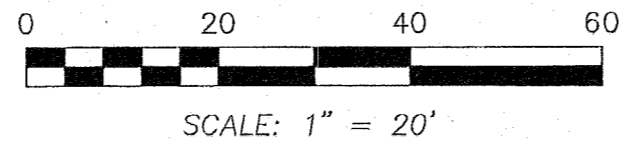


TERRA SURVEYING
PARTITION RE-PLAT
for
HEATHER ALLEN

LOCATION OF SURVEY:
LOT 23 AND THE EAST HALF OF LOT 22 OF BLOCK 34 OF HOOD RIVER PROPER, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON.



FOUND IRON PIPE OF RECORD, SHOWN ON C.S.83035 AND C.S.87062. POSSIBLY ORIGINAL MONUMENT.

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# 2017 006
DATE FILED: 2/16/2017
BY: BL.

File Number 201703P
Instrument received on the 8th day of FEB., 2017 at 9:19 AM.
Hood River County Director of Records and Assessments

OWNER:
HEATHER ALLEN
204 PROSPECT AVE.
HOOD RIVER, OREGON 97031
ZONING:
R-1, LOW 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 LOT 23 and the east half of LOT 22 of Block 34 of the Plat of HOOD RIVER PROPER SUBDIVISION. Initial point is a 5/8" iron rod, L.S.72306 at the southwest corner of Lot 24, Block 34 of the Plat Hood River Proper.

REGISTERED PROFESSIONAL LAND SURVEYOR
Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2017

DECLARATION
I, the owner of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires and in accordance with the provisions of ORS Chapter 92.
Heather L. Allen January 30, 2017
OWNER DATE

State of Texas }
County of Gillespie }s.s.
This instrument was acknowledged before me on January 30, 2017 (date)
by Heather L. Allen

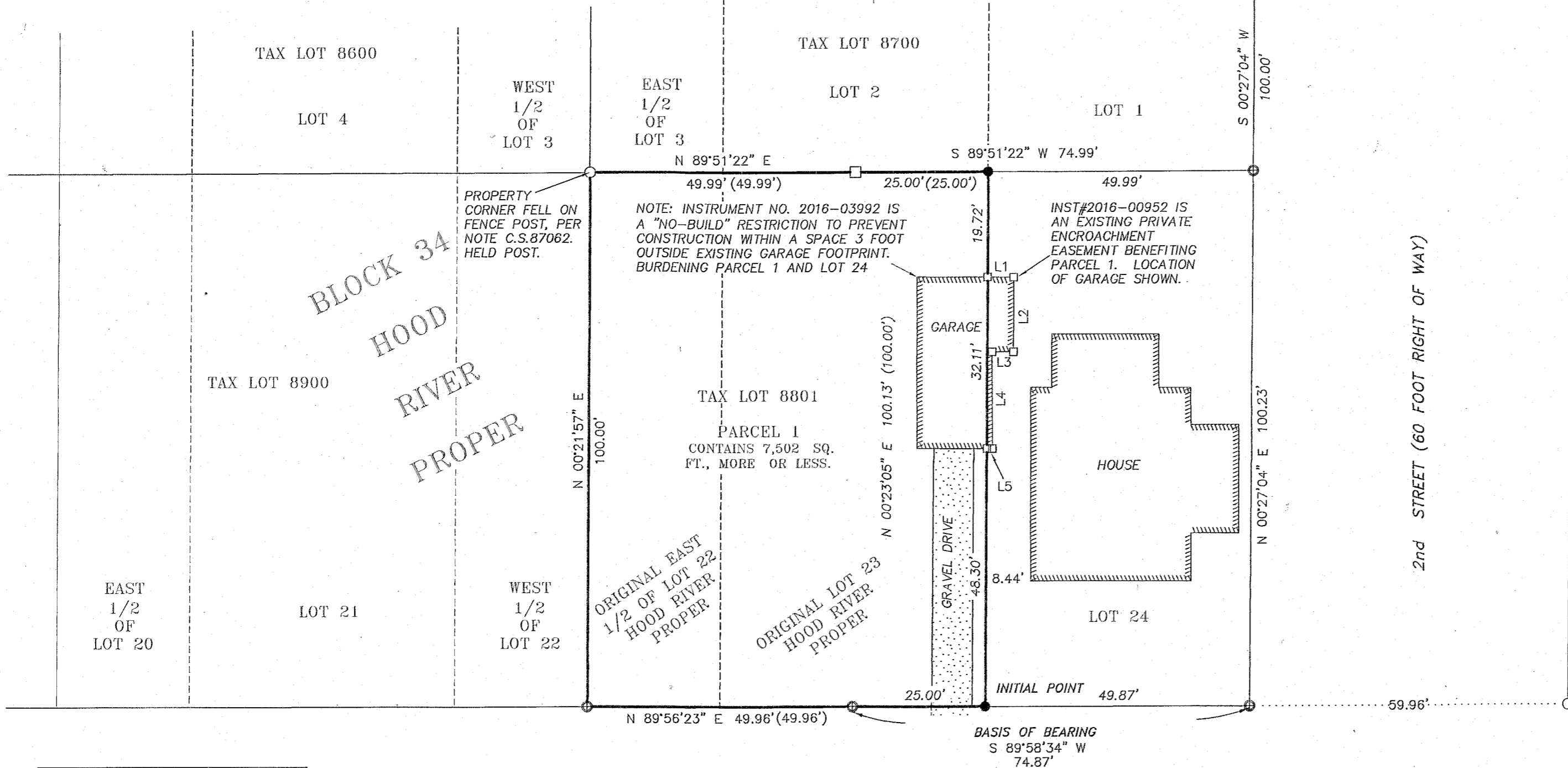
Jennifer Carleton
Notary Signature
Jennifer Carleton
Public Notary-TEXAS
Commission number: 129995460
My Commission expires: October 16, 2018

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

[Signature]
Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 2nd day of FEBRUARY, 2017.
[Signature]
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 6th day of February, 2017.
[Signature]
Planning File Number 2016-27
[Signature]
The City of Hood River Planner Director



BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY
No.87062

FOUND 1/2" IRON PIPE OF RECORD, PER C.S.87062

LINE	BEARING	DISTANCE
L1	S 89°51'34" E	4.94'
L2	N 00°08'26" E	14.00'
L3	S 89°56'39" E	4.00'
L4	N 00°08'26" E	18.11'
L5	N 89°56'39" W	1.08'

PROSPECT AVENUE (60 FOOT RIGHT OF WAY)

NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO REPLAT THE LOT 23 AND THE EAST 1/2 OF LOT 22 OF HOOD RIVER PROPER SUBDIVISION IN ORDER TO VACATE THE COMMON LINE FOR FUTURE HOME CONSTRUCTION. IN THE FIELD, WE RETRACED COUNTY SURVEY #87062 BY DANNY CRON AND RECOVERED ALL THE IRON RODS SET ON THAT SURVEY WITH EXCEPTION OF THE NORTHWEST CORNER, WHICH WAS A FENCE POST AS CRON NOTED ON THE SURVEY. THE DISTANCES FROM C.S.#87062 IS SHOWN IN PARENTHESIS. THE BASIS OF BEARING WAS TWO MONUMENTS ON THE SOUTH BOUNDARY BETWEEN SOUTHEAST CORNER OF LOT 24 AND THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 23. THESE MONUMENTS ARE IN GOOD CONDITION. NEW PROPERTY CORNERS WERE SET ON BOUNDARY CORNERS AS SHOWN.

- LEGEND:**
- SET 5/8" IRON ROD WITH CAP L.S. 72306 (SET ON 12/19/16)
 - FOUND MONUMENT AS NOTED ON THE PLAT
 - ⊕ FOUND MONUMENT 1/2" IRON ROD WITH CAP L.S. 1028 SET ON C.S.87062
 - CALCULATED, NOT FOUND OR SET
 - () SURVEY OR PLAT CALL

EASEMENTS:
INST#2016-00952 IS AN ENCROACHMENT EASEMENT BENEFITING THE PORTION OF AN EXISTING GARAGE ON LOT 24, DIMENSIONED AS SHOWN.
INST#2016-03992 IS A RESTRICTIVE COVENANT WHICH RESTRICTS NEW STRUCTURES OR IMPROVEMENTS WITHIN 3 FOOT OF EXISTING BUILDING FOOTPRINT.

NOTE:
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NO. 2016-35, AND ANY SUBSEQUENT APPROVED AMENDMENT.

REFERENCES:
FILED IN THE COUNTY SURVEYORS OFFICE
C.S. No. 0816, SURVEY FOR NANCE BY FREY, P.E. 2319, SURVEYED NOV 1964.
C.S. No. 7345, SURVEY FOR NANCE BY KLEIN, L.S. 932, FILED SEPT 12, 1973.
C.S. No. 87062, SURVEY FOR COLLINS BY DANNY CRON, L.S. 1028, FILED OCT 21, 1987.
C.S. No. 96075, PARTITION PLAT NO. 9628 FOR HORNBECK BY DANNY CRON, L.S. 1028, FILED NOV 9, 1996.

TERRA SURVEYING

DATE: JANUARY 23, 2017
SCALE: 1" = 20'
PROJECT: 13120PLAT
ASSESSORS MAP: 3N 10E 36BA TL 8801
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
terra@gorge.net
www.terralandsurveying.com