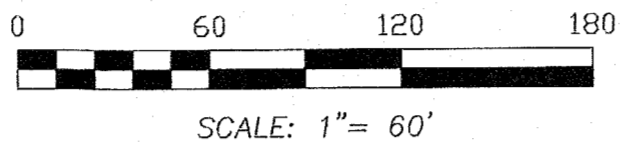


TERRA SURVEYING  
PARTITION RE-PLAT  
FOR  
DANIEL AND JULIE BOYDEN REVOCABLE TRUST u/a/d 02/24/2009

LOCATION OF SURVEY:  
THIS REPLAT IS LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 26, TOWNSHIP 3 NORTH,  
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON



NOTE: THE LOCATION OF THE RIGHT OF WAY IS BASED RAILROAD MAP 54811B PROVIDED BY HOOD RIVER COUNTY SURVEYORS OFFICE, WE USED THE DIGITIZED IMAGE OF THE LOCATION OF THE EXISTING RAIL TO SHOW ALIGNMENT.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2024 022

DATE FILED: 4/03/2024

BY: *EC*

File Number 202408P  
Instrument received on the 2nd day of April, 2024 at 1:40 P.M.  
*Sarah McElroy*  
Hood River County Director of Records and Assessments.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erik M. Carlson*  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December 31, 2025

DECLARATION

We the owners of the land shown herein, hereby declare that this division of land has been made with our free consent and partitioned in accordance with the provisions of ORS Chapter 92 and create a public and private easements as shown.

*Daniel J. Boyden* DATE 3-4-24  
Daniel J. Boyden, Trustee  
Daniel and Julie Boyden Revocable Trust  
u/a/d 02/24/2009  
*Julie A. Boyden* DATE 3-4-24  
Julie A. Boyden, Trustee  
Daniel and Julie Boyden Revocable Trust  
u/a/d 02/24/2009

This instrument was acknowledged before me on March 4, 2024 (date)

by Daniel J. Boyden and Julie A. Boyden as Trustees of the Daniel and Julie Boyden Revocable Trust u/a/d 02/24/2009

State of Oregon }  
County of Hood River } s.s.

*Nancy J. Carlson*  
Notary Signature

Notary Print Nancy J. Carlson

Public Notary-OREGON  
Commission number: 1032416  
My Commission expires: January 18, 2027

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

*Ann Patterson*  
Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 6th day of March, 2024

*EC*  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 2nd day of April, 2024

Planning Number #22-0226  
*Wendy Walker*  
Hood River County Planning Director

TERRA SURVEYING

DATE: FEBRUARY 9, 2024  
SCALE: 1"=60'  
PROJECT: 1512JOSHPLAT  
ASSESSORS MAP: 3N-10E-26CA  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terralandsurveying.com

CS# 2024022

UNION PACIFIC RAIL ROAD  
VARIABLE RIGHT OF WAY

**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 PLAT, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:  
LOT ONE (1) THROUGH TWENTY (20) INCLUSIVE IN BLOCK ONE (1), ERWIN AND WATSON'S FIRST ADDITION TO HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.  
TOGETHER WITH THE ADJACENT VACATED RIGHT OF WAY.  
EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION DESCRIBED IN A WARRANTY DEED RECORDED SEPTEMBER 26, 1951 AS BOOK 46, PAGE 177 IN THE DEED RECORDS OF HOOD RIVER COUNTY, OREGON.

INITIAL POINT IS A 5/8" IRON ROD FOUND ON THE EAST LINE OF SAID BLOCK 1 A DISTANCE 105.93 FEET SOUTH AS MEASURED ALONG THE EAST LINE OF BLOCK 1 TO THE CALCULATED CENTER QUARTER OF SECTION 26.

**LAND DEVELOPMENT REPORT: (ORDER NO. 15-0189ED, DATED OCTOBER 4, 2023)**  
BOOK 27, PAGE 177, PUBLIC FLOWAGE EASEMENT, DATED DECEMBER 1, 1938. APPLIES TO THE LAND BELOW 72' FEET NGVD, LOWEST POINT OF THIS PROPERTY IS ABOVE THAT ELEVATION.  
BOOK 27, PAGE 480-481, PUBLIC FLOWAGE EASEMENT, DATED JULY 29, 1939.  
APPLIES TO LAND BELOW 95.7 NGVD.  
BOOK 46, PAGE 477, ACCESS RESTRICTIONS FROM WYERS TO THE STATE OF OREGON, THROUGH THE STATE HIGHWAY COMMISSION. THIS DESCRIBES THE ENTIRE RIGHT OF WAY, 120 FOOT NORTH OF CENTERLINE ALIGNMENT, DOCUMENT DESCRIBES FRONTAGE ROAD AND FULL RIGHTS OF ACCESS, TOGETHER WITH IRRIGATION EASEMENT NOT SPECIFICALLY DESCRIBED.  
INST#700782, PRIVATE UTILITY EASEMENT BENEFITING THE CITY OF HOOD RIVER, JUNE 11, 1970. LOCATION SHOWN ON THE EAST 10 FEET OF ERWIN AND WATSON'S 1ST ADDITION AS SHOWN.  
INST#731649, RE-RECORDED INST#783486, PERPETUAL RIGHT OF WAY BENEFITING THE UNITED STATES OF AMERICA, AUGUST 14, 1973. DESCRIBES, "THAT PORTION OF BLOCKS 4 AND 5 AND VACATED STREETS IN ERWIN AND WATSON'S ADDITION, LIMITED TO LAND LYING ABOVE 72 FEET AND BELOW 83.5 FEET, MEAN SEA LEVEL. THIS MAY AFFECT THE VERY NORTH PORTION OF THE PROPERTY NEAR RAILROAD."  
INST#202301998, DECLARATION OF EASEMENT AND ROAD MAINTENANCE AGREEMENT, OCTOBER 4, 2023.

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS TO CREATE A 1 PARCEL PARTITION PLAT OF LOT 1 THROUGH A PORTION OF LOT 20 OF BLOCK 1, TOGETHER WITH PORTIONS OF THE VACATED RIGHT OF WAY (VAC.ORD 1800), ERWIN WATSON'S, FIRST ADDITION. THESE LOTS ARE PORTIONS OF ASSESSOR LOTS 100, 200, 300. THE DEED ELEMENTS HELD ARE BASED OFF THE BOUNDARY RESOLUTION CONDUCTED BY GAYLORD ON C.S.93060, WHICH RESOLVES THE OUTER BOUNDARIES OF BLOCK 1, BLOCK 4 AND 5 OF ERWIN WATSON'S, FIRST ADDITION. ON THE EAST LINE WE TIED AND HELD A RAILROAD SPIKE FOUND AT THE SOUTH 1/16TH CORNER OF SECTION 26, BEING THE SOUTHEAST CORNER OF THE PLAT OF ERWIN AND WATSON'S FIRST ADDITION, TOGETHER WITH A 5/8" IRON ROD RECOVERED ON EASTERN LINE OF BLOCK 1 SAID IRON ROD IS FOUND SOUTH OF THE NORTHEASTERLY CORNER OF SAID BLOCK 1. ON THE WEST LINE WE RECOVERED AND HELD TWO 5/8" IRON RODS, L.S.72306 ALONG THE EAST LINE OF PARCEL 3 OF PARTITION PLAT NO.202214P, THIS LINE WAS OFFSET THE PLAT DISTANCE TO THE EAST. THE SOUTH LINE IS CONTROLLED BY HOLDING THE NORTH LINE OF FRONTAGE ROAD (WESTCLIFF DRIVE). THE FRONTAGE ROAD IS WITHIN THE I-84 RIGHT OF WAY, BASED ON 6B-24-4. WE RECOVERED AND HELD 5/8" IRON ROD MONUMENTED BY L.S.1815 (C.S.93060) AT THE SOUTHWEST CORNER OF PARTITION PLAT NO.202214P. THE SOUTHEAST CORNER PLACED AT THE INTERSECTION OF THE FRONTAGE ROAD ON THE EAST LINE AS DESCRIBED ABOVE, HOLDING THE DISTANCE OF 404.70 FEET SOUTH (C.S.93060) OF THE IRON ROD TO THE NORTH, WE SET AN IRON ROD AT SAID SOUTHEAST CORNER. THE NORTH LINE OF THE PLAT IS CONTROLLED BY THE NORTH LINE OF THE SOUTHWEST QUARTER, WHICH IS COINCIDENT WITH THE NORTH LINE OF ERWIN WATSON'S, FIRST ADDITION. WE HELD PLATTED DISTANCE FROM THE RESOLVED SOUTH LINE TO PLACE SAID NORTH LINE. THE RIGHT OF WAY OF UNION PACIFIC RAILROAD IS POSITIONED AS SHOWN BY USING A DIGITIZED IMAGE OF THE TRACKS AND OFFSET ACCORDINGLY.  
THE BASIS OF BEARING IS NAD83, STATE PLANE COORDINATES, NORTH ZONE HOLDING TWO 5/8" IRON RODS ON SOUTH LINE OF PARTITION PLAT NO. 202214P (C.S.2022035).

**LEGEND:**  
● SET 5/8" X 30" IRON ROD, L.S.72306 (11/28/23)  
△ FOUND 5/8" IRON ROD, L.S.72306, C.S.2022035  
○ FOUND MONUMENT OF RECORD AS NOTED  
R REFERENCE MONUMENT  
□ CALCULATED, NOT FOUND OR SET  
( ) PLAT DISTANCE / SURVEY DISTANCE

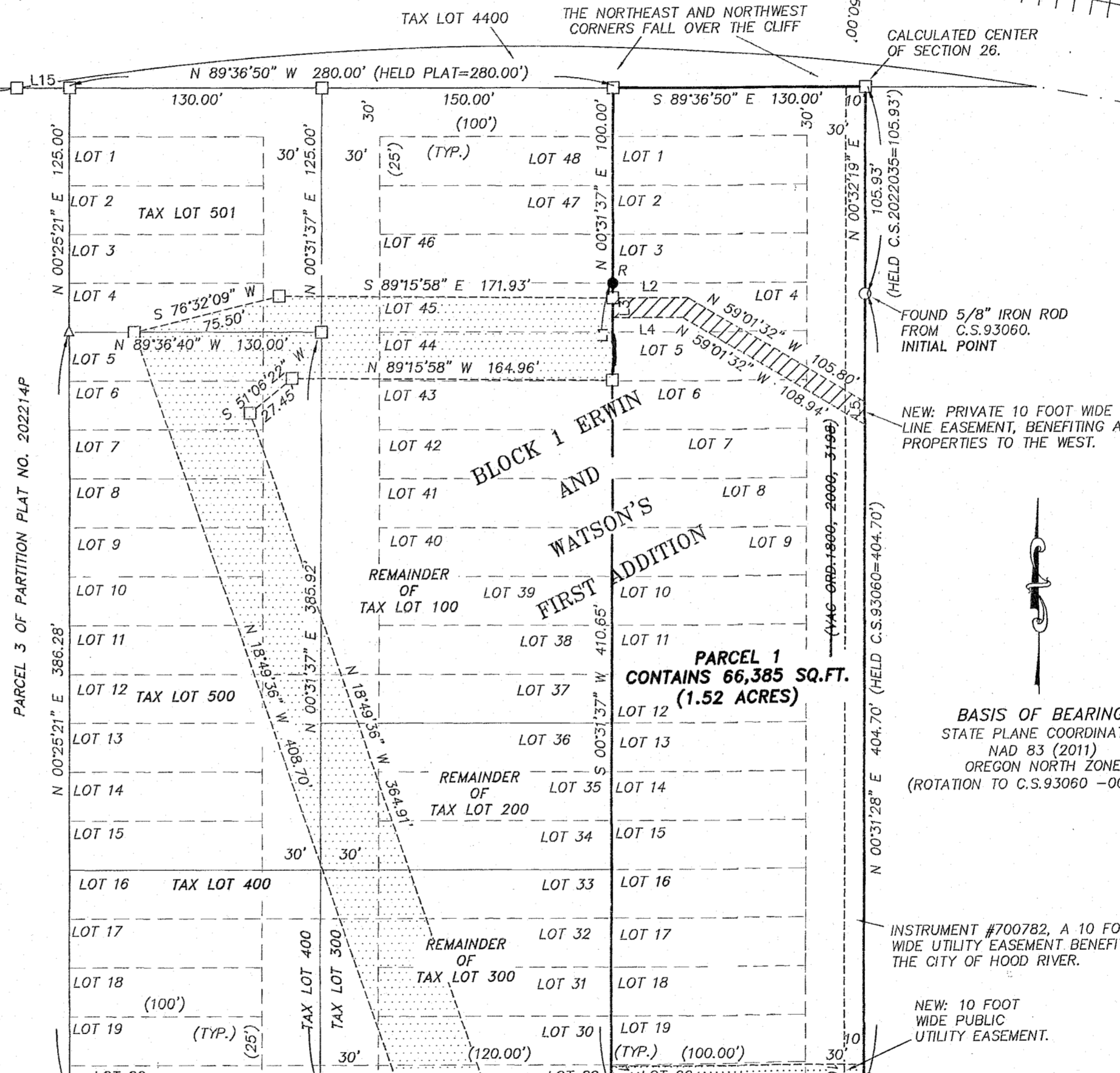
FOUND AND HELD A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY OF WESTCLIFF DRIVE, C.S.1993060.  
S 89°36'40" E 259.07'  
BASIS OF BEARING  
WESTCLIFF DRIVE  
(FRONTAGE ROAD IN I-84 RIGHT OF WAY)

ODOT 120' NORTH R/W (6B-24-4)  
ODOT 120' NORTH R/W (6B-24-4)

INSTRUMENT #2023-01998, A PRIVATE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT BENEFITING PARCEL 1 OF THIS PLAT, TAX LOTS 100, 200, 300, 500, 501. THIS EASEMENT RECONFIGURES INST#2016-02121.

Public  
WETLAND NOTE:  
PARCEL 1 HAS THE PRESENCE OF PROBABLE WETLANDS LOCATED ON THE SUBJECT PROPERTY AND THAT ANY FUTURE DEVELOPMENT IN THE VICINITY OF MAPPING WETLAND AREAS MAY REQUIRE FURTHER COORDINATION WITH OREGON DEPARTMENT OF STATE LANDS (DSL), AND COMPLIANCE WITH THEIR REGULATIONS.

**REFERENCES:**  
FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:  
C.S.1682, ERWIN AND WATSON'S SUBDIVISION, FIRST ADDITION TO HOOD RIVER BY J.C. EUSIGN, DATED AUGUST 7TH 1890.  
ODOT RIGHT OF WAY MAP, 6B-24-4  
C.S. #93060, BOUNDARY SURVEY FOR L.A.WYERS BY TERRA, L.S.1815, FILED AUGUST 24, 1993.  
C.S. #2005081, WASC0 BUSINESS PARK SUBDIVISION FOR THE PORT OF HOOD RIVER BY TERRA, L.S.1815, FILED OCTOBER 12, 2005.  
C.S. #2022035, PARTITION PLAT NO. 202214P FOR BOYDEN BY TERRA L.S.72306, FILED JUNE 29, 2022.



LINE	BEARING	DISTANCE
L1	N 00°34'13" E	42.00'
L2	N 89°41'49" W	38.77'
L3	S 00°31'37" W	10.00'
L4	N 89°41'49" W	36.07'
L5	N 00°31'26" E	11.60'