

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE SUBJECT PROPERTY INTO TWO NEW PARCELS DIVIDED BY THE COMMON WALL OF THE RECENTLY CONSTRUCTED TOWNHOUSE ON THE PROPERTY.

I HELD THE MONUMENTS FOUND AND VERIFIED AT ALL FOUR CORNERS AS PER MY RECENT SURVEY OF THE PROPERTY FILED SEPTEMBER 29, 2020, AS C.S.#2020036.

SURVEYOR'S CERTIFICATE:

I, Bradley J. Cross, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Re-Plat, the boundaries being described by Deed of Personal Representative, Document Number 2018-04078 recorded December 13, 2018, Hood River County deed records as:

Lots 2 & 25, Block 36 HOOD RIVER PROPER, in the City of Hood River and State of Oregon.

EXCEPTING THEREFROM, however the South 88 feet of said Lot 25 heretofore conveyed to Harold R. Shum et ux., by deed recorded August 21, 1947, in Book 35, at Page 355, Deed Records of Hood River County, Oregon.

The initial point of this partition is the 3/4" iron pipe found at the Northeast corner of said Lot 2.

NOTES:

1. THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2023-24.
2. COLUMBIA GORGE TITLE LAND DEVELOPMENT REPORT ORDER NUMBER 18-0276ED, DATED OCTOBER 30, 2023, WAS UTILIZED IN THE PREPARATION OF THIS PARTITION PLAT. THE TITLE REPORT NOTES EASEMENT 2023-001810 WHICH WAS RECORDED IN ERROR AND SUBSEQUENTLY TERMINATED BY DOCUMENT 2023-02523. A NEW PRIVATE ACCESS EASEMENT BENEFITING THE SUBJECT PROPERTY IS PLOTTED AS SHOWN ACROSS THE ADJACENT LOT 1, CREATED BY DOCUMENT 2023-02529, (SEE DOCUMENT FOR EXACT LOCATION). THE TITLE REPORT ALSO NOTES THE PRIVATE LANDSCAPE EASEMENT 2023-02140. THIS EASEMENT CONTAINED AN ERROR IN THE LEGAL DESCRIPTION AND IS CORRECTED BY DOCUMENT 2023-02528, PLOTTED AS SHOWN.
3. A NEW 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS GRANTED BY THIS PARTITION ALONG THE NORTHERLY LINES OF PARCELS 1 & 2.
4. A NEW 4 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT IS CREATED BY THIS PARTITION ACROSS PARCEL 2 IN FAVOR OF PARCEL 1 TO PROVIDE ACCESS AND FOR UTILITIES AND MAINTENANCE ALONG THE WALL ON PARCEL 1.

BASIS OF BEARINGS:

STATE PLANE COORDINATES 3601 OREGON NORTH, N.A.D.83(2011) EPOCH 2010.00. BETWEEN BETWEEN THE MONUMENTS FOUND AT THE NW CORNER OF LOT 2, AND THE SW CORNER OF LOT 25, BLOCK 36, HOOD RIVER PROPER.

REFERENCES:

- HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S.#1703 - SUBDIVISION PLAT OF HOOD RIVER PROPER FOR THE HOOD RIVER TOWNSITE COMPANY BY WILSON, RECORDED APRIL 16, 1890.
 C.S.#87037 - SURVEY FOR HERSHNER & BELL REALTY BY D.L.C. SURVEYING, P.L.S. 1028, FILED JULY 15, 1987.
 C.S.#91063 - SURVEY FOR GARY HORNBECK BY D.L.C. SURVEYING, P.L.S. 1028, FILED SEPTEMBER 20, 1991.
 C.S.#2010020 - PARTITION PLAT 201003P FOR COUINHAN & BAYER BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S.80051, FILED MAY 26, 2010.
 C.S.#2020036 - SURVEY FOR RONDA BRESIN BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S.80051, FILED SEPTEMBER 29, 2020.

HOOD RIVER COUNTY ASSESSORS MAP:
 03N-10E-36BA, REVISED MAY 9, 2022.

SYMBOL LEGEND:

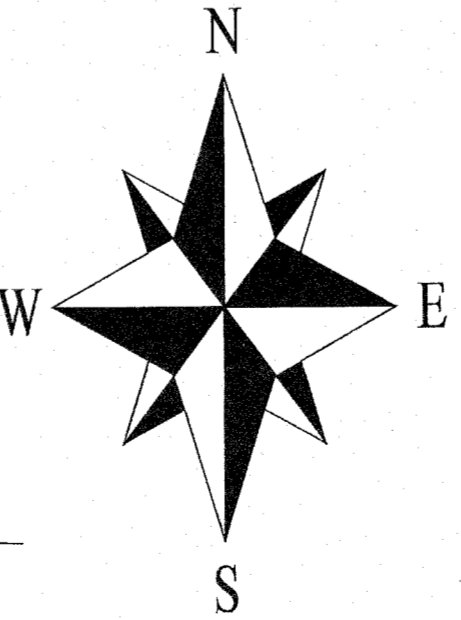
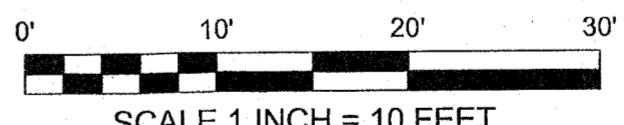
- 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" SET OCTOBER 20, 2023
- FOUND 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" FROM C.S.#2020036
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED CORNER - NOT FOUND OR SET
- (XX.XX') DISTANCE FROM ORIGINAL PLAT OF HOOD RIVER PROPER
- XX.XX' BUILDING, OFFSET OR EASEMENT DIMENSION
- x - x - x - FENCE

PARCEL COVERAGE:

PARCEL 1
 TOTAL LAND AREA = 3,369 Sq.Ft.
 BUILDING FOOTPRINT = 1,264 Sq.Ft.
 DECKS & PORCH = 160 Sq.Ft.
 DRIVEWAY = 170 Sq.Ft.
 TOTAL COVERAGE = 1,594 Sq.Ft.
 COVERAGE = 47%

PARCEL 2
 TOTAL LAND AREA = 2,221 Sq.Ft.
 BUILDING FOOTPRINT = 751 Sq.Ft.
 PORCH = 68 Sq.Ft.
 DRIVEWAY = 245 Sq.Ft.
 TOTAL COVERAGE = 1,064 Sq.Ft.
 COVERAGE = 48%

PARTITION RE-PLAT
 LOCATED IN THE N.W. 1/4 OF SECTION 36,
 TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.
 IN BLOCK 36, HOOD RIVER PROPER,
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.
 TAX LOT 6900, 3N-10E-36BA



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051

RENEWS: 12/31/2025

PROJECT NUMBER: 2020015
 DATE OF DRAWING: JANUARY 31, 2024.
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-36BA

COLUMBIA RIVER SURVEYING & MAPPING

1767 12th St, #191
 HOOD RIVER, OREGON, 97031
 PHONE: 541-386-9002
 EMAIL: INFO@COLUMBIASURVEYING.COM

HOOD RIVER COUNTY SURVEYOR'S OFFICE
 Survey No: 2024016
 Filed Date: 2/28/2024
 By: ng

RECORDING INFORMATION:
 PARTITION PLAT No. 2024 04P
 INSTRUMENT RECEIVED ON THE 28 DAY
 OF February, 2024
 AT 11:05 A.M.
Juliana Lane
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

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 THE PROVISIONS OF O.R.S. CHAPTER 92, GRANT THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT AND CREATE THE 4 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT AS SHOWN.

Ronda Bresin 2-7-24
 RONDA BRESIN DATE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7th DAY OF February, 2024,
 BY Ronda Bresin
Sarah Ecker
 NOTARY SIGNATURE
Sabrina Ecker
 NOTARY (PRINT NAME)
 STATE OF Utah
 COUNTY OF Summit
 COMMISSION NO. 718240
 MY COMMISSION EXPIRES 5/20/2025

APPROVALS:
 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.

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 15th DAY OF February, 2024
Daryl G. Ingebo
 SHERMAN COUNTY SURVEYOR.
 AS PER O.R.S. 92.100(4)

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 20th DAY OF February, 2024
 PLANNING FILE NUMBER 2023-24.
Justin
 CITY OF HOOD RIVER PLANNING DIRECTOR.

PARTITION RE-PLAT
RONDA BRESIN
FEBRUARY 07, 2024

STATE OF Utah
COUNTY OF Summit

On the 7th day of Feb. in the year 2024, before me, the undersigned, personally appeared
Ronda Bresin

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Sabrina Ekker
Notary Public Signature:

Residing at: 5243 Ruck Cur.
Oakley UT 84055

My Commission Expires: 05/20/2025

(SEAL): →

