

2022 24P

TERRA SURVEYING

# PARTITION RE-PLAT

for

## INTEGRITY BUILDING AND CONSTRUCTION LLC, AN OREGON LIMITED LIABILITY COMPANY

LOCATION:

TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 1 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2022 076

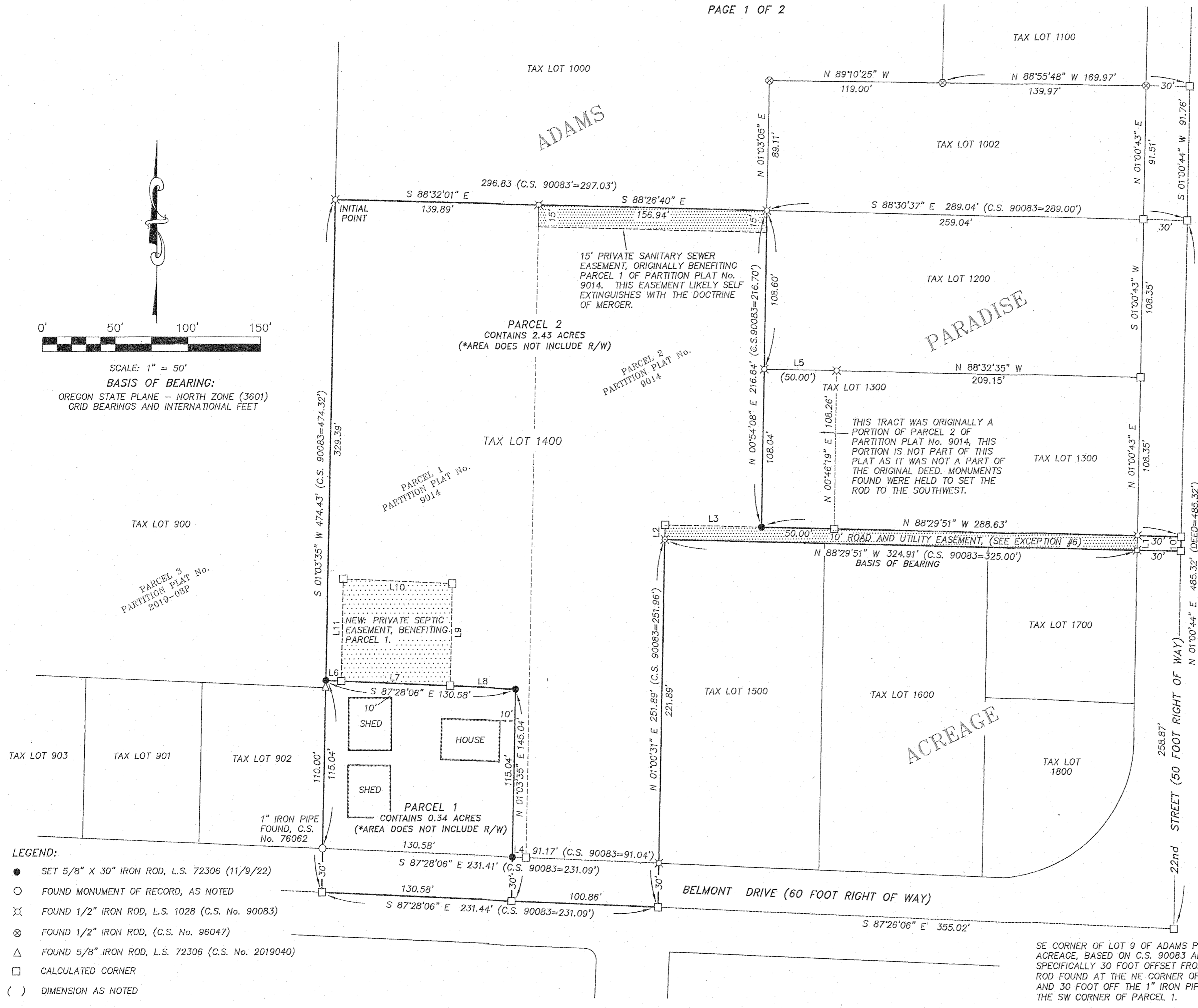
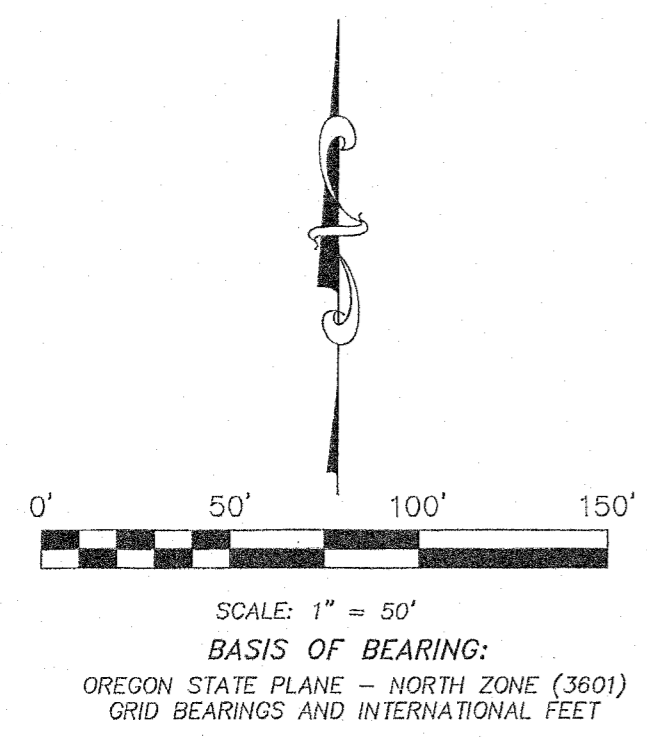
PARTITION PLAT# 20224P

DATE FILED: 12/22/2022

BY: MC

ADDRESS:  
2420 BELMONT DRIVE  
HOOD RIVER, OR  
97031

ZONING:  
HOOD RIVER COUNTY  
U-R-2  
RESIDENTIAL



LINE	BEARING	DISTANCE
L1	S 01°00'43" W	10.00'
L2	N 01°00'31" E	10.00'
L3	S 88°29'51" E	66.27'
L4	S 87°28'06" E	9.66'
L5	S 88°44'41" E	49.75'
L6	S 87°28'06" E	10.63'
L7	N 87°28'06" W	75.00'
L8	S 87°28'06" E	44.95'
L9	S 01°03'35" W	70.00'
L10	S 87°28'06" E	75.00'
L11	N 01°03'35" E	70.00'

**NOTE:**  
"PRIOR TO THE SUBDIVISION, REPLAT, OR LAND DIVISION OF EITHER PROPOSED PARCEL #1 AND OR PARCEL #2, THE OWNER, APPLICANT, DEVELOPER, SUCCESSORS OR THEIR ASSIGNED SHALL DESIGN AND INSTALL REQUIRED FRONTAGE AND UTILITY IMPROVEMENTS ALONG THEIR ENTIRE FRONTAGE ALONG BELMONT AVENUE TO THE SPECIFICATIONS OF THE HOOD RIVER MUNICIPAL CODE AND HOOD RIVER ENGINEERING STANDARDS AS APPROVED BY THE CITY ENGINEER."

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erik M. Carlson*

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December 31, 2023

- LEGEND:**
- SET 5/8" X 30" IRON ROD, L.S. 72306 (11/9/22)
  - FOUND MONUMENT OF RECORD, AS NOTED
  - ⊗ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. No. 90083)
  - ⊗ FOUND 1/2" IRON ROD, (C.S. No. 96047)
  - △ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2019040)
  - CALCULATED CORNER
  - ( ) DIMENSION AS NOTED

SE CORNER OF LOT 9 OF ADAMS PARADISE ACREAGE, BASED ON C.S. 90083 AND C.S. 96047. SPECIFICALLY 30 FOOT OFFSET FROM A 1/2" IRON ROD FOUND AT THE NE CORNER OF TAX LOT 1002 AND 30 FOOT OFF THE 1" IRON PIPE FOUND AT THE SW CORNER OF PARCEL 1.

**TERRA SURVEYING**

DATE: NOVEMBER 9, 2022  
SCALE: 1" = 50'  
PROJECT: 21181REPLAT  
ASSESSORS MAP: 3N-10E-35BD T.L. 1400  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terrandsurveying.com

CS# 2022 076

PARTITION RE-PLAT

for

INTEGRITY BUILDING AND CONSTRUCTION LLC, AN OREGON LIMITED LIABILITY COMPANY

LOCATION:

TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 2 OF 2

SURVEY CERTIFICATE:

I, ERIK M. CARLSON, BEING FIRST AND DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT DESCRIBED AS FOLLOWS.

PARCELS 1 AND 2 OF PARTITION PLAT No. 9014 FILED AUGUST 29, 1990, AND BEING A PORTION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON. THE INITIAL POINT BEING A 1/2" IRON ROD, L.S. 1028, FOUND AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF PARTITION PLAT No. 9014.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, ADAMS PARADISE ACREAGE; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 268.87 FEET AT THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO FREDERICK MERTON HAYMAN ET UX., BY DEED RECORDED IN DEED BOOK 38, PAGE 477; THENCE WEST ALONG THE SOUTH LINE OF SAID HAYMAN TRACT A DISTANCE OF 238.63 TO A POINT 50 FOOT EAST OF THE SOUTHWEST CORNER OF THE SAID HAYMAN TRACT AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EXCEPTION,

THENCE NORTH 00°46'19" EAST A DISTANCE OF 108.26 FEET TO A 1/2" IRON ROD ACCEPTED AS THE NORTHEAST CORNER OF THIS EXCEPTION; THENCE NORTH 88°44'41" WEST A DISTANCE OF 49.75 FEET TO A SIMILAR 1/2" IRON ROD; THENCE SOUTH 00°54'08" WEST A DISTANCE OF 108.04 FEET TO A POINT ON THE SOUTH LINE OF SAID HAYMAN TRACT; THENCE SOUTH 88°29'51" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS TRACT.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT TAX LOT 1400, BEING PARCELS 1 AND 2 OF HOOD RIVER COUNTY PARTITION PLAT No. 9014 (C.S. No. 90083) INTO A DIFFERENT CONFIGURATION. THIS PROPERTY WAS DESCRIBED AS A METES AND BOUNDS WITH EXCEPTIONS ON THE DEED TO THE CLIENT INST #2021-04684. THE REASON FOR THIS IS THAT THE COUNTY WAS UNSURE OF THE VALIDITY OF THE 1990 PLAT. SINCE THAT TIME, THE COUNTY HAS ACKNOWLEDGED PARTITION PLAT No. 9014 TO HAVE MET ALL OF THE APPLICABLE REQUIREMENTS TO BE PROPERLY RECORDED. MY SURVEYORS CERTIFICATE UTILIZES PARCEL 1 AND PARCEL 2 DESCRIPTIONS FOR THE OUTBOUNDS OF THE PROPERTY. THE DEED ELEMENTS USED TO RESOLVE THE BOUNDARY ARE BASED ON FIELD TYING EXISTING MONUMENTS OF RECORD, WHICH PROVIDE MEASUREMENTS TO UNDERSTAND THE HISTORICAL LOCATION OF THE SOUTHEAST CORNER OF LOT 9 OF ADAM'S PARADISE ACREAGE. THIS ALLOWS US TO LAYOUT DEED SEARCH POSITIONS. WITH THIS METHOD, WE RECOVERED THE PROPERTY CORNERS SET ON C.S. 90083 TO BE IN GOOD SHAPE. THE ONLY MONUMENT ON OUTER BOUNDARY OF THE PLAT THAT NEEDED TO BE SET IS THE SOUTHWEST CORNER OF TAX LOT 1300, THIS MONUMENT WAS SET AT A SOUTHERN PROJECTION OF EAST LINE OF PARCEL 2, BASED ON MONUMENTS RECOVERED TO THE NORTH.

THE BASIS OF BEARING IS TWO 1/2" IRON RODS, L.S. 1028 FOUND ON THE SOUTH LINE OF THE 10 FOOT EASEMENT NORTH OF TAX LOTS 1500, 1600, 1700.

REFERENCES:

- SURVEYS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE: PLAT OF ADAMS PARADISE ACREAGE, DATED: DECEMBER 1, 1908. C.S. No. 0741, SURVEY FOR SLOAT BY P.E. 3389, FILED: MAY 14, 1958. C.S. No. 7523, SURVEY FOR MULTICARE DEVELOPMENT Co. BY L.S. 859, FILED: MARCH 25, 1975. C.S. No. 76062, SURVEY FOR HANNERS BY CRON, L.S. 1028, FILED: NOVEMBER 29, 1976. C.S. No. 84071, SURVEY FOR CAMPBELL BY KLEIN AND ASSOCIATES, L.S. 932, FILED: OCTOBER 31, 1984. C.S. No. 90083, PARTITION PLAT No. 9014 FOR AKIYAMA BY DLC SURVEYING, L.S. 1028, FILED: OCTOBER 24, 1990. C.S. No. 93011, SURVEY FOR AKIYAMA BY L.S. 932, FILED: MARCH 29, 1993. C.S. No. 96047 SURVEY FOR FEY BY DLC SURVEYING, L.S. 1028, FILED: JULY 22, 1996. C.S. No. 2019-040, PARTITION PLAT No. 201908P FOR HANNERS BY TERRA SURVEYING, L.S. 72306, FILED: AUGUST 28, 2019.

LAND DEVELOPMENT REPORT, No. 22-0240ED, DATED JUNE 22, 2022:

EXCEPTIONS ARE AS FOLLOWS:

- 5) BOOK 1, PAGE 582. PRIVATE IRRIGATION RIGHT OF WAY EASEMENT, BENEFITING VALLEY IMPROVEMENT COMPANY, DATED FEBRUARY 18, 1902. NON SPECIFIC LOCATION.
6) BOOK 41, PAGE 226. PRIVATE EASEMENT FOR JOINT ROAD PURPOSES, DATED SEPTEMBER 14, 1949. ALSO: BOOK 42, PAGE 338. PRIVATE EASEMENT FOR JOINT ROAD PURPOSES, DATED APRIL 11, 1950. ALSO: BOOK 64, PAGE 507. PRIVATE EASEMENT FOR JOINT ROAD PURPOSES, DATED MAY 29, 1959, LOCATION IS AS SHOWN, BENEFITING TAX LOTS 1500, 1600, 1700.
7) BOOK 42, PAGE 338. PRIVATE 2 FOOT WIDE EASEMENT FOR IRRIGATION PIPELINE BENEFITING T.L. 1600, DATED APRIL 11, 1950. NOT A PART OF THIS PLAT.
8) CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN ON PARTITION PLAT No. 9014.
9) INST #20004426, DECLARATION OF DEED RESTRICTION/AGREEMENT FOR THE IMPROVEMENT AND CONSENT TO ANNEXATION, DATED DECEMBER 3, 2000.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2022 076

DATE FILED: 12/22/2022

BY: [Signature]

Partition Plat Number 202224P Instrument received on the 22nd day of DECEMBER, 2022 at 11:16 A.M.

Hood River County Director of Records and Assessments.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December 31, 2023

DECLARATION

I, the 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 in accordance with the provisions of ORS Chapter 92 and to create a private easement as shown on this plat.

[Signature] 12/18/2022 Managing Member Date

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

This instrument was acknowledged before me by Michael J. Ketter as the Managing Member of Integrity Building and Construction, LLC, an Oregon Limited Liability Company on the 8th day of December, 2022.

[Signature] Notary Signature Nancy J. Carlson Print notary name

NOTARY PUBLIC- State of Oregon Commission number: 985708 My Commission expires: April 14, 2023

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

[Signature] Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 24th day of DECEMBER, 2022

[Signature] Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 12th day of DECEMBER, 2022

Planning Number #415-22-0142 [Signature] Hood River County Planning Director

TERRA SURVEYING

DATE: NOVEMBER 9, 2022 SCALE: 1" = 50' PROJECT: 21181REPLAT ASSESSORS MAP: 3N-10E-35BD T.L. 1400 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com