

0' 10' 20' 40'
SCALE IN FEET

PARTITION PLAT

TAX LOT 03N-10E-26CA 3200
A REPLAT OF LOT 4, WASCO BUSINESS PARK
IN THE NE1/4 OF THE SW1/4, SECTION 26,
TOWNSHIP 3 N., RANGE 10 E., W.M.

CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON
OCTOBER 05, 2023

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**
Survey No. 2023040
Filed 10/26/2023
By BL

RECORDING INFORMATION
Plat Number 202312P
instrument received on the 24th
day of October, 2023,
at 11:20 A.M.
Quinn Maclellan
Hood River County Director of
Records and Assessments.

OWNER:
BURCK PROPERTIES, LLC
3841 NEAL CREEK ROAD
HOOD RIVER, OREGON 97031
MARTIN S. BURCK, MEMBER
KRISTINA BURCK, MEMBER

PARCEL 1 13,845 S.F. = 0.318 AC.
PARCEL 2 13,929 S.F. = 0.320 AC.
TOTAL 27,774 Sq.Ft. = 0.638 ACRES
(TAX LOT 03N-10E-26CA 3200)

LEGEND:

- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "LS 50800"
- X- EXISTING FENCE LINE.
- R SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- C.S.# COUNTY SURVEY NUMBER
- (E) EXISTING
- R.R. RAILROAD
- R/W RIGHT OF WAY
- DOC. DOCUMENT
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- P.P. PARTITION PLAT
- EASE. EASEMENT
- C.B.T.P. CREATED BY THIS PLAT
- P.U.E. PUBLIC UTILITY EASEMENT
- INS. INSTRUMENT
- F.B.O. FOR THE BENEFIT OF

LINE	BEARING	DISTANCE
L1*	S 25°52'39" E	5.64'
L2	S 79°01'39" E	5.14'
L3*	N 89°26'30" W	8.79'

(5.10' R1)
*PER R1

ENGINEER / SURVEYOR:
TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

10/05/2023
REGISTERED
PROFESSIONAL
LAND SURVEYOR
B. Beseda
OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/2023

SHEET 1 OF 2

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 our desires and by this plat create the public utility and private access easements shown here on for the stated purpose.

Martin S. Burck 10/5/2023
Martin S. Burck, Member, DATE
Burck Properties, LLC.

Kristina Burck 10/5/23
Kristina Burck, Member DATE
Burck Properties, LLC.

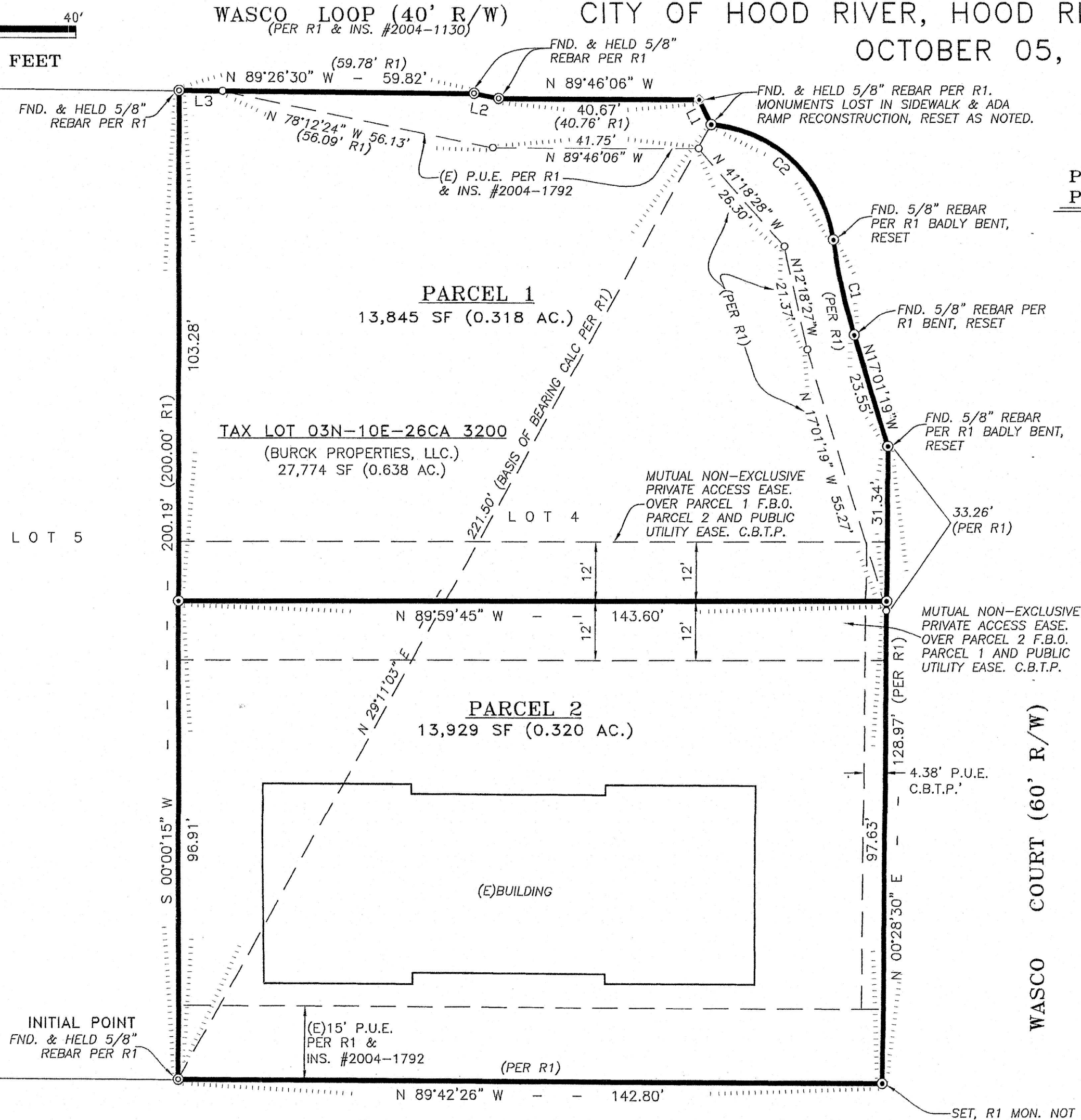
ACKNOWLEDGEMENT:
State of OREGON
County of WASCO

This instrument was acknowledged before me on OCTOBER 5, 2023 by Martin S. Burck and Kristina Burck, Members.
B. Beseda
(signature of notarial officer)
BENJAMIN B. BESEDA
(printed name of notarial officer)
COMMISSION No. 1000526
MY COMMISSION EXPIRES
JUNE 1, 2024

APPROVALS:
I hereby certify that I have examined the Survey Data, Monuments and Easements and hereby approve this plat on the 10th day of OCTOBER, 2023.
B. Beseda
Hood River County Surveyor

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law and hereby approve this plat.
Shirley Patterson
Hood River County Director of Budget and Finance.

I hereby certify that this partition plat was examined and approved as of this 10th day of OCTOBER, 2023.
Planning File Number 2022-05
K. Kuffling
Hood River CITY Planning Director



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1*	09°25'45"	120.00'	19.75'	9.90'	S 12°18'26" E	19.73'
C2*	78°09'06"	27.00'	36.83'	21.92'	N 46°40'07" W	34.04'

*PER R1

PLOT DATE: 10/5/2023
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PARTITION PLAT

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IN THE NE1/4 OF THE SW1/4, SECTION 26,
TOWNSHIP 3 N., RANGE 10 E., W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON
OCTOBER 05, 2023

NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF WASCO BUSINESS PARK BETWEEN THE FOUND MONUMENTS AS SHOWN.
2. MONUMENTS SHOWN HEREON WERE RECOVERED OR SET ON SEPTEMBER 11, 2023.
3. SITE ADDRESS IS 200 NORTH WASCO COURT, CITY OF HOOD RIVER, OREGON. 97031.
4. CITY OF HOOD RIVER SANITARY SEWER AND STORM SEWER AVAILABLE TO SERVE THE PROPERTY AND DOMESTIC WATER SYSTEMS.
5. ZONING: CITY OF HOOD RIVER LIGHT INDUSTRIAL (LI) ZONE.
6. THIS PARTITION WAS APPROVED BY THE CITY OF HOOD RIVER PLANNING UNDER FILE NUMBER 2022-05.
7. OWNERSHIP, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD VERIFIED BY REFERENCE TO AMERITITLE STATUS OF RECORD TITLE REPORT ISSUED SEPTEMBER 8, 2023 UNDER ORDER NO. 607415AM.
8. PROPERTY SUBJECT TO PRIVATE RIGHT OF WAY RESERVATIONS PER BOOK 17, PAGE 162, ONE FOR A PIPE LINE FROM A SPRING, NO WIDTH STATED, AND ONE FOR A ROAD 20 FEET IN WIDTH. NO MAPPABLE DESCRIPTION PROVIDED IN THE DOCUMENT. CURRENT USE OR VIABILITY OF THE RIGHTS OF WAY NOT INVESTIGATED. NOT FURTHER SHOWN OR NOTED ON THE MAP.
9. PROPERTY SUBJECT TO EASEMENT RESERVATION TO THE CITY OF HOOD RIVER FOR EXISTING UTILITIES IN THE VACATED STREETS OF ERWIN AND WATSON'S FIRST ADDITION PER INSTRUMENT NO. 93-1480. NO WIDTH STATED. NO CITY UTILITIES PERTINENT TO THE RESERVATION LIE ON THE SUBJECT PROPERTY. NOT FURTHER SHOWN OR NOTED ON THE MAP.
10. PROPERTY SUBJECT TO DECLARATION OF DEED RESTRICTIONS/PROTECTIVE COVENANT WITH THE CITY OF HOOD RIVER PER INSTRUMENT NO. 2004-3900 AND SUPERSEDED BY INSTRUMENT NO. 2007-00259. BLANKET OVER PROPERTY. NOT FURTHER SHOWN OR NOTED ON MAP.
11. RIGHT OF WAY EASEMENT GRANTED TO PACIFICORP PER INSTRUMENT NO. 2004-4646 FOR ELECTRIC POWER TRANSMISSION, 10 FEET IN WIDTH AND APPROXIMATELY 200 FEET IN LENGTH. INCLUDES RIGHT OF ACCESS OVER ADJOINING LANDS OF THE GRANTOR AND VEGETATION HEIGHT RESTRICTION OF 12 FEET. NO FACILITY FROM THIS EASEMENT IS BELIEVED TO LIE ON THE SUBJECT PROPERTY. NOT FURTHER SHOWN OR NOTED ON THE MAP.
12. PROPERTY SUBJECT TO WASCO BUSINESS PARK COVENANTS, CONDITIONS & RESTRICTIONS PER INSTRUMENT NO. 2005-5354. NOT FURTHER SHOWN OR NOTED ON THE MAP.

PARCEL 1 13,845 S.F. = 0.318 AC.
PARCEL 2 13,929 S.F. = 0.320 AC.
TOTAL 27,774 Sq.Ft. = 0.638 ACRES
(TAX LOT 03N-10E-26CA 3200)

REFERENCE:

- 1) PLAT OF WASCO BUSINESS PARK SUBDIVISION FOR THE PORT OF HOOD RIVER BY TERRA SURVEYING RECORDED OCTOBER 5, 2005 INS. #20055176 C.S. #2005-081

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 03N-10E-26CA 3200 INTO TWO DISTINCT PROPERTIES. THE SUBJECT PROPERTY IS LOT 4 OF THE PLAT OF WASCO BUSINESS PARK LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS PARTITION, RESEARCH WAS MADE TO OBTAIN A COPY OF THE CURRENT DEED AND A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY. RESEARCH WAS ALSO MADE TO OBTAIN COPIES OF PRIOR SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES. THE PLAT OF WASCO BUSINESS PARK HAD COMPLETELY ESTABLISHED AND MONUMENTED THE BOUNDARY OF THE SUBJECT PROPERTY.

IN THE FIELD FOR THIS PARTITION, MONUMENTS WERE FOUND PER THE CREATING SUBDIVISION AT THE MAJORITY OF THE ANGLE POINTS IN THE LOT BOUNDARY. PLAT MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND WERE HELD AS FOUND WITH ONLY SLIGHT VARIATION NOTED BETWEEN THE FOUND MONUMENTS AND RECORD DIMENSION. THE RESOLVED BOUNDARY CLOSELY MATCHES THE CREATING PLAT. MINOR DIFFERENCES BETWEEN PLAT AND RECORD DIMENSION ARE ILLUSTRATED ON THE MAP. THE COMPLETED MAP ALSO ILLUSTRATES EASEMENTS OF RECORD AS DISCLOSED BY THE TITLE REPORT. THIS PLAT CREATES THE SHARED PRIVATE ACCESS EASEMENT BETWEEN PARCELS 1 AND 2. MONUMENTATION WAS COMPLETED ON THE EXTERIOR BOUNDARY AND PARTITION LINE AS SHOWN.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA PLS 50800"

SURVEYOR'S CERTIFICATE:

I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR NO. 50800 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, ACCORDING TO ORS CHAPTER 92, THIS PARTITION REPLAT OF THE LANDS CONVEYED TO BURCK PROPERTIES, LLC, BY WARRANTY DEED DOCUMENT NO. 2006-3937, AS RECORDED AUGUST 7, 2006, HOOD RIVER COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON. THE INITIAL POINT FOR SAID PARTITION IS THE 5/8" REBAR WITH A RED "PLS 1815" CAP FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS SET IN THE PLAT OF THE WASCO BUSINESS PARK. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS:

LOT 4 OF THE PLAT OF WASCO BUSINESS PARK, AS RECORDED OCTOBER 5, 2005, AT INSTRUMENT NO. 2005-5176, RECORDS OF HOOD RIVER COUNTY.

CONTAINS 0.638 ACRE.

RECORDING INFORMATION

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Swinnell
Hood River County Director of
Records and Assessments.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

Survey No. 2023040

Filed 10/26/2023

By BE

OWNER:

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LAND SURVEYOR
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OREGON
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BENJAMIN B. BESEDA
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SHEET 2 OF 2

PLOT DATE: 10/5/2023

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W.O. #16192par

CS# 2023040