

TERRA SURVEYING

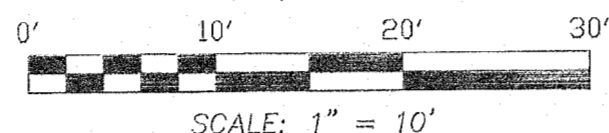
TOWNHOUSE PARTITION PLAT

for

Ikatere LLC, an Oregon Limited liability Company

LOCATION OF SURVEY:

TRACT IS LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD RIVER IN HOOD RIVER COUNTY, OREGON.



EUGENE AVENUE (50' R/W)

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE TOWNHOME PARCELS FROM TAX LOT 7000. THE PARTY WALLS ARE SPLIT AS THE PARCEL BOUNDARIES. THE BOUNDARY OF TAX LOT 7000 WAS ESTABLISHED BY RECOVERING MONUMENTS FROM PREVIOUS SURVEYS. THE SOUTHERN BOUNDARY OF TAX LOT 7000 WAS MONUMENTED ON C.S.1186 WITH IRON RODS, WHICH WE RECOVERED. THE NORTHERN BOUNDARY WAS ESTABLISHED BY HOLDING AN IRON ROD MONUMENTING THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 96-23 SET BY CRON ON C.S. 98054 AND A 1" IRON PIPE MONUMENTING THE NORTHEAST CORNER OF TAX LOT 7000 FROM C.S. 1786 ORIGINAL PLAT. THE NORTHWEST CORNER OF TAX LOT 7000 WAS CALCULATED BY PROPORTIONED DISTANCES BETWEEN THESE TWO MONUMENTS. THE BASIS OF BEARING IS THE SOUTH LINE OF SUBJECT PARCEL BASED ON C.S.2017-030.

OWNER: IKATERE, LLC. 215 E. EUGENE HOOD RIVER, OREGON

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2019 026

DATE FILED: 5/30/2019

BY: [Signature]

File Number 201905P
Instrument received on the 23rd day of May, 2019 at 2:52 P.M.

Hood River County Director of Records and Assessments

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described as follows:

The North 100 feet of Lots 3 and 4, Block 6, Winan's Addition to Hood River, in the city of Hood River, County of Hood River and State of Oregon.

Initial point is a 1" iron pipe found at the Northeast corner of said Lot 4.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] ERIK M. CARLSON
December 30, 2005
72306

Expires: December, 2019

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No.2017-030

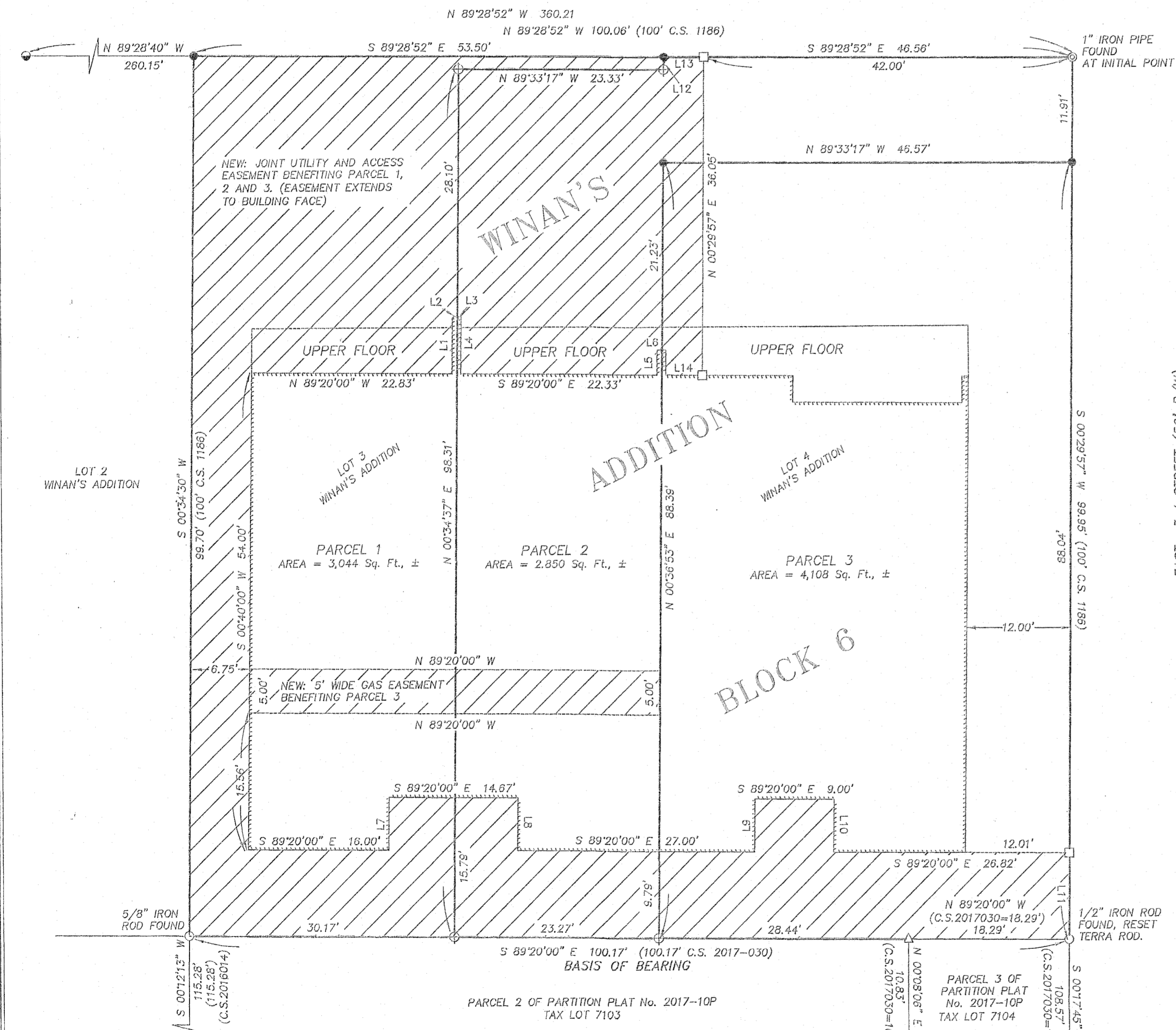
LEGEND:

- SET 5/8" IRON ROD WITH CAP L.S. 72306 (SET ON 4/24/19)
- ⊕ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (SET 4/24/19)
- ⊙ FOUND MONUMENT 1" IRON PIPE (C.S.1786)
- △ FOUND 5/8" IRON ROD, WITH CAP L.S.72306, (C.S.2017-030)
- FOUND MONUMENT AS NOTED (C.S.1186)
- ⊙ FOUND MONUMENT 1/2" IRON ROD NO CAP (C.S.78038)
- ⊙ FOUND MONUMENT 1/2" IRON ROD, L.S. 1028 (C.S.98054)
- CALCULATED, NOT FOUND OR SET
- () SURVEY OR PLAT CALL
- ▨ PRIVATE EASEMENT AS NOTED.

LINE	BEARING	DISTANCE
L1	S 00°40'00" W	6.42'
L2	S 89°20'00" E	0.54'
L3	S 89°20'00" E	0.46'
L4	S 00°39'59" W	8.42'
L5	N 00°40'00" E	2.83'
L6	S 89°20'00" E	0.55'
L7	N 00°40'00" E	6.00'
L8	N 00°40'00" E	6.00'
L9	N 00°40'00" E	6.00'
L10	N 00°40'00" E	6.00'
L11	S 00°29'57" W	9.79'
L12	S 00°28'43" W	1.43'
L13	S 89°28'52" E	4.57'
L14	N 89°20'00" W	4.17'

TERRA SURVEYING

DATE: APRIL 10, 2019
SCALE: 1" = 10'
PROJECT: 17129PLAT
ASSESSORS MAP: 3N 10E 36AB
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
terra@gorgs.net
www.terrolandsurveying.com



REFERENCES:

- C.S. No. 1786, PLAT OF WINAN'S ADDITION TO HOOD RIVER, RECORDED OCTOBER 19TH 1888
- C.S. No. 1181, SURVEY OF THE PLAT OF WINAN'S ADDITION BY NORCOTT, L.S.700, FILED APRIL 15, 1971
- C.S. No. 1186, SURVEY FOR DON BETZ BY KING, L.S. 91, FILED JULY 6, 1971
- C.S. No. 78038, SURVEY FOR TERRY SHELLMAN BY CRON, L.S.1028, FILED MAY 1978
- C.S. No. 98054, PARTITION PLAT NO. 96-23 FOR NICK KENYON AND PERCY JENSEN BY CRON, L.S. 1028, FILED AUGUST 29, 1996
- C.S. No. 2016-014, RE-PLAT PARTITION No. 2016-04P BY TERRA, L.S.72306, FILED FEB 26, 2016
- C.S. No. 2017-030, TOWNHOUSE PARTITION PLAT NO. 2017-10P FOR 522 E. 3rd St. L.L.C. BY TERRA, L.S. 72306, FILED AUGUST 3, 2017

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 in accordance with the provisions of ORS Chapter 92 and to create private easements as shown on this plat.

[Signature] 5.20.2019
Representative DATE

State of Oregon }
County of Hood River }s.s.

This instrument was acknowledged before me by Samantha Westra as a representative of Ikatere, LLC.

on the 20th day of May, 2019.
[Signature] Notary Signature

Print notary name
NOTARY PUBLIC- State of Oregon

Commission number: 987291
My Commission expires: May 5, 2023

APPROVALS

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.

[Signature] Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 23rd day of May, 2019.

[Signature] Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 23rd day of May, 2019.

Planning File Number 2018-26
[Signature] The City of Hood River Planning Director

CS# 2019 026