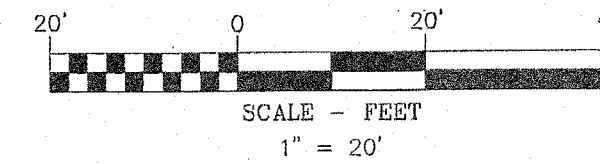


CITY NOTE

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2019-34

RE-PLAT

PARCEL 1, 2, AND 3 PARTITION PLAT 2002-21P
BEING A PORTION OF LOT L AND M OF FIRST ADDITION SOUTH
LOCATED THE IN SW 1/4 OF THE SE 1/4 SECTION 25, T. 3N., R. 10E., W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON
3N 10E 25DC TAX LOT 5700, 5701, AND 5702



BASIS OF BEARINGS

BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC., COUNTY SURVEY NO. 2007-062 BETWEEN POINTS (258) AND (259)

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2022-007
FILED 2/17/2022
BY BC

PARTITION PLAT NO. 202202P

INSTRUMENT RECEIVED ON THE 10th DAY OF FEBRUARY, 2022, AT P.M.

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

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.

AND BY THIS PLAT CREATE THE EASEMENTS AS SHOWN HEREON FOR THEIR STATED PURPOSES.

Andrew E. Alvis 12/11/2021
ANDREW E. ALVIS DATE

Elizabeth A. Alvis 12-11-2021
ELIZABETH A. ALVIS DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-11-2021, BY THE ABOVE SIGNED

NOTARY SIGNATURE

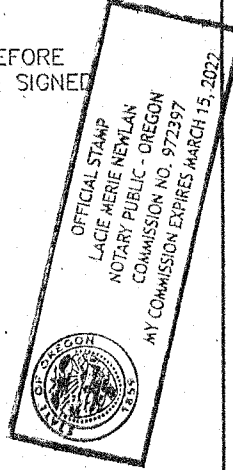
Lacie Newlan
NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 172397

MY COMMISSION EXPIRES 3-15-2022



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.

AND BY THIS PLAT CREATE THE EASEMENT SHOWN HEREON FOR THE STATED PURPOSES.

Gerald V. Randall 11/23/21
GERALD V. JR RANDALL DATE

Leslye H. Randall 11/23/21
LESLYE H RANDALL DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-23-2021, BY THE ABOVE SIGNED

NOTARY SIGNATURE

Peyton Titton
NOTARY PUBLIC-(NAME)

STATE OF Alaska

COUNTY OF THIRD JUDICIAL DISTRICT

COMMISSION NO. 20122011

MY COMMISSION EXPIRES 12.22.2024

APPROVALS

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

Monty Pugh
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 14th DAY OF DECEMBER, 2021.

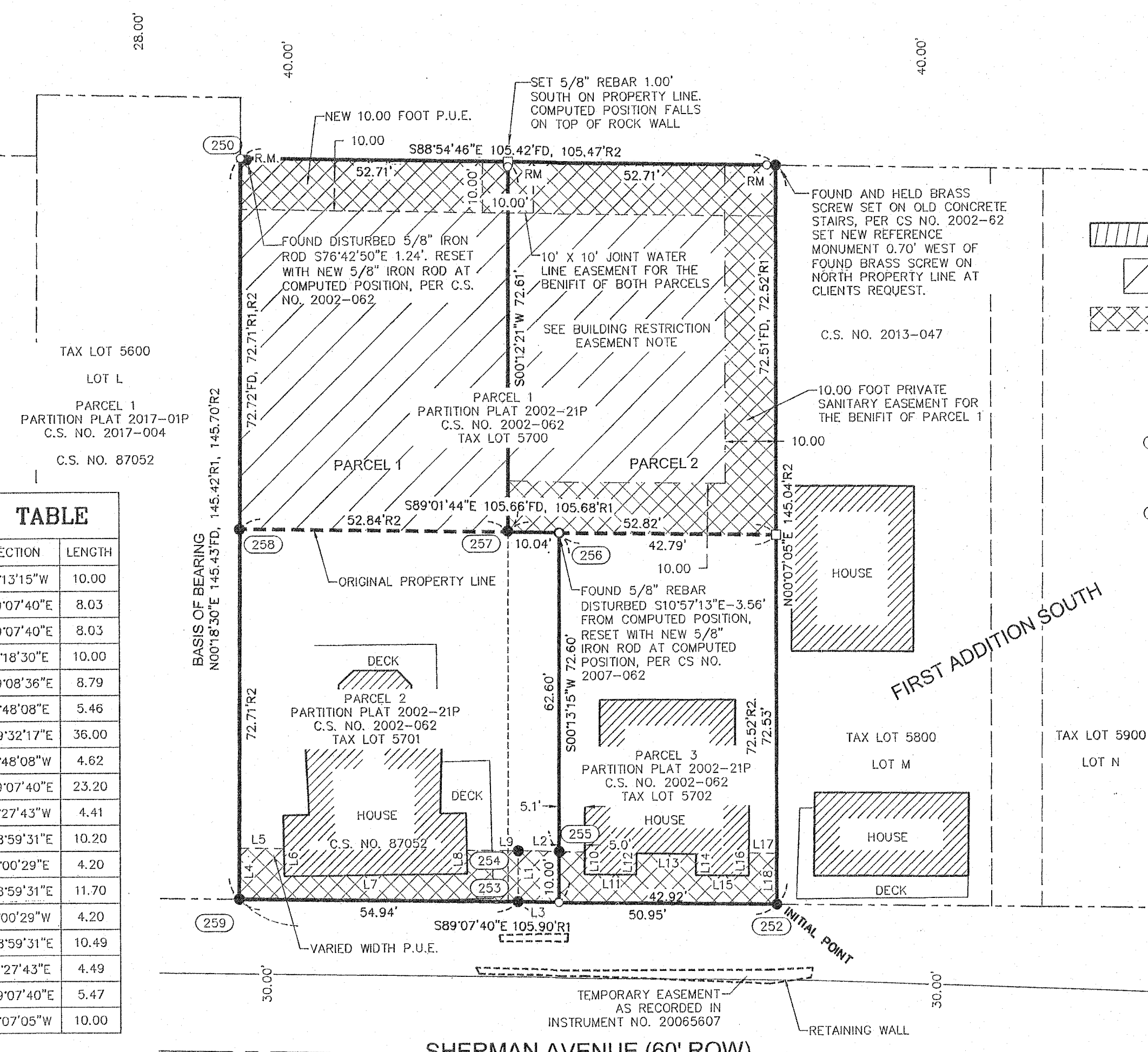
James M. Klein
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 20th DAY OF DECEMBER, 2021.

Shirley L. ...
HOOD RIVER CITY PLANNING DIRECTOR

CS# 2022-007

STATE STREET (80' ROW)



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S0°13'15"W	10.00
L2	S89°07'40"E	8.03
L3	S89°07'40"E	8.03
L4	N0°18'30"E	10.00
L5	S89°08'36"E	8.79
L6	S0°48'08"E	5.46
L7	N89°32'17"E	36.00
L8	N0°48'08"W	4.62
L9	S89°07'40"E	23.20
L10	S0°27'43"W	4.41
L11	S88°59'31"E	10.20
L12	N1°00'29"E	4.20
L13	S88°59'31"E	11.70
L14	S1°00'29"W	4.20
L15	S88°59'31"E	10.49
L16	N0°27'43"E	4.49
L17	S89°07'40"E	5.47
L18	S0°07'05"W	10.00

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 1, 2 AND 3 OF PARTITION PLAT 2002-21P, INTO TWO SEPARATE PARCELS AS SHOWN. EXISTING MONUMENTS WERE RECOVERED FROM PAST SURVEYS, RECORDED IN COUNTY SURVEY NO. 2002062, 2007062, 2013047 AND 2017004. ALL MONUMENTS WERE FOUND WITHIN ACCEPTABLE TOLERANCES AND HELD, EXCEPT FOR MONUMENTS (250) AND (256) SEE MONUMENT INFORMATION FOR ADDITIONAL INFORMATION.

BUILDING RESTRICTION EASEMENT NOTE

A PRIVATE BUILDING RESTRICTION EASEMENT LYING WITHIN PARCEL 1 OF PARTITION PLAT 2002-21P, AS DEPICTED SHALL REMAIN IN OPEN GREEN SPACE AND THAT NO PERMANENT BUILDING SHALL BE BUILT WITHIN SAID AREA, UNLESS WITH THE WRITTEN CONSENT OF EACH PARTY AGREEING TO SAID MODIFICATION, BEING THE OWNERS OF PARCEL 1 AND 2 OF THIS PARTITION.

SURVEYOR'S NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM AMERITITLE ORDER NUMBER 356536AM, 356614AM, AND 356602AM, DATED SEPT. 17, 2021.

SURVEY PERFORMED FOR:
GERALD RANDALL
DATE OF MONUMENTATION: MARCH 9, 2020
PROJECT: 19-08-03 DRAFT: GD
FILE: 190803-PP.DWG

OWNERS
PARCEL 1: ANDREW E. & ELIZABETH A. ALVIS AND
PARCEL 2: GERALD V. JR & LESLYE H. RANDALL

ENCUMBRANCES

- RESTRICTION AND CONDITIONS, RECORDED: APRIL 5, 1883, BOOK: B, PAGE: 54
- WATER LINE EASEMENT, GRANTED TO: JOSEPH A. WILSON, RECORDED: JANUARY 3, 1905, BOOK: C, PAGE 106, BLANKET EASEMENT
- DECLARATION OF DEED RESTRICTIONS, RECORDED: AUGUST 12, 2002, INSTRUMENT NO.: 20023825
- DECLARATION OF DEED RESTRICTIONS, RECORDED: SEPTEMBER 25, 2002, INSTRUMENT NO.: 20024571
- EASEMENT, GRANTED TO: HOOD RIVER COUNTY, RECORDED: DECEMBER 30, 2002, INSTRUMENT NO.: 20026229
- ENCROACHMENT AS SHOWN ON THE PARTITION PLAT NO.2002-21P
- BOUNDARY LINE ADJUSTMENT, RECORDED AUG. 2, 2007, INSTRUMENT NO. 200703610
- DECLARATION OF DEED RESTRICTIONS/RESTRICTIVE COVENANT, RECORDED: NOVEMBER 16, 2006, INSTRUMENT NO.: 20065606
- RECORDED MAY 14, 2020, INSTRUMENT NO. 202001745
- RECORDED AUGUST 15, 2021, INSTRUMENT NO. 202003823
- TEMPORARY EASEMENT, RECORDED: NOVEMBER 16, 2006, INSTRUMENT NO.: 20065607

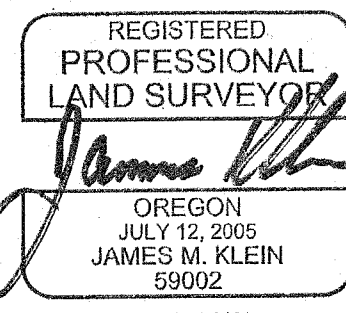
SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, 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 PARCEL 1, 2 AND 3 OF PARTITION PLAT 2002-21P. THE INITIAL POINT BEING A FOUND 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "PLS 72306" LOCATED AT THE SOUTHEAST CORNER OF PARCEL 3, OF PARTITION PLAT 2002-21P.

James M. Klein
JAMES M. KLEIN, PLS. 59002



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



SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	25DC	3N.	10E.
<input type="checkbox"/>			
<input type="checkbox"/>			

AREA NOTE:

PARCEL	NEW AREA
PARCEL 1	8,407 SQ. FT. 0.19 AC.
PARCEL 2	6,938 SQ. FT. 0.16 AC.

REFERENCED SURVEYS

- R1. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC., FOR GERALD AND LESLYE RANDALL, FILED MAY 23, 2007, IN COUNTY SURVEY NO. 2007-062
- R2. PARTITION PLAT NO. 2002-21P, PERFORMED BY WYEAST SURVEYS, FOR HOOD RIVER COUNTY PARKS AND RECREATION, FILED AUGUST 21, 2002, IN COUNTY SURVEY NO. 2002-62
- R3. SURVEY PERFORMED BY TERRA SURVEYING, FOR BECKY BISHOP, FILED DECEMBER 3, 2013, IN COUNTY SURVEY NO. 2013-047
- R4. SURVEY PERFORMED BY BISHOP SURVEYING FOR RANDY & PHIL ORZECK, FILED OCTOBER 4, 1987, IN COUNTY SURVEY NO. 87052
- R5. PARTITION PLAT NO. 2017-01P, PERFORMED BY TERRA SURVEYING, FOR HORSE SENSE LAND DEVELOPMENT COMPANY, FILED JAN. 27, 2017, IN COUNTY SURVEY NO. 2017-004

REFERENCED DEEDS

- WARRANTY DEED, RECORDED IN MICROFILM NO. 20063954
- SPECIAL WARRANTY DEED, RECORDED IN MICROFILM NO. 20031113

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- C.S. NO. COUNTY SURVEY NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- R.P.C. RED PLASTIC CAP
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- P.U.E. PUBLIC UTILITY EASEMENT
- BUILDING
- BUILDING RESTRICTION SEE BUILDING RESTRICTION NOTE
- NEW EASEMENTS

MONUMENT INFORMATION

- (250) FOUND DISTURBED 5/8" REBAR S76°42'50"E 1.24' PER BISHOP SURVEYING. SET IN CS. NO. 87052
- (252) FOUND 5/8" REBAR WITH R.P.C STAMPED "72306 PLS" SET IN CS NO. 2013-047; HELD
- (253) - (255) FOUND 5/8" REBAR WITH Y.P.C. STAMPED "KLEIN ASSOC. 59002 PLS"; SET IN CS NO 2007 062; HELD
- (256) FOUND 5/8" REBAR WITH Y.P.C. STAMPED "KLEIN ASSOC. 59002 PLS"; SET IN CS NO 2007 062; HELD
- (257) - (258) FOUND 5/8" REBAR PER WYEAST SURVEYS. SET IN CS NO. 2002-062; HELD
- (259) FOUND BRASS SCREW WITH WASHER, PER TERRA SURVEYING. SET IN CS. NO. 2017-004; HELD