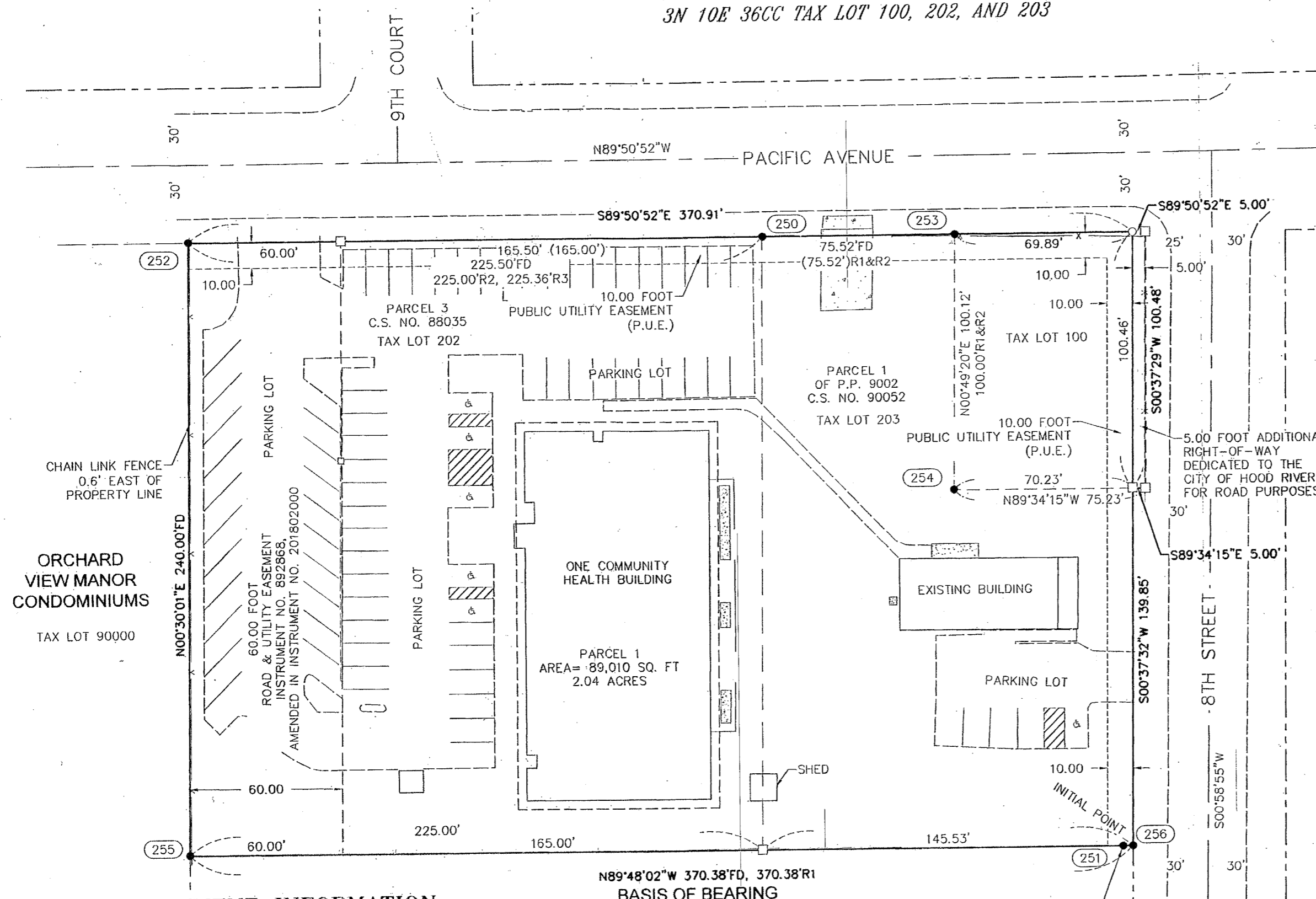


PARTITION PLAT

LOCATED IN SW 1/4 OF THE SW 1/4, SEC. 36, T.3N., R.10E., W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON
3N 10E 36CC TAX LOT 100, 202, AND 203



FOUND MONUMENT INFORMATION

- (250) FOUND DLC SURVEYING, 1/2" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED 1028, IN GOOD CONDITION, HELD FOR NORTHWEST CORNER, PARCEL 1, OF PARTITION PLAT 9002, SET IN CS NO. 88035
- (251) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, UNREADABLE, ORIGIN UNKNOWN
- (252) FOUND DAVID EVANS & ASSOC., 5/8" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED D.E.A. INC, IN GOOD CONDITION, HELD FOR NORTHWEST CORNER, AS SHOWN IN CS NO. 2006-063
- (253) FOUND DLC SURVEYING, 1/2" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED 1028, IN GOOD CONDITION, HELD FOR NORTHEAST CORNER, PARCEL 1 OF PARTITION PLAT 9002, SET IN CS NO. 88035
- (254) FOUND DLC SURVEYING, 5/8" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED 1028, IN GOOD CONDITION, HELD FOR SOUTHERLY MOST NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 9002, SET IN CS NO. 88035
- (255) FOUND DLC SURVEYING, 1/2" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED 1028, IN GOOD CONDITION, HELD FOR THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 9002, CS NO. 90052
- (256) FOUND DLC SURVEYING, 1/2" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED 1028, IN GOOD CONDITION, HELD FOR THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 9002, CS NO. 90052 AND THE INITIAL POINT

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN MONUMENT DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- C.S. NO. HOOD RIVER COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (100.00') DEED DISTANCE
- NEW EASEMENT
- EXISTING EASEMENT
- EDGE OF ASPHALT
- RIGHT OF WAY
- ORIGINAL PROPERTY LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THOSE PROPERTIES KNOWN AS TAX LOTS 100, 202 AND 203 OF HOOD RIVER COUNTY ASSESSOR MAP 3N 10E 36CC INTO ONE LEGAL PARCEL OF RECORD. TAX LOT 100, 202, AND 203 ARE DESCRIBED IN PRELIMINARY TITLE REPORT, PREPARED BY AMERTITLE, DATED OCT. 26, 2018, FILE NO. 222311AM

A MATHEMATICAL MODEL WAS MADE OF AFORESAID TAX LOTS AND COMPARED TO PREVIOUSLY FILED SURVEY. A PREVIOUS SURVEY ON TAX LOT 202, PERFORMED BY DLC SURVEYING, FILED AS COUNTY SURVEY NO. 88035, SHOWN AS PARCEL 3, WAS USED TO ESTABLISH THE BOUNDARY OF SAID TAX LOT 202. MONUMENTS WERE RECOVERED AND HELD AT THE NORTHEAST, NORTHWEST AND SOUTHWEST CORNERS OF SAID TRACT. ANOTHER SURVEY PERFORMED BY DLC SURVEYING ON TAX LOT 203, FILED AS COUNTY SURVEY NO. 90052, BEING DESCRIBED AS PARCEL 1 OF PARTITION PLAT 9002. MONUMENT WERE RECOVERED AND HELD AT THE NORTHEAST, SOUTHEAST, AND THE SOUTHERLY MOST NORTHEAST CORNER OF SAID PARCEL. TAX LOT 100 IS DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED FEB. 1, 1974, AS INSTRUMENT NO. 740154

ALL RECOVERED MONUMENTS WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCE AND WERE ACCEPTED IN THIS SURVEY. A NEW MONUMENT WAS THEN SET AT THE NORTHEAST CORNER OF PARCEL 1, BASED ON THE COMPUTED INTERSECTION OF A 30.00 FOOT OFFSET SOUTHERLY FROM THE CENTERLINE OF PACIFIC AVENUE AND A 30.00 FOOT OFFSET WESTERLY FROM THE CENTERLINE OF THE 8TH STREET, BASED ON A PREVIOUS SURVEY PERFORMED BY DLC SURVEYING, FILED AS COUNTY SURVEY NO. 88035.

OWNER

ONE COMMUNITY HEALTH

SURVEY PERFORMED FOR:
SHANON SALDIVAR
DATE OF MONUMENTATION: OCTOBER 10, 2018
PROJECT: 17-02-07 DRAFT: BTB
FILE: 170207.DWG LAYOUT TAB: H.R. CITY P.P.

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

SURVEYOR'S NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM PRELIMINARY TITLE REPORT NUMBER 222311AM, PREPARED BY AMERTITLE, DATED OCT. 26, 2018.

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.

REFERENCED SURVEYS

- R1. PARTITION, PERFORMED BY DLC SURVEYING FOR ESTATE OF LOLA SIEVERKROPP, PARTITION PLAT 90-02, FILED JULY 1990, AS COUNTY SURVEY NO. 90052
- R2. SURVEY PERFORMED BY DLC SURVEYING FOR LOLA SIEVERKROPP, REVISED JULY 7, 1998, FILED AS COUNTY SURVEY NO. 88035
- R3. CONDOMINIUM PERFORMED BY DAVID EVANS & ASSOCIATES, INC. FOR ORCHARD VIEW MANOR CONDOMINIUM. FILED JULY 31, 2006, COUNTY SURVEY NO. 2006-063.

REFERENCED DEEDS

- WARRANTY DEED,
GRANTOR: BILL R. & VIRGINIA FLEIC
GRANTEE: LA CLINICA DEL CARINO FAMILY HEALTH CARE CENTER, INC
RECORDED: 7/27/2000, INSTRUMENT NO. 2000-2771
- WARRANTY DEED,
GRANTOR: SUSAN PARKER & NINA POCHNA
GRANTEE: LA CLINICA DEL CARINO FAMILY HEALTH CARE CENTER, INC
RECORDED: 6/23/2000, INSTRUMENT NO. 2000-2313
- BARGAIN & SALE DEED,
GRANTOR: JOHN T. LAW
GRANTEE: LA CLINICA DEL CARINO FAMILY HEALTH CARE CENTER, INC
RECORDED: 4/2/1991, INSTRUMENT NO. 910733

EXCEPTIONS:

EASEMENT INCLUDING THE TERMS AND PROVISION GRANTED TO: PACIFIC POWER & LIGHT COMPANY
RECORDED: MAY 17, 1966
INSTRUMENT NO. 660946
(NOT LOCATED ON SUBJECT PROPERTY)

PRIVATE EASEMENT RESERVED IN INSTRUMENT BENEFITING ADJACENT LAND OWNERS
RECORDED: OCTOBER 13, 1989
INSTRUMENT NO. 892868

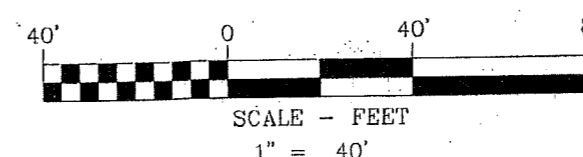
AMENDED EASEMENT
RECORDED: JUNE 27, 2018
INSTRUMENT NO. 201802000

DECLARATION OF DEED RESTRICTION
RECORDED: DECEMBER 29, 2003
INSTRUMENT NO. 20037828

PERIMETER DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 9002, FILED APRIL 20, 1990, MICROFILM RECORDS OF HOOD RIVER COUNTY, BEING A PORTION OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER, STATE OF OREGON:

THENCE NORTH 89°48'02" WEST, 370.38 FEET, ALONG THE SOUTH LINE OF SAID PARCEL 1, AND THE NORTH LINE OF PARCEL 2 OF SAID PARTITION PLAT NO. 9002 TO THE NORTHWEST CORNER OF SAID PARCEL 2, ALSO BEING ON THE EAST LINE OF ORCHARD VIEW MANOR CONDOMINIUM; THENCE NORTH 00°30'01" EAST, 240.00 FEET TO THE NORTHEAST CORNER OF SAID ORCHARD VIEW MANOR CONDOMINIUM, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC AVENUE; THENCE SOUTH 89°50'52" EAST, 375.91 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 8TH STREET; THENCE FOLLOWING THE WEST RIGHT-OF-WAY LINE OF 8TH STREET THE FOLLOWING THREE COURSES; 1) THENCE SOUTH 00°37'29" WEST, 100.48 FEET; 2) THENCE NORTH 89°34'15" WEST, 5.00 FEET; 3) THENCE SOUTH 00°37'32" WEST, 140.00 FEET, BACK TO THE POINT OF BEGINNING.



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
MONUMENTS 255 AND 256



Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street - Hood River, OR 97031
TEL: 541-386-8322 FAX: 541-386-2515

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 8-30-2019

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC. T. R.
36CC 3N. 10E.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2019 007
FILED 2/7/2019
BY JK

PARTITION PLAT NO. 201902P

INSTRUMENT RECEIVED ON THE 15th DAY
OF FEB. 2018 AT 3:27 P.M.
2019

HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

SURVEYOR'S 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, AND FOR THE INITIAL POINT I HELD A 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "1028", LOCATED AT THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 90-02. THE LANDS BEING MORE PARTICULARLY DESCRIBED IN THE PERIMETER DESCRIPTION.

James M. Klein
JAMES M. KLEIN PLS. 59002

DECLARATION

I THE REPRESENTATIVE OF ONE COMMUNITY HEALTH, A OREGON CORPORATION, BEING THE REPRESENTATIVE 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.

I HEREBY DEDICATE A FIVE FOOT STRIP TO THE CITY OF HOOD RIVER FOR ROAD PURPOSES ALONG THE EAST PROPERTY OF TAX LOT 100.

I ALSO GRANT A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE NORTH AND EAST LINE OF PARCEL 1 OF THIS PLAT

Shanon Saldivar
SHANON SALDIVAR DATE 01/03/19
CHAIR OF BOARD

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 01/03 2019 BY SHANON SALDIVAR AS CHAIR OF BOARD FOR ONE COMMUNITY HEALTH, AN OREGON CORPORATION.

Kathleen S. Durham
KATHLEEN S. DURHAM
NOTARY SIGNATURE
KATHLEEN S. DURHAM
NOTARY PUBLIC - (NAME)

STATE OF OREGON
COUNTY OF WASCO
COMMISSION NO. 935599
MY COMMISSION EXPIRES JANUARY 19 2019

APPROVALS

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

Montina Ruffen
HOOD RIVER COUNTY DIRECTOR
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 24th DAY OF JANUARY, 2019.
JK
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 30th DAY OF JANUARY, 2018.
Karin Albers
HOOD RIVER CITY PLANNING DIRECTOR

CS# 2019 007