

TERRA SURVEYING

PARTITION PLAT

FOR

TAMMY KRAUSE AND ALICIA SPARKS, as tenants in common

OWNER:
TAMMY KRAUSE AND ALICIA SPARKS
1880 MARKHAM DRIVE
HOOD RIVER, OREGON
97031

ZONING:
COUNTY OF HOOD RIVER
RR-2 1/2
RURAL RESIDENTIAL

EASEMENT, AGREEMENT AND RESTRICTION NOTES:

SUBJECT TO A 10 FOOT WIDE EASEMENT FOR WATER LINE GRANTED TO ICE FOUNTAIN WATER DISTRICT RECORDED JULY 16, 1986 AS PER DOC. No. 861281. LOCATION IS GENERALLY GIVEN.

SUBJECT TO ROAD MAINTENANCE AGREEMENT FOR ROYAL ANNE DRIVE AS PER DOC. No. 200802337. SEE DOCUMENT FOR DETAILS, IT SHOULD BE NOTED THAT THE LEGAL DESCRIPTION FOR MAINTENANCE AGREEMENT REFERS TO A DIFFERENT 1/16TH.

LEGEND:

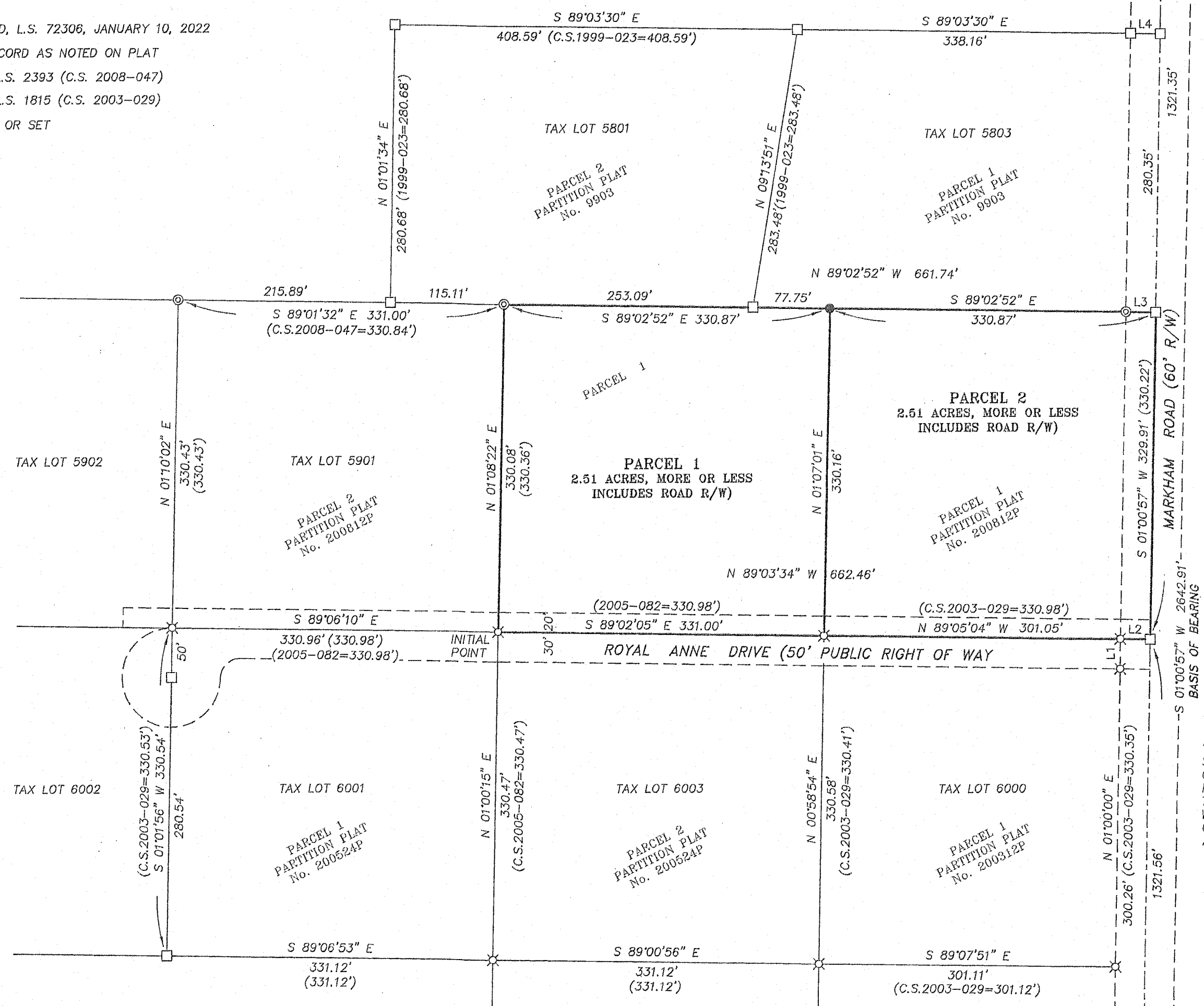
- SET 5/8" X 30" IRON ROD, L.S. 72306, JANUARY 10, 2022
- FOUND MONUMENT OF RECORD AS NOTED ON PLAT
- ⊙ FOUND 5/8" IRON ROD, L.S. 2393 (C.S. 2008-047)
- ⊗ FOUND 5/8" IRON ROD, L.S. 1815 (C.S. 2003-029)
- CALCULATED, NOT FOUND OR SET
- () RECORD DISTANCE

LOCATION OF SURVEY:
TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF HOOD RIVER COUNTY PARTITION PLAT No. 200812P INTO TWO NEW PARCELS OF LAND. THE DEED ELEMENT USED TO RESOLVE THIS BOUNDARY IS RECOVERING THE OUTER BOUNDARY OF SAID PARCEL 1. WE RECOVERED AND HELD 5/8" IRON RODS SET BY L.S. 2393 AT THE NORTHWEST AND NORTHEAST CORNERS OF PARCEL 1. WE RECOVERED AND HELD 5/8" IRON RODS SET BY L.S. 1815 ON PARTITION PLAT No. 200312P AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SAID PARCEL 1. THESE MONUMENTS WERE ACCEPTED AS PARCEL CORNERS ON PARTITION PLAT No. 200812P.

THE BASIS OF BEARING OF THIS SURVEY IS THE EAST QUARTER SECTION LINE MONUMENTED BY BRASS CAPS.



3" BRASS CAP FOUND IN MONUMENT BOX (C.C. No. 562)

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS 2022 015
DATE FILED: 3/22/2022
BY: *AS*

File Number 202205P
Instrument received on the SEVENTEEN day of MARCH, 2022 at 11:10 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, 2023

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 Parcel 1 of Partition Plat No. 200812P, according to the official plat thereof, recorded June 12, 2008, as Instrument No. 200802339, Hood River County Microfilm Records, being a portion of the Northeast quarter of the Southeast quarter of Section 9, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

Initial point being a 5/8" iron rod, L.S. 1815, at the Southwest corner of said Parcel 1.

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.

Tammy Krause 1-21-22
Tammy Krause, Owner DATE
Alicia Sparks 1-21-22
Alicia Sparks, Owner DATE

This instrument was acknowledged before me on January 21, 2022 (date) by Tammy Krause and Alicia Sparks, as tenants in common.

State of Oregon }
County of Hood River } s.s.

M 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.

Montana Kuli
Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 25th day of MARCH, 2022.

KBrown
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 15th day of MARCH, 2022.

Planning Number #21-0202
Chris Walker
Hood River County Planning Director



SCALE 1" = 100'

BASIS OF BEARING:
OREGON STATE PLANE NORTH ZONE (3601), GRID BEARINGS N.A.D. 83

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 00°40'51" W | 30.07' |
| L2 | S 89°05'04" E | 30.41' |
| L3 | S 89°02'52" E | 30.13' |
| L4 | S 89°03'30" E | 30.00' |

NOTE:

STRUCTURAL DEVELOPMENT ON EITHER PARCEL 1 OR 2 OF THIS PLAT IS SUBJECT TO THE AIRPORT HEIGHT LIMITATION STANDARDS IN ARTICLE 34 OF THE HOOD RIVER COUNTY ZONING ORDINANCE WHICH MAY INCLUDE NOTIFYING THE FAA AND THE OREGON DEPARTMENT OF AVIATION TO SECURE APPROVALS.

TERRA SURVEYING

DATE: JANUARY 17, 2022
SCALE: 1" = 100'
PROJECT: 21198PPLAT
ASSESSORS MAP: 2N-10E-09 T.L. 5900
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
Email: engorgament.net
www.surveying.com

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
C.S. No. 77009, BOUNDARY SURVEY FOR WANAMAKER REALTY BY SCHNEIDER, L.S. 896, FILED: FEBRUARY 24, 1977.
C.S. No. 99023, PARTITION PLAT No. 9903 FOR GEORGE SMITH BY KLEIN AND ASSOCIATES, L.S. 932, FILED: APRIL 21, 1999.
C.S. No. 2003-029, PARTITION PLAT No. 200312P FOR RANDOLPH OLMSTED BY TERRA SURVEYING, L.S. 1815, FILED: APRIL 29, 2003.
C.S. No. 2005-026, PROPERTY LINE ADJUSTMENT FOR PAT FISHER BY TERRA SURVEYING, L.S. 1815, FILED: APRIL 5, 2005.
C.S. No. 2005-082, PARTITION PLAT No. 200524P FOR DAVID AND HEATHER EDWARDS BY DAB SURVEYING, L.S. 2325, FILED: OCTOBER 13, 2005.
C.S. No. 2008-047, PARTITION PLAT No. 200812P FOR MEL GARD BY YEAST SURVEYS, L.S. 2393, FILED: JUNE 24, 2008.
C.S. No. 2019-020, PARTITION PLAT No. 201903P FOR NINA REICHENBERG BY TERRA SURVEYING, L.S. 72306, FILED: MARCH 25, 2019.

3" BRASS CAP FOUND IN MONUMENT BOX (C.C. No. 559)

CS# 2022 015