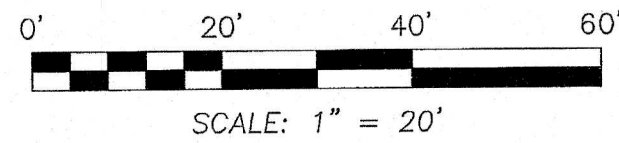


TERRA SURVEYING
PARTITION RE-PLAT
for
REBEKAH ROTTENBERG, MICHELLE MORELOS AND HEATHER ALLEN

LOCATION OF SURVEY:
A PORTION OF THE NORTHEAST 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# 2021 001
DATE FILED: 1/7/2021
BY: [Signature]

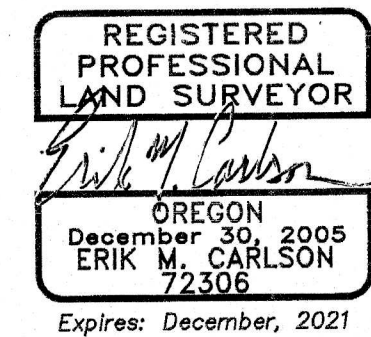
File Number 202101P
Instrument received on the Fourth day of
JANUARY, 2021 at 2:08 PM

[Signature]
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
Re-Plat, the boundaries being described as LOT 24
of Block 34 of the Plat of HOOD RIVER PROPER
SUBDIVISION and Parcel 1 of Partition Plat
No.2017-03P.

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.



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 our desires
and in accordance with the provisions of ORS Chapter
92.

<u>[Signature]</u>	9/23/2020
Rebekah Rottenberg	DATE
<u>[Signature]</u>	9/23/20
Michelle Morelos	DATE
<u>[Signature]</u>	9/23/20
Heather Allen	DATE

State of Oregon
County of Hood River } s.s.

This instrument was acknowledged before me on
September 23, 2020 (date)

by Rebekah Rottenberg, Michelle Morelos, Heather Allen

Denise Healy Endow
Notary Print Denise Endow

Notary Signature
Public Notary-OREGON

Commission number: 987291

My Commission expires: May 5, 2023

APPROVALS

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

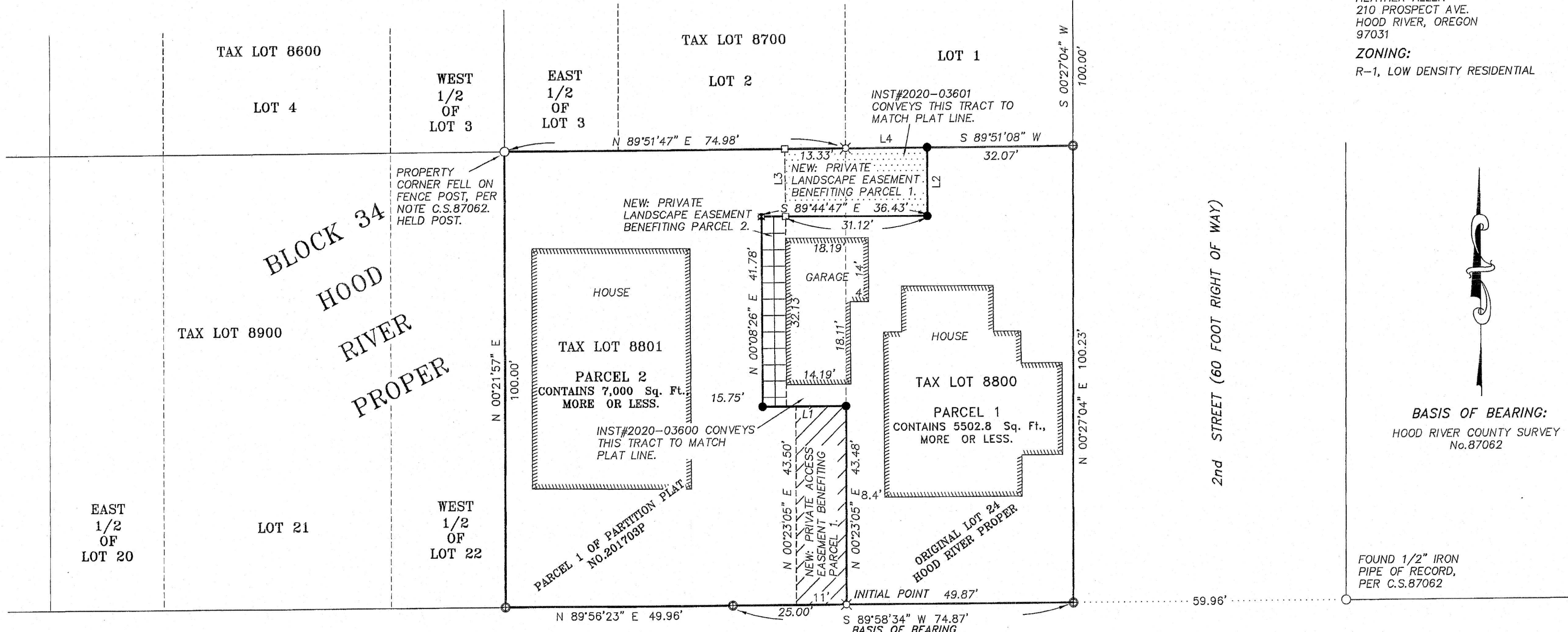
Montina Luff
Hood River County Director of Budget and
Finance, Treasurer/Tax Collector

I hereby certify this partition was exam
ined and approved as of this 30th day
of SEPTEMBER, 2020.

[Signature]
Hood River County Surveyor

I hereby certify this partition was exam
ined and approved as of this 13th day
of NOVEMBER, 2020.

Planning File Number 2019-44
[Signature]
The City of Hood River Planner Director



NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE LOT 24 OF BLOCK 34 OF HOOD RIVER PROPER SUBDIVISION AND PARCEL 1 OF PARTITION PLAT NO.2017-03P IN ORDER TO COMPENSATE FOR A GARAGE STRUCTURE THAT IS ON SAID PARCEL 1. IN THE FIELD, WE RETRACED COUNTY SURVEY #2017-006 AND #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. ADDITIONAL DEED ELEMENTS FOR THIS BOUNDARY IS DEEDS RECORDED PRIOR TO FINALIZING THIS PLAT, WHICH CONVEY TRACTS BETWEEN PROPERTY OWNERS, THIS WAS DONE TO ALLOW THE OWNERSHIP LINES MATCH THE PLATTED LINES. 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 9/21/2020)
- SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (SET ON 9/21/2020)
- FOUND MONUMENT AS NOTED ON THE PLAT
- ⊗ FOUND 5/8" IRON ROD WITH CAP L.S. 72306, REFERENCE C.S. 201703P
- ⊕ FOUND MONUMENT 1/2" IRON ROD WITH CAP L.S. 1028 SET ON C.S. 87062
- CALCULATED, NOT FOUND OR SET

- PRIVATE ACCESS EASEMENT, BENEFITING PARCEL 1
- PRIVATE LANDSCAPE EASEMENT, BENEFITING PARCEL 1
- PRIVATE LANDSCAPE EASEMENT, BENEFITING PARCEL 2

EASEMENTS:

INST#2016-03992 IS A RESTRICTIVE COVENANT WHICH RESTRICTS NEW STRUCTURES OR IMPROVEMENTS WITHIN 3 FOOT OF EXISTING BUILDING FOOTPRINT. LOCATION IS BASED ON EXISTING BUILDING.

INST#2020-03825 IS A RESTRICTIVE COVENANT AFFECTING LOT 24 FOR THE PURPOSE OF CITY IMPROVEMENTS.

NOTE:

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NO. 2019-44, 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.
C.S. No. 2017-006, PARTITION REPLAT No. 201703P FOR HEATHER ALLEN BY TERRA SURVEYING, L.S. 72306, FILED FEBRUARY 16, 2017.

LINE	BEARING	DISTANCE
L1	S 89°56'39" E	18.34'
L2	S 00°23'05" W	15.04'
L3	N 00°05'32" W	14.82'
L4	S 89°51'08" W	17.92'

TERRA SURVEYING

DATE: SEPTEMBER 23, 2020
SCALE: 1" = 20'
PROJECT: 19048REPLAT
ASSESSORS MAP: 3N 10E 36BA T.L. 8800
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com