

TERRA SURVEYING
PARTITION RE-PLAT
FOR

DANIEL AND JULIE BOYDEN REVOCABLE TRUST u/a/d 02/24/2009

LOCATION OF SURVEY:
THIS REPLAT IS LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 26, TOWNSHIP 3 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON

PAGE 1 OF 3

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
CS# 2022 035
DATE FILED: 6/29/2022
BY: RL

NOTE: THE LOCATION OF THE RIGHT OF WAY IS BASED RAILROAD MAP 54811B PROVIDED BY HOOD RIVER COUNTY SURVEYORS OFFICE, WE USED THE DIGITIZED IMAGE OF THE LOCATION OF THE EXISTING RAIL TO SHOW ALIGNMENT.

L=110.79'
R=1686.57'
Δ=3°45'50"
CH=S 79°08'36" W
C=110.77'

UNION PACIFIC RAIL ROAD
VARIABLE RIGHT OF WAY

THIS APPROXIMATE LINE REPRESENTS THE 95.7 NGVD CONTOUR LINE, THE LAND BELOW THIS LINE IS SUBJECT TO FLOWAGE EASEMENT, BOOK 27, PAGE 480. (THIS CONTOUR LINE WAS PULLED FROM COUNTY LIDAR DATA (NAV88) AND BOOTED TO THE NGVD DATUM.

PARCEL 2 CONTAINS 25,477 SQ.FT.

PARCEL 3 CONTAINS 100,375 SQ.FT.

PARCEL 1 CONTAINS 34,725 SQ.FT.

FOUND 5/8" IRON ROD SET AS WITNESS CORNER ON C.S.93060, UNSTABLE GROUND AT CORNER.

INITIAL POINT FOUND 5/8" IRON ROD C.S.93060.

FOUND 5/8" IRON ROD ON THE NORTH RIGHT OF WAY OF WESTCLIFF DRIVE, C.S.1993060.

NEW: 10 FOOT WIDE PUBLIC UTILITY EASEMENT.

NEW: 42' FOOT WIDE PUBLIC ACCESS AND UTILITY EASEMENT (SEE PAGE 2 FOR DETAILS)

INST#2022-01429 PRIVATE SEPTIC FIELD EASEMENT (SEE PAGE 2 OF DETAILS) S 89°36'40" E 669.07' (C.S.93060=669.01')

CALCULATED CORNER OF STATE HIGHWAY, PER C.S.93060

WESTCLIFF DRIVE (FRONTAGE ROAD IN I-84 RIGHT OF WAY)

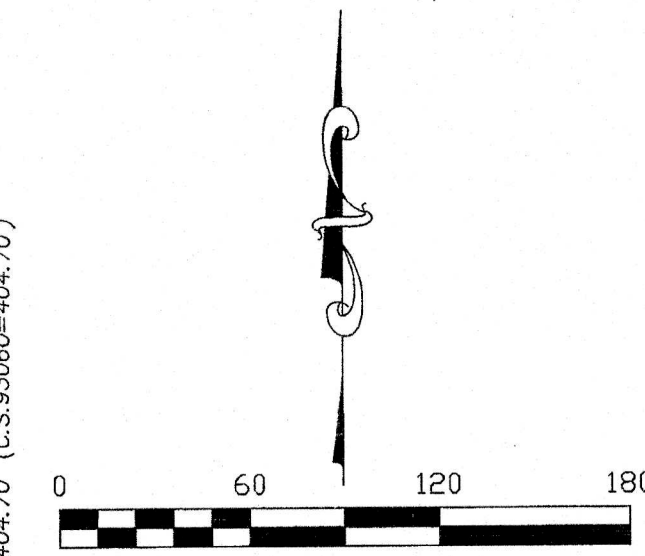
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A PARTITION PLAT OF A PORTION OF LOT 1 THROUGH A PORTION OF LOT 20, LOT 37 THROUGH A PORTION OF LOT 48 OF BLOCK 5 AND A PORTION OF LOT 29 THROUGH LOT 48 OF BLOCK 4 BOTH IN THE ERWIN AND WATSON'S FIRST ADDITION TO HOOD RIVER, TOGETHER WITH PORTIONS OF VACATED ERWIN AVENUE AND WATSON AVENUE (VAC.ORD 1983) INTO 3 PARCELS. THE DEED ELEMENTS HELD TO DETERMINE THE BOUNDARY ARE BASED ON THE BOUNDARY RESOLUTION CONDUCTED BY GAYLORD ON C.S.93060 OF THE OUTER BOUNDARIES OF BLOCK 4 AND 5 OF ERWIN WATSON'S, FIRST ADDITION. WE TIED AND HELD A RAILROAD SPIKE FOUND AT THE SOUTH 1/16TH CORNER OF SECTION 26, BEING THE SOUTHEAST CORNER OF THE PLAT OF ERWIN AND WATSON'S FIRST ADDITION. TOGETHER WITH A 5/8" IRON ROD RECOVERED ON THE EASTERN LINE OF BLOCK 1 CONTROLS THE EASTERN LINE OF THE ORIGINAL PLAT. WE RECOVERED AND HELD A 5/8" IRON RODS, L.S.1815 ON THE WEST LINE OF THE PARTITION PLAT. THE NORTH LINE OF THE PLAT IS CONTROLLED BY THE SOUTH RIGHT OF WAY OF UNION PACIFIC RAILROAD. DUE TO THE DANGER OF MAPPING THE RAILROAD TRACKS, WE OVERLAID A DIGITIZED IMAGE OF THE TRACKS AND OFFSET ACCORDINGLY. THE FRONTAGE ROAD (WESTCLIFF DRIVE) IS WITHIN THE I-84 RIGHT OF WAY, THIS IS BASED ON 6B-24-4 AND MONUMENTED BY L.S.1815 AT THE SOUTHWEST PROPERTY CORNER AND CALCULATED POSITION AT THE SOUTHEAST CORNER OF TAX LOT 300.

THE BASIS OF BEARING IS NAD83, STATE PLANE COORDINATES, NORTH ZONE HOLDING TWO 5/8" IRON RODS ON WEST LINE OF TAX LOT 600 AND TAX LOT 700.

LEGEND:

- SET 5/8" X 30" IRON ROD, L.S.72306 (6/21/2021)
- FOUND MONUMENT OF RECORD AS NOTED
- R REFERENCE MONUMENT
- CALCULATED, NOT FOUND OR SET
- () PLAT DISTANCE / SURVEY DISTANCE



SCALE: 1" = 60'
BASIS OF BEARING:
STATE PLANE COORDINATES, NAD 83 (2011)
OREGON NORTH ZONE
(ROTATION TO C.S.93060 -00°10'55")

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PAGE 2-EASEMENT DETAILS
PAGE 3-SIGNATURES

REGISTERED PROFESSIONAL LAND SURVEYOR
Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December 31, 2023

TERRA SURVEYING

DATE: APRIL 25, 2022
SCALE: 1"=60'
PROJECT: 15120PLAT
ASSESSORS MAP: 3N-10E-26CA
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

CS# 2022 035

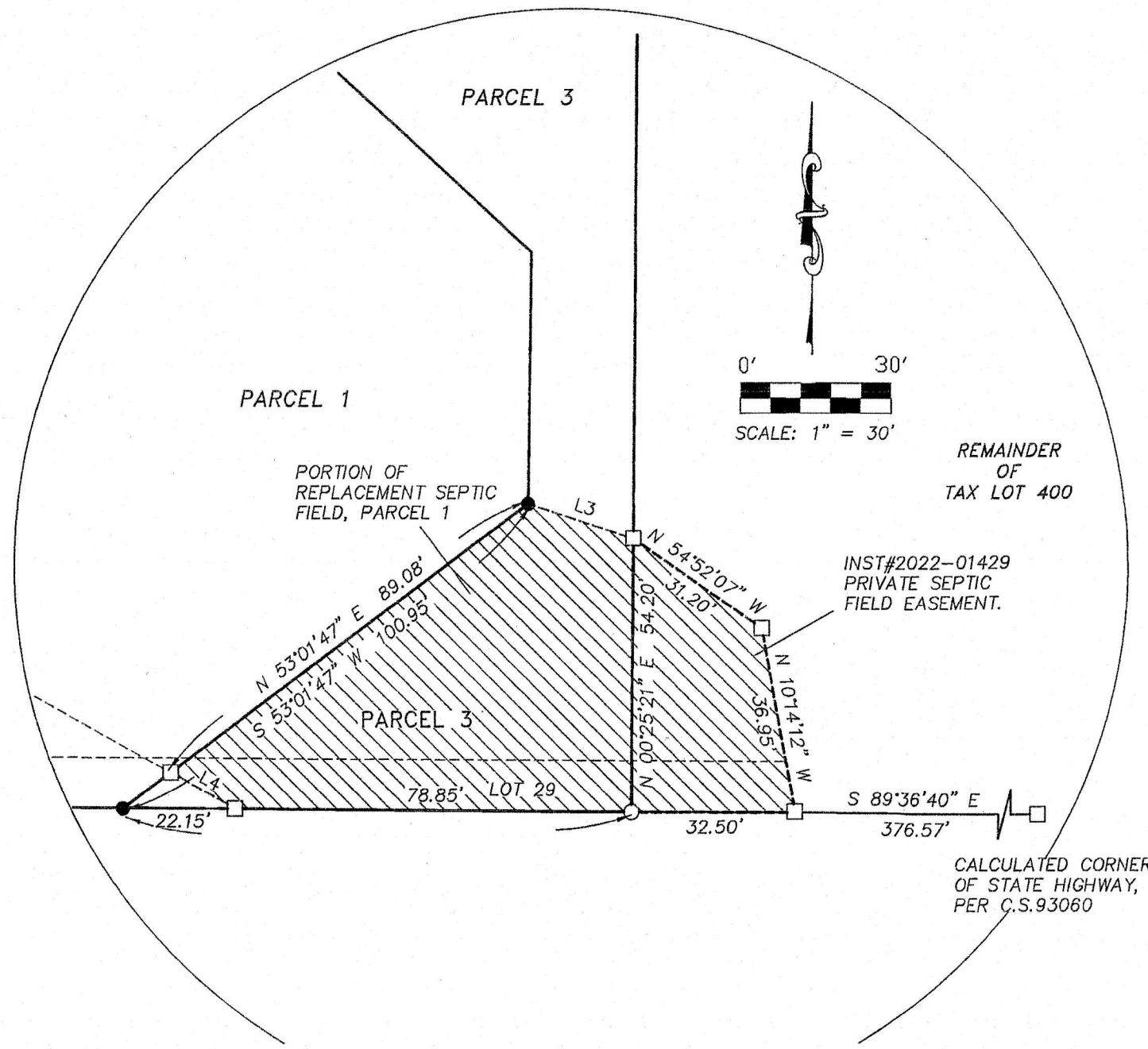
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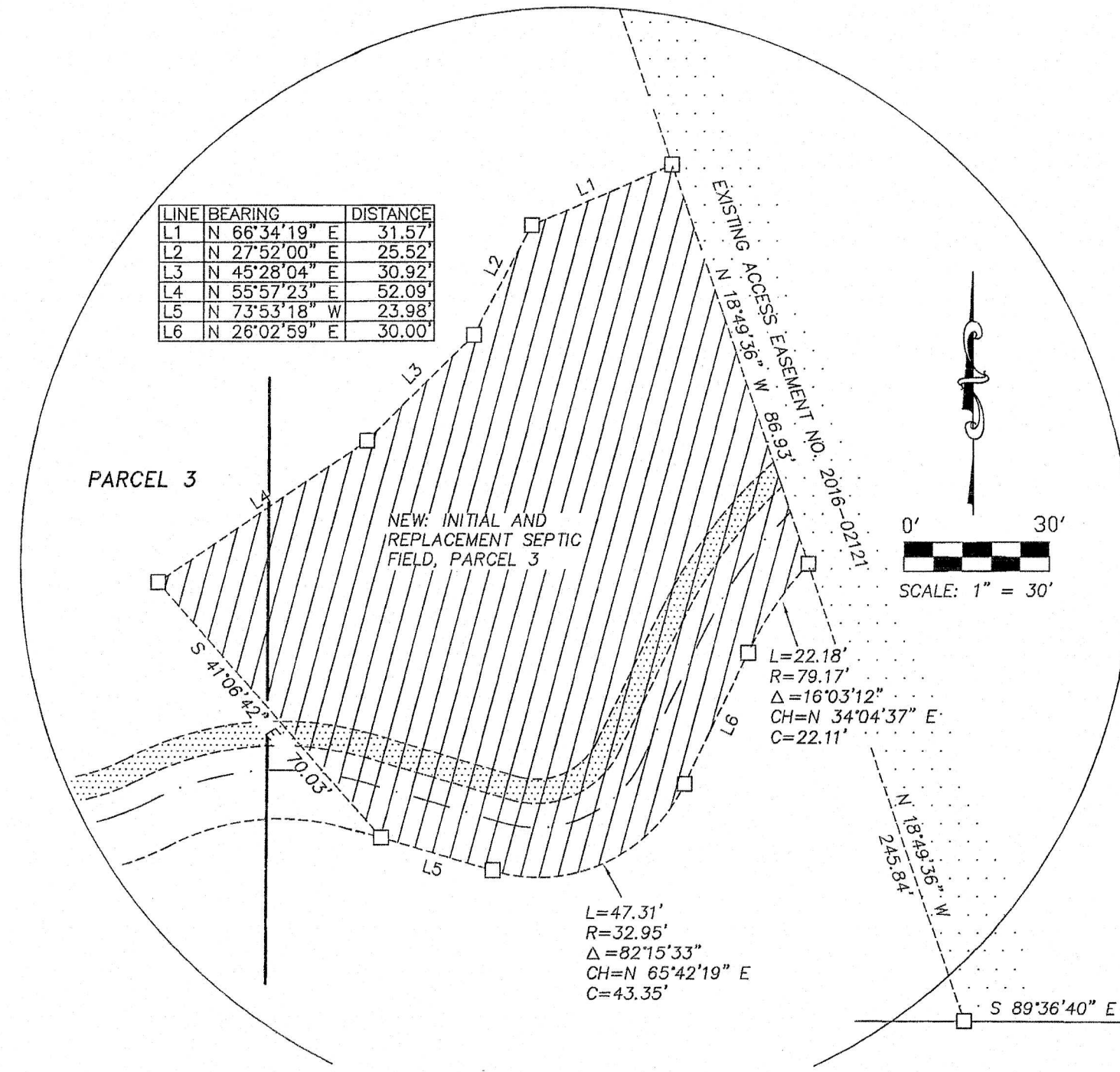
CS# 2022035
FILED 6/29/2022
181 182

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RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON

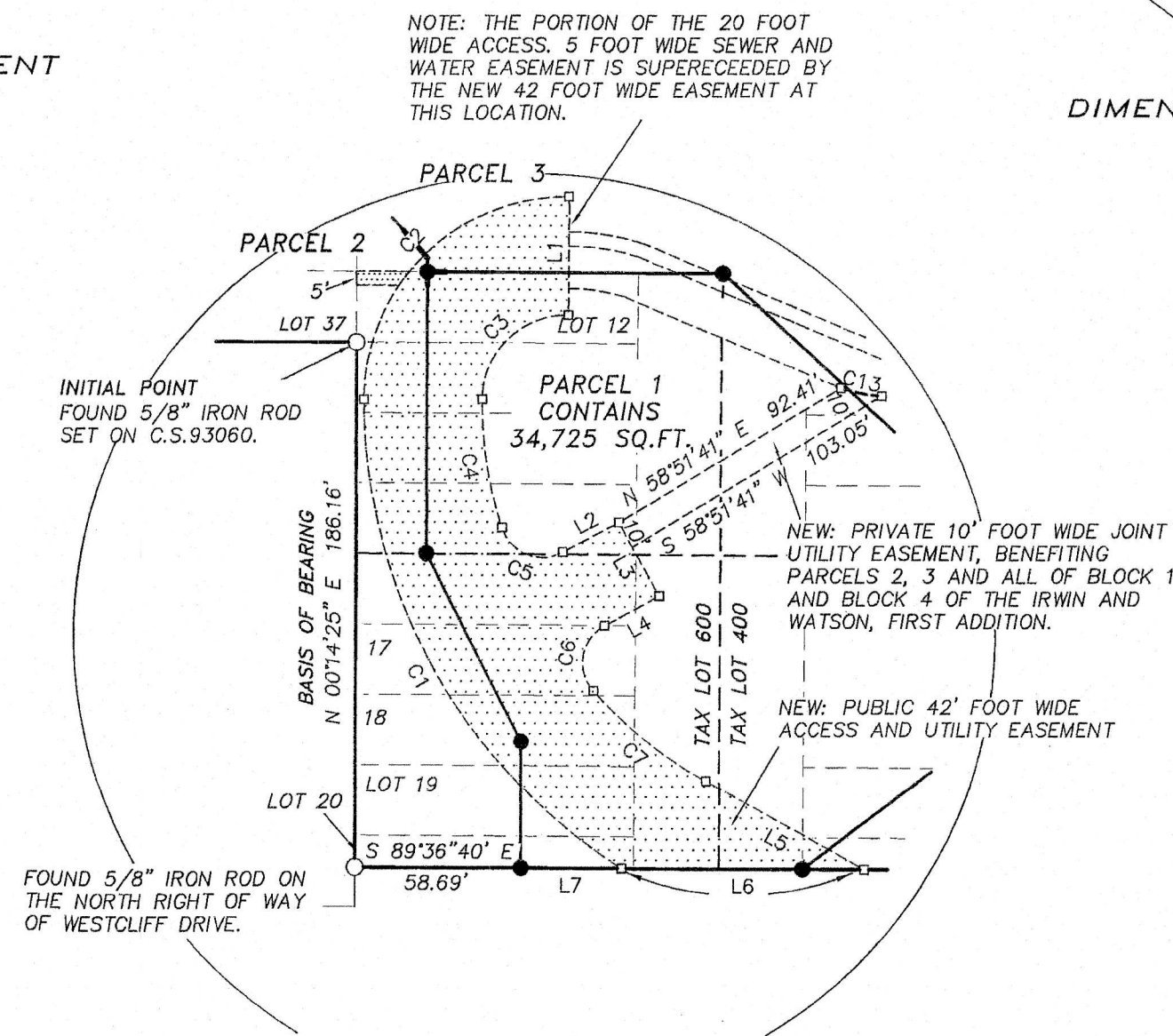
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DIMENSIONS FOR INST#2022-01429 INITIAL SEPTIC AND SECONDARY SEPTIC FIELD EASEMENT (BENEFITING PARCEL 1)



DIMENSIONS FOR INST#2022-01430 INITIAL SEPTIC AND SECONDARY SEPTIC FIELD EASEMENT (BENEFITING PARCEL 3)



DIMENSIONS FOR NEW 42 FOOT ACCESS EASEMENT

- LEGEND:
- SET 5/8" X 30" IRON ROD, L.S.72306 (6/21/2021)
 - FOUND MONUMENT OF RECORD AS NOTED
 - CALCULATED, NOT FOUND OR SET
 - () PLAT DISTANCE / SURVEY DISTANCE

RAILROAD SPIKE ACCEPTED AS THE SOUTHEAST CORNER OF ERWIN AND WATSON ADDITION, ORIGIN UNKNOWN, ACCEPTED BY COMMON REPORT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2023

TERRA SURVEYING

DATE: APRIL 25, 2022
SCALE: 1"=60'
PROJECT: 15120PPLAT
ASSESSORS MAP: 3N-10E-28CA
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
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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 PLAT, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

LOTS TWENTY-NINE (29) THROUGH FORTY-EIGHT (48) INCLUSIVE IN BLOCK FOUR (4). ERWIN AND WATSONS FIRST ADDITION TO HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

TOGETHER WITH THE ADJACENT VACATED RIGHT OF WAY

EXCEPTING THEREFROM ANY PORTION OF THE UNION PACIFIC RAILROAD RIGHT OF WAY LOCATED NORTH OF ITS SOUTH BOUNDARY LINE AND FURTHER EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION DESCRIBED IN A WARRANTY DEED RECORDED SEPTEMBER 26, 1951 AS BOOK 46, PAGE 177 IN THE DEED RECORDS OF HOOD RIVER COUNTY, OREGON.

LOTS ONE (1) THROUGH TWENTY (20) AND LOTS THIRTY-SEVEN (37) THROUGH FORTY EIGHT (48) INCLUSIVE IN BLOCK FIVE (5). ERWIN AND WATSONS FIRST ADDITION TO HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

TOGETHER WITH THE ADJACENT VACATED RIGHT OF WAY

EXCEPTING THEREFROM ANY PORTION OF THE UNION PACIFIC RAILROAD RIGHT OF WAY LOCATED NORTH OF ITS SOUTH BOUNDARY LINE AND FURTHER EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION DESCRIBED IN A WARRANTY DEED RECORDED SEPTEMBER 26, 1951 AS BOOK 46, PAGE 177 IN THE DEED RECORDS OF HOOD RIVER COUNTY, OREGON.

THE INITIAL POINT BEING A 5/8" IRON ROD, L.S.1815 FOUND THE SOUTHWEST CORNER OF LOT 12 OF BLOCK 5 ERWIN WATSON'S FIRST ADDITION

LAND DEVELOPMENT REPORT: (ORDER NO. 15-0189ED, DATED APRIL 29, 2022)

BOOK 27, PAGE 177, PUBLIC FLOWAGE EASEMENT, DATED DECEMBER 1, 1938. APPLIES TO THE LAND BELOW 72' FEET NGVD, LOWEST POINT OF THIS PROPERTY IS ABOVE THAT ELEVATION.
 BOOK 27, PAGE 480-481, PUBLIC FLOWAGE EASEMENT, DATED JULY 29, 1939. APPLIES TO LAND BELOW 95.7 NGVD AS SHOWN.
 BOOK 46, PAGE 177, ACCESS RESTRICTIONS FROM WYERS TO THE STATE OF OREGON, THROUGH THE STATE HIGHWAY COMMISSION. THIS DESCRIBES THE ENTIRE RIGHT OF WAY, 120 FOOT NORTH OF CENTERLINE ALIGNMENT, DOCUMENT DESCRIBES FRONTAGE ROAD AND FULL RIGHTS OF ACCESS, TOGETHER WITH IRRIGATION EASEMENT NOT SPECIFICALLY DESCRIBED.
 INST#700782, PRIVATE UTILITY EASEMENT BENEFITING THE CITY OF HOOD RIVER, JUNE 11, 1970. LOCATION SHOWN ON THE EAST 10 FEET OF ERWIN AND WATSON'S 1ST ADDITION. NOT A PART OF THIS PLAT.
 INST#731649, RE-RECORDED INST#783486, PERPETUAL RIGHT OF WAY BENEFITING THE UNITED STATES OF AMERICA, AUGUST 14, 1973. DESCRIBES, "THAT PORTION OF BLOCKS 4 AND 5 AND VACATED STREETS IN ERWIN AND WATSON'S ADDITION, LIMITED TO LAND LYING ABOVE 72 FEET AND BELOW 83.5 FEET, MEAN SEA LEVEL. THIS MAY AFFECT THE VERY NORTH PORTION OF THE PROPERTY NEAR RAILROAD.
 INST#201602121, EASEMENT AND ROAD MAINTENANCE AGREEMENT, JUNE 24, 2016. NOT A PART OF THIS PLAT, BUT SHOWN ON PAGE 2.
 INST#202001647, PRIVATE EASEMENT FOR DRAINFIELD BENEFITING LOTS 1-4, BLOCK 4, THIS EASEMENT IS DESCRIBED AS CROSSING LOTS 41-45, BLOCK 4, RECORDED MAY 4, 2020, SHOWN ON PAGE 1.
 INST#202001648, PRIVATE ACCESS, WATERLINE, DRAINFIELD AND SEWER LINE EASEMENT AS SHOWN, RECORDED MAY 4, 2020.
 INST#202201429, DECLARATION OF PRIVATE DRAINFIELD AND SEWER EASEMENT BENEFITING PARCEL 1 AS SHOWN, RECORDED APRIL 29, 2022.
 INST#202201430, DECLARATION OF PRIVATE DRAINFIELD AND SEWER EASEMENT BENEFITING PARCEL 3 AS SHOWN, RECORDED APRIL 29, 2022.

REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
 C.S.1682, ERWIN AND WATSON'S SUBDIVISION, FIRST ADDITION TO HOOD RIVER BY J.C. EUSIGN, DATED AUGUST 7TH 1890.
 ODOT RIGHT OF WAY MAP, 6B-24-4
 C.S. #93060, BOUNDARY SURVEY FOR L.A.WYERS BY TERRA, L.S.1815, FILED AUGUST 24, 1993.
 C.S. #2005081, WASC0 BUSINESS PARK SUBDIVISION FOR THE PORT OF HOOD RIVER BY TERRA, L.S.1815, FILED OCTOBER 12, 2005.

CURVE	RADIUS	ARC	CHORD BRG	CHORD LEN.	DELTA	LINE BEARING	DISTANCE
C1	197.00'	198.07'	S 28°45'15" E	189.83'	57°36'28"	L1 N 00°23'10" E	42.00'
C2	72.00'	113.89'	S 45°21'54" W	102.38'	90°37'50"	L2 S 62°21'41" W	22.56'
C3	30.00'	47.67'	N 45°34'16" E	42.81'	91°02'34"	L3 S 29°04'24" E	29.61'
C4	155.00'	46.21'	N 08°29'27" W	46.04'	17°04'52"	L4 N 61°23'10" E	22.20'
C5	15.00'	26.71'	N 68°03'09" W	23.32'	102°02'36"	L5 N 60°48'58" W	64.64'
C6	15.00'	26.89'	N 09°34'25" E	23.43'	102°42'24"	L6 N 89°36'40" W	86.36'
C7	155.00'	51.50'	S 51°17'52" E	51.26'	19°02'12"	L7 N 89°36'40" W	35.95'
C8	89.09'	29.26'	S 35°26'47" W	29.13'	18°49'06"	L8 N 26°03'14" E	30.00'
C9	24.02'	33.60'	S 66°08'05" W	30.93'	80°10'14"	L9 S 73°46'24" E	31.00'
C10	58.96'	45.24'	S 84°14'47" W	44.14'	43°57'44"	L10 N 67°08'38" W	81.69'
C11	49.01'	42.54'	N 87°59'19" E	41.22'	49°44'09"	L11 S 00°23'10" W	4.87'
C12	59.07'	22.23'	S 79°56'06" E	22.10'	21°33'53"	L12 N 00°15'51" E	4.83'
C13	59.01'	14.38'	S 76°56'34" E	14.34'	13°57'46"	L13 N 00°31'37" E	34.84'
C14	68.96'	22.07'	N 82°56'18" W	21.97'	18°20'02"	L14 N 00°40'48" E	50.00'
						L15 N 89°36'50" W	27.08'
						L16 N 00°26'24" E	44.89'
						L17 N 18°49'36" W	31.90'
						L18 S 66°34'19" W	22.94'
						L19 S 25°10'07" W	23.66'
						L20 S 41°42'04" E	43.18'
						L21 N 73°46'24" W	11.53'
						L22 N 00°49'06" W	12.47'
						L23 N 10°10'48" W	18.70'
						L24 N 55°10'04" E	38.99'
						L25 N 44°00'56" E	22.50'
						L26 N 04°09'38" E	47.73'
						L27 S 89°36'50" E	9.08'

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ROAD MAINTENANCE AGREEMENT
 ROAD MAINTENANCE AGREEMENT AS RECORDED IN HOOD RIVER COUNTY
 RECORDS ON JUNE 21st 2022, INST# 20221963

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

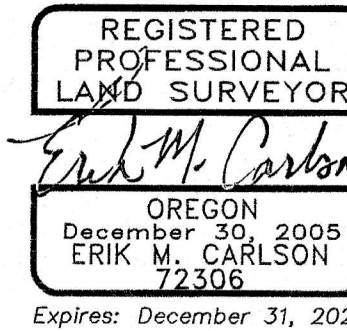
File Number 202214P
 Instrument received on the 21st day of
JUNE, 2022 at 11:30 A.M.

CS# 2022035

DATE FILED: 6/29/2022

BY: _____

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 partitioned in accordance with the provisions of ORS Chapter 92 and create public and private access, utility and septic field easements as shown.

Daniel J. Boyden 6.6.22
 Daniel J. Boyden, Trustee DATE
 Daniel and Julie Boyden Revocable Trust
 u/a/d 02/24/2009

Julie A. Boyden 6.6.22
 Julie A. Boyden, Trustee DATE
 Daniel and Julie Boyden Revocable Trust
 u/a/d 02/24/2009

This instrument was acknowledged before me on
6th of June 2022 (date)
 by Daniel J. Boyden and Julie A. Boyden
 as Trustees of the Daniel and Julie Boyden
 Revocable Trust u/a/d 02/24/2009

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

Heather Valdez
 Notary Signature

Notary Print Heather Valdez

Public Notary-OREGON
 Commission number: 1024983
 My Commission expires: May 16th, 2026

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

Jeff Heckel
 Hood River County Director of Budget and
 Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 7th day
 of JUNE, 2022.

Jeff Brown
 Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 14th day
 of JUNE, 2022.

Planning Number #20-0180
Heather Walker
 Hood River County Planning Director

TERRA SURVEYING

DATE: APRIL 25, 2022
 SCALE: 1"=60'
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 ASSESSORS MAP: 3N-10E-26CA
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