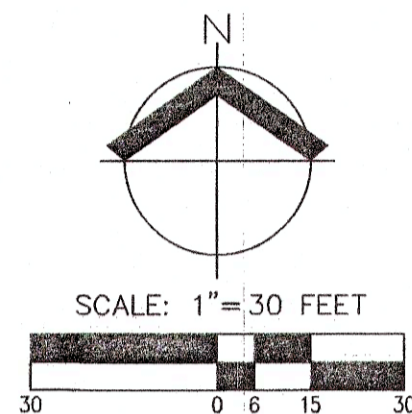


LEGEND

- △ FOUND AND HELD 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051" PER CS 2011-031
- FOUND AND HELD 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "WYEAST SURVEYS PLS 2393" PER CS 93084
- ⊙ FOUND AND HELD 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA OR PLS 1815" PER CS 2002-079 UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." ON NOVEMBER 20, 2023
- DN DOWN
- S.F. SQUARE FEET
- SDE PUBLIC STORM DRAINAGE EASEMENT TO CITY OF HOOD RIVER CREATED BY THIS PLAT
- PUE PUBLIC UTILITIES EASEMENT TO CITY OF HOOD RIVER CREATED BY THIS PLAT
- CS SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- DOC. NO. DOCUMENT NUMBER, HOOD RIVER COUNTY DEED RECORDS



PARTITION PLAT

A REPLAT OF PARTITION PLAT NO. 9332 AND OTHER LANDS
 LOCATED IN THE SW 1/4 OF SEC. 25 AND THE SE 1/4 OF SEC. 26,
 T.3N., R.10E., W.M., CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON
 DATE: AUGUST 21, 2023

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2024 005
 FILED 1/29/2024
 BY ML

PARTITION PLAT NO. 202402P
 INSTRUMENT RECEIVED ON THE 29th DAY
 OF January 2024 AT 11:02 AM
 HOOD RIVER COUNTY DIRECTOR OF RECORDS
 AND ASSESSMENTS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THOSE TRACTS OF LAND BEING PARCELS 1 AND 2 OF PARTITION PLAT NO. 9332, HOOD RIVER COUNTY PLAT RECORDS, AND THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023-02326, HOOD RIVER COUNTY DEED RECORDS. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE SYSTEM OF 1983, NORTH ZONE, BASED ON REAL-TIME KINEMATIC GPS MEASUREMENTS MADE FROM THE TRIMBLE VRS NOW NETWORK. A LOCAL DATUM PLANE (LDP) REPRESENTING GROUND SURFACE VALUES WAS SCALED FROM NAD83(2011) STATE PLANE COORDINATES. TO CONVERT LDP VALUES TO NAD83(2011) OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE VALUES, MULTIPLY THE LDP VALUES BY THE COMBINED PROJECT SCALE FACTOR OF 0.999934463. UNITS ARE IN INTERNATIONAL FEET.

I HELD THE FOUND MONUMENTS AS SHOWN TO ESTABLISH THE NORTHERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, THE SOUTHERLY RIGHT-OF-WAY LINE OF WASCO STREET, THE EAST BOUNDARY LINES, AND THE NORTHERLY WEST BOUNDARY. THE SOUTHERLY WEST BOUNDARY IS A LINE BETWEEN THE IRON ROD FROM SURVEY NO. 93084 ON THE NORTHERLY RIGHT-OF-WAY LINE OF LINCOLN STREET TO THE DRILL HOLE AND IRON ROD FROM SURVEY NO. 2011-031 ON AND NEAR THE NORTHERLY RIGHT-OF-WAY LINE OF WASCO STREET. I HELD THE RECORD MONUMENT OFFSETS FROM SURVEY NUMBERS 2011-031 AND 93084 TO ESTABLISH THE WESTERLY NORTH LINE (SOUTH LINE OF DOCUMENT NUMBER 2018-01399 TRACT). THIS WESTERLY NORTH LINE WAS EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE NORTHERLY AND SOUTHERLY WEST LINES.

SURVEYOR'S CERTIFICATE

I, GARY E. PAUL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED PARTITION PLAT, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 25 AND THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON, THAT AT THE INITIAL POINT I FOUND A 5/8-INCH IRON ROD WITH A RED PLASTIC CAP INSCRIBED "WYEAST SURVEYS PLS 2393" AT THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. 9332, HOOD RIVER COUNTY PLAT RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE, FORMERLY RAILROAD STREET, (30.00 FEET FROM CENTERLINE); THENCE NORTH 01°47'11" WEST ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF, AND A POINT ON THE SOUTH LINE OF THE TRACT OF LAND RECORDED OCTOBER 16, 1922 AS BOOK 16, PAGE 535, HOOD RIVER COUNTY DEED RECORDS; THENCE NORTH 88°12'13" EAST ALONG THE NORTH LINE OF SAID PARCEL 1 AND THE NORTH LINE OF PARCEL 2, SAID PARTITION PLAT NO. 9332, ALSO BEING THE SOUTH LINE OF SAID BOOK 16, PAGE 535 TRACT, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018-01399, HOOD RIVER COUNTY DEED RECORDS, ALSO BEING THE SOUTHEAST CORNER OF SAID BOOK 16, PAGE 535 TRACT; THENCE NORTH 01°47'15" WEST ALONG THE EAST LINE OF SAID DOCUMENT NUMBER 2018-01399 TRACT, ALSO BEING THE EAST LINE OF SAID BOOK 16, PAGE 535 TRACT, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASCO STREET (30.00 FEET FROM CENTERLINE) AND A POINT ON THE SOUTH LINE OF THE APPLE GROWERS ASSOCIATION TRACT RECORDED JANUARY 5, 1939 AS BOOK 27, PAGE 235, HOOD RIVER COUNTY DEED RECORDS; THENCE NORTH 88°04'34" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING THE SOUTH LINE OF SAID BOOK 27, PAGE 235 TRACT, 53.00 FEET TO THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT NUMBER 2022-24P, HOOD RIVER COUNTY PLAT RECORDS, AND A POINT ON THE EAST LINE OF THE TRACT RECORDED AS INSTRUMENT NO. 20000039, HOOD RIVER COUNTY DEED RECORDS; THENCE TRACING THE WEST LINE OF SAID PARCEL 1 AND THE EAST LINE OF SAID INSTRUMENT NO. 20000039 TRACT ALONG THE FOLLOWING COURSES: SOUTH 01°19'32" EAST, 75.01 FEET; THENCE SOUTH 89°29'50" WEST, 3.04 FEET; THENCE SOUTH 01°19'01" EAST, 19.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 AND THE NORTHWEST CORNER OF LOT 6, "WILLOW RIDGE SUBDIVISION", HOOD RIVER COUNTY PLAT RECORDS; THENCE SOUTH 02°13'30" EAST ALONG THE WEST LINE OF SAID LOT 6 AND CONTINUING ALONG THE EAST LINE OF SAID INSTRUMENT NO. 20000039 TRACT, 105.63 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE (30.00 FEET FROM CENTERLINE); THENCE SOUTH 88°12'13" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 150.00 FEET TO THE INITIAL POINT. CONTAINS 20,148 SQUARE FEET, MORE OR LESS.

REFERENCES

- (1) PROPERTY BOUNDARY SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING AND MAPPING FOR MARK EMMERSON, FILED AUGUST 16, 2011 AS COUNTY SURVEY NO. 2011031
- (2) PARTITION PLAT NO. 200224P PERFORMED BY TERRA SURVEYING FOR RON KURAHARA, FILED DECEMBER 16, 2002 AS COUNTY SURVEY NO. 2002079
- (3) PARTITION PLAT NO. 9615 PERFORMED BY WYEAST SURVEYS FOR DAVID AND HEATHER EDWARDS, FILED JUNE 25, 1996 AS COUNTY SURVEY NO. 96040
- (4) WILLOW RIDGE SUBDIVISION PERFORMED BY TERRA SURVEYING, FILED MAY 19, 1994 AS COUNTY SURVEY NO. 94043
- (5) PARTITION PLAT NO. 9332 PERFORMED BY WYEAST SURVEYS FOR JOSEPH A. FIELD, FILED OCTOBER 19, 1993 AS COUNTY SURVEY NO. 93084
- (6) SURVEY PERFORMED BY KLEIN & ASSOC. FOR JOHN P. HOUNSELL & NORA H. HINTON, FILED JUNE 20, 1989 AS COUNTY SURVEY NO. 89053

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gary E. Paul
 OREGON
 JANUARY 17, 1995
 GARY E. PAUL
 2698
 RENEWS 12/31/2024

SHEET 1 OF 2

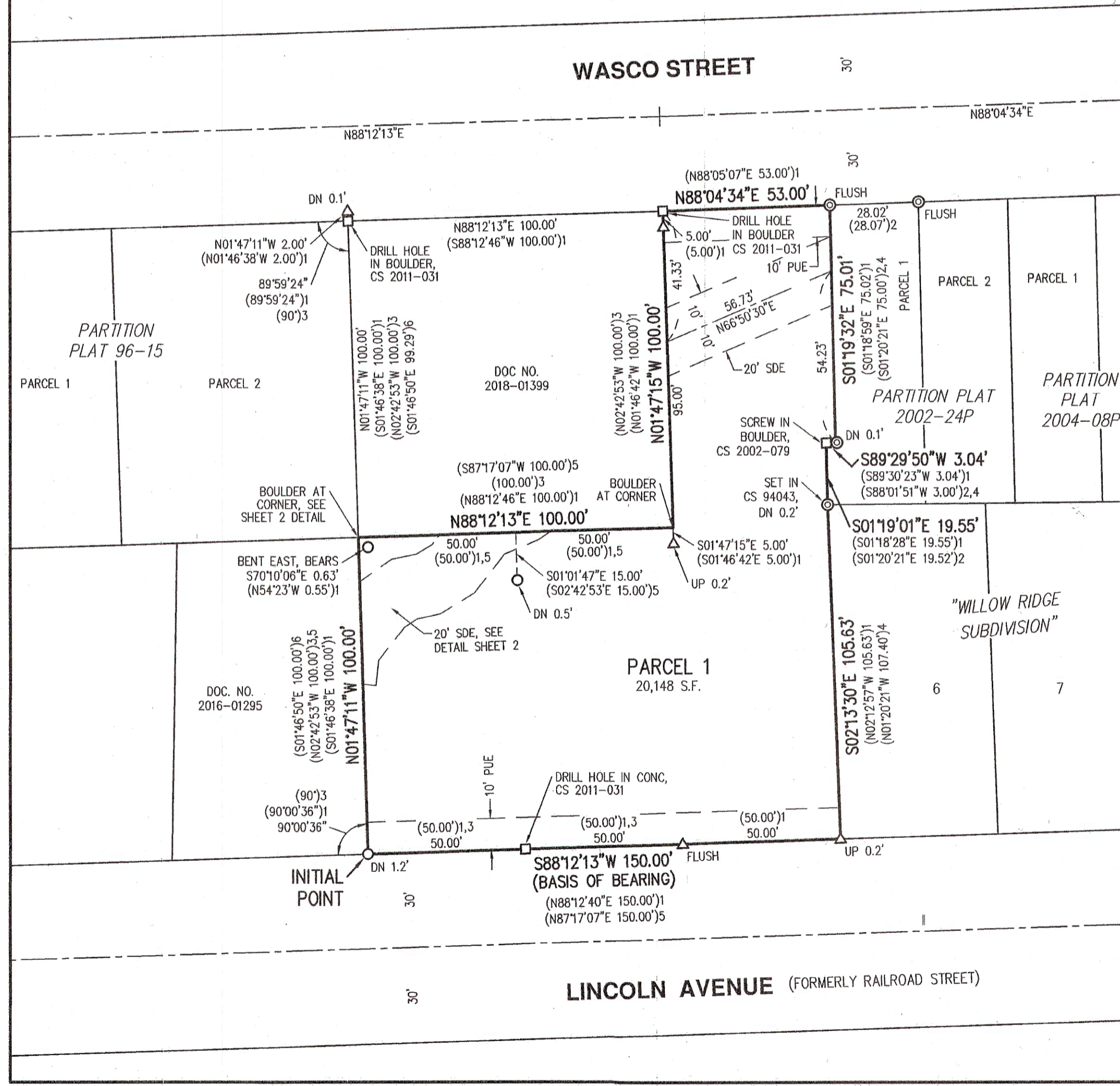
JOB NAME:	LINCOLN AVE PPLAT
JOB NUMBER:	9718
DRAWN BY:	HDS
CHECKED BY:	GEP
DRAWING NO.:	9718PPLAT

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM



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 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PREPARED FOR
 MARK & CATHERINE EMERSON
 19794 RIVERSIDE AVENUE
 ANDERSON, CA 96007



CS# 2024 005

202402P

PARTITION PLAT

A REPLAT OF PARTITION PLAT NO. 9332 AND OTHER LANDS
LOCATED IN THE SW 1/4 OF SEC. 25 AND THE SE 1/4 OF SEC. 26,
T.3N., R.10E., W.M., CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON
DATE: AUGUST 21, 2023

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2024 005
FILED 1/29/2024
BY RL

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT M.D. EMMERSON, TRUSTEE OF THE M.D. EMMERSON REVOCABLE TRUST OF 1990, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DO HEREBY GRANT THE 10' PUBLIC UTILITY EASEMENTS AND THE 20' PUBLIC STORM DRAINAGE EASEMENTS AS SHOWN OR NOTED ON SAID PLAT.

BY: [Signature]
M.D. EMMERSON, TRUSTEE

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Shasta }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DECEMBER 21, 2023
BY M.D. EMMERSON, TRUSTEE OF THE M.D. EMMERSON REVOCABLE TRUST OF 1990, WHO BEING FIRST DULY SWORN, DID SAY THAT SAID INSTRUMENT TO BE HIS OWN FREE ACT AND DEED.

[Signature]
NOTARY SIGNATURE

TIRZAH CHASE
NOTARY PUBLIC - CALIFORNIA (PRINT NAME)

COMMISSION NO. 2383176

MY COMMISSION EXPIRES November 15, 2025

PLAT NOTES

1. THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2023-15.
2. THIS PLAT IS SUBJECT TO AN EASEMENT RESERVATION TO EUGENE F. COE, HIS HEIRS AND ASSIGNS, FOR PRIVATE WATERLINE PIPING AND WATER USE ACROSS THE WEST HALF OF THE NATHANIEL COE DLC NO. 37, AS RECORDED NOVEMBER 2, 1885 IN BOOK B, PAGE 187, HOOD RIVER COUNTY DEED RECORDS. THE EXACT LOCATION OF THE EASEMENT CAN NOT BE DETERMINED. SAID BOOK B, PAGE 187, HOOD RIVER COUNTY DEED RECORDS, IS TRANSCRIBED FROM BOOK J, PAGE 644, WASCO COUNTY DEED RECORDS, WHEN HOOD RIVER WAS A PART OF WASCO COUNTY.
3. THIS PLAT IS SUBJECT TO A WAIVER OF REMONSTRANCE (FOR STREETS, STORM AND SANITARY SEWERS, CURBS AND GUTTERS, SIDEWALKS, WATER MAINS, WATER LINES, AND OTHER IMPROVEMENTS AND MODIFICATIONS) TO THE CITY OF HOOD RIVER AS RECORDED OCTOBER 13, 1993 IN INSTRUMENT NO. 933517, HOOD RIVER COUNTY DEED RECORDS.
4. THIS PLAT IS SUBJECT TO AN EASEMENT RESERVATION TO MILTON AND EDNA SHARP, THEIR HEIRS AND ASSIGNS, FOR A PRIVATE WATER PIPELINE AS RECORDED AUGUST 16, 1912 IN BOOK 7, PAGE 336, HOOD RIVER COUNTY DEED RECORDS. THE EXACT LOCATION OF THE EASEMENT CAN NOT BE DETERMINED.

APPROVALS

PLANNING FILE NUMBER 2023-15

APPROVED THIS 26th DAY OF JANUARY, 2024

BY: [Signature]
CITY OF HOOD RIVER PLANNING DIRECTOR

APPROVED THIS 3rd DAY OF JANUARY, 2024

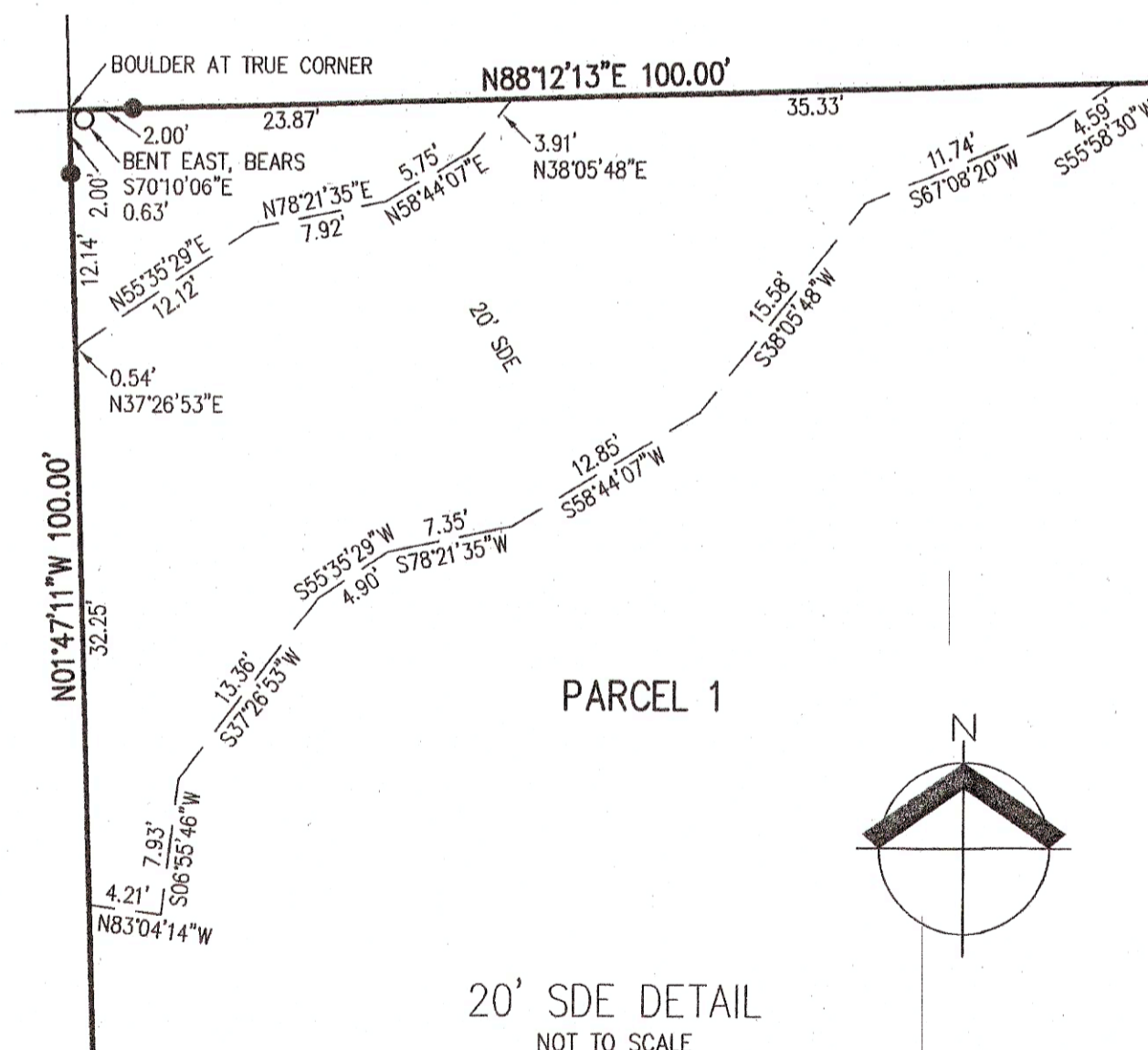
BY: [Signature]
HOOD RIVER COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID

AS OF January 29th, 2024

HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE,
TREASURER / TAX COLLECTOR, OREGON

BY: [Signature]



LEGEND

- FOUND AND HELD 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "WYEAST SURVEYS PLS 2393" PER CS 93084
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." ON NOVEMBER 20, 2023
- SDE PUBLIC STORM DRAINAGE EASEMENT TO CITY OF HOOD RIVER CREATED BY THIS PLAT
- CS SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWS 12/31/2024

SHEET 2 OF 2

PREPARED FOR
MARK & CATHERINE EMERSON
19794 RIVERSIDE AVENUE
ANDERSON, CA 96007

JOB NAME:	LINCOLN AVE PPLAT
JOB NUMBER:	9718
DRAWN BY:	HDS
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