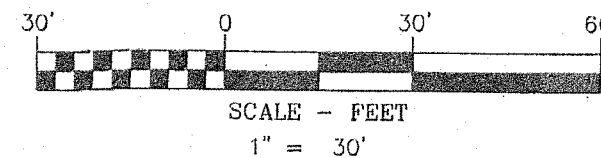


REPLAT PARTITION PLAT

PARCEL 3 PARTITION PLAT 201615P
IN THE NW 1/4, SECTION 36, T. 3N., R. 10E., W.M.
CITY OF HOOD RIVER, STATE OF OREGON
03N 10E 36BB TAX LOT 2503



BASIS OF BEARINGS

NORTH LINE OF BLOCK C, SOUTH WAUCOMA ADDITION,
BETWEEN MONUMENT NO. (205) AND (216)
PER PARTITION PLAT 2005-10P, CS NO. 2005-035.

LEGEND

- SET 5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (KA OR59002, KA WA42690)
 - FOUND MONUMENT, AS NOTED IN MONUMENT INFORMATION
 - COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER
P.U.E. PUBLIC UTILITY EASEMENT

MONUMENT INFORMATION

- (205) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "LS 1815"; AS SET BY TERRA SURVEYING CS NO. 87065, FILED OCTOBER 21, 1987. (VISITED JUNE 2016)
- (206) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "LS 1815"; N62°39'22"W 0.30' AS SET BY TERRA SURVEYING, CS NO. 87065, FILED OCTOBER 21, 1987.
- (208) (210) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "LS 1815"; AS SET BY TERRA SURVEYING, CS NO. 87065, FILED OCTOBER 21, 1987.
- (212) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "LS 1815"; MONUMENT HAS BEEN DISTURBED AND BENT 579°18'23"W, 0.53' FROM COMPUTED POSITION, AS SET BY TERRA SURVEYING CS NO. 87065, FILED OCTOBER 21, 1987.
- (213) FOUND 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS PLS 60051, AS PER PROPERTY LINE ADJUSTMENT, PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, CS NO. 2012-052, FILED DEC. 20, 2012. (VISITED JUNE 2016)
- (214) FOUND 5/8" IRON ROD, S42°44'53"W, 0.35, AS SET BY BISHOP SURVEYING, CS NO. 78027, FILED MARCH 28, 1978.
- (216) FOUND 5/8" IRON ROD WITH NO CAP AT THE NORTHEAST CORNER OF BLOCK C, AS SET BY BISHOP SURVEYING, CS NO. 78027, FILED MARCH 28, 1978. (VISITED JUNE 2016)
- (219) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OR 932 WA 22098"; AS SET BY KLEIN AND ASSOCIATES, INC. CS NO. 2001-001, FILED JANUARY 11, 2001. (VISITED JUNE 2016)
- (300) (301) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KA OR59002, KA WA42690"; AS SET BY KLEIN AND ASSOCIATES, INC. CS NO. 2016-045, FILED JULY 21, 2016.
- (302) (305) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KA OR59002, KA WA42690"; AS SET BY KLEIN AND ASSOCIATES, INC. CS NO. 2016-082, FILED DECEMBER 30, 2016.

REFERENCED SURVEYS

- R1. PROPERTY LINE ADJUSTMENT, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR RICHARD WALTSAK, FILED JULY 21, 2016. COUNTY SURVEY NO. 2016-045
- R2. PARTITION PLAT 2005-10P, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR RICHARD WALTSAK, FILED MAY 10, 2005. COUNTY SURVEY NO. 2005-035
- R3. SURVEY PERFORMED BY BELL DESIGN COMPANY, FOR CHIP DICKINSON, FILED SEPTEMBER 22, 2004. COUNTY SURVEY NO. 2004-062
- R4. SURVEY PERFORMED BY TERRA SURVEYING, FOR RIVER VILLAGE PARTNERS, FILED OCTOBER 21, 1987. COUNTY SURVEY NO. 87065
- R5. SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, FOR LAURENT & MAY PICARD, FILED DECEMBER 20, 2012. COUNTY SURVEY NO. 2012-052
- R6. SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, FOR LYNNEA LINDSEY & ROBERT DIEHL, FILED DECEMBER 21, 2012. COUNTY SURVEY NO. 2012-058
- R7. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC., FOR LYNNEA LINDSEY, FILED JANUARY 11, 2001. COUNTY SURVEY NO. 2001-001
- R8. SURVEY PERFORMED BY BISHOP SURVEYING, FOR FW NIEMUTH, FILED MARCH 28, 1978. COUNTY SURVEY NO. 78027
- R9. PARTITION PLAT 2016-15P, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR RICHARD WALTSAK, FILED DECEMBER 30, 2016. COUNTY SURVEY NO. 2016-082

REFERENCED DEEDS

WARRANTY DEED WITH ASSUMPTION AGREEMENT,
INSTRUMENT NO. 2000570

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 2503 OF HOOD RIVER COUNTY ASSESSOR'S MAP 3N 10E 36BB INTO TWO PARCELS AS SHOWN.

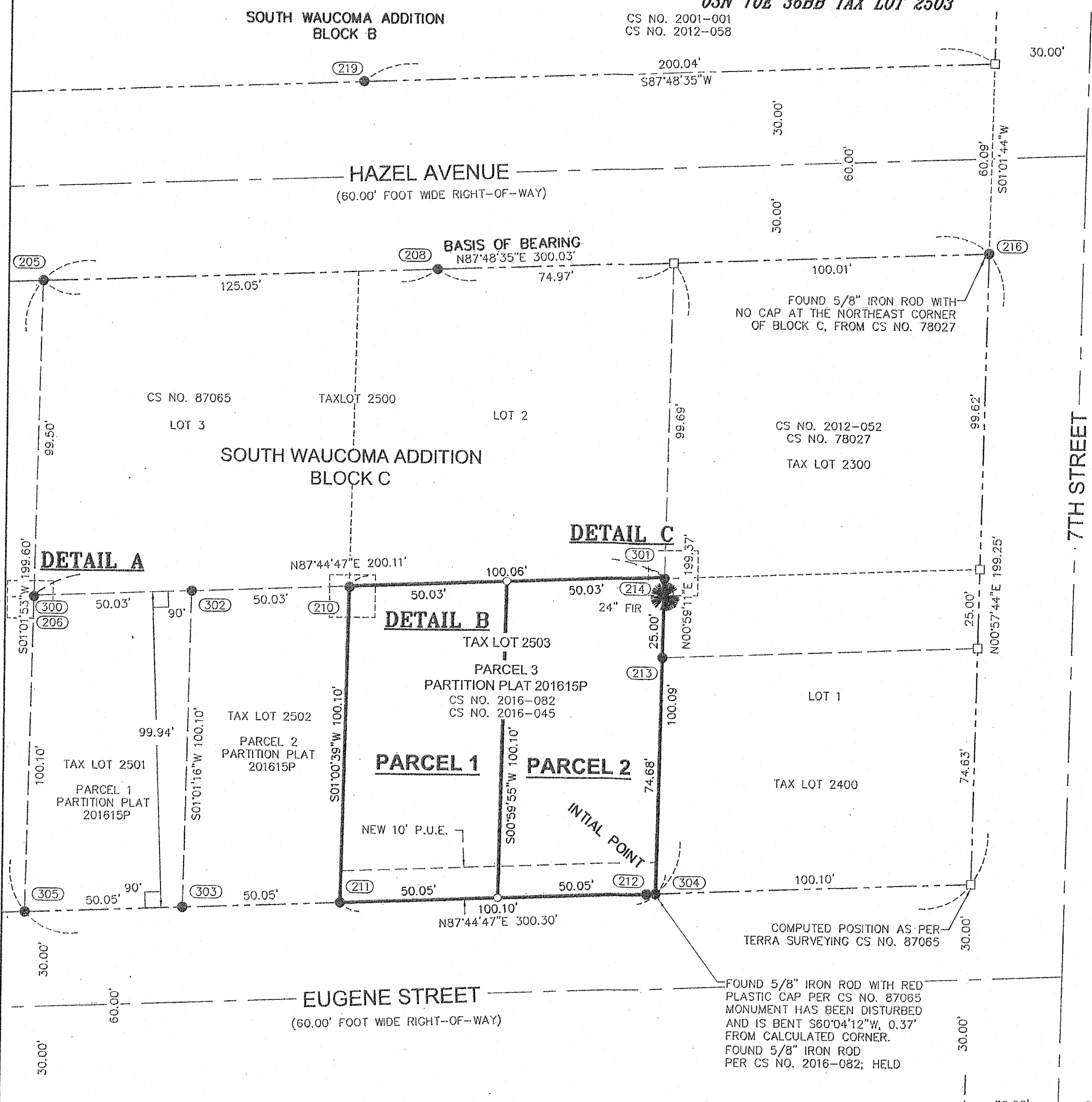
A PREVIOUS PARTITION, PERFORMED BY OUR FIRM, RECORDED AS PARTITION PLAT 201615P, FILED AS COUNTY SURVEY NO. 2016-082, LOCATED THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT; BEING THE SOUTH 99.94 FEET OF LOTS 2 AND 3, BLOCK C, SOUTH WAUCOMA ADDITION, MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID BLOCK C. SAID MONUMENTS FOUND, AND/OR SET, BY AFORESAID SURVEY WERE RECOVERED AND HELD TO LOCATE THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT. NEW PROPERTY MONUMENTS WERE THEN SET FOR THE NEW PROPERTY DIVISION LINES.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

James M. Klein

OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2023



AREA TABLE	
NEW PARCEL 1	5,000± SQ. FT.
NEW PARCEL 2	5,000± SQ. FT.
ORIGINAL PARCEL	10,000± SQ. FT.

OWNER
RICHARD WALTSAK

SURVEY PERFORMED FOR:
RICHARD WALTSAK
DATE OF MONUMENTATION: JUNE 20, 2021
PROJECT: 19-10-17 DRAFT: TA, OD
FILE: 191017.DWG LAYOUT TAB: PARTITION PLAT

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

NOTE

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NO. 2019-42, AND ANY SUBSEQUENT APPROVED AMENDMENT.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2022 027
FILED 5/18/2022
BY RC

PARTITION PLAT NO. 202211P

INSTRUMENT RECEIVED ON THE 12th DAY OF MAY, 2021, 11:01 AT A.M. 2022
James M. Klein
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYS 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 3 OF PARTITION PLAT 201615P. FOR THE INITIAL POINT OF THIS PARTITION, I HELD A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED KA OR59002, WA 42690, LOCATED AT THE SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT 201615P.

James M. Klein
JAMES M. KLEIN PLS. 59002

DECLARATION

I RICHARD WALTSAK, OWNER OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES, AND THE PROVISIONS OF ORS CHAPTER 92.

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

Richard Waltsak 11/12/21
RICHARD WALTSAK DATE

ACKNOWLEDGMENTS

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

NOTARY SIGNATURE
Deborah Tesoriero
NOTARY PUBLIC - (NAME)

STATE OF New Jersey
COUNTY OF Monmouth
COMMISSION NO. N/A
MY COMMISSION EXPIRES Feb. 15, 2023

APPROVALS

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

Jeff Hecksel
CITY PLANNING DIRECTOR
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 30th DAY OF NOVEMBER, 2021.

Barry
HOOD RIVER COUNTY SURVEYOR

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

Steve Hill
HOOD RIVER COUNTY PLANNING DIRECTOR

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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
35AD	3N.	10E.

CS# 2022 027