

HOOD RIVER COUNTY SURVEYOR'S OFFICE
 Survey No: 2023020
 Filed Date: 6/12/2023
 By: BC

RECORDING INFORMATION:
 PARTITION PLAT No. 202303P
 INSTRUMENT RECEIVED ON THE 12th DAY
 OF June, 2023
 AT 9:10 A.M.

 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

PARTITION PLAT

BEING A REPLAT OF LOTS 10, 11 & 12
 OF BLOCK 3 OF STRANAHAN'S ADDITION
 LOCATED IN THE N.E. 1/4 OF SECTION 35,
 TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO REPLAT THE PROPERTY BOUNDARY DESCRIBED BY DEED 2023-00062 AS LOTS 10, 11 AND 12, BLOCK 3, STRANAHAN'S ADDITION, TO CONSOLIDATE THE PROPERTY INTO A SINGLE PARCEL.
 I RECENTLY ESTABLISHED THE SUBJECT PROPERTY BOUNDARY FOR MY SURVEY FILED AS C.S.#2020043. MONUMENTS WERE FOUND OR SET AT ALL CORNERS. WITH A REFERENCE MONUMENT SET AT THE SOUTHEAST CORNER. DURING RECENT CONSTRUCTION OF NEW IMPROVEMENTS TO THE PROPERTY 3 OF THE 4 CORNERS WERE DESTROYED, LEAVING ONLY THE REFERENCE MONUMENT AT THE SOUTHEAST CORNER. A SURVEY RECENTLY FILED AS C.S.#2022046 RESET THE 3 MISSING CORNERS IN THE SAME POSITIONS AS MY C.S.#2020043 SURVEY. I FOUND AND VERIFIED ALL CORNER MONUMENTS AS SHOWN ON C.S.#2022046 TO BE IN THE SAME LOCATION AS PREVIOUSLY ESTABLISHED.

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 Plat, the boundaries being described as Lots 10, 11 and 12, Block 3, Stranahan's Addition, in the City of Hood River, County of Hood River and State of Oregon. The initial point for this Partition Plat is a 1-5/32" copper disk inscribed "TERRACALC L.S." found at the Northeast corner of said Lot 12.

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

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 THE PROVISIONS OF O.R.S. CHAPTER 92.

 Larry Ellifritz 3-31-23
 President DATE
 Consolidated Federal Credit Union

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2023,
 BY Larry Ellifritz as President of Consolidated Federal Credit Union.

 Notary Signature
 Josefina Murillo
 NOTARY - OREGON (PRINT NAME)
 STATE OF Oregon
 COUNTY OF Hood River
 COMMISSION NO. 997786
 MY COMMISSION EXPIRES March 18, 2024

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

 Hood River County Director of Budget and Finance

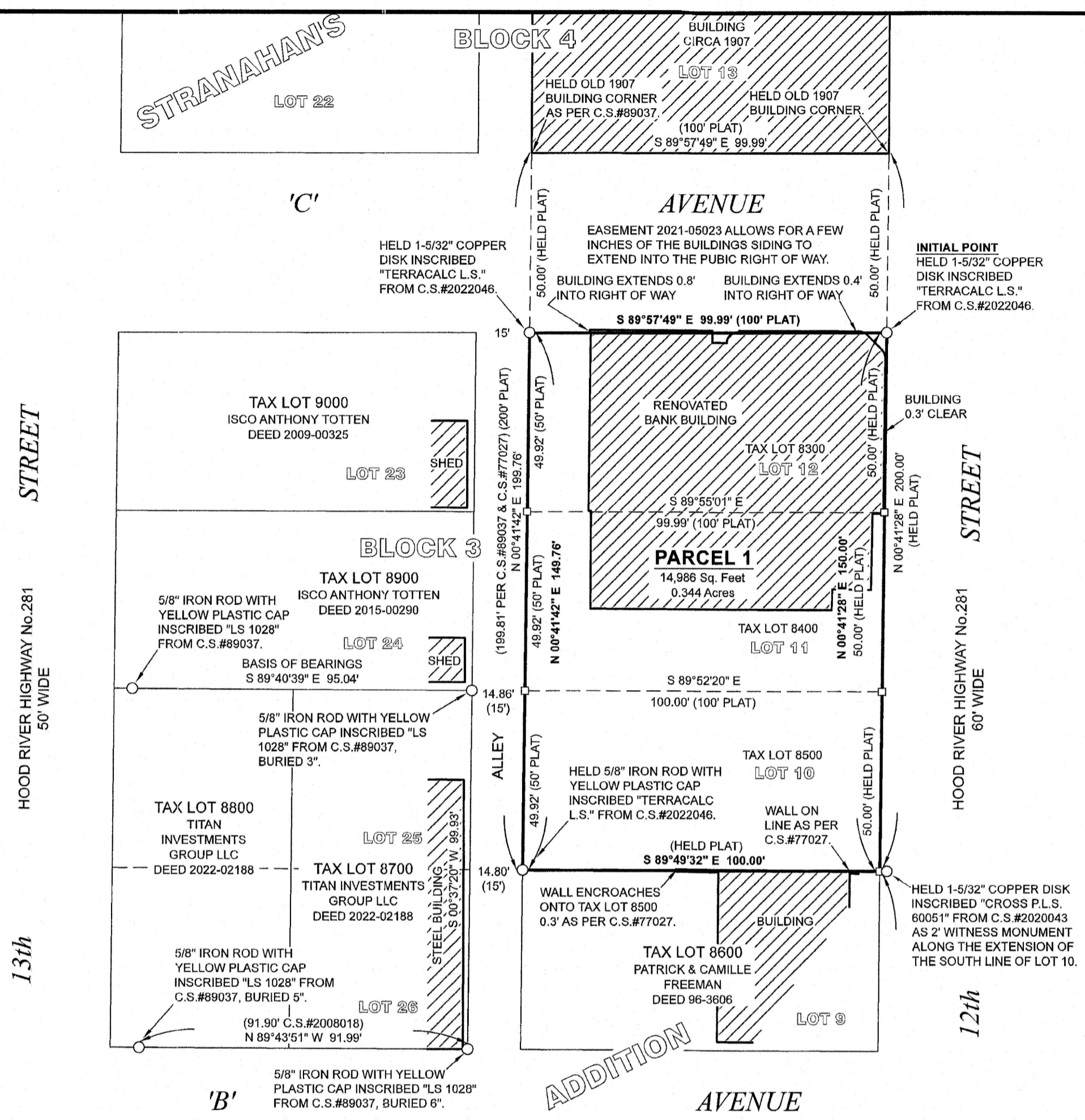
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 27 DAY OF April, 2023

 SHERMAN COUNTY SURVEYOR AS PER O.R.S. 92.100(4)

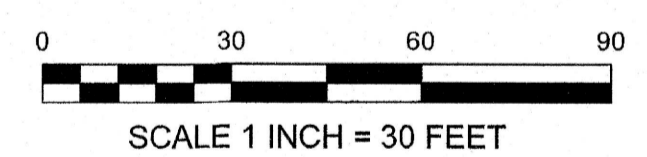
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 3 DAY OF MAY, 2023

 PLANNING FILE NUMBER 2021-01 SPR/MP

 CITY OF HOOD RIVER PLANNING DIRECTOR.



SYMBOL LEGEND:
 ○ FOUND MONUMENT OF RECORD AS NOTED
 □ CALCULATED CORNER - NOT FOUND OR SET (50.00')
 (50.00') PLAT OR PREVIOUS SURVEY DIMENSION AS NOTED



BASIS OF BEARINGS:
 STATE PLANE COORDINATES 3601 OREGON NORTH, N.A.D.83(2011) EPOCH 2010.00. BETWEEN BETWEEN THE MONUMENTS FOUND ON THE NORTH LINE OF LOT 25, BLOCK 3, STRANAHAN'S ADDITION.

- NOTES:**
 THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2021-01.
 THE PROPERTY IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS NUMBERED ON THE STATUS OF RECORD TITLE PREPARED BY AMERITITLE, TITLE No. 568328AM, DATED OCTOBER 28, 2022:
- NOTE ABOUT 2022-2023 TAXES.
 - CITY LIENS, IF ANY, OF THE CITY OF HOOD RIVER.
 - THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF ROADS, STREETS OR HIGHWAYS.
 - DECLARATION OF DEED RESTRICTIONS RECORDED JULY 13, 2000, INSTRUMENT No. 2000-2566. THE DOCUMENT REFERENCES AN AGREEMENT FOR IMPROVEMENTS WITH THE CITY OF HOOD RIVER.
 - TEMPORARY EASEMENT GRANTED TO THE OWNER OF THE SUBJECT PROPERTY FROM THE CITY OF HOOD RIVER FOR "A FEW INCHES OF THE BUILDINGS SIDING" EXTENDING INTO THE PUBLIC RIGHT OF WAY. INSTRUMENT 2021-05023, RECORDED NOVEMBER 5, 2021, HOOD RIVER COUNTY DEED RECORDS.

- REFERENCES:**
 HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S.#1754 - SUBDIVISION PLAT OF STRANAHAN'S ADDITION FOR STRANAHAN BY C.J. HAYES, RECORDED APRIL 29, 1902.
 C.S.#1755 - SUBDIVISION PLAT OF STRANAHAN'S 2ND ADDITION FOR STRANAHAN BY C.J. HAYES, DATED JULY 6, 1904.
 C.S.#7206 - SURVEY FOR ORDWAY BY NEWTON SURVEYING CO., P.L.S.654, FILED JANUARY 26, 1972.
 C.S.#77027 - SURVEY FOR U.S. NAT. BANK BY DANNY CROON, P.L.S.1028, FILED MARCH 28, 1977.
 C.S.#89037 - SURVEY FOR DIRKS & MAURER BY D.L.C. SURVEYING, P.L.S. 1028, FILED MAY 18, 1989.
 C.S.#2007036 - SURVEY FOR SMITH BY KLEIN & ASSOCIATES, INC., P.L.S. 59002, FILED APRIL 11, 2007.
 C.S.#2008018 - SURVEY FOR HOOD RIVER CORNERSTONE BY KLEIN & ASSOCIATES, INC., P.L.S. 59002, FILED MARCH 24, 2008.
 C.S.#2020043 - SURVEY FOR CONSOLIDATED COMMUNITY CREDIT UNION BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S. 60051, FILED OCTOBER 19, 2020.
 C.S.#2022046 - SURVEY FOR R&H CONSTRUCTION BY TERRACALC LAND SURVEYING, INC, P.L.S. 89441, FILED SEPTEMBER 29, 2022.

HOOD RIVER COUNTY ASSESSORS MAP:
 03N-10E-35AD, REVISED FEBRUARY 26, 2018.

REGISTERED PROFESSIONAL LAND SURVEYOR

Bradley J. Cross
 OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051

RENEWS: 12/31/2023

PROJECT NUMBER: 2020024
 DATE OF MAP: JANUARY 26, 2023
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35AD

COLUMBIA RIVER SURVEYING & MAPPING

1767 12th St, #191
 HOOD RIVER, OREGON, 97031
 PHONE: 541-386-9002
 EMAIL: INFO@COLUMBIASURVEYING.COM