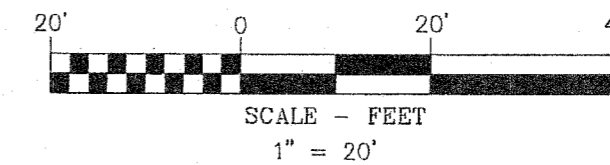


REPLAT PARTITION PLAT

PARCEL 1 & PARCEL 2, PARTITION PLAT 202211P
LOCATED IN THE NW 1/4, SECTION 36, T. 3N., R. 10E., W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON
03N 10E 36BB TAX LOT 2503 & 2504



BASIS OF BEARINGS

NORTH LINE OF PARCEL 1 AND 2 OF PARTITION PLAT 2022-11P, BETWEEN MONUMENT NO. (210) AND (301) BEARS N 87°52'42" E

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2024 020
FILED 3/20/2024
BY AB

PARTITION PLAT NO. 202406P

INSTRUMENT RECEIVED ON THE 14th DAY OF March, 2024, AT 5:27 P.M.

James Miller
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYS CERTIFICATE

I, JAMES M. KLEIN, 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 IN THE LEGAL DESCRIPTION ON THE FACE OF THIS PLAT, AND FOR THE INITIAL POINT OF THIS PARTITION, I HELD A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED KA OR59002, WA 42690, LOCATED AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2022-011P.

James M. Klein
JAMES M. KLEIN PLS. 59002

DECLARATION

I, ALEXANDER SALTER ARKIN, OWNER OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES, AND THE PROVISIONS OF ORS CHAPTER 92.

Alexander Salter Arkin 02-27-24
ALEXANDER SALTER ARKIN DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 02-27, 2024, BY THE ABOVE SIGNED

Zhichong Chan
NOTARY SIGNATURE
Zhichong Chan
NOTARY PUBLIC (NAME)

STATE OF California
COUNTY OF Santa Clara

COMMISSION NO. 2417748

MY COMMISSION EXPIRES Sept. 23, 2026

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

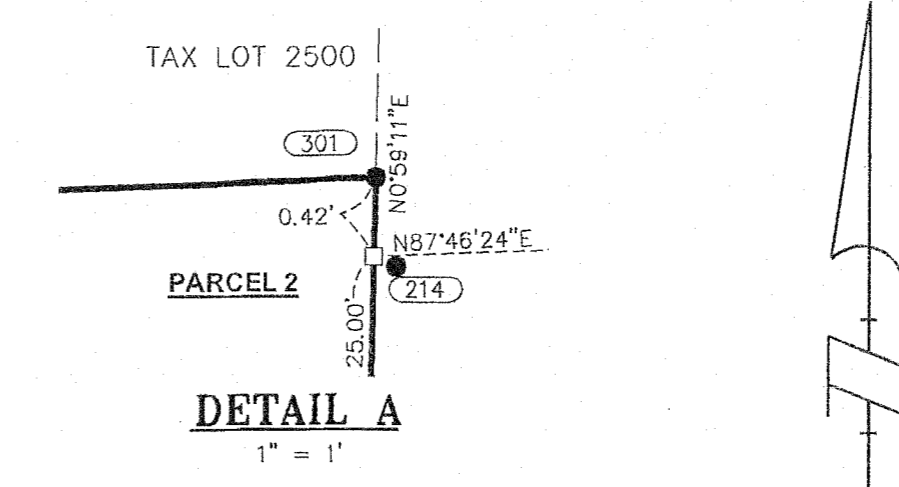
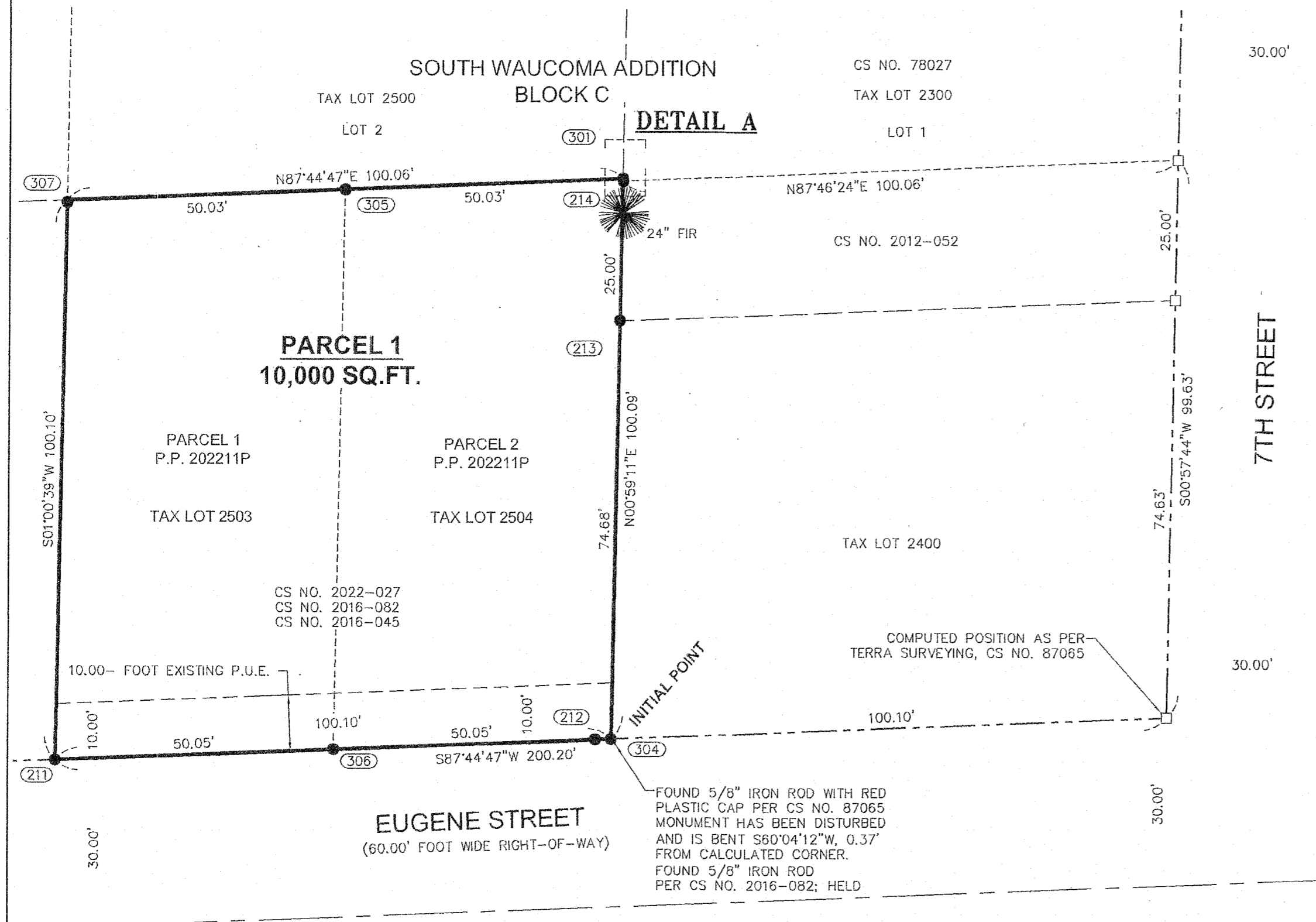
Sheri Patterson
DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 6th DAY OF MARCH, 2024

AB
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 14th DAY OF MARCH, 2024

Shirley
CITY OF HOOD RIVER PLANNING DIRECTOR



LEGAL DESCRIPTION

PARCEL 1 AND PARCEL 2 OF PARTITION PLAT NO. 2022-011P, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MAY 15, 2022, AS INSTRUMENT NO. 2022-01574, HOOD RIVER COUNTY MICROFILM RECORDS, THE RE-PLAT OF PARCEL 3 PARTITION PLAT 201615P, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

REFERENCED SURVEYS

- R1. PROPERTY LINE ADJUSTMENT, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR RICHARD WALTSACK, FILED JULY 21, 2016. COUNTY SURVEY NO. 2016-045
- R2. PARTITION PLAT 2005-10P, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR RICHARD WALTSACK, FILED MAY 10, 2005. COUNTY SURVEY NO. 2005-035
- R3. SURVEY PERFORMED BY TERRA SURVEYING, FOR RIVER VILLAGE PARTNERS, FILED OCTOBER 21, 1987. COUNTY SURVEY NO. 87065
- R4. SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, FOR LAURENT & MAY PICARD, FILED DECEMBER 20, 2012. COUNTY SURVEY NO. 2012-052
- R5. SURVEY PERFORMED BY BISHOP SURVEYING, FOR FW NIEMUTH, FILED MARCH 28, 1978. COUNTY SURVEY NO. 78027
- R6. PARTITION PLAT 2022-11P, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR RICHARD WALTSACK, FILED MAY 18, 2022. COUNTY SURVEY NO. 2022-027
- R7. PARTITION PLAT 2016-15P, PERFORMED BY KLEIN & ASSOCIATES, INC., FOR RICHARD WALTSACK, FILED DEC. 30, 2016. COUNTY SURVEY NO. 2016-082

REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2023-00095

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT, PARCEL 1 AND 2 OF PARTITION PLAT 202211P, FILED AS COUNTY SURVEY NO. 2022-027, BEING TAX LOT 2503 AND 2504 OF HOOD RIVER COUNTY ASSESSOR'S MAP 3N 10E 36BB INTO ONE LEGAL PARCEL OF RECORD.

A PREVIOUS PARTITION PERFORMED BY OUR FIRM, ON SAID PARCEL 1 AND 2 OF PARTITION PLAT 2022-011P, PREVIOUSLY ESTABLISHED THE EXTERIOR BOUNDARIES, AND MONUMENTS, WHICH WERE FOUND AND/OR ESTABLISHED BY SAID SURVEY. NO FIELD WORK WAS CONDUCTED BY OUR OFFICE, BUT MONUMENTS WERE FIELD LOCATED IN JUNE OF 2021. NO NEW MONUMENTS WERE SET IN THE COURSE OF THIS WORK.

LEGEND

- FOUND MONUMENT, AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- EASEMENT AS NOTED
- RIGHT-OF-WAY
- BOUNDARY

MONUMENT INFORMATION

- (211) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "LS 1815"; AS SET BY TERRA SURVEYING; CS NO. 87065; FILED OCTOBER 21, 1987. (VISITED JUNE 2022)
- (212) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP; STAMPED "LS 1815"; MONUMENT HAS BEEN DISTURBED AND BENT S79°18'23"W, 0.53' FROM COMPUTED POSITION; AS SET BY TERRA SURVEYING; CS NO. 87065; FILED OCTOBER 21, 1987. (VISITED JUNE 2022)
- (213) FOUND 5/8" IRON ROD WITH BLUE PLASTIC CAP; STAMPED "CROSS PLS 60051; AS PER PROPERTY LINE ADJUSTMENT; PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING; CS NO. 2012-052; FILED DEC. 20, 2012. (VISITED JUNE 2016)
- (214) FOUND 5/8" IRON ROD, S42°44'53"W, 0.35; AS SET BY BISHOP SURVEYING; CS NO. 78027; FILED MARCH 28, 1978. (VISITED JUNE 2022)
- (301) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP; STAMPED "KA OR59002, KA WA42690"; AS SET BY KLEIN AND ASSOCIATES, INC.; CS NO. 2016-045, FILED JULY 21, 2016. (VISITED JUNE 2022)
- (304) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP; STAMPED "KA OR59002, KA WA42690"; AS SET BY KLEIN AND ASSOCIATES, INC.; CS NO. 2016-082; FILED DECEMBER 30, 2016. (VISITED JUNE 2022)
- (305) (306) (307) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP; STAMPED "KA OR59002, KA WA42690"; AS SET BY KLEIN AND ASSOCIATES, INC.; CS NO. 2022-027; FILED MAY 18, 2022. (VISITED JUNE 2022)

SPECIFIC ITEMS AND EXCEPTIONS OF TITLE

- SUBJECT TO EXCEPTIONS, EXCLUSIONS, AND STIPULATIONS WHICH HAVE BEEN DISCLOSED IN THAT CERTAIN STATUS OF RECORD TITLE REPORT, PREPARED BY AMERTITLE, DATED NOV. 28, 2023, TITLE NO. 015209AM, DESCRIBED AS FOLLOWING:
- BOUNDARY LINE ADJUSTMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: JULY 21 2016 INSTRUMENT NO.: 201602469
- COVENANTS, CONDITIONS, AND RESTRICTIONS. RECORDED: JUNE 26, 2019 INSTRUMENT NO.: 201901900
- RESTRICTIVE COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED: JUNE 26, 2019 INSTRUMENT NO.: 201901901
- RESTRICTIVE COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED: DECEMBER 17, 2019 INSTRUMENT NO.: 2019-04211
- EASEMENTS, MATTERS, AND DEDICATIONS AS SHOWN ON THE PARTITION PLAT NO. 2022-011.

NOTE

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NO. 2019-42 & 2023-34, AND ANY SUBSEQUENT APPROVED AMENDMENT.

SURVEY PERFORMED FOR: ALEXANDER SALTER ARKIN
CLIENT: ETHAN BECK
DATE OF SURVEY: DEC. 12, 2023
PROJECT: 23-09-09 DRAFT: TA, GD
FILE: 230909.DWG LAYOUT TAB: PARTITION PLAT

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

OWNER
ALEXANDER SALTER ARKIN

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2009
JAMES M. KLEIN
59002
Expires 6-30-2025

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
36BB	3N.	10E.

CS# 2024 020