

TERRA SURVEYING  
PARTITION PLAT  
for  
GUIGNARD HOLDINGS, LLC

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1200 INTO THREE PARCELS. THE EXTERIOR BOUNDARY IS DESCRIBED ON STATUS OF RECORD TITLE REPORT (No. 385504AM) FROM AMERITITLE, DATED DECEMBER 8, 2022 AS PARCEL 2 OF PARTITION PLAT No. 9222 (C.S. 92100). SAID PARCEL 2 WAS A PORTION OF LOT 5, BLOCK 2 OF GUIGNARD SUBDIVISION. THE DEED ELEMENTS HELD FOR THIS BOUNDARY ARE MONUMENTS RECOVERED AS FOUND BY DANNY CRON, L.S. 1028 ON PARTITION PLAT No. 9222, TOGETHER WITH MONUMENTS SET ON THE ORIGINAL PLAT OF GUIGNARD SUBDIVISION. WE RECOVERED AND HELD 1/2" IRON RODS ON THE WEST LINE OF SAID PARCEL 2, BEING THE NORTHEAST AND SOUTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION. AT THE SOUTHWEST CORNER OF SAID PLAT WE HELD A 1" IRON PIPE AND A 1/2" IRON ROD AT THE SOUTHWEST CORNER OF LOT 8 OF SAID SUBDIVISION. THE NORTHEASTERLY BOUNDARY WAS DETERMINED BY RECOVERING 1/2" IRON RODS ON THE SOUTH BOUNDARY OF PARCEL 1 OF PARTITION PLAT No. 9222, WE HELD THE POSITIONS AND RESET COPPER PLUGS ON THE WEST LINE OF SAID PARCEL 1 AS THEY WERE REMOVED WHEN SAN GIORGIO ROAD WAS CONSTRUCTED. THE OTHER CORNERS WE HAD TO RESET WERE THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SAID PARCEL 2. WE RESET THESE CORNERS BY HOLDING DISTANCE-DISTANCE INTERSECTIONS BASED ON PLAT DIMENSIONS.

THE BASIS OF BEARING FOR THIS PLAT IS THE IRON RODS FOUND ON THE SOUTH LINE OF PARCEL 1 OF PARTITION PLAT No. 9222.

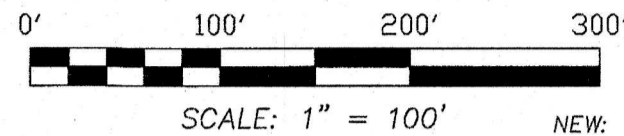
**AFFIDAVIT:**

AFFIDAVIT OF CONSENT TO THE DECLARATION OF THIS PLAT BY THE HOLDER OF TRUST DEED INST#201702761, RECORDED AS INST#2023-2023-00698.

**BASIS OF BEARING:**  
HOOD RIVER COUNTY SURVEY NO. 92100  
(PARTITION PLAT No. 9222)

**LOCATION OF SURVEY:**

TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON.



LINE	BEARING	DISTANCE
L1	S 64°56'25" E	46.53'
L2	N 07°46'00" W	43.35'
L3	N 87°31'15" W	89.03'
L4	S 01°21'22" W	50.00'
L5	N 01°21'22" E	50.00'
L6	S 87°31'14" E	91.44'
L7	S 08°54'52" E	21.53'
L8	N 08°54'52" W	92.39'
L9	N 01°38'08" E	104.65'
L10	N 88°21'52" W	71.77'
L11	S 01°21'22" W	43.72'
L12	S 01°21'22" W	60.00'
L13	S 88°21'52" E	25.00'
L14	S 87°50'37" E	68.57'

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2023029

DATE FILED: 7/31/2023

BY: BC

OWNER:  
GUIGNARD HOLDINGS, LLC  
1225 MULTNOMAH ROAD  
HOOD RIVER, OR 97031

File Number 202308P  
Instrument received on the 31<sup>st</sup> day of  
July, 2023 at 2:14 P.M.

Hood River County Director of Records  
and Assessments.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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 partitioned in accordance with the provisions of ORS Chapter 92 and create private easement and dedication of right of way.

Andreas Von Flotow 4-18-23  
Andreas Von Flotow, Representative DATE

This instrument was acknowledged before me on  
April 18<sup>th</sup>, 2023 (date)

by Andreas Von Flotow as a representative of Guignard Holdings, LLC.

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

Nancy J. Carlson  
Notary Signature

Nancy J. Carlson  
Notary Print

Public Notary-OREGON  
Commission number: 1032416  
My Commission expires: January 19, 2023

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

Shirley Patterson  
Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 18<sup>th</sup> day of APRIL, 2023.

Abner  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 19<sup>th</sup> day of APRIL, 2023.

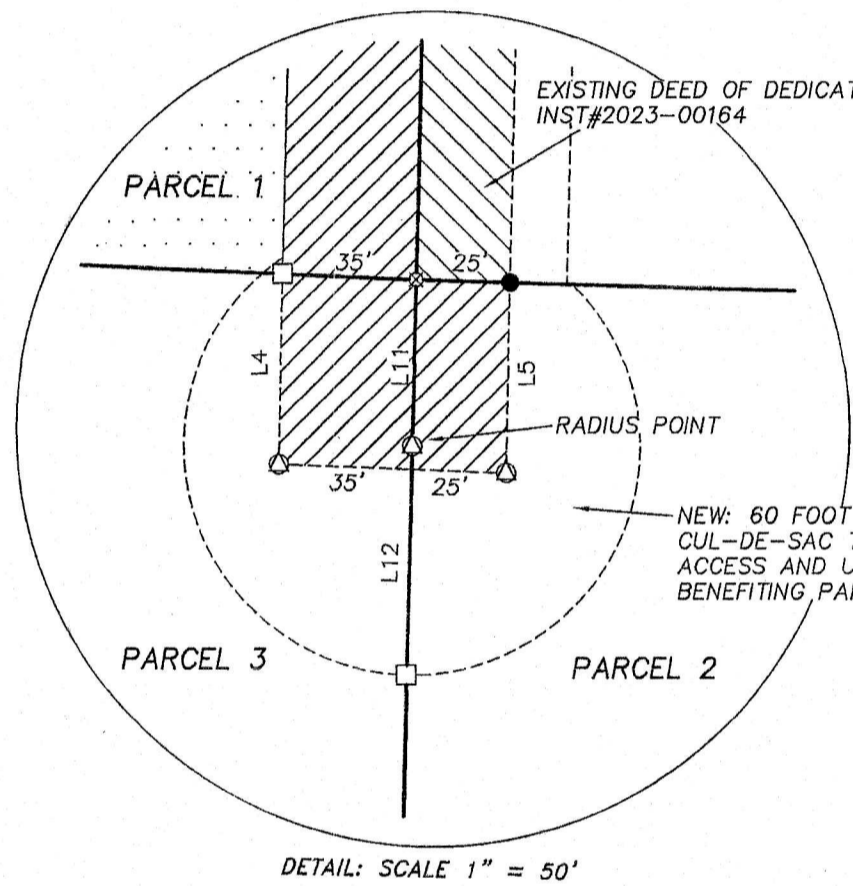
Planning Number #18-0123  
Ami D. Walker  
Hood River County Planning Director

**TERRA SURVEYING**

DATE: JANUARY 17, 2023  
SCALE: 1" = 100'  
PROJECT: 17155PART  
ASSESSORS MAP: 2N-10E-2DC T.L. 1200

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

CS# 2023029



**REFERENCES:**

- SURVEYS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:  
PLAT OF GUIGNARD SUBDIVISION BY DONALD BRANTON, FILED: MARCH, 1966.  
C.S. 1692, PLAT OF GUIGNARD SUBDIVISION BY BRANTON (ENG. No. 4112), FILE DATE UNKNOWN.  
C.S. 79030, SURVEY FOR VARIOUS OWNERS BY BISHOP (L.S. 896), FILED: JANUARY 31, 1979.  
C.S. 80098, SURVEY FOR FORREST ORCUTT ET UX. BY BISHOP (L.S. 896), FILED: JANUARY 25, 1981.  
C.S. 86048, SURVEY FOR HAROLD BENSON BY CRON (L.S. 1028), FILED: AUGUST 29, 1986.  
C.S. 92100, PARTITION PLAT No. 9222 FOR DON REINIG BY CRON (L.S. 1028), FILED: DECEMBER 14, 1992.  
C.S. 96009, PARTITION PLAT No. 9604 FOR DON REINIG BY CRON (L.S. 1028), FILED: APRIL 2, 1996.  
C.S. 2003-060, BOUNDARY LINE ADJUSTMENT FOR ILIAS GUINO BY KLEIN AND ASSOCIATES (L.S. 932), FILED: SEPTEMBER 4, 2003.  
C.S. 2017-068, RECORD OF SURVEY FOR PONOSTYLE LLC. BY COLUMBIA RIVER SURVEYING AND MAPPING (L.S. 60051), FILED: DECEMBER 20, 2017.

**HATCH LEGEND:**

- WETLAND DELINEATION
- DEDICATED PUBLIC RIGHT OF WAY
- NEW: PRIVATE EASEMENT AS NOTED

**LEGEND:**

- SET 5/8" X 30" IRON ROD, L.S. 72306 (1/17/23)
- ⊠ SET 1-5/32" COPPER PLUG, L.S. 72306 (1/17/23)
- ⊙ NOTE: THIS MONUMENT REPLACES A PREVIOUSLY TIED A 1/2" IRON ROD (C.S. 1692) LOST TO RECENT CONSTRUCTION.
- ⊕ SET 1-5/32" COOPER PLUG, L.S. 72306 (1/16/23)
- FOUND MONUMENT OF RECORD AS NOTED
- ⊗ FOUND 1/2" IRON ROD NO CAP, (PLAT OF GUIGNARD SUBDIVISION, C.S.1682)
- ⊙ FOUND 1" IRON PIPE, (C.S. 1692)
- △ FOUND 3/4" IRON PIPE (C.S. 86048)
- ⊙ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. 86048)
- CALCULATED, NOT FOUND OR SET
- ( ) RECORD DISTANCE

NOTE: THIS MONUMENT REPLACES A PREVIOUSLY TIED A 1/2" IRON ROD (C.S. 1692) LOST TO RECENT WALL CONSTRUCTION.

**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. 9222 FILED NOVEMBER 20, 1992, BEING A PORTION OF LOT 5, BLOCK 2, GUIGNARD SUBDIVISION, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

INITIAL POINT IS A 1" IRON PIPE AT THE SOUTHWEST CORNER OF SAID PARCEL 2.

**EASEMENTS:**

AMERITITLE STATUS OF RECORD TITLE (SORT), No. 385504AM. DATED: DECEMBER 8, 2022.

- BOOK 29, PAGE 181, GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED: DECEMBER 11, 1941. LOCATION IS GENERAL IN NATURE.
- BOOK 35, PAGE 113, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED: JULY 11, 1947. LOCATION IS GENERAL IN NATURE.
- INSTRUMENT No. 661339, WATER APPLICATION AND ANNEXATION AGREEMENT, RECORDED: JULY 5, 1966. CITY OF HOOD RIVER TO FURNISH DOMESTIC WATER TO LOTS 1, 2, 3, 4, 5, 7, AND 8 OF BLOCK 2, PLAT OF GUIGNARD SUBDIVISION.
- PUBLIC UTILITY EASEMENTS AS SHOWN ON THE OFFICIAL PLAT OF GUIGNARD SUBDIVISION AND PARTITION PLAT No. 9222.

**NOTES:**

THE TEMPORARY CUL-DE-SAC SHALL BE EXTINGUISHED SHOULD SAN GIORGIO ROAD BE EXTENDED IN THE FUTURE TO SERVE ADDITIONAL PARCELS.

THE FUTURE USE AND DEVELOPMENT OF PARCEL 1 MAY BE RESTRICTED OR OUTRIGHT PROHIBITED GIVEN MOST OF THE PARCEL IS CURRENTLY ENCUMBERED BY A JURISDICTIONAL WETLAND.