

TERRA SURVEYING

PARTITION PLAT

for

SAINT MARY CATHOLIC CHURCH OF HOOD RIVER, Inc.

LOCATION:

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

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2023 037

BY: 10/4/2023

DATE FILED: 10/2

File Number 202310P Instrument received on the 4th day of October, 2023 at 10:38 AM

Signature of Surveyor Erik M. Carlson

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 boundary being described on the legal description to the left.

Initial point is a 3" brass cap at the Northerly Northwest corner of the James M. Benson DLC 39.

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 our desires and in accordance with the provisions of ORS Chapter 92 and hereby creates a public utility easement and public dedication as shown.

Signature of Representative of Saint Mary Catholic Church of Hood River, Inc.

State of Oregon County of Hood River

This instrument was acknowledged before me on September 27, 2023 (date) by Tomy Chouwaran Representative of Saint Mary Catholic Church of Hood River, Inc.

Notary Signature: Marsha Jo Ann Cherrick

Public Notary-OREGON Commission number: 1040802 My Commission expires: September 17, 2027

APPROVALS

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

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

I hereby certify this partition was examined and approved as of this 28th day of SEPTEMBER, 2023

Signature of Hood River County Surveyor

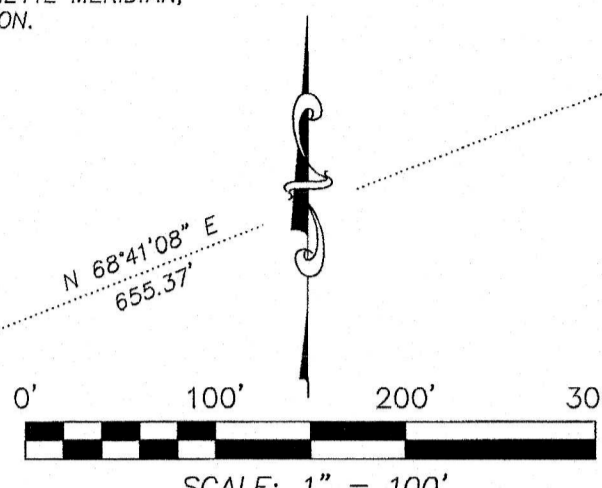
I hereby certify this partition was examined and approved. Dedication as shown is accepted as approved per ORS 92.175 as of this 4th day of OCTOBER, 2023

Signature of Planning Director

Signature of City of Hood River Planning Director

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE CITY OF HOOD RIVER IN HOOD RIVER COUNTY, OREGON, AND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH OF RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 404.62 FEET (6.13 CHAINS) EAST OF THE MOST SOUTHERLY SOUTHEAST CORNER OF THE WILLIAM JENKINS DONATION LAND CLAIM IN SAID SECTION 35; THENCE SOUTH 00°43'01" WEST A DISTANCE OF 30.02 FEET TO A 5/8" IRON ROD, L.S. 59009, BEING ALONG THE EAST LINE OF THE J.R. REES TRACT AS DESCRIBED IN DEED FROM J.N. TEAL AND WIFE, RECORDED JULY 31, 1924, IN BOOK 18, PAGE 204, DEED RECORDS; THENCE SOUTH 00°43'01" WEST CONTINUING ALONG THE REES LINE A DISTANCE OF 817.42 FEET TO A BRASS CAP MONUMENTING THE NORTHWEST CORNER OF THE JAMES M. BENSON DONATION LAND CLAIM; THENCE NORTH 89°57'33" EAST, ALONG THE NORTH LINE OF SAID BENSON DONATION LAND CLAIM, 586.61 FEET (8.90 CHAINS) TO A 3/4" IRON PIPE FOUND ON THE NORTH LINE OF SAID BENSON DLC NO. 39; THENCE NORTH 00°49'16" EAST ALONG THE EAST LINE OF DEED BOOK 48, PAGE 378, BEING DEEDED TO FRANCIS P. LEIPZIG, ROMAN CATHOLIC BISHOP OF THE DIOCESE OF BAKER CITY IN TRUST FOR THE USE AND BENEFIT OF ST. MARY'S CATHOLIC CHURCH OF HOOD RIVER A DISTANCE OF 789.54 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY OF BELMONT AVENUE; THENCE CONTINUING ALONG SAID DEED A DISTANCE OF 30.02 FEET TO A POINT IN THE CENTERLINE OF SAID BELMONT AVENUE; THENCE NORTH 87°19'22" WEST ALONG SAID CENTERLINE A DISTANCE OF 588.39 FEET (8.90 CHAINS) TO THE POINT OF BEGINNING.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PARCEL INTO 3 PARCELS. THE OUTBOUNDS OF THE SUBJECT PARCEL HAS BEEN SURVEYED BY KLEIN & ASSOCIATES IN 2013 (C.S. 2013-013). THE DEED BOUNDARY IS DESCRIBED WITH METES AND BOUNDS DESCRIPTION BEGINNING AT A POINT MEASURING 404.58 FEET EAST OF THE SOUTHEAST CORNER OF WILLIAM JENKINS DLC No. 38, WE RECOVERED AND HELD A 5/8" IRON ROD SET ON THE 2013 SURVEY, WHICH FALLS SOUTH 30.02 FEET OF SAID POINT OF BEGINNING, BEING ON THE SOUTH RIGHT OF WAY OF BELMONT AVENUE. THE DEED CONTINUES FROM THE POINT OF BEGINNING SOUTH 825.66 FEET TO A BRASS CAP MONUMENTING THE NORTHWEST CORNER OF THE JAMES BENSON DLC, WE HELD SAID BRASS CAP OVER THE DEED DISTANCE AT THIS POINT. THE DEED CONTINUES EAST A DISTANCE OF 587.40 FEET TO A POINT, SAID POINT WAS MONUMENTED BY A RECOVERED AND HELD 3/4" IRON PIPE. THE DEED CONTINUES NORTH A DISTANCE OF 825.66 FEET TO A POINT, WE RECOVERED AND HELD THE 3/4" IRON PIPE AS IT HAS BEEN RELIED ON AS A POINT ON SAID NORTH LINE. THE EAST LINE MEASURES SHORT OF DEED DISTANCE, THE INTENT OF THE DEED IS TO GO TO THE CENTERLINE OF BELMONT, THEREFORE HELD SAID CENTERLINE. THE CENTERLINE OF BELMONT WAS POSITIONED BY HOLDING MONUMENTS RECOVERED FROM C.S.2013-013 AND OFFSETTING 30 FEET NORTH.

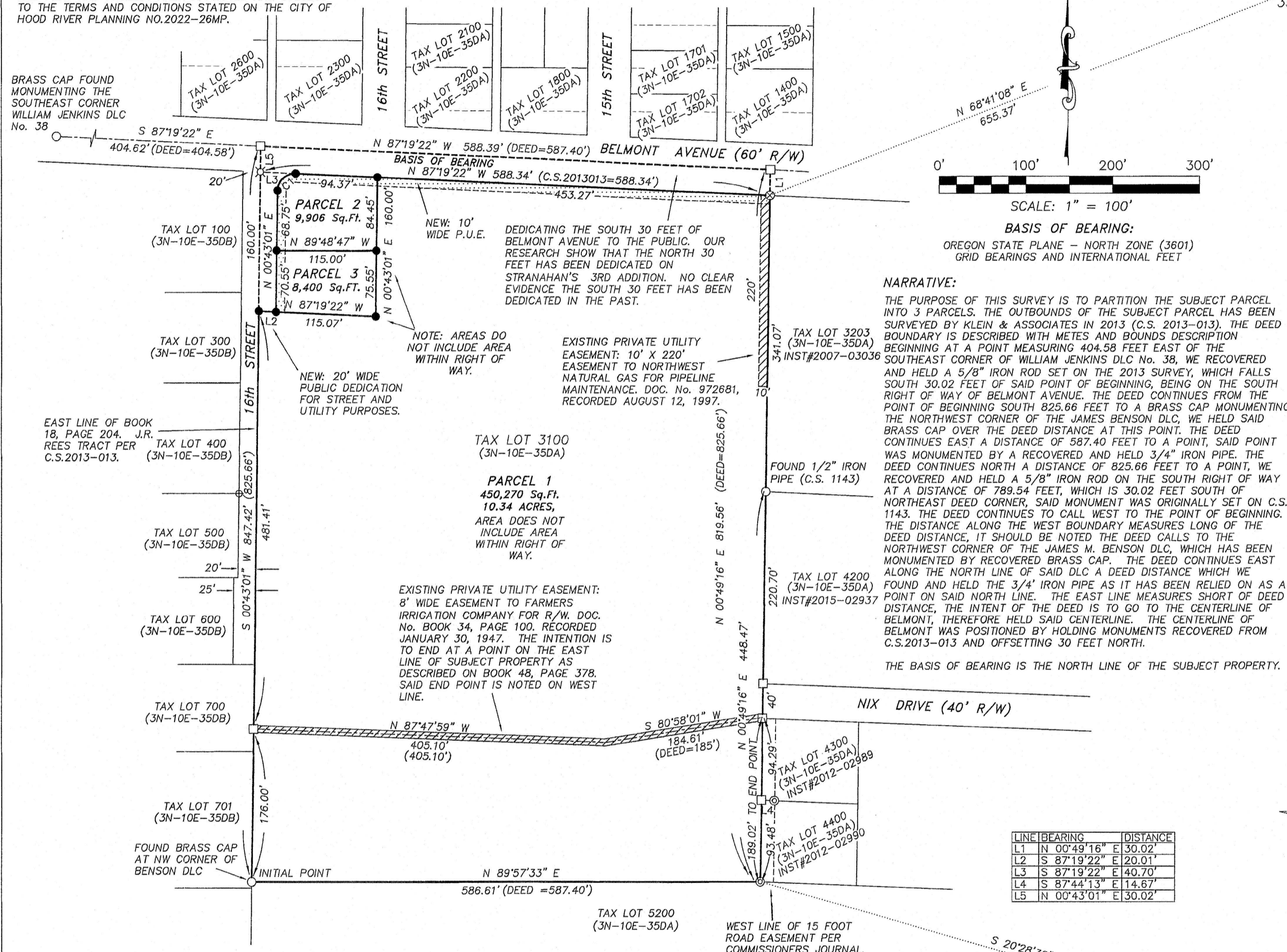
THE BASIS OF BEARING IS THE NORTH LINE OF THE SUBJECT PROPERTY.

Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Row 1: C1, 32.10', 20.00', 91°57'37", N 46°41'49" E, 28.76'

EXCEPTION BASED ON COLUMBIA GORGE TITLE ORDER No. 21-0580ED. DATED, AUGUST 2, 2023: BOOK 34, PAGE 100, RIGHT OF WAY EASEMENT FOR PIPELINE, GRANTED TO FARMERS IRRIGATION COMPANY, DATED JANUARY 30, 1947. INST. No. 972681, RIGHT OF WAY EASEMENT FOR GASLINE, GRANTED TO NORTHWEST NATURAL GAS COMPANY, DATED AUGUST 12, 1997.

REFERENCES: SURVEYS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE: C.S. No. 1143, SURVEY FOR ANDERSON MORTUARY BY TENNESON ENGINEERING, L.S. 183, FILED: JANUARY 13, 1969. C.S. No. 7246, SURVEY FOR BRODEHL AND HOWELL BY TENNESON ENGINEERING, L.S. 183, FILED: AUGUST 16, 1972. C.S. No. 94048, SURVEY FOR MOONEY, HUSKEY AND GREEN BY DLC SURVEYING, L.S. 1028, FILED: MAY 19, 1994. C.S. No. 2013-013, SURVEY FOR ST. MARYS CHURCH BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: APRIL 23, 2013. C.S. No. 2017-028, SURVEY FOR GARLAND AND JOHNSON BY TERRA SURVEYING, L.S. 72306, FILED: JULY 13, 2017. C.S. No. 2018-047, PROPERTY LINE ADJUSTMENT WHITE AND NATIONAL GUARD BY TERRA SURVEYING, L.S. 72306, FILED: SEPTEMBER 13, 2018.

PROPERTY ADDRESS: 1501 BELMONT AVENUE HOOD RIVER, OREGON 97031 CITY OF HOOD RIVER ZONING: R-2, URBAN STANDARD DENSITY RESIDENTIAL CITY OF HOOD RIVER APPROVAL: THIS PLAT AND PROJECT AREA APPROVED AND SUBJECT TO THE TERMS AND CONDITIONS STATED ON THE CITY OF HOOD RIVER PLANNING NO.2022-26MP.



- LEGEND: SET 5/8" IRON ROD, L.S. 72306, SET ON AUGUST 2, 2023 FOUND MONUMENT AS NOTED FOUND 5/8" IRON ROD, L.S. 59002, REFERENCE C.S. No. 2013-013 FOUND 5/8" IRON ROD, NO CAP, REFERENCE C.S. No. 1143 FOUND 3/4" IRON PIPE, REFERENCE C.S. 94048 FOUND IRON BOLT, REFERENCE C.S. 2013-013 CALCULATED, NOT FOUND OR SET RECORD DIMENSION P.U.E. PUBLIC UTILITY EASEMENT R/W RIGHT OF WAY EXISTING EASEMENT AS NOTED NEW: 10 FOOT PUBLIC UTILITY EASEMENT

CS# 2023 037