

**RE-PLAT FOR ANNA STERR**

LOTS 5 & 6, BLOCK 1 OF WINAN'S ADDITION TO THE CITY OF HOOD RIVER  
IN THE NW 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

SHEET 1 OF 2

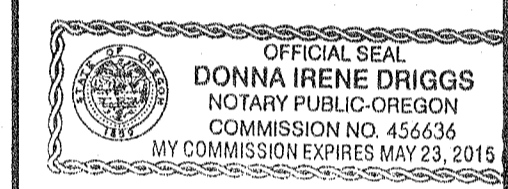
HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
Survey No: CS 2015 008  
Filed Date: 2-26-15  
By: [Signature]

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
[Signature]  
OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051  
RENEWS: 12/31/2015

RECORDING INFORMATION:  
PARTITION PLAT No. 201502P  
Instrument received on the 25<sup>th</sup>  
day of FEBRUARY 2015  
at 9:09 A.M.  
[Signature]  
Hood River County Director of Records and  
Assessments.

SURVEYOR'S CERTIFICATE:  
I, Bradley J. Cross, being first duly sworn,  
do hereby certify that I have correctly surveyed  
and marked with proper monuments the lands  
represented on this Partition Plat, the boundaries  
being Lots 5 and 6, Block 1, Winan's Addition to  
Hood River.  
[Signature]  
Bradley J. Cross P.L.S.60051

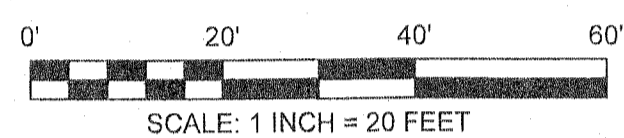
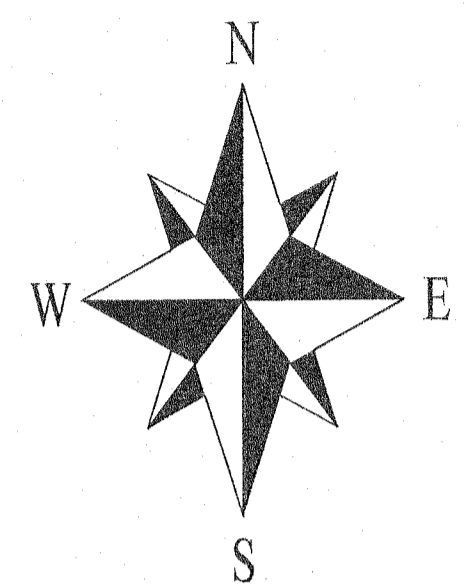
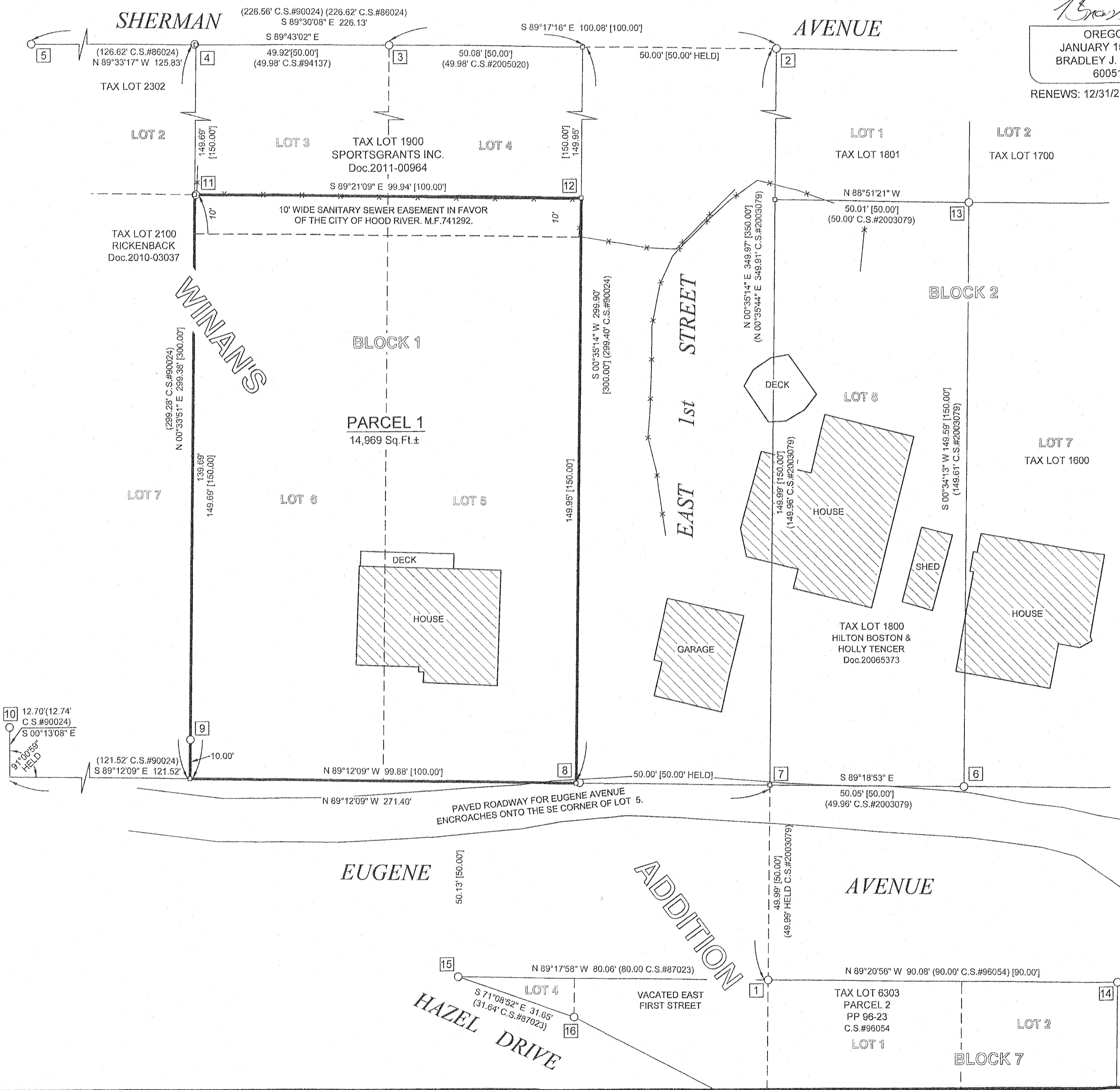
DECLARATION:  
I, the owner of the land shown herein, hereby  
declare that this division of land has been made  
with my free consent and in accordance with my  
desires.  
[Signature]  
Anna Sterr, as Trustee of the Wolfgang Sterr  
Family Trust.  
Date 3.26.14.



ACKNOWLEDGMENTS:  
State of Oregon  
County of Hood River  
This instrument was acknowledged before me  
on this 26 Day of March, 2014  
by Anna Sterr  
[Signature]  
Notary Signature  
Donna Irene Driggs  
Notary Name  
COMMISSION No. 456636  
MY COMMISSION EXPIRES May 23, 2015

APPROVALS:  
I hereby certify that all taxes and assessments  
due hereon have been fully paid as required by  
law.  
[Signature]  
Hood River County Treasurer.  
I hereby certify this partition was examined and  
approved as of this 9<sup>th</sup> day of  
FEBRUARY, 2014  
[Signature]  
Hood River County Surveyor.

I hereby certify this partition was examined and  
approved as of this 20<sup>th</sup> day of  
FEBRUARY, 2014  
[Signature]  
City of Hood River Planning Director.



**BASIS OF BEARINGS:**  
N.A.D.83 (2011) (EPOCH 2010) OREGON STATE PLANE, NORTH  
ZONE, GRID BEARINGS BY G.P.S. OBSERVATIONS.  
THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY  
AND THE MONUMENTS FOUND FOR C.S.#2003079 BETWEEN THE  
NW CORNER OF LOT 1, BLOCK 2 AND THE NW CORNER OF LOT 1,  
BLOCK 7, WINANS ADDITION IS ALSO SHOWN.

- SYMBOL LEGEND:**
- FOUND MONUMENT AS NOTED.
  - CALCULATED CORNER - NOT FOUND OR SET
  - (50.00') DISTANCE FROM PREVIOUS SURVEY AS NOTED
  - [50.00'] PLAT OF WINANS ADDITION DISTANCE
  - 50.00' EASEMENT DISTANCE

PROJECT NUMBER: 2014002.  
DATE OF DRAWING: MARCH 26, 2014.  
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-36AB.  
**COLUMBIA RIVER  
SURVEYING  
& MAPPING**  
1767 12th STREET, #191  
HOOD RIVER, OREGON, 97031  
PHONE: 541-386-9002  
EMAIL: INFO@COLUMBIASURVEYING.COM

CS 2015 008-1

**RE-PLAT FOR ANNA STERR**  
LOTS 5 & 6, BLOCK 1 OF WINAN'S ADDITION TO THE CITY OF HOOD RIVER  
IN THE NW 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

SHEET 2 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

Survey No: CS 2015 008

Filed Date: 2.26.15

By: [Signature]

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THE TRACTS DESCRIBED BY DEED DOCUMENT No. 2009-02705 AS LOTS 5 & 6, BLOCK 1 OF WINAN'S ADDITION INTO ONE SINGLE PARCEL THROUGH THE PARTITION PLAT PROCESS.

I HELD THE MONUMENTS FOUND AT THE NORTHWEST CORNER OF BLOCK 7 (#1 FROM THE MONUMENT NOTES) AND THE NORTHWEST CORNER OF BLOCK 2 (#2). I THEN HELD THE DISTANCE AS PER C.S.#2003079 ACROSS EUGENE AVENUE FROM #1 TO ESTABLISH THE SOUTHWEST CORNER OF BLOCK 2 (#7). I HELD THE MONUMENT FOUND AT THE NORTHWEST CORNER OF LOT 4 OF BLOCK 1 (#3) AND HELD THE RIGHT OF WAY WIDTH FOR EAST 1ST STREET ALONG THE LINE FROM #2 TO DETERMINE THE LOCATION OF THE NORTHEAST CORNER OF BLOCK 1. THE MONUMENT FOUND AT THE NORTHWEST CORNER OF LOT 3 OF BLOCK 1 WAS DETERMINED TO BE OUT OF POSITION. I HELD THE LINE BETWEEN THE MONUMENT FOUND TO THE WEST ON THE D.L.C. LINE FROM C.S.#86024 (#5) AND THE CALCULATED NORTHEAST CORNER OF BLOCK 1, WITH THE PLAT DISTANCE OF 100 FEET FROM THE NORTHEAST CORNER OF BLOCK 1 TO DETERMINE THE CALCULATED POSITION FOR THE NORTHWEST CORNER OF LOT 3 OF BLOCK 1. I HELD THE LINE FROM THE CALCULATED NORTHWEST CORNER OF LOT 3 OF BLOCK 1 THROUGH THE MONUMENT FOUND FROM C.S.#90024 ON THE WEST LINE OF LOT 6 OF BLOCK 1 (#9), AND EXTENDED 10 FEET TO THE SOUTH TO DETERMINE THE SOUTHWEST CORNER OF LOT 6. I THEN HELD THE LINE FROM THE SOUTHWEST CORNER OF LOT 6 TO THE SOUTHWEST CORNER OF BLOCK 2 (#7) AND HELD THE PLAT DISTANCE OF 50 FEET FOR THE RIGHT OF WAY OF EAST FIRST STREET TO DETERMINE THE CALCULATED SOUTHWEST CORNER OF LOT 5 OF BLOCK 1. THE NORTHEAST CORNER OF LOT 5 OF BLOCK 1 WAS HELD AT THE MIDPOINT BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF THE BLOCK. THE NORTHWEST CORNER OF LOT 6 OF BLOCK 1 WAS HELD AT THE MIDPOINT ALONG THE LINE BETWEEN THE CALCULATED SOUTHWEST CORNER OF LOT 6 AND THE CALCULATED NORTHWEST CORNER OF LOT 3. NO NEW MONUMENTS WERE SET. EXISTING MONUMENTS AND A CORNER OF A FENCE POST ARE SHOWN AS REFERENCES TO THE CORNERS OF THE SUBJECT TRACT.

IT SHOULD BE NOTED THAT THE PAVEMENT FOR THE CONSTRUCTED ROADWAY OF EUGENE AVENUE IS VERY CLOSE TO THE SOUTHERLY LINE OF THE NEW PARCEL AND ENCROACHES AT THE SOUTHWEST CORNER. EAST 1ST STREET HAS NOT BEEN CONSTRUCTED AND CONTAINS ENCROACHMENTS FROM THE OCCUPANTS OF THE PROPERTY TO THE EAST.

A CITY SANITARY SEWER EASEMENT RECORDED AS MICROFILM No. 741292 RUNS ALONG THE NORTHERLY 10 FEET OF THE SUBJECT TRACT.

**MONUMENT NOTES:**

- 1 HELD FOUND 5/8" IRON ROD WITH NO CAP AS PER C.S.#2003079 AT THE NW CORNER OF LOT 1, BLOCK 7. ASSUMED TO BE SET BY C.S.#1181.
- 2 HELD FOUND 5/8" IRON ROD WITH NO CAP AS PER C.S.#2003079 AT THE NW CORNER OF LOT 1, BLOCK 2. ASSUMED TO BE SET BY C.S.#1181.
- 3 HELD FOUND 5/8" IRON ROD IN DRIVEWAY FROM C.S.#2005020 AT THE NW CORNER OF LOT 4, BLOCK 1. CAP MISSING.
- 4 FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" FROM C.S.#86024 NEAR THE NW CORNER OF LOT 3, BLOCK 1. DETERMINED TO BE OUT OF POSITION AND IS N 68°19'44" E, 0.32'. FROM THE HELD CALCULATED CORNER. I CALCULATED THE CORNER BY HOLDING THE PLAT DISTANCE OF 100' FROM THE NE CORNER OF LOT 4 AND THE LINE FROM THE NE CORNER OF LOT 4 AND THE MONUMENT FOUND FROM C.S.#86024 TO THE WEST.
- 5 HELD FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" ON THE EAST LINE OF THE COE D.L.C. AS PER C.S.#86024.
- 6 FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS 1815" FROM C.S.#2003079 AT THE SW CORNER OF LOT 8, BLOCK 2.
- 7 CALCULATED SW CORNER OF LOT 8, BLOCK 2. C.S.#2003079 SET A NAIL AT THIS CORNER THAT HAS BEEN PAVED OVER, I NOTED A STRONG TONE FROM A METAL DETECTOR BUT DID NOT EXCAVATE THE PAVEMENT.
- 8 FOUND PLS 932 RAIL SPIKE FOUND FROM C.S.#99095 FOUND NEAR THE SE CORNER OF LOT 5, BLOCK 1. FALLS N 80°53'59" E, 0.89' FROM THE HELD CALCULATED CORNER.
- 9 HELD FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS 1815" ON THE WEST LINE OF LOT 6 AND 10' FROM THE SW CORNER OF LOT 4 AS PER C.S.#90024.
- 10 FOUND 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "TERRA PLS 1815" EXPOSED 8" IN ROAD EMBANKMENT AND LEANING SLIGHTLY TO THE NORTH. ON THE EAST LINE OF THE COE D.L.C. AT THE MOST EASTERLY NE CORNER OF PARCEL 1 OF PARTITION PLAT 90-20, C.S.#90025.
- 11 FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" FROM C.S.#94137 NEAR THE NW CORNER OF LOT 6 BLOCK 1, 0.4' SW OF FENCE CORNER. THE ROD IS EXPOSED 1 FOOT AND LEANING TO THE NORTH. TIED AT TOP AND FALLS S 83°44'45" E, 0.27' FROM THE HELD CALCULATED CORNER.
- 12 CALCULATED NE CORNER OF LOT 5, BLOCK 1 FALLS IN FENCE POST FOOTING, NO MONUMENT SET. N 45°49'07" W, 0.40' FROM THE NE CORNER OF THE 4x4 POST.
- 13 FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" FROM C.S.#87030 AT THE NE CORNER OF LOT 8, BLOCK 3.
- 14 FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" AT THE NE CORNER OF PARCEL 2 OF PARTITION PLAT 96-23, C.S.#96054.
- 15 FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" AT THE NW CORNER OF PARCEL 2 OF PARTITION PLAT 96-23, C.S.#87023.
- 16 FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" AT A CORNER OF PARCEL 2 OF PARTITION PLAT 96-23, ON THE WEST LINE OF VACATED EAST FIRST STREET, C.S.#87023.

**REFERENCES:**

COLUMBIA GORGE TITLE LAND DEVELOPMENT REPORT, ORDER No. 13-0325ED, DATED DECEMBER 26, 2013.

HOOD RIVER COUNTY DEED DOCUMENTS:  
TRUSTEE'S BARGAIN & SALE DEED, DOCUMENT No. 2009-02705, CONVEYED TO ANNA STERR, TRUSTEE, RECORDED JULY 10, 2010. (SUBJECT TAX LOT 2000).  
QUITCLAIM DEED, DOCUMENT No. 2010-03037, CONVEYED TO KONRAD RICKENBACH, JR., RECORDED SEPTEMBER 8, 2010. (TAX LOT 2100).  
BARGAIN & SALE DEED, DOCUMENT No. 2011-00954, CONVEYED TO SPORTSGRANTS INC., RECORDED MARCH 31, 2011. (TAX LOT 1900)  
EASEMENT, MICROFILM No. 741292, IN FAVOR OF THE CITY OF HOOD RIVER, RECORDED JULY 11, 1974.

HOOD RIVER COUNTY SURVEYORS OFFICE:  
PLAT OF WINAN'S ADDITION BY JOSEPH A. WILSON, DATED OCTOBER 19, 1888. C.S.#1766.  
PLAT OF WINAN'S ADDITION BY P.L.S.700, FILED APRIL 15, 1971 AS C.S.#1181.  
SURVEY BY P.L.S.1028, FILED OCTOBER 4, 1987 AS C.S.#86024.  
SURVEY BY P.L.S.1028, FILED MAY 7, 1987 AS C.S.#87023.  
SURVEY BY P.L.S.1028, FILED JUNE 1, 1987 AS C.S.#87030.  
SURVEY BY P.L.S.1815, FILED APRIL 20, 1990 AS C.S.#90024.  
SURVEY BY P.L.S.1815, FILED APRIL 20, 1990 AS C.S.#90025.  
SURVEY BY P.L.S.1028, FILED DECEMBER 29, 1994 AS C.S.#94137.  
PARTITION PLAT 96-23 BY P.L.S.1028, FILED AUGUST 23, 1996 AS C.S.#96054.  
SURVEY BY P.L.S.932, FILED OCTOBER 27, 1999 AS C.S.#99095.  
BOUNDARY LINE ADJUSTMENT SURVEY BY P.L.S.1815, FILED NOVEMBER 25, 2003 AS C.S.#2003079.  
BOUNDARY LINE ADJUSTMENT SURVEY BY P.L.S.932, FILED MARCH 9, 2005 AS C.S.#2005020.  
PARTITION PLAT 2013-02 BY P.L.S.60051, FILED APRIL 3, 2013 AS C.S.#2013010.

HOOD RIVER COUNTY ASSESSORS MAP:  
03N-10E-36AB, REVISED APRIL 25, 2013.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051

RENEWS: 12/31/2015

PROJECT NUMBER: 2014002.  
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**COLUMBIA RIVER**  
**SURVEYING**  
& **MAPPING**

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

CS 2015 008.2