

**TERRA SURVEYING**  
**PARTITION PLAT**  
 FOR  
**CURTIS HOMES, LLC, an Oregon Limited Liability Company.**  
**TAX LOT 201 (3N-10E-34A)**

TAX LOT 200

27 26 FOUND BRASS CAP AT NE CORNER SECTION 34  
 34 35

HOOD RIVER COUNTY SURVEYOR'S OFFICE  
 CS# 2021039  
 DATE FILED: 11/02/2021  
 BY: *AS*

File Number 202107P  
 Instrument received on the 28<sup>th</sup> day of OCTOBER, 2021 at 9:09 A.M.  
 Hood River County Director of Records and Assessments.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Erik M. Carlson*  
 OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306  
 Expires: December 31, 2021

**REFERENCES:**

FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:  
 C.S. No. 89058, BOUNDARY SURVEY FOR MARVIN OWEN BY DLC SURVEYING, L.S. 1028, FILED: JUNE 29, 1989.  
 C.S. No. 2020-005, PROPERTY LINE ADJUSTMENT FOR ALICE FOSS WILSON BY TERRA SURVEYING, L.S. 72306, FILED: FEBRUARY 12, 2020.  
 C.S. No. 2003-071, PLAT OF FOX HOLLOW SUBDIVISION BY TENNESON ENGINEERING CORP., L.S. 50800, FILED: NOVEMBER 3, 2003.

**SPECIAL EXCEPTIONS:**

- PRELIMINARY TITLE REPORT, DATED OCTOBER 23, 2020:  
 \* BOOK 30, PAGE 619, PRIVATE EASEMENT FOR THE PURPOSE OF ROAD ALONG THE EAST 16 FEET AS SHOWN, DATED MAY 6, 1944.  
 \* BOOK 38, PAGE 459, PRIVATE EASEMENT FOR THE PURPOSE OF POWER RIGHT OF WAY, BENEFITING PACIFIC POWER AND LIGHT CO. LOCATION IS NOT SPECIFIC, DATED AUGUST 20, 1948.  
 \* BOOK 40, PAGE 45, PRIVATE EASEMENT FOR THE PURPOSE OF ROAD, THIS EASEMENT IS WITHIN THE EASTERN ROAD EASEMENT, BENEFITING TRACT TO THE NORTH AS SHOWN, DATED MARCH 8, 1949.  
 \* INST#891411, PRIVATE 16 FOOT EASEMENT ON THE EAST SIDE OF THE PROPERTY, WEST 10 FEET FOR ROAD PURPOSES; CREATED ON MINOR PARTITION PLAT, DATED MAY 24, 1989.  
 \* INST#891509, PRIVATE 10 FOOT EASEMENT FOR ROAD ALONG WEST BOUNDARY BENEFITING PROPERTY TO THE NORTH AND A PRIVATE IRRIGATION ON THE SOUTH BORDER, WIDTH NOT GIVEN, POTENTIALLY WITHIN MAY STREET. DATED JUNE 2, 1989.  
 \* INST#901558, PRIVATE 10 FOOT EASEMENT FOR ROAD PURPOSES ON THE WEST SIDE OF THE PROPERTY. DATED JUNE 12, 1990.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING TAX LOT 201 INTO TWO PARCELS. THE PROPERTY IS DESCRIBED AS A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34. THE DEED CALLS LINES BASED ON DISTANCE AND PARALLEL LINES TO SAID EAST AND SOUTH LINE OF SAID EAST HALF. IN 2020, TERRA SURVEYING SURVEYED AND MONUMENTED THE NORTH AND WEST LINE OF THIS PROPERTY. WE RECOVERED AND HELD THESE MONUMENTS (2020-0005).

THE BASIS OF BEARING IS THE TWO BRASS CAPS MONUMENTING THE EAST LINE OF SECTION 34.

**LOCATION OF SURVEY:**

LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

**AFFIDAVIT:**

AFFIDAVIT OF CONSENT TO THE DECLARATION OF THIS PLAT BY THE HOLD OF TRUST DEED INST#2020-04978 RECORDED AS INST#2021-04509.

**ZONING:**

R-1 URBAN LOW DENSITY RESIDENTIAL TAX LOT 300

**LEGEND:**

- SET 5/8" X 30" IRON ROD, L.S.72306 (SEPTEMBER 28, 2021)
- △ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (SEPTEMBER 28, 2021)
- FOUND MONUMENT AS NOTED ON PLAT
- ⊙ FOUND 5/8" IRON ROD, L.S. 72306, C.S. 2020-005
- CALCULATED, NOT FOUND OR SET
- ( ) RECORD DISTANCE
- ▨ EXISTING EASEMENT
- ▩ NEW DEDICATION

**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:

Commencing at a point in the east line of the east half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, that point being the point of intersection of said east line or its southerly extension with the center line of May Street Road, a County Road; thence North 00°45'38" East a distance of 30 feet to the point of beginning of this description. Thence North 00°45'38" East along said east line of the east half of the southeast quarter of the northeast quarter of the northeast quarter of said section 34, a distance of 155 feet to a 5/8" iron rod, L.S.72306; thence North 88°54'58" West parallel with said center line of May Street a distance of 124 feet to a 5/8" iron rod, L.S.72306; thence South 00°45'38" West parallel with said east line a distance of 155.00 feet to the northern right of way of May Street; thence South 88°54'58" East a distance of 124 feet to the place of beginning.

Initial point is a 5/8" iron rod found on the northern right of way of May Street, Being North 00°45'38" East a distance of 30 feet AND North 88°54'58" West a distance of 124.00 feet of a Brass Cap monumenting the North 1/16th corner of Section 34.

**DECLARATION**

We the owners of the land shown herein, hereby declare that this division of land has been made with our free consent and partitioned in accordance with the provisions of ORS Chapter 92 and hereby dedicates right of way to the public as shown and create a public utility easement on the south 10 feet of the plat.

*Curtis Homes, LLC* 10-21-21  
 DATE

This instrument was acknowledged before me on October 21, 2021 (date) by Cameron Curtis as President of Curtis Homes, LLC.

State of Oregon }  
 County of Hood River } s.s.  
*Nancy J. Carlson*  
 Notary Signature  
 Notary Print Nancy J. Carlson  
 Public Notary-OREGON  
 Commission number: 985708  
 My Commission expires: April 4, 2023

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

*Martina Papp*  
 Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 26<sup>th</sup> day of OCTOBER, 2021.

*Kevin J. ...*  
 Hood River County Surveyor

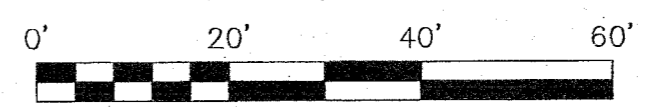
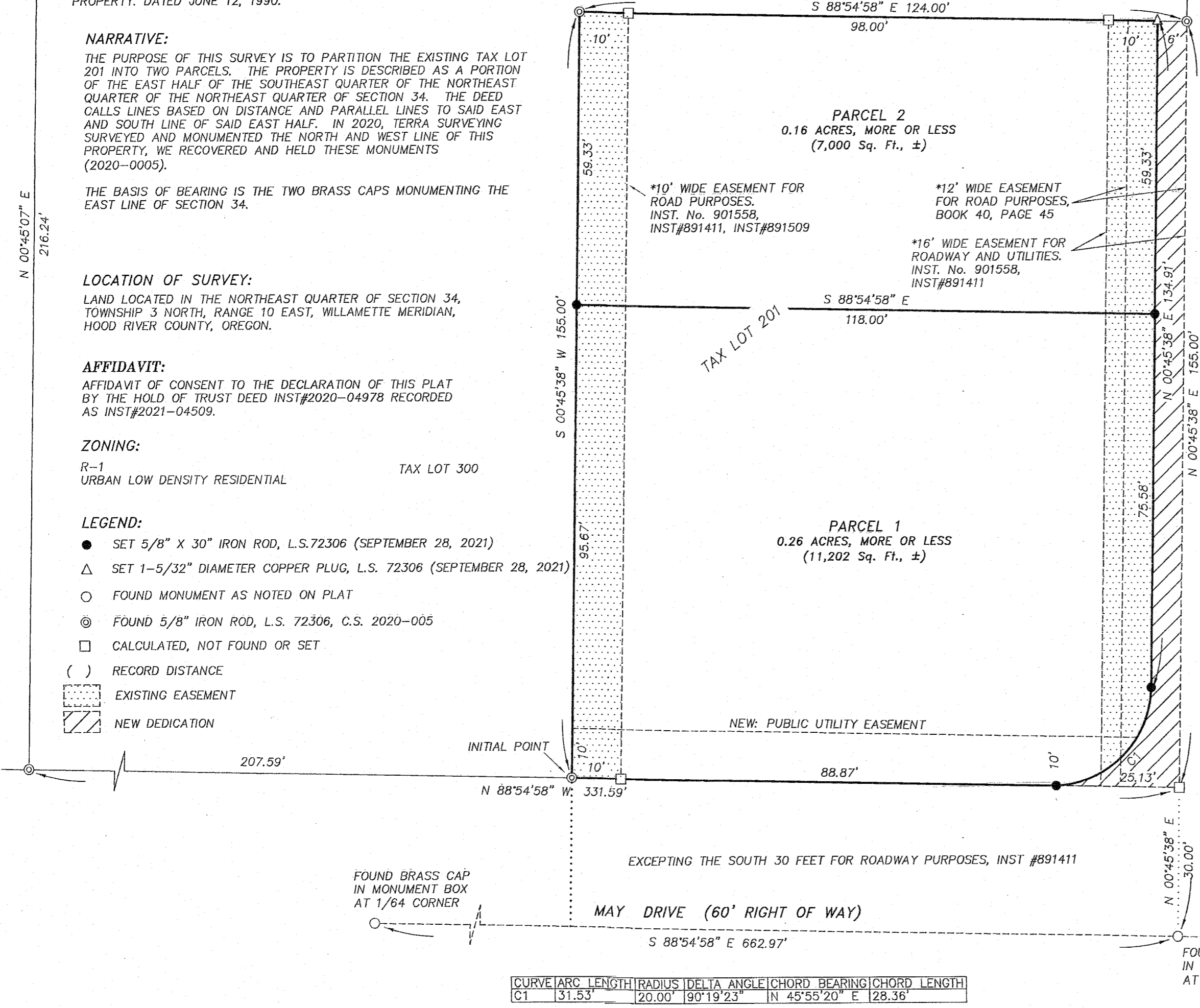
I hereby certify this partition was examined and approved as of this 27<sup>th</sup> day of OCTOBER, 2021.

Planning Number 2021-02  
*Shirley ...*  
 The City of Hood River Planning Director

**TERRA SURVEYING**

DATE: AUGUST 28, 2021  
 SCALE: 1"=20'  
 PROJECT: 20169PART  
 ASSESSORS MAP: 3N-10E-34A T.L. 201  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net  
 www.terrandsurveying.com

CS# 2021039



SCALE: 1" = 20'  
 BASIS OF BEARING:  
 HOOD RIVER COUNTY SURVEY NO.2020-005