





2025 02 P

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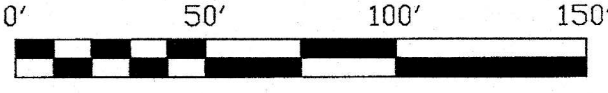
OWNER:  
CITY OF HOOD RIVER  
  
PROPERTY ADDRESS:  
780 RAND ROAD  
HOOD RIVER, OR  
97031  
  
ZONING:  
CITY OF HOOD RIVER  
R-3  
URBAN HIGH DENSITY RESIDENTIAL

HATCH LEGEND:  
 NEW PUBLIC UTILITY  
AND/OR ACCESS EASEMENT  
 NEW PUBLIC PARK EASEMENT  
 NEW DEDICATED  
PUBLIC RIGHT OF WAY

TERRA SURVEYING  
PARTITION PLAT  
for  
THE CITY OF HOOD RIVER  
PAGE 2 OF 3

LOCATION:

PROPERTY IS LOCATED IN A PORTION OF WILLIAM JENKINS DLC (NO.38) AND WITHIN  
GOVERNMENT LOTS 5 AND 6 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON.



SCALE: 1" = 50'

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
  
CS 2025018  
  
DATE FILED: 4/7/2025  
  
BY: *MA*

FOUND 5/8" IRON ROD,  
L.S.2871 (SW 1/16) WHICH  
REPLACED OBLITERATED  
BRASS CAP, COMMON TO  
GOVERNMENT LOT 6 AND 5,  
SEE COUNTY SURVEY  
#2023024, PREVIOUSLY RESET  
TAB BY TERRA SURVEYING.

RIGHT OF WAY  
60.00'  
  
FOUND 1/2" IRON ROD WITH  
CAP L.S. 932

RAND ROAD (60' R/W)

FOUND 1 1/2" IRON PIPE,  
WEST OF CALCULATED  
POSITION 1.09', HELD FOR  
ALIGNMENT NORTH/SOUTH  
  
NE CORNER  
LOT 19 ADAMS  
PARADISE  
ACREAGE

TAX LOT 1002  
(3N-10E-26CC)  
ANDREAS AND LUCIA VON FLOTOW

INST No. 960171, 10'  
WIDE PUBLIC UTILITY  
EASEMENT BENEFITING  
THE CITY OF HOOD RIVER.

TAX LOT 800  
(3N-10E-26CC)  
JUAN BARAJAS

TAX LOT 400  
(3N-10E-26CC)  
JAMES HOLLOWAY

FOUND 1" IRON PIPE. THIS PIPE WAS  
SHOWN AND HELD ON C.S. 699 FOR G.A.  
GOODWIN. I HELD THE NORTH-SOUTH  
POSITION. THIS PIPE PROJECTS EASTERLY  
INTO THE RIGHT OF WAY OF RAND ROAD  
A DISTANCE OF 7.45 FEET

PARCEL 1  
1.29 ACRES, MORE OR LESS

NEW: 10' PUBLIC UTILITY  
EASEMENT (HATCHED)

NEW: VARIABLE WIDTH PUBLIC  
STORMWATER EASEMENT, TO  
INCLUDE ACCESS AND  
MAINTENANCE. (HATCHED)

NEW: 10' PUBLIC UTILITY  
EASEMENT (HATCHED)

NEW: DEDICATED MARIPOSA AVENUE (53 FOOT PUBLIC R/W)  
AREA = 29,601 SQ.FT.

NEW: 5' PUBLIC  
ACCESS EASEMENT  
(HATCHED)

REFERENCE  
MONUMENT SET  
5 FOOT WEST  
AS MEASURED  
ALONG LINE.

INITIAL POINT  
WESTERLY NORTHWEST  
CORNER OF THE WILLIAM  
JENKINS DLC No. 38  
ALSO THE NW CORNER  
LOT 19 ADAMS PARADISE  
ACREAGE

TAX LOT 1001  
(3N-10E-26CC)  
STEUBEN AND OAK, LLC

LINE	BEARING	DISTANCE
L17	S 01°09'28" W	42.24
L18	N 01°09'28" E	23.00
L19	S 88°41'19" E	30.00
L20	S 72°36'09" W	83.37
L21	S 42°56'08" W	35.12
L22	S 75°50'21" W	32.05
L23	S 51°47'57" W	19.62
L24	S 00°35'51" W	25.00
L25	S 00°13'21" W	10.00
L26	S 89°13'26" E	32.94
L27	N 73°33'18" E	10.90
L28	S 18°06'38" E	16.14
L29	S 00°13'21" E	8.05
L30	S 87°43'07" E	5.51
L31	N 16°26'42" W	13.00
L32	S 73°33'18" W	32.00
L33	N 22°16'39" W	26.37
L34	S 67°43'48" W	24.90
L35	N 89°13'26" W	33.01
L36	N 89°13'26" W	21.84
L37	N 00°13'21" E	25.00
L38	N 89°46'39" W	10.00
L39	S 00°13'21" W	25.00
L40	N 00°13'21" E	12.31
L41	N 90°00'00" W	15.00
L42	S 00°13'21" W	12.37
L43	N 89°46'39" W	9.69
L44	S 44°46'35" E	12.10
L45	N 89°46'39" W	8.00
L46	N 00°13'21" E	35.34
L47	S 89°47'00" E	8.00
L48	N 89°46'38" W	8.00
L49	N 89°46'33" W	14.02
L50	S 89°46'33" E	26.98
L51	S 00°11'43" W	37.50
L52	S 89°48'17" E	28.00
L53	N 89°48'17" W	29.00
L54	S 00°11'43" W	37.50
L55	N 89°24'15" E	48.00
L56	N 89°24'15" W	48.00
L57	S 00°13'21" W	46.95
L58	N 31°29'33" W	15.22
L59	N 76°45'40" W	25.46
L60	N 73°35'25" E	42.36
L61	S 89°31'07" W	56.39
L62	N 75°28'14" E	38.51
L63	N 36°37'54" E	13.84
L64	S 64°53'16" E	46.90
L65	N 75°24'34" E	88.41
L66	N 00°35'51" E	54.21
L67	N 01°09'28" E	12.50
L68	N 00°35'51" E	2.71
L69	N 00°35'51" E	12.73

FOUND 3" BRASS  
CAP AT SOUTHWEST  
CORNER SECTION 26  
(LAND CORNER  
CARD.432)

27 26  
34 35  
S 89°10'16" E  
(C.S.2003-003=775.34)  
775.44'  
S 89°08'08" E  
(C.S.2003003=126.15)  
126.20' (C.S.2003003=126.15)  
SHERMAN AVE. CENTERLINE

LEGEND:  
○ FOUND MONUMENT OF RECORD  
● SET 5/8" IRON ROD WITH CAP, L.S. 72306, SET ON FEBRUARY 25, 2025  
⊕ FOUND 1/2" IRON ROD, NO CAP  
⊗ FOUND 5/8" IRON ROD, L.S. 72306, (C.S. 2010-019)  
⊙ FOUND 5/8" IRON ROD, L.S. 50800 (C.S. 2003-003)  
⊗ FOUND IRON PIPE, (C.S. 75051)  
□ CALCULATED BOUNDARY CORNER ( ) DEED CALL

PARCEL 2  
5.19 ACRES, MORE OR LESS

NEW: 15' PUBLIC  
RECREATIONAL TRAIL, SEE  
PAGE 3 FOR EASEMENT  
NOTES.

NEW: PUBLIC ACCESS  
AND UTILITY EASEMENT.  
(HATCHED).

NEW: VARIABLE WIDTH PUBLIC  
STORMWATER EASEMENT, TO  
INCLUDE ACCESS AND  
MAINTENANCE (HATCH).

NEW: VARIABLE WIDTH PUBLIC PARK EASEMENT,  
SEE PAGE 3 FOR EASEMENT NOTES.

NEW: 10' PUBLIC UTILITY  
EASEMENT (HATCHED)

NEW: 35' X 50' PUBLIC STORM  
POND EASEMENT, TO INCLUDE  
ACCESS AND MAINTENANCE  
(HATCHED).

TAX LOT 900  
(3N-10E-26CC)  
ANDREW W. SLEBOS  
ELINOR O. STEVENSON

TAX LOT 903  
(3N-10E-26CC)  
CALEB L. PRUITT

TAX LOT 100  
(3N-10E-35BB)  
MARK S. AND SHELIA L. BEARDSLEY

1317.87' (HELD RESEARCH SURVEY=1317.87' TO PLACE GOVERNMENT LOT LINE)

BASIS OF BEARING:  
OREGON STATE PLANE - NORTH ZONE (3601)  
GRID BEARINGS AND INTERNATIONAL FEET

SOUTHEAST CORNER OF  
GOVERNMENT LOT 5

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.16'	60.00'	65°05'21"	N 55°05'57" E	64.55'
C2	17.47'	20.00'	50°02'53"	S 47°34'43" W	16.92'
C3	31.07'	60.00'	29°40'01"	N 57°46'09" E	30.72'
C4	11.49'	20.00'	32°54'13"	N 59°23'15" E	11.33'
C5	25.17'	60.00'	24°02'24"	S 63°49'09" W	24.99'
C6	15.64'	10.00'	89°37'31"	N 45°25'16" E	14.09'
C7	15.77'	10.00'	90°22'30"	S 44°35'24" E	14.19'
C8	31.55'	20.00'	90°22'30"	S 44°35'24" E	28.38'
C9	31.29'	20.00'	86°37'31"	N 45°24'37" E	28.19'
C10	18.79'	62.50'	17°13'16"	S 82°09'56" W	18.71'
C11	11.27'	37.50'	17°13'16"	S 82°09'56" W	11.23'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
*Terra*  
  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December 31, 2025

TERRA SURVEYING  
  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
  
DATE: MARCH 13, 2025  
PROJECT: 23108PART  
SCALE: 1" = 50'  
ASSESSORS MAP: 3N-10E-26CC

CS# 2025018



## TERRA SURVEYING

## PARTITION PLAT

for

## THE CITY OF HOOD RIVER

PAGE 3 OF 3

## LOCATION:

PROPERTY IS LOCATED IN A PORTION OF WILLIAM JENKINS DLC (NO.38) AND WITHIN GOVERNMENT LOTS 5 AND 6 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON.

## OWNER:

CITY OF HOOD RIVER

## PROPERTY ADDRESS:

704, 720, 730 AND 780  
RAND ROAD  
HOOD RIVER, OR  
97031

## ZONING:

CITY OF HOOD RIVER  
R-3  
URBAN HIGH DENSITY RESIDENTIAL

## 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 PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED AS:

TRACT OF LAND DESCRIBED AS PARCEL 1 BY HOOD RIVER COUNTY STATUTORY WARRANTY DEED, INST#2020-00457, RECORDED FEBRUARY 3, 2020. BEGINNING AT A POINT IN THE NORTH LINE OF THE WILLIAM JENKINS DONATION LAND CLAIM NO. 38, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS 283.56' (RECORD 283.6') SOUTH 88°45'42" EAST OF THE MOST WESTERLY NORTHWEST CORNER OF SAID DONATION LAND CLAIM; THENCE NORTH 00°39'43" EAST A DISTANCE OF 67.60' (RECORD 67.6'); THENCE SOUTH 88°40'07" EAST A DISTANCE OF 105.00' (RECORD 105'); THENCE NORTH 00°39'43" EAST A DISTANCE OF 92.00' (RECORD 92'); THENCE NORTH 88°40'07" WEST A DISTANCE OF 105.00' (RECORD 105'); THENCE NORTH 00°39'43" EAST 74.73' (RECORD 75.4') TO A POINT WHICH IS 234.33' (RECORD 235') NORTH OF THE NORTH LINE OF SAID DONATION LAND CLAIM; THENCE SOUTH 88°26'08" EAST A DISTANCE OF 272.69' TO THE WEST LINE OF RAND ROAD; THENCE SOUTH 00°35'51" WEST ALONG THE WEST LINE OF SAID RAND ROAD A DISTANCE OF 233.17' TO THE NORTH LINE OF SAID DONATION LAND CLAIM; THENCE NORTH 88°41'19" WEST ON SAID NORTH LINE A DISTANCE OF 272.82' TO THE POINT OF BEGINNING.

TRACT OF LAND DESCRIBED AS PARCEL 2 BY HOOD RIVER COUNTY STATUTORY WARRANTY DEED, INST#2020-00457, RECORDED FEBRUARY 3, 2020. BEGINNING AT A POINT IN THE NORTH LINE OF THE WILLIAM JENKINS DONATION LAND CLAIM NO. 38, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, WHICH POINT IS SOUTH 88°45'42" EAST A DISTANCE OF 164.96' (RECORD 165') OF THE MOST WESTERLY NORTHWEST CORNER OF SAID DONATION LAND CLAIM; THENCE NORTH 00°39'49" EAST 235.07' (RECORD 235') TO A 5/8" IRON ROD, L.S. 72306; THENCE SOUTH 88°24'05" EAST A DISTANCE OF 118.50' (RECORD 118.6') TO A 5/8" IRON ROD, L.S.72306; THENCE SOUTH 00°39'43" WEST 234.33' (RECORD 235') TO THE NORTH LINE OF SAID DONATION LAND CLAIM; THENCE NORTH 88°45'42" WEST 118.60' (RECORD 118.6') TO THE POINT OF BEGINNING.

TOGETHER WITH A TRACT OF LAND LOCATED IN GOVERNMENT LOT 5 IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 26; THENCE SOUTH 89°10'16" EAST A DISTANCE OF 775.44' (RECORD 775.34') TO THE NORTHEAST CORNER OF GOVERNMENT LOT 7, IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, AS SHOWN ON COUNTY SURVEY 2003-003; THENCE NORTH 01°09'28" EAST A DISTANCE OF 479.88' (RECORD 479.82') TO A 5/8 INCH IRON ROD WITH CAP L.S. 72306 MONUMENTING THE WESTERLY NORTHWEST CORNER OF THE WILLIAM JENKINS DONATION LAND CLAIM NO. 38, POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88°45'42" EAST A DISTANCE OF 164.96' (RECORD 165') TO A POINT; THENCE NORTH 00°39'49" EAST A DISTANCE OF 235.07' (RECORD 235') TO A 5/8 INCH IRON ROD WITH CAP L.S. 72306; THENCE NORTH 88°48'39" WEST A DISTANCE OF 162.86' (RECORD 163.08') TO A 5/8 INCH IRON ROD WITH CAP L.S. 72306; THENCE SOUTH 01°10'40" WEST A DISTANCE OF 234.93' (RECORD 235') TO THE POINT OF BEGINNING.

TRACT OF LAND DESCRIBED AS PARCEL 3 BY HOOD RIVER COUNTY STATUTORY WARRANTY DEED, INST#2020-00457, RECORDED FEBRUARY 3, 2020. BEGINNING AT A POINT IN THE NORTH LINE OF THE WILLIAM JENKINS DONATION LAND CLAIM NO. 38, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS SOUTH 88°45'42" EAST 283.56' (RECORD 283.6') OF THE MOST WESTERLY NORTHWEST CORNER OF SAID DONATION LAND CLAIM; THENCE NORTH 00°39'43" EAST A DISTANCE OF 67.60' (RECORD 67.6') TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 88°40'07" EAST A DISTANCE OF 105.00' (RECORD 105'); THENCE NORTH 00°39'43" EAST A DISTANCE OF 92.00' (RECORD 92'); THENCE NORTH 88°40'07" WEST A DISTANCE OF 105.00' (RECORD 105'); THENCE SOUTH 00°39'43" WEST 92.00' (RECORD 92'), TO THE TRUE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

TRACT OF LAND DESCRIBED AS PARCEL 4 BY HOOD RIVER COUNTY STATUTORY WARRANTY DEED, INST#2020-00457, RECORDED FEBRUARY 3, 2020. BEGINNING AT THE NORTHEAST CORNER OF LOT 19, ADAMS PARADISE ACREAGE, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE SOUTH 00° 35'51" WEST ALONG THE EAST LINE OF SAID LOT 19 A DISTANCE OF 142.50' (RECORD 142.5'); THENCE SOUTH 64°59'04" WEST 223.37' (RECORD 226.66') TO THE NORTHEAST CORNER OF INST#2022-01203; THENCE FOLLOWING ALONG THE NORTH LINE OF SAID DEED SOUTH 72°46'46" WEST 93.52' (RECORD 93.56'); THENCE SOUTH 22°44'01" WEST 73.65' (RECORD 73.69'); THENCE SOUTH 03°46'06" EAST 80.86' (RECORD 80.9' MORE OR LESS), BEING THE SOUTHWEST CORNER OF SAID DEED; THENCE SOUTH 87°43'07" WEST 278.84' (RECORD 279.16') TO THE WEST LINE OF SAID LOT 19; THENCE NORTH 01°09'28" EAST ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 437.58' (RECORD 437.58') TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 88°45'42" EAST ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 283.56' TO A 5/8" IRON ROD, L.S.72306; THENCE SOUTH 88°41'19" EAST A DISTANCE OF 302.82', MORE OR LESS, TO THE PLACE OF BEGINNING.

SUBJECT TO THE LAND WITHIN THE RAND ROAD RIGHT OF WAY.

INITIAL POINT IS A 5/8" IRON ROD, L.S.72306 MONUMENTING THE WESTERLY NORTHWEST CORNER OF THE WILLIAM JENKINS DLC NO.38.

## REFERENCES:

FILED IN HOOD RIVER COUNTY SURVEYORS OFFICE:  
VIEWERS REPORT SURVEY FOR HOOD RIVER COUNTY BY HURLBURT, COUNTY SURVEYOR, JULY 15, 1938.  
C.S. NO. 699, BOUNDARY SURVEY FOR ROGERS BY BUTTON, DATED: JANUARY 19, 1948  
C.S. NO. 75051, BOUNDARY SURVEY FOR BEARDSLEY BY CRAWFORD, L.S. 50, FILED: AUGUST 28, 1975.  
RESEARCH SURVEY OF RAND ROAD, DATED: MAY, 1991.  
C.S. 93008, BOUNDARY SURVEY FOR WAL-MART BY TERRA SURVEYING, L.S. 1815, FILED: MARCH 29, 1993.  
C.S. NO. 2003-003, ADAMS VIEW SUBDIVISION, PHASE FIVE BY TENNESON ENGINEERING, L.S. 50800, FILED: JANUARY 9, 2003.  
C.S. NO. 2010-019, BOUNDARY LINE ADJUSTMENT FOR PHIL JENSEN BY TERRA SURVEYING, L.S. 72306, FILED: MAY 11, 2010.  
C.S. NO. 2016-049, PROPERTY LINE ADJUSTMENT FOR CASCADE SLOPE BY TERRA SURVEYING, L.S. 72306, FILED: AUGUST 11, 2016.  
C.S. NO. 2023-024, BOUNDARY LINE ADJUSTMENT FOR 1ST STRUCTURE BY TERRA SURVEYING, L.S.72306, FILED: JUNE 22, 2023.  
C.S. NO. 2025-008, RIGHT OF WAY SURVEY FOR ODOT BY REEDY, L.S.2871, FILED: FEBRUARY 25, 2025.

REPORT #6 PRELIMINARY TITLE REPORT ORDER No. 529669AM  
(AMERITITLE, LLC. DATED: MARCH 13, 2025)

13. COVENANT CONDITIONS AND RESTRICTIONS, INST#2020-01045, DATED MARCH 17, 2020. NOT A SURVEY MATTER  
15. THE COMPANY WILL REQUIRE DOCUMENTATION SHOWING THE PARTY OR PARTIES AUTHORIZED TO EXECUTE THE FORTHCOMING CONVEYANCES BY THE CITY OF HOOD RIVER AND COLUMBIA CASCADE HOUSING CORPORATION. NOT SHOWN.

## INDEX:

PAGE 1: EXISTING BOUNDARY AND BOUNDARY RESOLUTION  
PAGE 2: NEW PARCEL BOUNDARIES, RIGHT OF WAY, DEDICATION AND EASEMENTS.  
PAGE 3: SIGNATURES, DEDICATION AND EASEMENTS

## EASEMENT NOTES:

## PARK EASEMENT:

A NON-EXCLUSIVE PUBLIC PARK EASEMENT IS HEREBY DEDICATED FOR THE RECREATIONAL USE OF THE PUBLIC, ENCOMPASSING THE AREA INDICATED ON THIS PLAT AS 'PUBLIC PARK EASEMENT. IMPROVEMENTS AND USE OF THE AREA TO BE CONSISTENT WITH THOSE DESCRIBED IN SITE PLAN APPROVAL 2024-09. OPERATION AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, DEVELOPER, SUCCESSORS AND THEIR ASSIGNED AGREE TO HOLD CITY OF HOOD RIVER AND HOOD RIVER PARKS AND RECREATION DISTRICT HARMLESS FOR, FROM AND AGAINST ANY AND ALL LIABILITY, LOSS OR DAMAGE WITH RESPECT TO ANY REPAIRS, CLAIMS, DEMANDS, COSTS OR JUDGMENTS AGAINST OR INCURRED ARISING DIRECTLY OR INDIRECTLY OUT OF THE USE OF THE EASEMENT.

## PUBLIC TRAIL EASEMENT:

A NON-EXCLUSIVE PUBLIC TRAIL EASEMENT IS HEREBY DEDICATED FOR THE RECREATIONAL USE OF THE PUBLIC, AND TO THE HOOD RIVER VALLEY PARKS AND RECREATION DISTRICT, ENCOMPASSING THE AREA INDICATED ON THIS PLAT AS A 15' PUBLIC TRAIL EASEMENT, IMPROVEMENTS AND USE OF THE AREA TO BE CONSISTENT WITH THOSE DESCRIBED IN SITE PLAN APPROVAL (2024-09). OPERATION AND MAINTENANCE SHALL BE THE RESPONSIBILITY HOOD RIVER PARKS AND RECREATION DISTRICT AS DESCRIBED IN THE MARIPOSA VILLAGE PARK AND TRAIL OPERATING AGREEMENT TO BE ENTERED INTO BY AND BETWEEN THE PROPERTY DEVELOPER AND THE HOOD RIVER VALLEY PARKS AND RECREATION DISTRICT. THE CITY OF HOOD RIVER AND HOOD RIVER VALLEY PARKS AND RECREATION DISTRICT RESERVES THE RIGHT BUT NOT THE OBLIGATION TO ENTER, REPAIR, OR CLOSE TRAIL EASEMENT AREA TO ABATE NUISANCES OR HAZARDS THAT MAY EXIST OR ARISE RECOVER ITS ASSOCIATED COSTS. THE OWNER, DEVELOPER, SUCCESSORS AND THEIR ASSIGNED AGREE TO HOLD CITY OF HOOD RIVER AND HOOD RIVER VALLEY PARKS AND RECREATION DISTRICT HARMLESS FOR, FROM AND AGAINST ANY AND ALL LIABILITY, LOSS OR DAMAGE WITH RESPECT TO ANY REPAIRS, CLAIMS, DEMANDS, COSTS OR JUDGMENTS AGAINST OR INCURRED ARISING DIRECTLY OR INDIRECTLY OUT OF THE USE OF THE EASEMENT.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS 2025018

DATE FILED: 4/7/2025

By: *EC*

File Number 2025 02P  
Instrument received on the 3rd day of April, 2025 at 2:50 P.M.

*Shirley Patterson*  
Hood River County Director of Records and Assessments.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOROREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December 31, 2025

## DECLARATION

I, the representative of the land shown herein, hereby declare that this division of land has been made with my free consent and partitioned in accordance with the provisions of ORS Chapter 92, and hereby grant public and private easements as shown and dedicate Mariposa Avenue to the public as shown on plat.

*ASL* 3/18/2025  
Representative of The City of Hood River Date

This instrument was acknowledged before me on March 18, 2025 (date)  
by *Abigail Elder* a representative of the City of Hood River.

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

Notary Signature

Notary Print *Jennifer J. Gray*

Public Notary-OREGON

Commission number: 1046104  
My Commission expires: 03-06-2025

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, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 19th day of March, 2025

*ASL*  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 2ND day of April, 2025

Planning Number 2024-09

*Shirley Patterson*  
The City of Hood River Planning Director  
Dedication accepted under ORS 92.175.

## TERRA SURVEYING

P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net

DATE: MARCH 13, 2025  
PROJECT: 23108PART  
SCALE: 1" = 50'  
ASSESSORS MAP: 3N-10E-26CC

CS# 2025018