u>Index</u> Finance, Treasurer/Tax Collector cale: 1"=20' 1/4 1/4 Sec. T. I hereby certify this partition was examined and approved as of this <u>2014</u> day of <u>OECEMBER</u>, 2018. Drawn By: JG Surveyed By: TB/DH 23 3N 10E Checked By: JG Sheet 1_Of 1 COLUMBIA AVENUE GRAPHIC SCALE Hood River County Surveyor Job Number: 17-00X I hereby certify this partition was examined and approved as of this 20th day of BRAD GEARHART PARTITION PLAT DECEMBER__, 2018. (IN FEET) Planning File Number 2017-39 Pioneer Surveying & Engineering, Inc. 1 inch = 20 ft.The City of Hood River Planning Director Civil Engineering and Land Planning 125 Simcoe Drive Goldendale, Washington 98620 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net