

TERRA SURVEYING
PARTITION PLAT
for
MICHELLE GIMBAL

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2020 048

DATE FILED: 12/08/2020

BY: BL

File Number ~~2020 048~~ 202014P
Instrument received on the 30th day of
November, 2020 at 10:07 A.M.

Hood River County Director of Records
and Assessments.

SURVEYOR'S CERTIFICATE

I, ERIK M. CARLSON,
BEING FIRST AND 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 LOTS 1, 2, 25 AND 26
OF BLOCK 29 HOOD RIVER PROPER,
INCLUDING THE WEST 1/2 OF THE VACATED
4TH STREET ORDINANCE NO. 1532,
INSTRUMENT #B30698, FILED IN HOOD RIVER
COUNTY, BEING A PORTION OF SECTION 36,
TOWNSHIP 3 NORTH, RANGE 10 EAST OF
THE WILLAMETTE MERIDIAN IN THE COUNTY
OF HOOD RIVER AND STATE OF OREGON.

INITIAL POINT IS A 5/8" IRON ROD,
L.S.59002 MONUMENTING THE SOUTHEAST
CORNER OF WEST HALF OF THE VACATED
4TH STREET.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2021

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 the provisions
of ORS Chapter 92 as shown on this plat.

Michelle M. Gimbal 11/20/20
Michelle M. Gimbal DATE

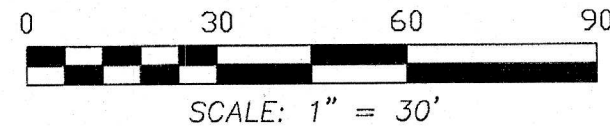
State of Oregon }
County of Hood River }s.s.
This instrument was acknowledged before me on
November 20, 2020 (date)
by Michelle M. Gimbal
Eric Carlson
Notary Signature
Nancy J. Carlson
Public Notary-OREGON
Commission number: 985708
My Commission expires: April 4, 2023

I hereby certify that all taxes and assessments due
hereon have been fully paid as required by law.
Montina Rudin
Hood River County Director of Budget and
Finance, Treasurer/ Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 22nd day
of November, 2020
BL
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 23rd day
of November, 2020
Planning File Number 2019-11
Jennifer Kaden for
The City of Hood River Planning Director

LOCATION OF SURVEY:
LOTS 1, 2, 25, 26 OF BLOCK 29 AND THE WEST HALF OF THE VACATED 4TH STREET ALL IN
HOOD RIVER PROPER LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD
RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.



MATTERS OF TITLE (NOVEMBER 6, 2020 421159AM):
INST#B3-0698, VACATION RESERVES A 20 FOOT WIDE PUBLIC EASEMENT FOR CITY
UTILITIES.
INST#2019-02541, PRIVATE TEMPORARY RIGHT OF WAY EASEMENT FOR THE
PURPOSE OF OCCUPYING THE RIGHT WAY FOR RETAINING WALLS, DRIVEWAY AND
WALK PURPOSES.
INST#2019-02969- DEED RESTRICTION, SEE DOCUMENT FOR DETAILS.
INST#2019-02970- DEED RESTRICTION, SEE DOCUMENT FOR DETAILS.

BLOCK 22

FOUND 1/2" IRON PIPE
AT N.W. CORNER, BLOCK
29, HOOD RIVER PROPER,
LIKELY ORIGINAL PLAT
MONUMENT.
(TIED AT BEND)

HAZEL AVE. (60' R/W)

HAZEL AVE. (60' R/W)
BASIS OF BEARING
N 89°30'31" W 656.30' (ORIGINAL PLAT = 656.50')

CENTERLINE OF SERPENTINE RD. ROAD (VARIABLE WIDTH IN R/W)

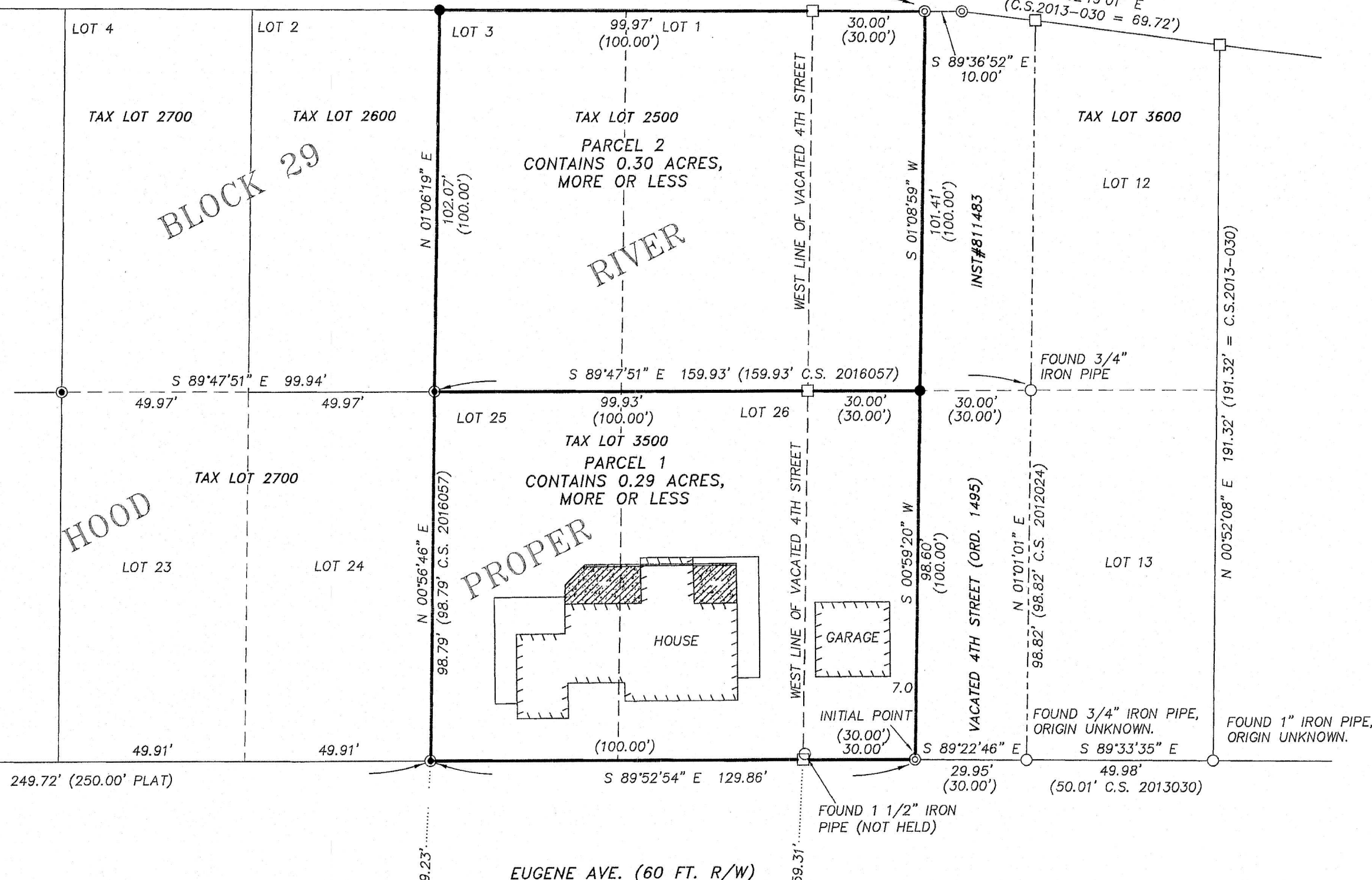
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO RE-PLAT LOTS 1, 2, 25, 26
OF BLOCK 29 OF HOOD RIVER PROPER AND THE WEST 1/2 OF
VACATED 4TH STREET (ORD.1495) INTO 2 PARCELS. THE
CONFIGURATION OF PARCEL 1 AND 2 WILL MATCH THE EXISTING TAX
LOTS 2500 AND 3500. THE DEED ELEMENTS CONTROLLING THE
BOUNDARY IS THE ORIGINAL PLAT OF HOOD RIVER PROPER. THE
NORTH LINE WE RECOVERED A 1/2" IRON PIPE AT THE NORTHWEST
BLOCK CORNER AND A 5/8" IRON ROD, L.S.59002, THIS OVERALL
DISTANCE WAS PRORATED TO POSITION THE NORTHEAST AND
NORTHWEST CORNERS OF LOT 1 AND 2 HOOD RIVER PROPER (TAX LOT
2500). WE HELD THE FULL 30 FOOT WIDTH OF VACATED 4TH STREET.
THE SOUTHEAST CORNER OF PARCEL 2 IS SET 30 FOOT WEST OF A
3/4" IRON PIPE. THE SOUTH CORNERS WERE RECOVERED FROM
SURVEYS IN THE AREA.

THE BASIS OF BEARING IS OREGON STATE PLANE, OREGON NORTH.

NOTE:

"THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE
CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE
NUMBER 2019-11."



N 89°52'54" W 249.72' (250.00' PLAT)

EUGENE AVE. (60 FT. R/W)

BASIS OF BEARING:

BASIS OF BEARING OF THE SURVEY IS OREGON STATE PLANE NAD83,
NORTH ZONE (3601), GRID BEARINGS & INTERNATIONAL FEET.

LEGEND:

- SET 5/8" X 30" IRON ROD, L.S.72306 (11/4/20)
- FOUND MONUMENT OF RECORD (NOTED ON PLAT)
- ⊙ FOUND 5/8" IRON ROD WITH CAP, L.S. 72306 (C.S. 2016057)
- △ FOUND 5/8" IRON ROD WITH CAP, L.S. 72306 (C.S. 2012024)
- ⊙ FOUND 5/8" IRON ROD WITH CAP, L.S. 59002 (2013030)
- CALCULATED, NOT FOUND OR SET
- () ORIGINAL PLAT DISTANCE, UNLESS NOTED.

REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
C.S. No. 2005-080, RECORD OF SURVEY FOR GLEN HAACK, BY WYEAST SURVEYS, L.S. 2393, FILED: OCTOBER 12, 2005.
C.S. No. 2005-108, REPLAT SURVEY PRICE ADDITION BY WYEAST SURVEYS, L.S. 2393, FILED: NOVEMBER 29, 2005.
C.S. No. 2012-024, BOUNDARY SURVEY FOR JEFF PICKHARDT BY TERRA SURVEYING, L.S. 72306, FILED: JUNE 25, 2012.
C.S. No. 2013-030, RECORD OF SURVEY FOR VANESSA DITTENHOFER BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: AUGUST 22, 2013.
C.S. No. 2015-034, BOUNDARY SURVEY FOR ROB AND SHARON GUIDERA BY TERRA SURVEYING, L.S. 72306, FILED: AUGUST 7, 2015.
C.S. No. 2016-057, BOUNDARY SURVEY FOR TIM SWEENEY BY TERRA SURVEYING, L.S. 72306, FILED: AUGUST 18, 2016.

TERRA SURVEYING

DATE: NOVEMBER 2, 2020
SCALE: 1" = 30'
PROJECT: 18157REPLAT(PARTPLAT)
ASSESSORS MAP: 3N-10E-36BA TL 3500 & 2500
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

BLOCK 30

CS# 2020 048