

PARTITION PLAT
 BEING A REPLAT OF LOTS 17 & 18, BLOCK 2, A.S. BLOWERS ADDITION TO HOOD RIVER
 LOCATED IN THE NE 1/4 OF SECTION 35 AND THE NW 1/4 SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.
 TAX LOTS 2000 & 2001, 3N-10E-35AA
 SHEET 1 OF 2

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 Survey No: 2021002
 Filed Date: 1/13/2021
 By: AS

RECORDING INFORMATION:
 PARTITION PLAT No. 202102P
 INSTRUMENT RECEIVED ON THE 12TH DAY
 OF JANUARY, 2021
 AT 3:02 P.M.

 HOOD RIVER COUNTY DIRECTOR OF
 RECORDS AND ASSESSMENTS

DECLARATION:
 I, THE OWNER OF THE LAND SHOWN HEREIN,
 HEREBY DECLARE THAT THIS DIVISION OF
 LAND HAS BEEN MADE WITH MY FREE
 CONSENT AND IN ACCORDANCE WITH THE
 PROVISIONS OF O.R.S. CHAPTER 92 AND
 HEREBY CREATE THE PRIVATE UTILITY
 EASEMENT AS SHOWN.

 PAMELA SIMPSON 12/12/2018
 DATE

THIS INSTRUMENT WAS ACKNOWLEDGED
 BEFORE ME ON THIS 4TH DAY OF
December, 2018,
 BY PAMELA SIMPSON

 Denise Healy Endow
 NOTARY SIGNATURE

 Denise Healy Endow
 NOTARY - OREGON (PRINT NAME)
 STATE OF Oregon
 COUNTY OF Hood River
 COMMISSION NO. 939039
 MY COMMISSION EXPIRES 5/13/2019
May 13, 2019

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

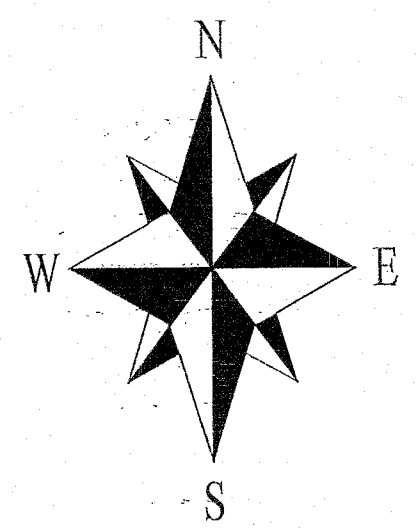
 HOOD RIVER COUNTY DIRECTOR OF
 BUDGET AND FINANCE.

I HEREBY CERTIFY THIS PARTITION WAS
 EXAMINED AND APPROVED AS OF THIS
4TH DAY OF January, 2021

 Daryl W. Trigo
 SHERMAN COUNTY SURVEYOR,
 AS PER O.R.S. 92.100(4)

I HEREBY CERTIFY THIS PARTITION WAS
 EXAMINED AND APPROVED AS OF THIS
29TH DAY OF December, 2020
File No. 2018-25

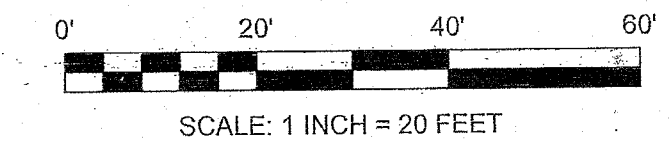
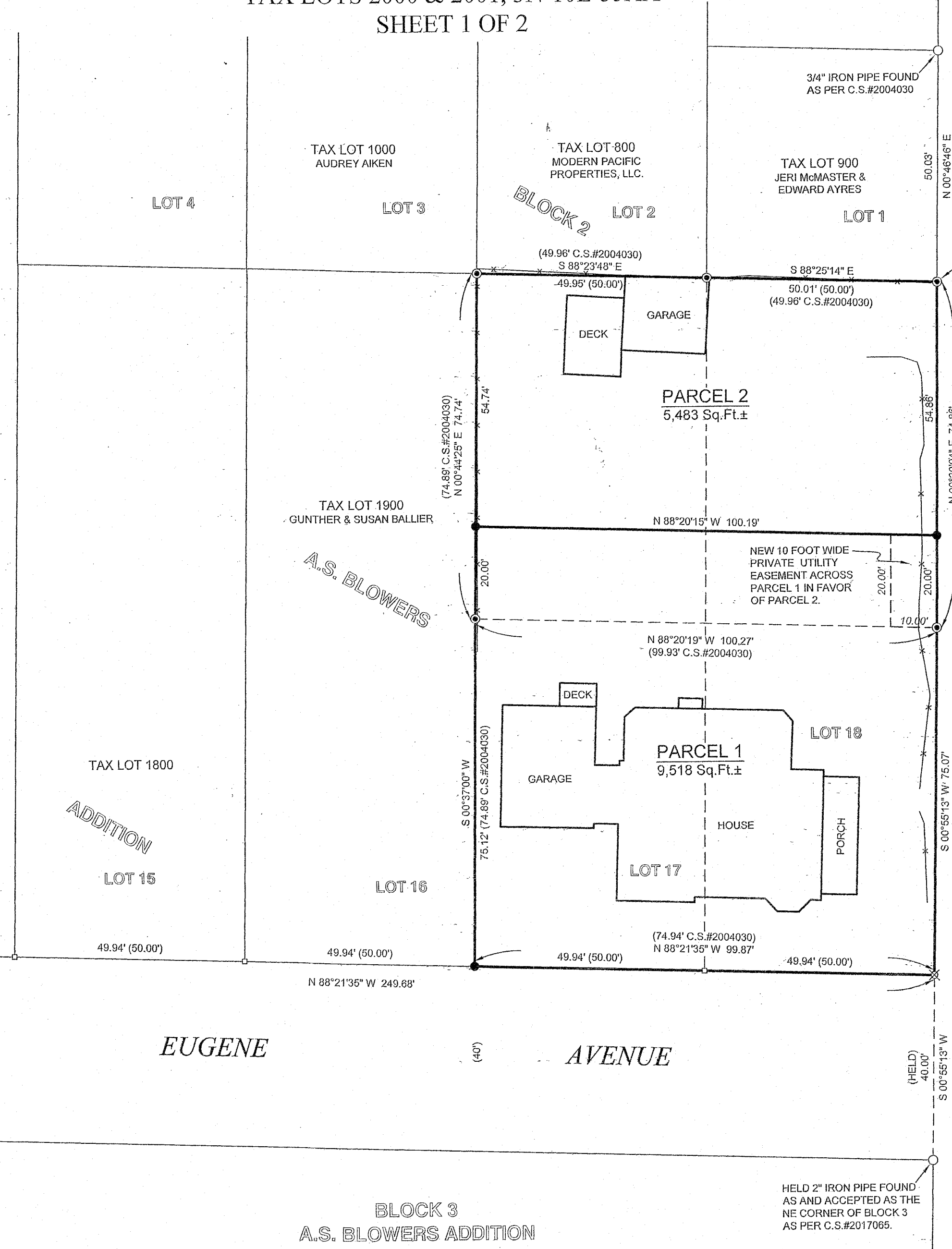
 CITY OF HOOD RIVER PLANNING DIRECTOR.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051
 RENEWS: 12/31/2019

LOT 14
 HELD P.L.S. 72306 5/8" IRON
 ROD FOUND WITH RED CAP
 FROM C.S.#2017008.
 49.94' (50.00')



PROJECT NUMBER: 2018015
 DATE OF DRAWING: NOVEMBER 6, 2018
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35AA
**COLUMBIA RIVER
 SURVEYING
 & MAPPING**
 1767 12th STREET #191
 HOOD RIVER, OREGON, 97031
 PHONE/FAX: 541-386-9002
 EMAIL: INFO@COLUMBIASURVEYING.COM

HELD 2" IRON PIPE FOUND
 AS AND ACCEPTED AS THE
 NE CORNER OF BLOCK 3
 AS PER C.S.#2017065.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: 2021 002

Filed Date: 1/13/2021

By: *BC*

PARTITION PLAT

BEING A REPLAT OF LOTS 17 & 18, BLOCK 2, A.S. BLOWERS ADDITION TO HOOD RIVER
LOCATED IN THE NE 1/4 OF SECTION 35 AND THE NW 1/4 SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

TAX LOTS 2000 & 2001, 3N-10E-35AA

SHEET 2 OF 2

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOTS 17 & 18 OF BLOCK 2, OF THE SUBDIVISION PLAT OF A.S. BLOWERS ADDITION TO HOOD RIVER. TO ESTABLISH THE BOUNDARIES OF THE ORIGINAL LOTS 17 & 18 I HELD THE MONUMENTS FOUND FROM A BOUNDARY LINE ADJUSTMENT SURVEY FILED AS C.S.#2004030 WHICH RE-ESTABLISHED THE NORTHERLY CORNERS OF LOTS 17 & 18, AND SET A POINT ON THE WEST LINE OF LOT 17 AND A POINT ON THE EAST LINE OF LOT 18. I HELD THE LINE BETWEEN THE MONUMENT ON THE EAST LINE OF LOT 18 AND A PIPE FOUND AT THE NE CORNER OF BLOCK 3 TO THE SOUTH AND THEN HELD THE ORIGINAL PLAT RIGHT-OF-WAY WIDTH FOR EUGENE STREET TO ESTABLISH THE SE CORNER OF LOT 18. FROM THIS POINT I HELD THE LINE TO THE MONUMENT FOUND AT THE SW CORNER OF LOT 14 AND PROPORTIONED THE ORIGINAL DISTANCES WITH THE MEASURED DISTANCE TO ESTABLISH THE SW CORNER OF LOT 17.
THE PROPERTY WAS THEN PARTITIONED BY A NEW LINE 20 FEET NORTH OF THE LINE ESTABLISHED BY THE PREVIOUS PROPERTY LINE ADJUSTMENT SURVEY AS SHOWN.

SURVEYOR'S CERTIFICATE:

I, Bradley J. Cross, 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 Lots 17 and 18, Block 2, A.S. Blowers Addition to Hood River, in the City of Hood River, County of Hood River and State of Oregon.
The initial point for this Partition Plat is a P.L.S. 932 5/8" diameter iron rod with yellow plastic cap found at the Northeast corner of said Lot 18.

Bradley J. Cross
Bradley J. Cross P.L.S.60051

DEED RESTRICTIONS:

THE PROPERTY IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS NUMBERED ON THE STATUS OF RECORD TITLE PREPARED BY AMERITITLE, TITLE No. 242243AM, DATED JUNE 6, 2018.

1. CITY LIENS, IF ANY, OF THE CITY OF HOOD RIVER.
2. WAIVER OF REMONSTRANCE/APPOINTMENT OF ATTORNEY IN FACT, RECORDED FEBRUARY 27, 1992, AS INSTRUMENT No.920446.
3. AGREEMENT, RECORDED DECEMBER 3, 1999, AS INSTRUMENT No.995259.
4. BOUNDARY LINE ADJUSTMENT, RECORDED APRIL 6, 2004, AS INSTRUMENT No. 2004-1480.

SURVEY REFERENCES:

- C.S.#165 - SUBDIVISION PLAT OF A.S. BLOWERS ADDITION TO HOOD RIVER, DATED APRIL 29, 1899.
- C.S.#2004030 - BOUNDARY LINE ADJUSTMENT SURVEY FOR ROGER AND PAMELA BARRY BY KLEIN AND ASSOCIATES, P.L.S. 932, FILED JUNE 30, 2014.
- C.S.#2014011 - PARTITION PLAT 2014-03P FOR GREG CRAFTS BY TERRA SURVEYING P.L.S. 72306, FILED MAY 21, 2014.
- C.S.#2017008 - SURVEY FOR TIMOTHY SLOTTA BY TERRA SURVEYING P.L.S. 72306, FILED FEBRUARY 16, 2017.
- C.S.#2017055 - SURVEY FOR SIMURDAK CONSTRUCTION BY KLEIN AND ASSOCIATES P.L.S. 59002, FILED DECEMBER 20, 2017.

HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-35AA, REVISED FEBRUARY 27, 2017.

NOTE:

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2018-25.

BASIS OF BEARINGS:

N.A.D.83 (2011) (EPOCH 2010) OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS BY G.P.S. OBSERVATIONS. THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY AND THE BEARING BETWEEN THE MONUMENTS FOUND FROM C.S.#20040306 ALONG THE EAST LINE OF THE SUBJECT PROPERTY IS ALSO SHOWN.

SYMBOL LEGEND:

- ⊗ SET BERNTSEN BP2 1.16" COPPER PLUG WITH PUNCH MARK & MAGNET IN LOW RETAINING WALL, INSCRIBED "CROSS P.L.S. 60051", ON OCTOBER 5, 2018.
- SET 5/8" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS P.L.S.60051" ON OCTOBER 5, 2018
- HELD P.L.S. 932 5/8" IRON ROD FOUND FROM C.S.#2004030
- FOUND MONUMENT AS NOTED.
- CALCULATED CORNER OR MONUMENT, NOT FOUND OR SET
- (xx.xx') DEED, PLAT OR DISTANCE OF RECORD AS SHOWN
- xx.xx' EASEMENT OR OFFSET DISTANCE
- FENCE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2019

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