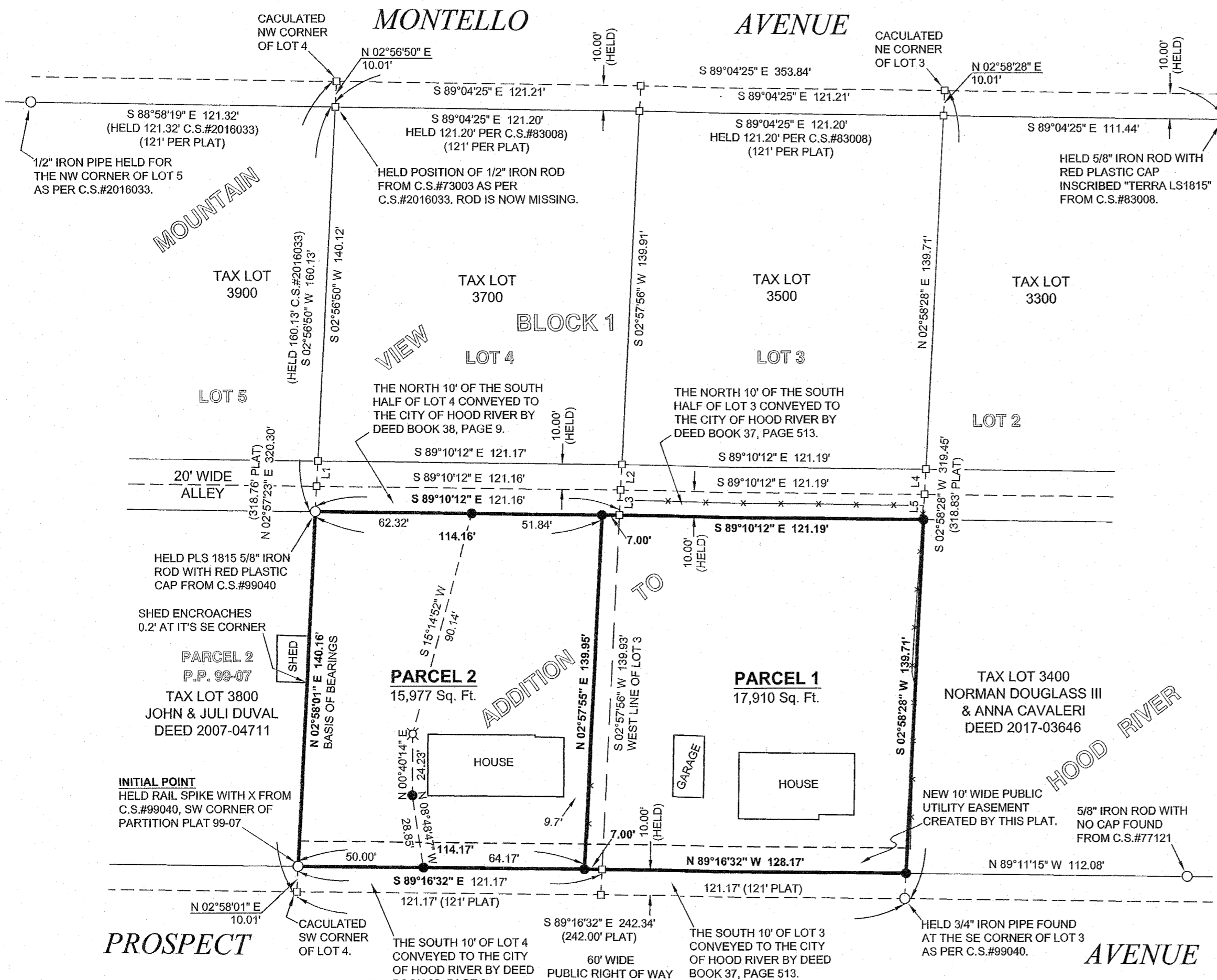
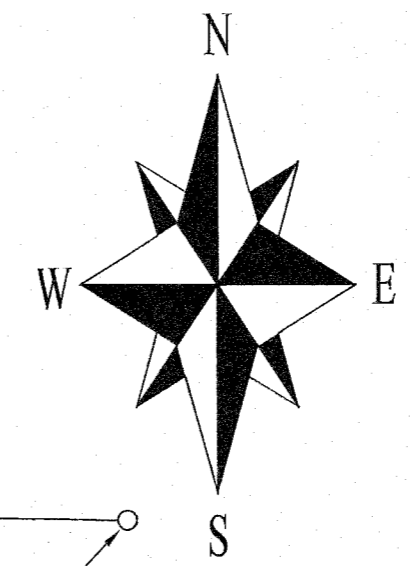


PARTITION RE-PLAT
 LOCATED IN PORTIONS OF LOTS 3 & 4, BLOCK 1, MOUNTAIN VIEW ADDITION TO HOOD RIVER
 IN THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 Survey No: 2023002
 Filed Date: 1/24/2023
 By: BC

RECORDING INFORMATION:
 PARTITION PLAT No. 202301P
 INSTRUMENT RECEIVED ON THE 24th DAY
 OF January, 2023
 AT 3:31 P.M.
James C. Kimball
 HOOD RIVER COUNTY DIRECTOR OF
 RECORDS AND ASSESSMENTS



SURVEYOR'S CERTIFICATE:

I, Bradley J. Cross, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Re-Plat, the boundaries being described by Warranty deed 2004-3449 recorded July 21, 2004, and Statutory Warranty deed 2017-03027 recorded September 1, 2017, Hood River County deed records as:

The South Half of Lot 3, Block 1 Mountain View Addition to Hood River.
 Excepting therefrom the South 10 feet and the north 10 feet thereof conveyed to the City of Hood River by deed Recorded May 11, 1948 in book 37, page 513, Hood River County deed records.

And:
 The South Half of Lot 4, Block 1 Mountain View Addition to Hood River.
 Excepting therefrom the South 10 feet and the north 10 feet thereof conveyed to the City of Hood River by deed Recorded May 7, 1948 in book 38, page 9, Hood River County deed records.

The initial point for this Partition Plat is the rail spike with "X" inscribed found at the Southwest corner of the Subject tract and being the Southeast corner of Partition Plat 99-07, recorded April 28, 1999, Hood River County plat records.

Bradley J. Cross
 Bradley J. Cross P.L.S.60051

NARRATIVE:

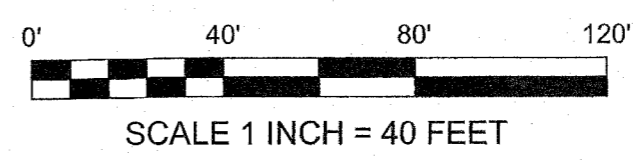
THE PURPOSE OF THIS SURVEY IS TO REPLAT THE PROPERTY BOUNDARY AS DESCRIBED IN THE SURVEYORS CERTIFICATE INTO 2 NEW PARCELS.

MONUMENTS OF RECORD WERE FOUND AND HELD AT THE NW AND SW CORNERS OF THE SUBJECT TRACT, BEING ON THE WEST LINE OF LOT 4. I EXTENDED THE LINE THROUGH THESE MONUMENTS TO CALCULATE THE SW CORNER OF LOT 4 ON THE ORIGINAL RIGHT OF WAY ESTABLISHED BY MOUNTAIN VIEW ADDITION PRIOR TO THE CONVEYANCE OF THE SOUTH 10 FEET OF BLOCK 1 TO THE CITY. I CALCULATED THE POSITION OF THE MONUMENT PREVIOUSLY FOUND BY MY SURVEY FILED AS C.S.#2016033 AT THE NW CORNER OF TAX LOT 3700 AND SIMILARLY EXTENDED THE WEST LINE OF LOT 3 TO THE ORIGINAL RIGHT OF WAY TO ESTABLISH THE NW CORNER OF LOT 3. I HELD THE PRORATED DISTANCES ALONG THE SOUTH LINE OF THE 10 FOOT CONVEYANCE TO THE CITY AS PER C.S.#3008 THROUGH THE MONUMENT FOUND TO THE EAST AS SHOWN. I HELD THE MONUMENT FOUND AT THE SE CORNER OF LOT 3 AND EXTENDED THE LINE NORTHERLY THROUGH THE PREVIOUSLY CALCULATED NE CORNER OF TAX LOT 3500 TO ESTABLISH THE NE CORNER OF LOT 3. THE CORNERS COMMON TO LOTS 3 & 4 WERE PRORATED AT MIDPOINT BETWEEN THE OUTER CORNERS OF THE LOTS. I THEN HALVED THE LOTS AND APPLIED THE 10 FOOT CONVEYANCES TO THE CITY ALONG THE NORTH AND SOUTH LINES. THE MONUMENTS FOUND ON THE WEST LINE OF THE SOUTH HALF OF LOT 4 WERE HELD AS PREVIOUSLY NOTED, NOW CONFIRMED TO BE ACCEPTABLY CLOSE TO THE CALCULATED POSITIONS.

THE COMBINED PROPERTIES WERE THEN PARTITIONED INTO 2 NEW PARCELS AS SHOWN. A PROPOSED FUTURE PARTITION OF PARCEL 2 WAS ALSO MONUMENTED AT THIS TIME.

BASIS OF BEARINGS:

STATE PLANE COORDINATES 3601 OREGON NORTH, N.A.D.83(2011) EPOCH 2010.00, BETWEEN THE MONUMENTS FOUND ON THE WEST LINE OF THE SUBJECT PROPERTY.



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 02°56'50" E	10.01'
L2	N 02°57'56" E	10.01'
L3	N 02°57'56" E	10.01'
L4	N 02°58'28" E	10.01'
L5	N 02°58'28" E	10.01'

- SYMBOL LEGEND:**
- SET 5/8" X 30" IRON RODS WITH BLUE PLASTIC CAP STAMPED "CROSS P.L.S. 60051" ON DECEMBER 30 & 31, 2022.
 - ⊠ SET 1-5/32" COPPER PLUG WITH MAGNET IN CONCRETE PATIO INSCRIBED "CROSS P.L.S. 60051" ON DECEMBER 30, 2022.
 - FOUND MONUMENT OF RECORD AS DESCRIBED.
 - CALCULATED CORNER, NOT FOUND OR SET.
 - (xx.xx) DISTANCE AS PER DEED OR SURVEY OF RECORD AS NOTED
 - x-x-x- FENCE

REGISTERED PROFESSIONAL LAND SURVEYOR
Bradley J. Cross
 OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051
 RENEWS: 12/31/2023

PROJECT NUMBER: 2022016.
 DATE OF MAP: JANUARY 20, 2023.
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35AB.
COLUMBIA RIVER SURVEYING & MAPPING
 1767 12th STREET, #191
 HOOD RIVER, OREGON, 97031
 PHONE: 541-386-9002
 EMAIL: INFO@COLUMBIASURVEYING.COM

- NOTES:**
- THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2022-29 MP.
 - A NEW 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS GRANTED BY THIS PARTITION ALONG THE SOUTHERLY LINES OF PARCELS 1 & 2.
 - PRIOR TO DIVISION OF PARCEL 2, WHICH INCLUDES MONUMENTATION DESCRIBED IN THE NARRATIVE ON THIS PARTITION RE-PLAT, THE OWNER OF PARCEL 2 SHALL COMPLETE PUBLIC IMPROVEMENTS ADJACENT TO BOTH PARCELS 1 AND 2 AS DEPICTED ON THIS PLAT CONSISTENT WITH THE CONDITIONS OF APPROVAL OF CITY PLANNING DEPARTMENT FILE NO. 2022-29 MP, INCLUDING PAYMENT OF ANY REQUIRED FEES, UNLESS SUCH IMPROVEMENTS ARE COMPLETED IN ASSOCIATION WITH A SEPARATE PERMIT, OR IN ASSOCIATION WITH A SUBSEQUENT LAND DIVISION OR LAND USE DECISION.

- REFERENCES:**
- HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S.#1720 - SUBDIVISION PLAT OF MOUNTAIN VIEW ADDITION FOR DECATUR BALDWIN BY C.M. HURLBURT, RECORDED NOVEMBER 12, 1935.
 C.S.#73003 - SURVEY FOR CARL COLEMAN BY TENNESON ENGINEERING CORP, P.L.S. 872, FILED MARCH 27, 1973.
 C.S.#75057 - SURVEY FOR PAUL WORTHEN BY DIELSCHNEIDER ASSOCIATES, P.L.S. 932, FILED OCTOBER 23, 1975.
 C.S.#77121 - SURVEY FOR DOC EBY BY BISHOP SURVEYING, P.L.S. 896, FILED FEBRUARY 7, 1978.
 C.S.#83008 - SURVEY FOR ED PRIDEAUX BY TERRA SURVEYING, P.L.S.1815, FILED APRIL 29, 1983.
 C.S.#99040 - PARTITION PLAT 99-07 FOR GLEN & DOROTHY McPHERREN BY TERRA SURVEYING, P.L.S. 1815, FILED JUNE 16, 1999.
 C.S.#2016033 - SURVEY FOR MORGAN LARSON BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S. 60051, FILED JUNE 2, 2016.
- HOOD RIVER COUNTY ASSESSORS MAP:
 03N-10E-35AB, REVISED MARCH 1, 2017.

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 THE PROVISIONS OF O.R.S. CHAPTER 92 AND GRANT THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN.

James C. Kimball 1-20-2019
 James C. Kimball DATE

Alice H. Kimball 1-20-2023
 Alice H. Kimball DATE

Glenn Nelson 1-20-2023
 Glenn Nelson DATE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF January, 2023,
 BY James C. Kimball, Alice H. Kimball and Glenn Nelson
Heather Lynn Harrell
 HEATHER LYNN HARRELL
 NOTARY - OREGON (PRINT NAME)
 STATE OF OREGON
 COUNTY OF Hood River
 COMMISSION NO. 992560
 MY COMMISSION EXPIRES October 28, 2023

APPROVALS:
 I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS 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 20 DAY OF January, 2023
Daryl G. Ingebo
 SHERMAN COUNTY SURVEYOR AS PER O.R.S. 92.100(4)

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 24 DAY OF JANUARY, 2023
Daryl G. Ingebo
 PLANNING FILE NUMBER 2022-29 MP
 CITY OF HOOD RIVER PLANNING DIRECTOR.