

TERRA SURVEYING

PARTITION PLAT for RICH AND LINDA HANNERS

LOCATION OF SURVEY:

PARCELS OF LAND LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, A PORTION IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2019 040

DATE FILED: 8/28/2019

BY: [Signature]

File Number 201908P Instrument received on the 27th day of August, 2019 at 2:32 P.M.

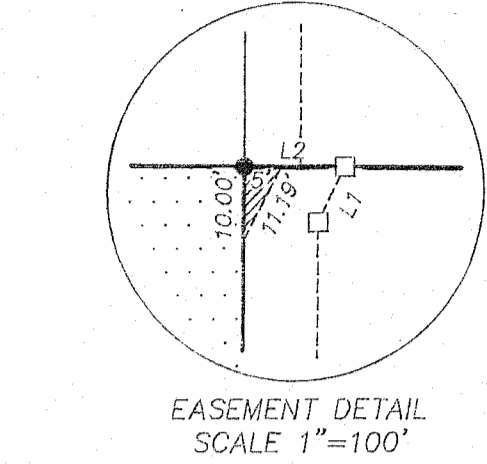
Hood River County Director of Records and Assessments.

OWNER/DEVELOPER: RICHARD F. AND LINDA A. HANNERS P.O. BOX 679 HOOD RIVER, OR. 97031

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, being first and 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 a portion of the East half of Lot Number 11 of ADAMS PARADISE ACREAGE, being a subdivision of a portion of the William Jenkins Donation Land Claim No. 38 in Township 3 North, Range 10 East of the Willamette Meridian, a portion of City of Hood River, County of Hood River, State of Oregon more particularly described as follows:

Beginning at the southeast corner of Lot 11, Dixon Heights Subdivision, being the initial point of this plat; thence South 01°01'40" West a distance of 591.49 feet to a point; thence North 89°19'11" West a distance of 245.00 feet to a point; thence South 00°51'04" West a distance of 110.00 feet to a 1" iron pipe on the northern right of way of Belmont Drive; thence South 00°51'04" West a distance of 30 feet to a point; thence North 89°32'17" West a distance of 52.12 feet to a point; thence North 00°57'49" East a distance 30 feet to a 1" iron pipe; thence North 00°57'49" East a distance of 355.31 feet to a 5/8" iron rod, L.S. 1815; thence North 00°58'38" East a distance of 367.89 feet to a 5/8" iron rod monumenting the southwest corner of Lot 10 of Dixon Heights Subdivision; thence South 89°01'40" East along the south line of Dixon Heights Subdivision a distance of 297.33 feet to the point of beginning.



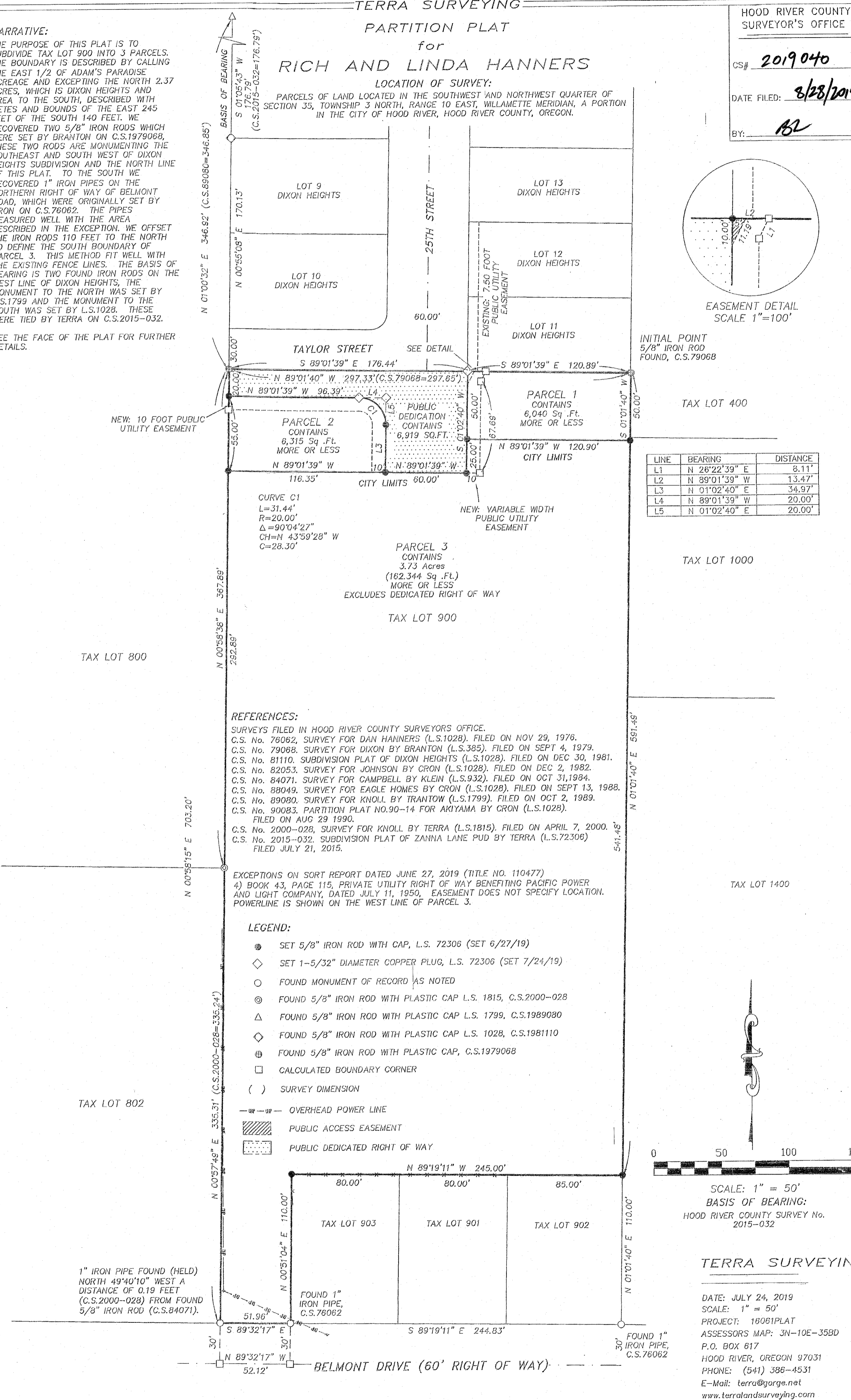
INITIAL POINT 5/8" IRON ROD FOUND, C.S.79068

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L5.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX LOT 900 INTO 3 PARCELS. THE BOUNDARY IS DESCRIBED BY CALLING THE EAST 1/2 OF ADAM'S PARADISE ACREAGE AND EXCEPTING THE NORTH 2.37 ACRES, WHICH IS DIXON HEIGHTS AND AREA TO THE SOUTH, DESCRIBED WITH METES AND BOUNDS OF THE EAST 245 FEET OF THE SOUTH 140 FEET. WE RECOVERED TWO 5/8" IRON RODS WHICH WERE SET BY BRANTON ON C.S.1979068, THESE TWO RODS ARE MONUMENTING THE SOUTHEAST AND SOUTH WEST OF DIXON HEIGHTS SUBDIVISION AND THE NORTH LINE OF THIS PLAT. TO THE SOUTH WE RECOVERED 1" IRON PIPES ON THE NORTHERN RIGHT OF WAY OF BELMONT ROAD, WHICH WERE ORIGINALLY SET BY CRON ON C.S.76062. THE PIPES MEASURED WELL WITH THE AREA DESCRIBED IN THE EXCEPTION. WE OFFSET THE IRON RODS 110 FEET TO THE NORTH TO DEFINE THE SOUTH BOUNDARY OF PARCEL 3. THIS METHOD FIT WELL WITH THE EXISTING FENCE LINES. THE BASIS OF BEARING IS TWO FOUND IRON RODS ON THE WEST LINE OF DIXON HEIGHTS. THE MONUMENT TO THE NORTH WAS SET BY L.S.1799 AND THE MONUMENT TO THE SOUTH WAS SET BY L.S.1028. THESE WERE TIED BY TERRA ON C.S.2015-032.

SEE THE FACE OF THE PLAT FOR FURTHER DETAILS.



REFERENCES:

- SURVEYS FILED IN HOOD RIVER COUNTY SURVEYORS OFFICE. C.S. No. 78062, SURVEY FOR DAN HANNERS (L.S.1028). FILED ON NOV 29, 1976. C.S. No. 79068. SURVEY FOR DIXON BY BRANTON (L.S.385). FILED ON SEPT 4, 1979. C.S. No. 81110. SUBDIVISION PLAT OF DIXON HEIGHTS (L.S.1028). FILED ON DEC 30, 1981. C.S. No. 82053. SURVEY FOR JOHNSON BY CRON (L.S.1028). FILED ON DEC 2, 1982. C.S. No. 84071. SURVEY FOR CAMPBELL BY KLEIN (L.S.932). FILED ON OCT 31, 1984. C.S. No. 88049. SURVEY FOR EAGLE HOMES BY CRON (L.S.1028). FILED ON SEPT 13, 1988. C.S. No. 89080. SURVEY FOR KNOLL BY TRANTOW (L.S.1799). FILED ON OCT 2, 1989. C.S. No. 90083. PARTITION PLAT NO.90-14 FOR AKIYAMA BY CRON (L.S.1028). FILED ON AUG 29 1990. C.S. No. 2000-028, SURVEY FOR KNOLL BY TERRA (L.S.1815). FILED ON APRIL 7, 2000. C.S. No. 2015-032. SUBDIVISION PLAT OF ZANNA LANE PUD BY TERRA (L.S.72306) FILED JULY 21, 2015.

EXCEPTIONS ON SORT REPORT DATED JUNE 27, 2019 (TITLE NO. 110477) 4) BOOK 43, PAGE 115, PRIVATE UTILITY RIGHT OF WAY BENEFITING PACIFIC POWER AND LIGHT COMPANY, DATED JULY 11, 1950, EASEMENT DOES NOT SPECIFY LOCATION. POWERLINE IS SHOWN ON THE WEST LINE OF PARCEL 3.

LEGEND:

- SET 5/8" IRON ROD WITH CAP, L.S. 72306 (SET 6/27/19)
SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (SET 7/24/19)
FOUND MONUMENT OF RECORD AS NOTED
FOUND 5/8" IRON ROD WITH PLASTIC CAP L.S. 1815, C.S.2000-028
FOUND 5/8" IRON ROD WITH PLASTIC CAP L.S. 1799, C.S.1989080
FOUND 5/8" IRON ROD WITH PLASTIC CAP L.S. 1028, C.S.1981110
FOUND 5/8" IRON ROD WITH PLASTIC CAP, C.S.1979068
CALCULATED BOUNDARY CORNER
SURVEY DIMENSION
OVERHEAD POWER LINE
PUBLIC ACCESS EASEMENT
PUBLIC DEDICATED RIGHT OF WAY

TAX LOT 802

1" IRON PIPE FOUND (HELD) NORTH 49°40'10" WEST A DISTANCE OF 0.19 FEET (C.S.2000-028) FROM FOUND 5/8" IRON ROD (C.S.84071).

FOUND 1" IRON PIPE, C.S.76062

FOUND 1" IRON PIPE, C.S.76062



SCALE: 1" = 50' BASIS OF BEARING: HOOD RIVER COUNTY SURVEY No. 2015-032

TERRA SURVEYING

DATE: JULY 24, 2019 SCALE: 1" = 50' PROJECT: 18061PLAT ASSESSORS MAP: 3N-10E-35BD P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terrandsurveying.com

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON December 30, 2005 72306 Expires: December, 2019

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 the provisions of ORS Chapter 92 and dedicate to the public roadway and utility easements as shown on this plat. Richard F. Hanners 7/24/19 DATE Linda A. Hanners 7/24/19 DATE

State of Oregon County of Hood River

This instrument was acknowledged before me on July 24, 2019 (date) by Richard F. Hanners and Linda A. Hanners as tenants by the entirety.

Notary Signature Nancy Jane Carlson Public Notary-OREGON Commission number: 915108 My Commission expires: April 4, 2023

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law. Montana Rupp Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this July 27th day of 2019. [Signature] Hood River County Surveyor

I hereby certify this partition was examined and approved as of this July 27th day of 2019. [Signature] Planning File Number 2016-24mp [Signature] City of Hood River Planning Director

CS# 2019 040