

# PARTITION PLAT

LOT 1 AND A PORTION OF LOT 2, BLOCK 2  
 AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER,  
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 26, T. 3N., R. 10E., W.M.  
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON.  
 TAX LOT 2800, 3N-10E-26DD

**HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE**

SURVEY NO. 2022029  
 FILED 5/23/2022  
 BY JK

**PARTITION PLAT NO. 202212.P**

INSTRUMENT RECEIVED ON THE 23<sup>RD</sup> DAY  
 OF MAY, 2022 9:12 AT A.M.

HOOD RIVER COUNTY DIRECTOR OF RECORDS  
 AND ASSESSMENTS

## 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 LOT 1 AND  
 THE EAST HALF OF LOT 2, BLOCK 2, PLAT OF  
 AMENDED IDLEWILDE ADDITION TO HOOD RIVER, AND  
 FOR THE INITIAL POINT OF THIS PLAT A HELD A  
 5/8" REBAR WITH ORANGE PLASTIC CAP INSCRIBED  
 "CROSS P.L.S 60051, LOCATED AT THE SOUTHEAST  
 CORNER OF LOT 1, BLOCK 2, AMENDED PLAT OF  
 IDLEWILDE ADDITION TO HOOD RIVER

JAMES M. KLEIN PLS. 59002

## 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 IN ORS CHAPTER 92.

SETH A. DARLING (TRUSTEE) DATE 5-12-2022

CELESTE DARLING (TRUSTEE) DATE 5-12-2022

## ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
 ME ON May 12, 2022, BY SETH A. DARLING  
 AND CELESTE G. DARLING, TRUSTEES OF THE  
 DARLING LIVING TRUST DATED MARCH 23, 2021.

NOTARY SIGNATURE  
 Roxann Rene 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.

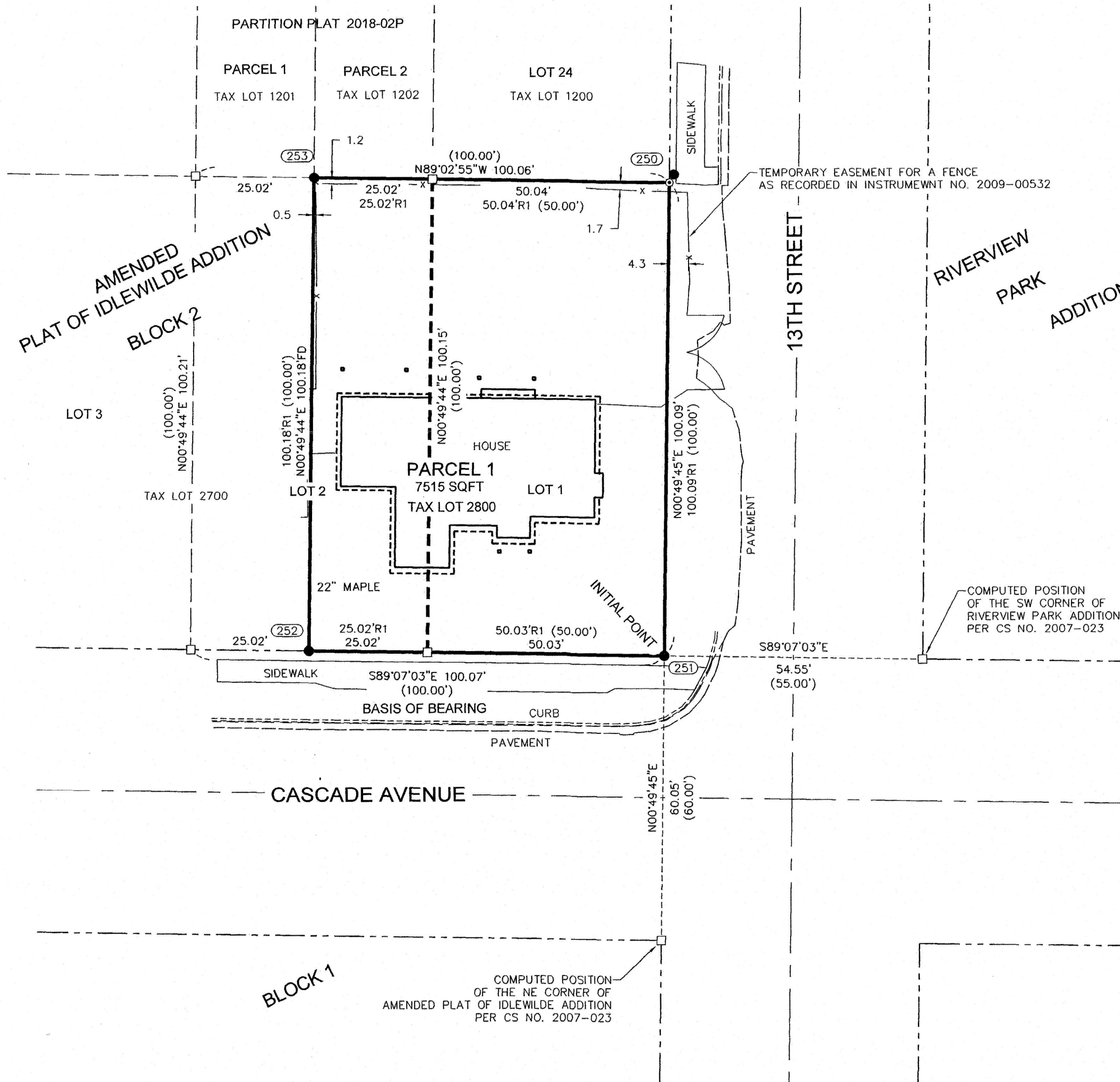
JEFF HECKSEL  
 HOOD RIVER COUNTY DIRECTOR  
 OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS  
 EXAMINED AND APPROVED AS OF  
 THIS 18<sup>TH</sup> DAY OF MAY, 2022.

HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS  
 EXAMINED AND APPROVED AS OF  
 THIS 17<sup>TH</sup> DAY OF MAY, 2022.

HOOD RIVER CITY PLANNING DIRECTOR



## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
 NORTH ZONE, GRID NORTH, GROUND DISTANCE  
 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
 MONUMENT POINT NO. 251 AND POINT NO. 252

## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS. NO. COUNTY SURVEY NO.
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (100.00') PLAT DISTANCE PER AMENDED PLAT OF IDLEWILDE ADDITION
- PROPERTY BOUNDARY LINE
- - - LOT LINE TO BE ELIMINATED
- - - EDGE OF ASPHALT
- - - SIDEWALK
- - - FENCE
- ⊗ DECIDUOUS TREE (SIZE AS NOTED)

## MONUMENT INFORMATION

- (250) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, INSCRIBED "WA 42687, OR 85444", PER UN-RECORDED SURVEY PERFORMED BY PSE, N 30°52'12" E, 0.39', LIKELY DISTURBED
- (251) (252) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, INSCRIBED "CROSS P.L.S. 60051, PER CS NO. 2007-023, HELD
- (253) FOUND BRASS SCREW IN CONCRETE RETAINING WALL, PER CS NO. 2007-023, HELD

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, FOR ANDREW R. KIRSCHBAUM AND BARBARA A. BELL; COUNTY SURVEY NO. 2007-023
- R2. AMENDED PLAT OF IDLEWILDE ADDITION, DATED MAY 1903
- R3. PARTITION PLAT 2018-02P, PERFORMED BY PSE FOR GREEN THUMB PROJECTS, LLC; COUNTY SURVEY NO. 2018-006

## REFERENCED DEEDS

- WARRANTY DEED, INSTRUMENT NO. 2021-01453
- TEMPORARY EASEMENT, INSTRUMENT NO. 2009-00532
- WAIVER OF REMONSTRANCE, INSTRUMENT NO. 911748

## NOTE

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE  
 CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING  
 FILE 2022-12.

## OWNER

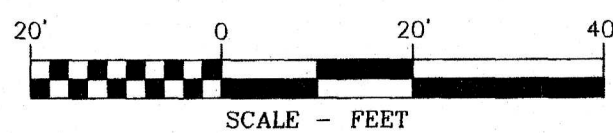
SETH & CELESTE DARLING

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 JAMES M. KLEIN  
 JULY 12, 2005  
 59002  
 Expires 6-30-2023

**KA**  
**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.
26DD	3N.	10E.	



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A ONE LOT PARTITION ON TAX LOT 2800 OF HOOD RIVER COUNTY ASSESSOR MAP, 3N 10E 26DD. THIS PARTITION WILL RESULT IN THE ELIMINATION OF THE LOT LINE COMMON TO LOT 1 AND LOT 2, BLOCK 2, AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER. TAX LOT 2800 IS DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED IN INSTRUMENT NO. 2021-01453, HOOD RIVER COUNTY RECORDS, AS ALL OF LOT 1 AND THE EAST HALF OF LOT 2, BLOCK 2, AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER.

A PREVIOUS SURVEY WAS PERFORMED ON THE SUBJECT TRACT IN 2007, BY COLUMBIA RIVER MAPPING, FILED AS COUNTY SURVEY NO. 2007-023. MONUMENTS RECOVERED FROM SAID SURVEY WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCE, EXCEPT FOR THE MONUMENT RECOVERED AT THE NORTHEAST CORNER OF THE SUBJECT PARCEL, WHICH A 5/8" REBAR WITH ORANGE PLASTIC CAP WAS RECOVERED FROM AN UN-RECORDED SURVEY PERFORMED BY PSE, WHICH APPEARS TO HAVE BEEN DISTURBED. A NEW MONUMENT WAS THEN PLACED AT THE COMPUTED POSITION OF THE NORTHEAST CORNER, PER COUNTY SURVEY 2007-023 AT RECORD DISTANCE ALONG THE NORTH LINE FROM MONUMENT POINT (253). SEE THE FACE OF THIS PLAT FOR ADDITIONAL INFORMATION.

SURVEY PERFORMED FOR:  
 SETH & CELESTE DARLING  
 DATE OF MONUMENT: MAY 2, 2022  
 PROJECT: 22-01-13 DRAFT: JK  
 FILE: 220113PP.DWG LAYOUT TAB: HR CITY

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

CS# 2022 029