

HOOD RIVER COUNTY SURVEYOR'S OFFICE
 Survey No: 2025041
 Filed Date: 9/4/2025
 By: BJC

RECORDING INFORMATION:
 PARTITION PLAT No. 2025-01P
 INSTRUMENT RECEIVED ON THE 2nd DAY
 OF September 2025
 AT 11:37am A.M.
Sierra Wood
 HOOD RIVER COUNTY DIRECTOR OF
 RECORDS AND ASSESSMENTS

DECLARATION:
 WE, THE OWNERS OF THE LAND SHOWN
 HEREIN, HEREBY DECLARE THAT THIS
 DIVISION OF LAND HAS BEEN MADE WITH OUR
 FREE CONSENT AND IN ACCORDANCE WITH
 THE PROVISIONS OF O.R.S. CHAPTER 92 AND
 BY THIS PLAT CREATE THE 10 FOOT WIDE
 PUBLIC UTILITY EASEMENT SHOWN HERON.

Douglas G. Rovianek 4/21/25
 DOUGLAS G. ROVIANEK DATE
Cheramy Rovianek 4/21/25
 CHERAMY ROVIANEK DATE

THIS INSTRUMENT WAS ACKNOWLEDGED
 BEFORE ME ON THIS 21 DAY OF
APRIL 2025,
 BY DOUGLAS G. ROVIANEK
 & CHERAMY ROVIANEK
Sofia Catherine DeLeon
 NOTARY SIGNATURE
 SOFIA CATHERINE DELEON
 NOTARY (PRINT NAME)
 STATE OF OREGON
 COUNTY OF HOOD RIVER
 COMMISSION NO. 1016178
 MY COMMISSION EXPIRES 25 AUGUST
2025

APPROVALS:
 I HEREBY CERTIFY THAT ALL TAXES AND
 ASSESSMENTS DUE HEREON HAVE BEEN
 FULLY PAID AS REQUIRED BY LAW.
Shel Patterson
 HOOD RIVER COUNTY DIRECTOR OF
 BUDGET AND FINANCE.

I HEREBY CERTIFY THIS PARTITION WAS
 EXAMINED AND APPROVED AS OF THIS
23rd DAY OF April 2025
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
25th DAY OF APRIL 2025
Shel Patterson
 CITY OF HOOD RIVER PLANNING DIRECTOR.

SURVEYOR'S CERTIFICATE:

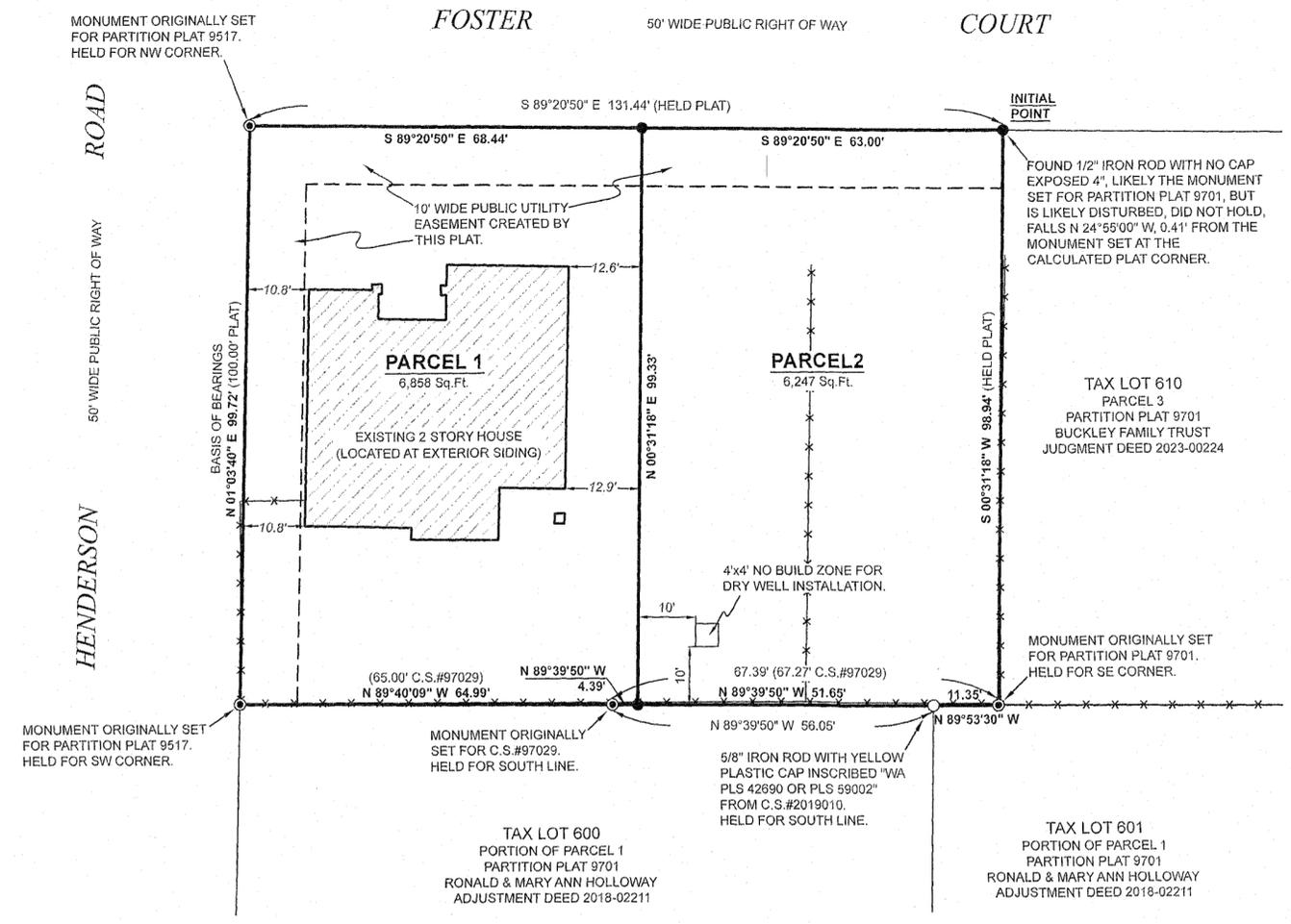
I, Bradley J. Cross, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Re-Plat, the boundaries being described by Warranty Deed, Document Number 2023-01031 recorded May 19, 2023, Hood River County deed records as:

Parcel 2 of Partition Plat 9701, filed January 3, 1997, located in the Southeast quarter of the Southwest quarter of Section 35, Township 3 North, Range 10 East.

The initial point of this partition is the 5/8" by 30" iron rod with blue plastic cap inscribed "CROSS PLS 60051" set Northeast corner of said Parcel 2.

SYMBOL LEGEND:

- 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" SET APRIL 7, 2024
- HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" EMBEDDED IN 2" PLASTIC CONDUIT PIPE.
- 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



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE SUBJECT PROPERTY INTO TWO NEW PARCELS AS SHOWN. THE PROPERTY IS DESCRIBED BY WARRANTY DEED 2023-01031 AS PARCEL 2 OF PARTITION PLAT 9701.

I FOUND AND HELD PARTITION PLAT 9701 MONUMENTS AT THE NW, SW AND SE CORNERS OF THE PROPERTY. THE MONUMENT FOUND AT THE NE CORNER WAS NOT ACCEPTED AS APPEARS TO BE DISTURBED. I RESET THE MONUMENT BY HOLDING PLAT DISTANCES FROM THE MONUMENTS FOUND TO THE WEST AND SOUTH. ADDITIONAL MONUMENTS WERE SET BY PREVIOUS SURVEYS ON THE SOUTH LINE OF PARTITION PLAT 9701 AND WERE HELD FOR THE SOUTHERLY LINE.

REFERENCES:

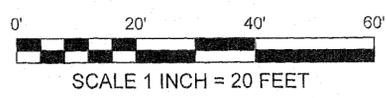
- HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S.#95036 - PARTITION PLAT 9517 FOR LEE & NAOMI FOSTER, BY DLC SURVEYING, P.L.S. 1028, FILED JUNE 2, 1995.
 C.S.#96019 - PARTITION PLAT 9609 FOR LEE & NAOMI FOSTER, BY DLC SURVEYING, P.L.S. 1028, FILED APRIL 25, 1996.
 C.S.#97007 - PARTITION PLAT 9701 FOR LEE & NAOMI FOSTER, BY DLC SURVEYING, P.L.S. 1028, FILED MARCH 18, 1997.
 C.S.#97029 - SURVEY FOR LEE & NAOMI FOSTER, BY DLC SURVEYING, P.L.S. 1028, FILED MAY 23, 1997. (UNSUCCESSFUL PARTITION).
 C.S.#2011035 - SURVEY FOR DOUG ROVIANEK BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S.60051, FILED SEPTEMBER 28, 2011.
 C.S.#2019010 - BOUNDARY LINE ADJUSTMENT SURVEY FOR RONALD & MARY ANN HOLLOWAY BY KLEIN & ASSOCIATES, P.L.S. 59002, FILED FEBRUARY 15, 2019.
- HOOD RIVER COUNTY ASSESSORS MAP:
 03N-10E-36CD, REVISED DECEMBER 28, 2020.

BASIS OF BEARINGS:

NAD 83(2011) EPOCH 2010.00 WITH GRID BEARINGS FROM COORDINATES PROJECTED TO THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), COLUMBIA RIVER EAST ZONE, INTERNATIONAL FEET BETWEEN THE MONUMENTS FOUND AT THE NW AND SW CORNERS OF PARCEL 2 OF PARTITION PLAT 9701.

NOTES:

1. THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2024-05.
2. A 10 FOOT WIDE PUBLIC UTILITY EASMEENT IS BEING CREATED ADJACENT TO THE PUBLIC STREETS AS SHOWN.



PARTITION RE-PLAT
 PARCEL 2 OF PARTITION PLAT 9701
 LOCATED IN THE S.W. 1/4 OF SECTION 35,
 TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.
 TAX LOT 609, 3N-10E-35CD

REGISTERED PROFESSIONAL LAND SURVEYOR

Bradley J. Cross
 OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051
 RENEWS: 12/31/2025

PROJECT NUMBER: 2024005
 DATE OF DRAWING: APRIL 9, 2025.
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35CD

COLUMBIA RIVER SURVEYING & MAPPING

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

CS# 2025041