

PARTITION PLAT

REPLAT OF LOTS 10, 11, 12, & 13
 BLOCK 1 OF WAUCOMA PARK ADDITION
 NW 1/4 SECTION 36, T.3N., R.10E., W.M.
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON

REFERENCED SURVEYS

1. SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FOR CITY OF HOOD RIVER, FILED OCTOBER 23, 2001; CS 2001 078
2. SURVEY PERFORMED BY WYEAST SURVEYS FOR MGM CONSTRUCTION, FILED MARCH 1, 2005, CS 2005 017
3. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES FOR ROBERT SCHMALTZ, FILED JUNE 27, 2002; CS 2002 040
4. SURVEY PERFORMED BY BISHOP SURVEYING FOR THOMAS SASSEVILLE, FILED APRIL 7, 1980; CS 80 019
5. PLAT OF WAUCOMA PARK AND REPLAT OF SOUTH WAUCOMA ADDITION, FILED OCTOBER 3, 1900; CS 1764
6. SURVEY PERFORMED BY DANNY L. CRON FOR LES HAWKINS, FILED FEBRUARY 07, 1978; CS 78001
7. SURVEY PERFORMED BY DLC SURVEYING FOR ROBERT E. SCHMALTZ, FILED APRIL 7, 1987; CS 87018
8. SURVEY PERFORMED BY DLC SURVEYING FOR ASSEMBLY OF GOD, FILED JUNE 22, 1977; CS 77049

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2021 031
 FILED 9/13/2021
 BY [Signature]

PARTITION PLAT NO. 202106P

INSTRUMENT RECEIVED ON THE 10th DAY OF SEPTEMBER, 2021 9:58 AT A.M.

[Signature]
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYOR'S CERTIFICATE

I, LEONIDES J. SANDOVAL, 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 DESCRIBED AS LOTS 10, 11, 12 AND 13 BLOCK 1, WAUCOMA PARK ADDITION TO THE CITY OF HOOD RIVER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON. FOR THE INITIAL POINT I SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR 58608) AT THE NORTHWEST CORNER OF LOT 11, BLOCK 1 WAUCOMA PARK ADDITION.

[Signature]
 LEONIDES J. SANDOVAL PLS. 58608

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 THE PROVISIONS OF ORS CHAPTER 92.

[Signature] 7/20/21
 JOHN G. JOHNSTON JR. DATE
[Signature] 7/20/21
 SARAH R. FOX DATE
[Signature] 7/20/21
 MARIE F. UHLIR DATE

REFERENCED DEEDS

- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2020-04196
 WARRANTY DEED, INSTRUMENT NO. 20025054
 WARRANTY DEED, INSTRUMENT NO. 2008-02595
- AMERITITLE STATUS OF RECORD TITLE REPORT DATED APRIL 23, 2021
 TITLE NO. 420387-AM
- AMERITITLE STATUS OF RECORD TITLE REPORT DATED APRIL 30, 2021
 TITLE NO. 463252-AM

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 20, 2021, BY THE JOHN G. JOHNSTON JR. AND SARAH R. FOX

[Signature]
 NOTARY SIGNATURE
Roxann Renee Cochran
 NOTARY PUBLIC-(NAME)

STATE OF Oregon
 COUNTY OF Hood River
 COMMISSION NO. 1000985
 MY COMMISSION EXPIRES June 25, 2024

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 20, 2021, BY MARIE F. UHLIR

[Signature]
 NOTARY SIGNATURE
Roxann Renee Cochran
 NOTARY PUBLIC-(NAME)

STATE OF Oregon
 COUNTY OF Hood River
 COMMISSION NO. 1000985
 MY COMMISSION EXPIRES June 25, 2024

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT 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 10th DAY OF August, 2021.

[Signature]
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 24th DAY OF August, 2021.

[Signature]
 CITY HOOD RIVER CITY PLANNING DIRECTOR

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR 58608)
 - FOUND MONUMENT AS NOTED IN FOUND MONUMENT INFORMATION
 - COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER
 R1 RECORD DATA PER RECORD OF SURVEY NO.
 FD FOUND DATA
 C COMPUTED DATA
 (100.00) PLAT DISTANCE

FOUND MONUMENT INFORMATION

- (250) SCRIBED "X" ON ROCK, CITY MON E-3 AS PER CS 2001 078; HELD FOR BASIS OF BEARING
- (251) NAIL IN ROCK, CITY MON E-2 AS PER CS 2001 078; HELD FOR BASIS OF BEARING
- (253) 5/8" IRON ROD; PER CS 77049; HELD
- (256) 5/8" IRON ROD WITH Y.P.C. STAMPED "OR 932 WA 22098"; PER CS 2002 040; HELD
- (257) MAG SPIKE OF UNKNOWN ORIGIN; HELD
- (258)-(259) 1/2" IRON ROD WITH Y.P.C. STAMPED "WYEAST LS 2393" PER 2005017; HELD
- (260) 5/8" IRON ROD PER CS 1980 019; HELD
- (301)-(302) 5/8" IRON ROD PER CS 1980 019; HELD
- (303) 1/2" IRON PIPE PER CS 1980 019; HELD

NARRATIVE

THE PURPOSE OF THIS THIS PLAT IS TO RE-PLAT LOTS 10,11,12 AND 13 OF WAUCOMA PARK ADDITION AND CREATE 2 PARCELS AS SHOWN ON THIS PLAT.

THE BASIS OF BEARING IS BASED ON CENTERLINE MONUMENTS FOUND ON MAY STREET PER A SURVEY BY TENNESON ENGINEERING CORP IN COUNTY SURVEY NO. 2001-078 (R1). THE NORTHEAST CORNER OF BLOCK 2 OF WAUCOMA PARK ADDITION WAS FOUND AND HELD AS SHOWN ON COUNTY SURVEY NO. 2005-017 (R2). THE NORTHWEST AND NORTHEAST BLOCK CORNERS FOR BLOCK 1 OF WAUCOMA ADDITION WAS COMPUTED BASED ON SAID SURVEY NO. 2005-017. THE LOT LINES ALONG THE WEST LINE OF BLOCK 1 WERE COMPUTED BY PROPORTIONATE METHODS. THE EAST LINE OF BLOCK 1 WAS COMPUTED BY HOLDING CORNERS FROM COUNTY SURVEY NO. 80019 (R4). THE EAST LINE OF PARCELS 1 AND 2 WERE COMPUTED BY HOLDING CORNERS FROM COUNTY SURVEY NO. 80019 AND THE NORTHEAST CORNER OF PARCEL 1 WAS COMPUTED AT MID POINT ALONG THE NORTH LINE OF BLOCK 1.

BASIS OF BEARINGS

PER TENNESON SURVEY CS 2001-078, BETWEEN TIED MONUMENTS 250 AND 251

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
 OREGON
 JULY 12, 2018
 LEONIDES J. SANDOVAL
 58608
 Expires 6-30-2022



Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97031
 TEL: 541-386-3322 • FAX: 541-386-2515

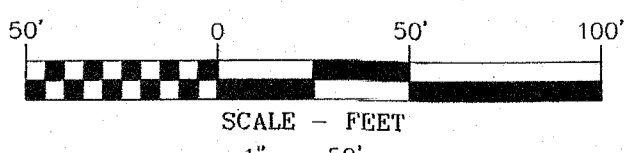
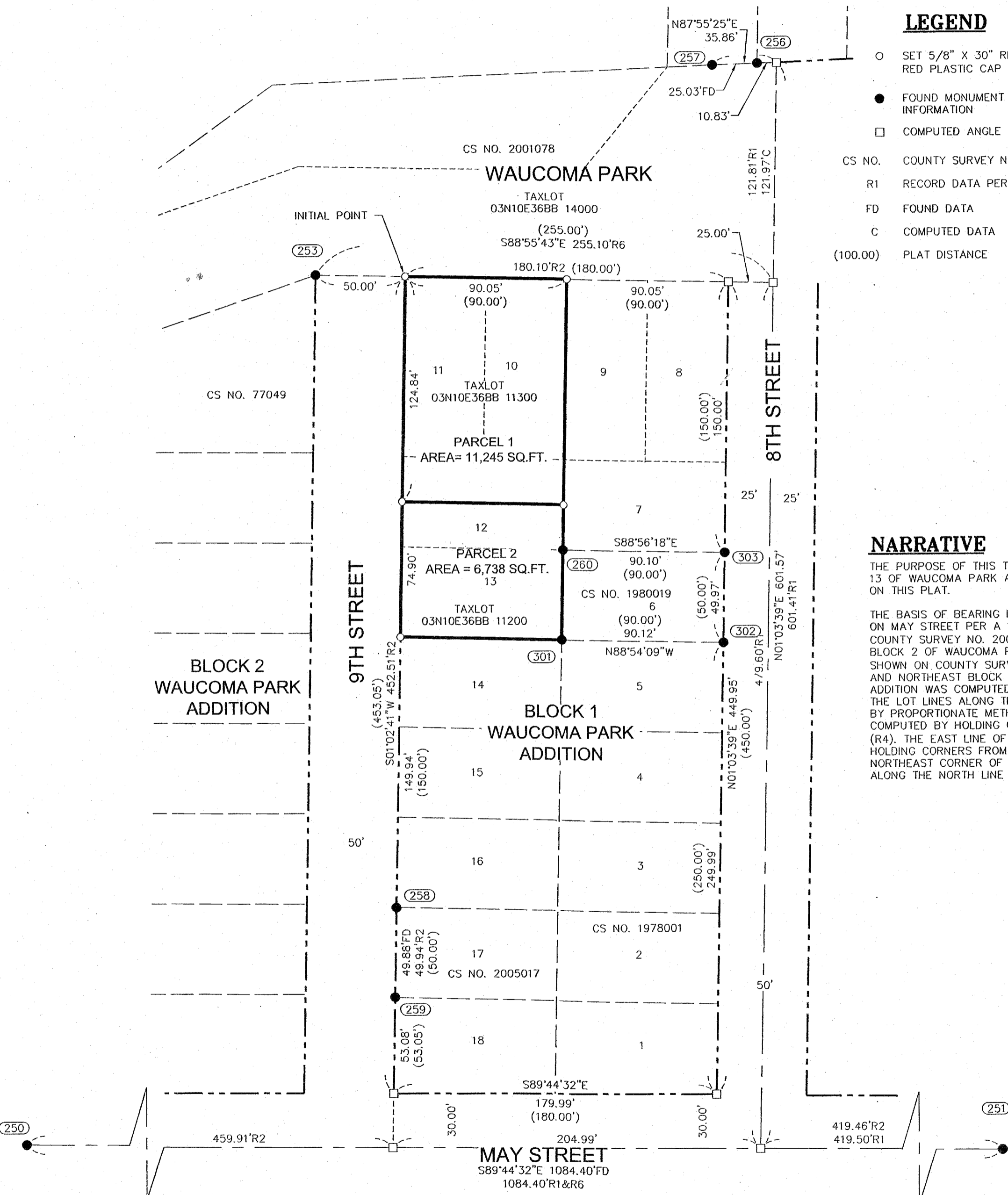
SHEET 1 OF 2
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	36	3N.	10E.
<input type="checkbox"/>			

OWNERS

JOHN G. JOHNSTON JR. & SARAH R. FOX
 &
 MARIE F. UHLIR

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



SURVEY PERFORMED FOR:
 JOHN G. JOHNSTON JR. & SARAH R. FOX, MARIE UHLIR
 DATE OF MONUMENT: NOVEMBER 11, 2020
 PROJECT: 20-08-11 DRAFT: BTB
 FILE: 200811.DWG LAYOUT TAB: H.R. CITY P.P.

CS# 2021 031

PARTITION PLAT

REPLAT OF LOTS 10, 11, 12, & 13
BLOCK 1 OF WAUCOMA PARK ADDITION
NW 1/4 SECTION 36, T.3N., R.10E., W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2021 031
FILED 9/15/2021
BY KA

LEGEND

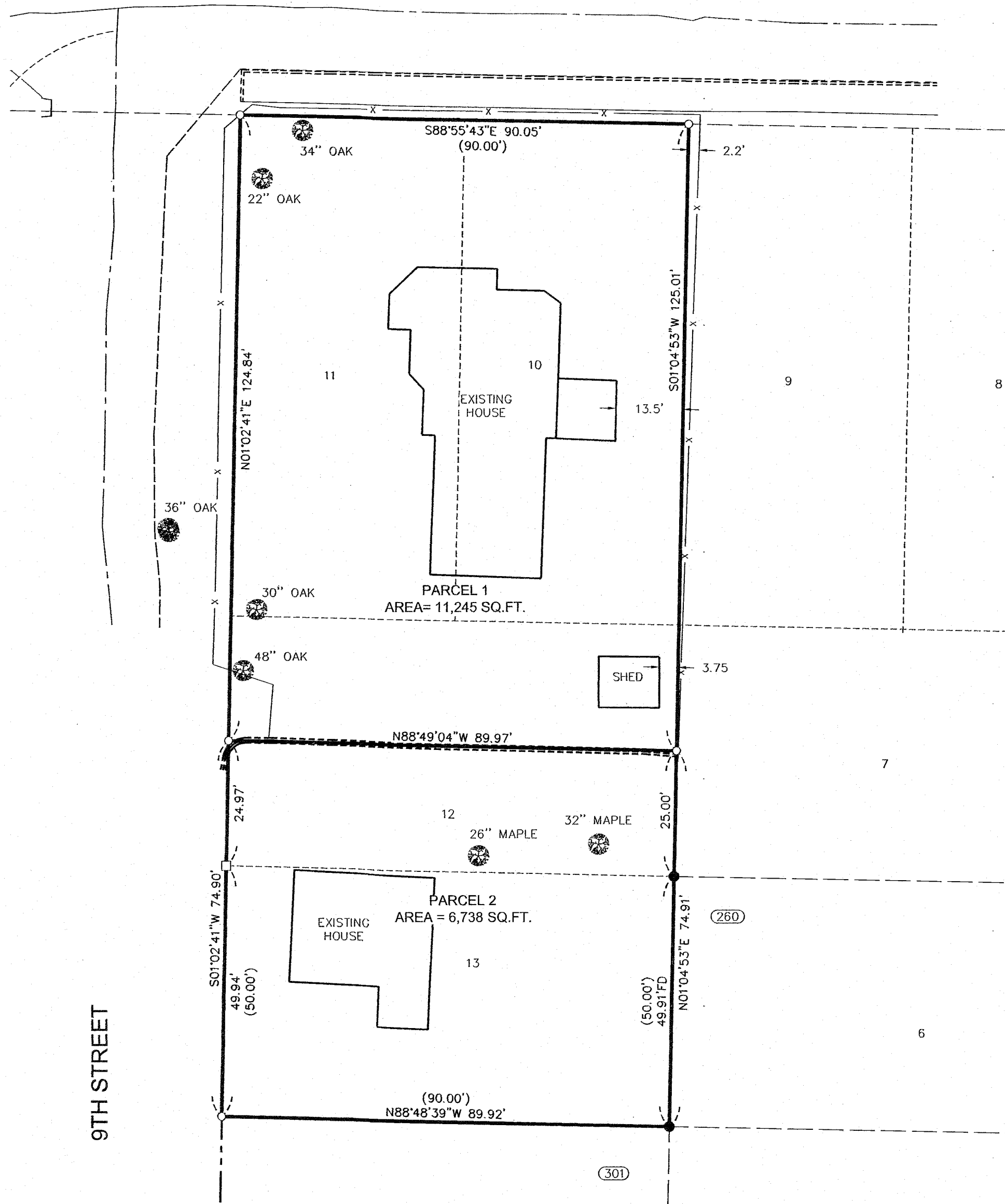
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- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA
- (100.00) PLAT DISTANCE
- EDGE OF ASPHALT
- ===== CURB AND CUTTER
- EDGE OF GRAVEL
- RETAINING WALL
- FENCE
- AS TRAVELED CENTELINE

REFERENCED SURVEYS

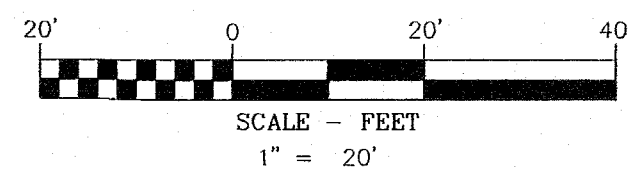
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9TH STREET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2022

OWNERS

JOHN G. JOHNSTON JR. &
SARAH R. FOX
&
MARIE F UHLIR

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SURVEY PERFORMED FOR:
JOHN G. JOHNSTON JR. & SARAH R. FOX, MARIE UHLIR
DATE OF MONUMENT: AUGUST, 2020
PROJECT: 20-08-11 DRAFT: BTB
FILE: 200811.DWG LAYOUT TAB: H.R. CITY P.P.

KA
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TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

CS# 2021 031