

PARTITION RE-PLAT for RITA KETLER

LOCATION:

PARCEL 2 OF PARTITION PLAT NO. 9101, PARCEL OF LAND IS LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2023026

DATE FILED: 6/28/2023

BY: [Signature]

File Number 202305P

Instrument received on the 27th day of June, 2023 at 9:03 am.

Hood River County Director of Records and Assessments

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 Partition Plat, the boundaries being described as Parcel 2 of Partition Plat No. 9101, filed February 27, 1991.

Initial point is a 5/8" iron rod, L.S. 1028 at the Northwest corner of the 50 foot Road and Utility Easement.

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 are creating public and private easements as shown.

Rita Ketler 6-20-2023
Rita Ketler DATE

State of OREGON
County of HOOD RIVER

This instrument was acknowledged before me on JUNE 20th, 2023 (date)

by Rita Ketler

[Signature]
Notary Signature LISA GAODE

Print

Public Notary-OREGON

Commission number: 1017338

My Commission expires: October 21, 2025

APPROVALS

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 20th day of JUNE, 2023

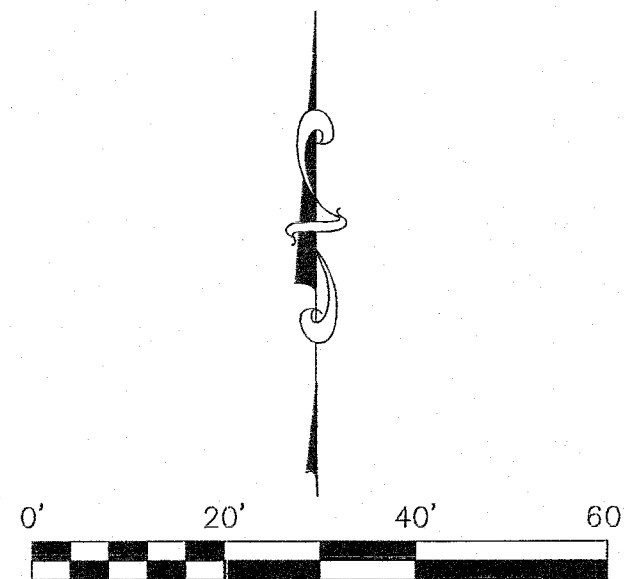
[Signature]
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 23rd day of JUNE, 2023

Planning File Number 2021-18
[Signature]
The City of Hood River Planner Director

PROPERTY ADDRESS:
3850 MAY STREET
HOOD RIVER, OREGON
97031

CITY OF HOOD RIVER ZONING:
R-1
URBAN LOW DENSITY RESIDENTIAL



SCALE: 1" = 20'

BASIS OF BEARING:
OREGON STATE PLANE - NORTH ZONE (3601)
GRID BEARINGS AND INTERNATIONAL FEET

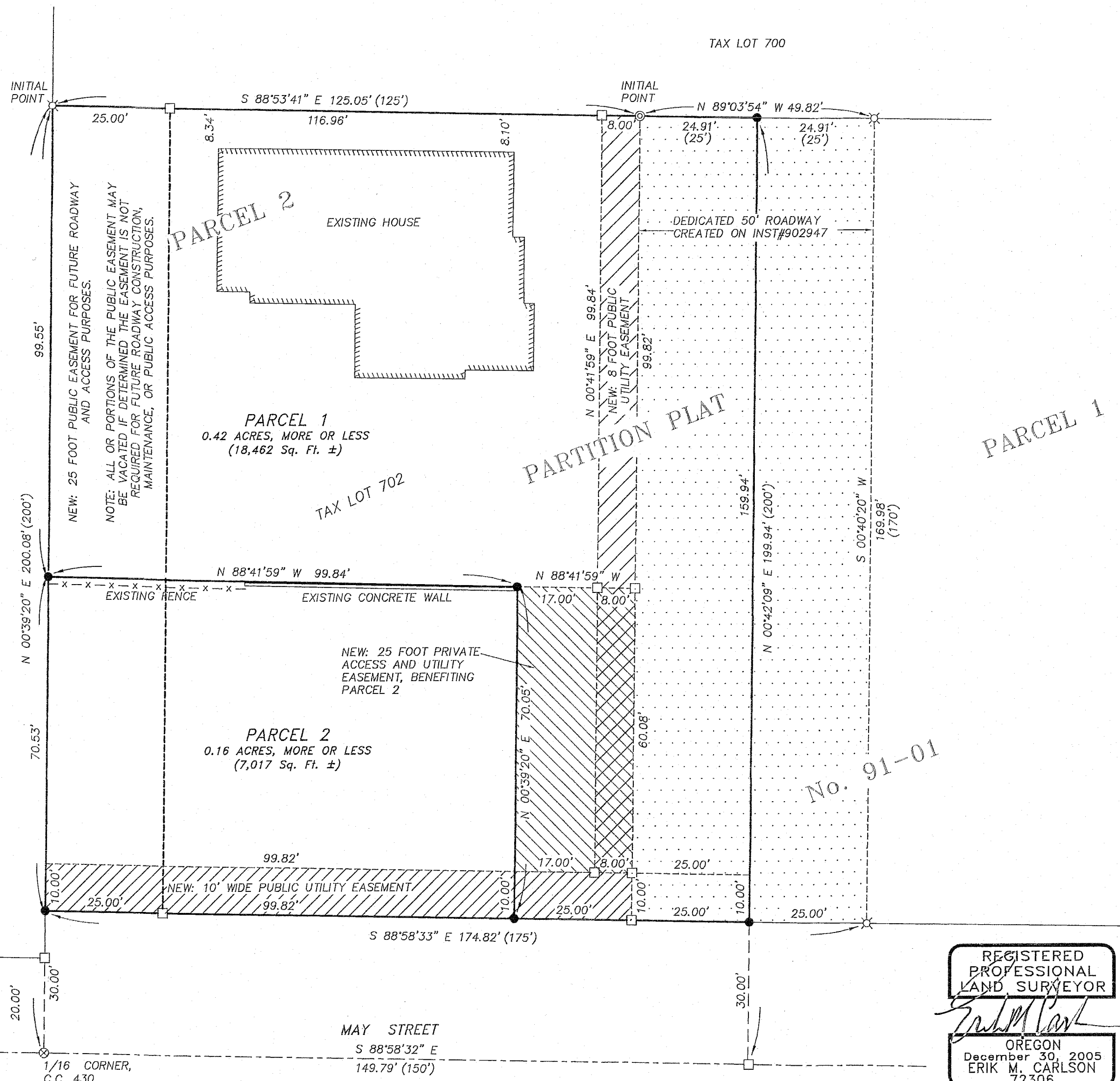
NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING TAX LOT 702, BEING PARCEL 2 OF PARTITION PLAT No. 9101 (C.S. 91005) INTO 2 PARCELS. THE BOUNDARY RESOLUTION IS AS FOLLOWS: WE FOUND AND HELD AN ORIGINAL 1/2" IRON ROD, L.S. 1028 FROM PARTITION PLAT NO. 91-01 (C.S. 91005) AT THE NORTHWEST CORNER OF PARCEL 2. WE FOUND TWO IRON RODS WITHIN PARCEL 1 ON THE EAST BOUNDARY OF THE 50 FOOT ROAD AND UTILITY EASEMENT AND A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID 50 FOOT EASEMENT, BEING THE INITIAL POINT OF THIS PLAT. THE NORTHEAST CORNER OF SUBJECT LOT WAS PLACED PROPORTIONATELY ALONG THE NORTH LINE OF SAID EASEMENT AS THE ORIGINAL PLAT INTENDED. THE SOUTHWEST BOUNDARY CORNER WAS CALCULATED BY HOLDING A 3" BRASS CAP FOUND AT THE 1/16th CORNER AND THE 1/2" IRON ROD RECOVERED AT THE NORTHWEST CORNER OF SUBJECT TRACT. WE HELD 30' FOR THE NORTH RIGHT OF WAY OF MAY STREET TO PLACE THE SOUTHWEST CORNER. THE SOUTHEAST BOUNDARY CORNER WAS CALCULATED BY HOLDING THE SOUTHEAST CORNER OF SAID UTILITY EASEMENT AND 25 FEET WESTERLY TO ALIGN WITH THE SOUTHWEST CORNER.

MONUMENTATION WAS SET AT THE PARTITION PLAT CORNERS, AS NOTED.

NOTE:

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2021-18.



1/16 CORNER, C.C. 429

S 88°55'18" E 1322.25'

1/16 CORNER, C.C. 430

MAY STREET S 88°58'32" E 149.79' (150')

LEGEND:

- SET 5/8" IRON ROD WITH CAP L.S. 72306 (MARCH 15, 2023)
⊗ FOUND AND HELD 1/2" IRON ROD, L.S. 1028 (C.S. 91005)
⊙ FOUND AND HELD 5/8" IRON ROD, NO CAP (C.S. 91005)
⊗ FOUND AND HELD 3" BRASS CAP IN MONUMENT BOX AT 1/16 CORNER
□ CALCULATED, NOT FOUND OR SET
() PLAT CALL
C.C. CORNER CARD
[Symbol] NEW PUBLIC OR PRIVATE EASEMENT AS NOTED
[Symbol] EXISTING DEDICATED PUBLIC RIGHT OF WAY.

REFERENCES:

FILED IN THE COUNTY SURVEYORS OFFICE
C.S. 91005, PARTITION PLAT No. 9101 FOR PHYLLIS FIASCA-TALLMAN BY D.L.C. SURVEYING, L.S. 1028, FILED: MARCH 1, 1991.
C.S. 2005-079, RECORD OF SURVEY FOR THE HERITAGE CORPORATION BY KLEIN AND ASSOCIATES, L.S. 932, FILED: OCTOBER 12, 2005.

LAND DEVELOPMENT REPORT NO. 20-0569ED, DATED MARCH 14, 2023.

- 3) BOOK 38, PAGE 248, ELECTRIC TRANSMISSION EASEMENT BENEFITING PACIFIC POWER AND LIGHT COMPANY, GENERALLY DESCRIBED. DATED: JULY 13, 1948.
4) BOOK 74, PAGE 539, IRRIGATION PIPELINE EASEMENT BENEFITING MALEY, GENERALLY DESCRIBED. DATED: NOVEMBER 14, 1963.
5) INST#711400, POWERLINE RIGHT OF WAY BENEFITING PACIFIC POWER & LIGHT COMPANY, LOCATION IS GENERALLY DESCRIBED. DATED: AUGUST 17, 1971.
6) INST#902947, ROAD RIGHT OF WAY BENEFITING HOOD RIVER COUNTY, NORTH HALF OF MAY STREET. DATED: NOVEMBER 26, 1990.
7) INST#911860, RESTRICTIVE COVENANT REGARDING MOBILE HOME PLACEMENT, SEE DOCUMENT FOR DETAILS. DATED: JULY 30, 1991.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2023

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

DATE: MARCH 15, 2023
PROJECT: 20172PPLAT
SCALE: 1" = 20'
ASSESSORS MAP: 3N-10E-34A T.L. 702