

TERRA SURVEYING

TOWNHOUSE PARTITION PLAT
for
DEVELOPING SIGHTS, LLC.

LOCATION:

LOT 4 IS LOCATED WITHIN BLOCK 24 OF HOOD RIVER PROPER WHICH IS IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2019 004

DATE FILED: 1/23/2019

BY: *ML*

OWNER:

DEVELOPING SIGHTS, LLC
GUNNAR SACHER
18554 HALLBERG CT.
LAKE OSWEGO, OR. 97035

File Number 201901P
Instrument received on the 15th day of
JANUARY, 2019 at 2:38 P.M.

Hood River County Director of Records
and Assessments.

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 4
of Block 24, Hood River Proper, in the City of Hood
River, County of Hood River and State of Oregon.
The initial point is a 5/8" iron rod, L.S.
72306, located at the southeast corner of
said Lot 4.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2019

DECLARATION

I, Gunnar Sacher the owner of the land herein,
hereby declare that this division of land has been
made with our free consent and in accordance
with provisions of ORS 92 and grant the public and
private easements as shown on this plat.

Gunnar Sacher 11/21/18
Gunnar Sacher Date

GUNNAR SACHER
Print

This instrument was acknowledged before me on
NOVEMBER 22, 2018 (date)
by *GUNNAR SACHER*
as a representative of Developing Sights, LLC.

State of OREGON }
County of CLATSOP } s.s.

BOB
Notary Signature *BOB*
Notary Print

Public Notary-OREGON
Commission No. 977535
My Commission expires: 8-6-22
AUGUST (1st), 2022

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

JEFF HECKLER
Hood River County Director of Budget and
Finance, Treasurer/ Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 7th
day of NOVEMBER, 2018.

Boyd
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 14th
day of JANUARY, 2019.

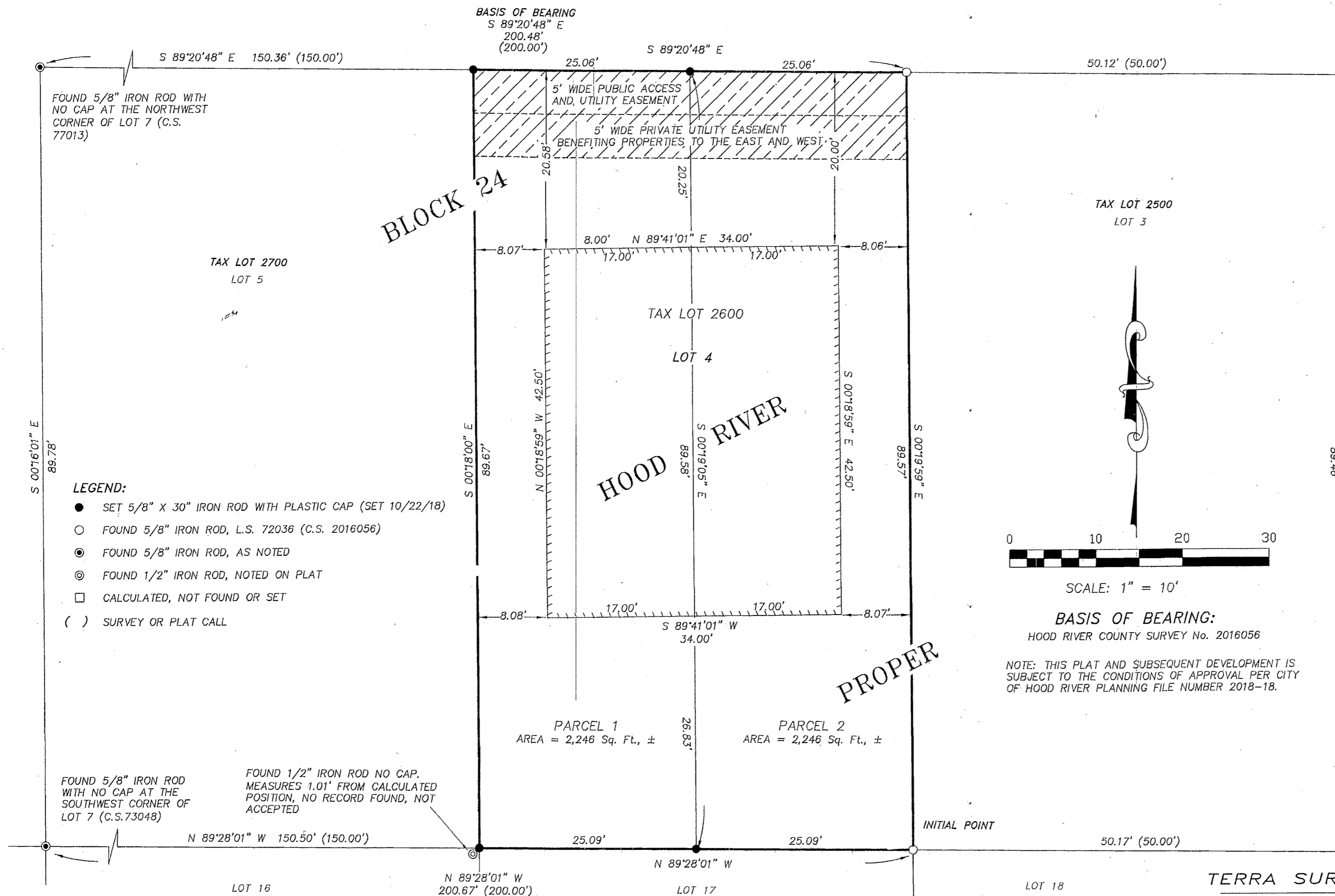
Planning File Number 2018-18
du...
The City of Hood River Planning

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A PARTITION
PLAT ON TAX LOT 2600 CREATING TWO TOWNHOME PARCELS.
THE PROPERTY IS DESCRIBED AS OF LOT 4, BLOCK 24 OF THE
PLAT OF HOOD RIVER PROPER. THE NORTHEAST AND
SOUTHEAST CORNERS OF LOT 4 ARE DEFINED BY TWO FOUND
IRON RODS SET ON C.S. No. 2016056. THE LOCATION OF THE
NORTHWEST CORNER OF LOT 4 WAS DETERMINED BY
RECOVERING A MONUMENT FOUND AT THE NORTHWEST CORNER
OF LOT 7, THE DISTANCE WAS PRORATED. SOUTHWEST WAS
POSITIONED BY HOLDING THE SOUTHWEST CORNER OF LOT 7
AND USING A PRORATED DISTANCE. THE DISTANCES OF THE
NORTH AND SOUTH LINES OF LOT 4 WERE HALVED THUS
CREATING A SPLIT PROPERTY LINE FOR TOWNHOME PARTITION.

THE NORTH LINE BETWEEN THE CONTROLLING SURVEYS IS USED
AS A BASIS OF BEARING, REFERRING TO C.S. No. 2016056.

CENTERLINE SHERMAN AVENUE (60 FOOT RIGHT OF WAY)



FOUND 5/8" IRON ROD WITH
NO CAP AT THE NORTHWEST
CORNER OF LOT 7 (C.S.
77013)

TAX LOT 2700
LOT 5

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (SET 10/22/18)
- FOUND 5/8" IRON ROD, L.S. 72036 (C.S. 2016056)
- ⊙ FOUND 5/8" IRON ROD, AS NOTED
- ⊗ FOUND 1/2" IRON ROD, NOTED ON PLAT
- CALCULATED, NOT FOUND OR SET
- () SURVEY OR PLAT CALL

FOUND 5/8" IRON ROD
WITH NO CAP AT THE
SOUTHWEST CORNER OF
LOT 7 (C.S.73048)

FOUND 1/2" IRON ROD NO CAP,
MEASURES 1.01' FROM CALCULATED
POSITION, NO RECORD FOUND, NOT
ACCEPTED

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE.
- C.S. No. 1703, PLAT OF HOOD RIVER PROPER, APRIL 1890.
- C.S. No. 73048, SURVEY FOR BIRKMIER BY TENNESSON (L.S.872) FILED SEPT 12, 1973.
- C.S. No. 77013, BOUNDARY SURVEY FOR DILLON BY CRON (L.S.1028) FILED FEB 24, 1977.
- C.S. No. 90004, BOUNDARY SURVEY FOR THE CITY OF HOOD RIVER (L.S.932) FILED FEB 13, 1990.
- C.S. No. 91061, BOUNDARY SURVEY FOR COSTELLO BY KLEIN (L.S. 932) FILED SEPT 20, 1991.
- C.S. No. 98007, BOUNDARY SURVEY FOR COSTELLO BY KLEIN (L.S.932), FILED FEB 26, 1998.
- C.S. No. 2001083, BOUNDARY SURVEY FOR LIPO BY KLEIN (L.S. 932), FILED NOV 8, 2001.
- C.S. No. 2016056, BOUNDARY SURVEY FOR JOHN NIGBOR BY TERRA SURVEYING, FILED AUGUST 18, 2016.

TERRA SURVEYING

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

DATE: OCTOBER 8, 2018
PROJECT: 17172TOWNHOMEPLAT
SCALE: 1" = 10'
ASSESSORS MAP: 3N-10E-36AB TL 2600

CS# 2019 004