

ADDRESS:  
804 OAK STREET  
HOOD RIVER, OREGON  
97031

ZONING:  
(R-2) URBAN STANDARD DENSITY RESIDENTIAL

FOUND BRASS SCREW  
IN RETAINING WALL,  
MONUMENTING THE  
NORTHWEST CORNER  
OF LOT 11, BLOCK 6.

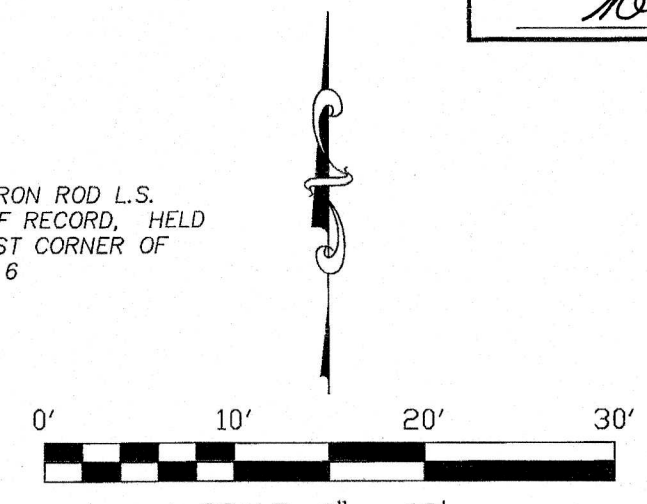
TERRA SURVEYING  
TOWNHOUSE PARTITION PLAT  
for  
DEVELOPING SIGHTS, LLC, an Oregon limited liability company

LOCATION OF SURVEY:  
LOT 2, BLOCK 6 OF WAUCOMA ADDITION IN THE SOUTHWEST  
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, 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# 2021 008  
DATE FILED: 1/22/2021

File Number 202103P  
Instrument received on the thirteenth day of  
JANUARY, 2021 at 2:27 PM  
[Signature]  
Hood River County Director of Records and  
Assessments

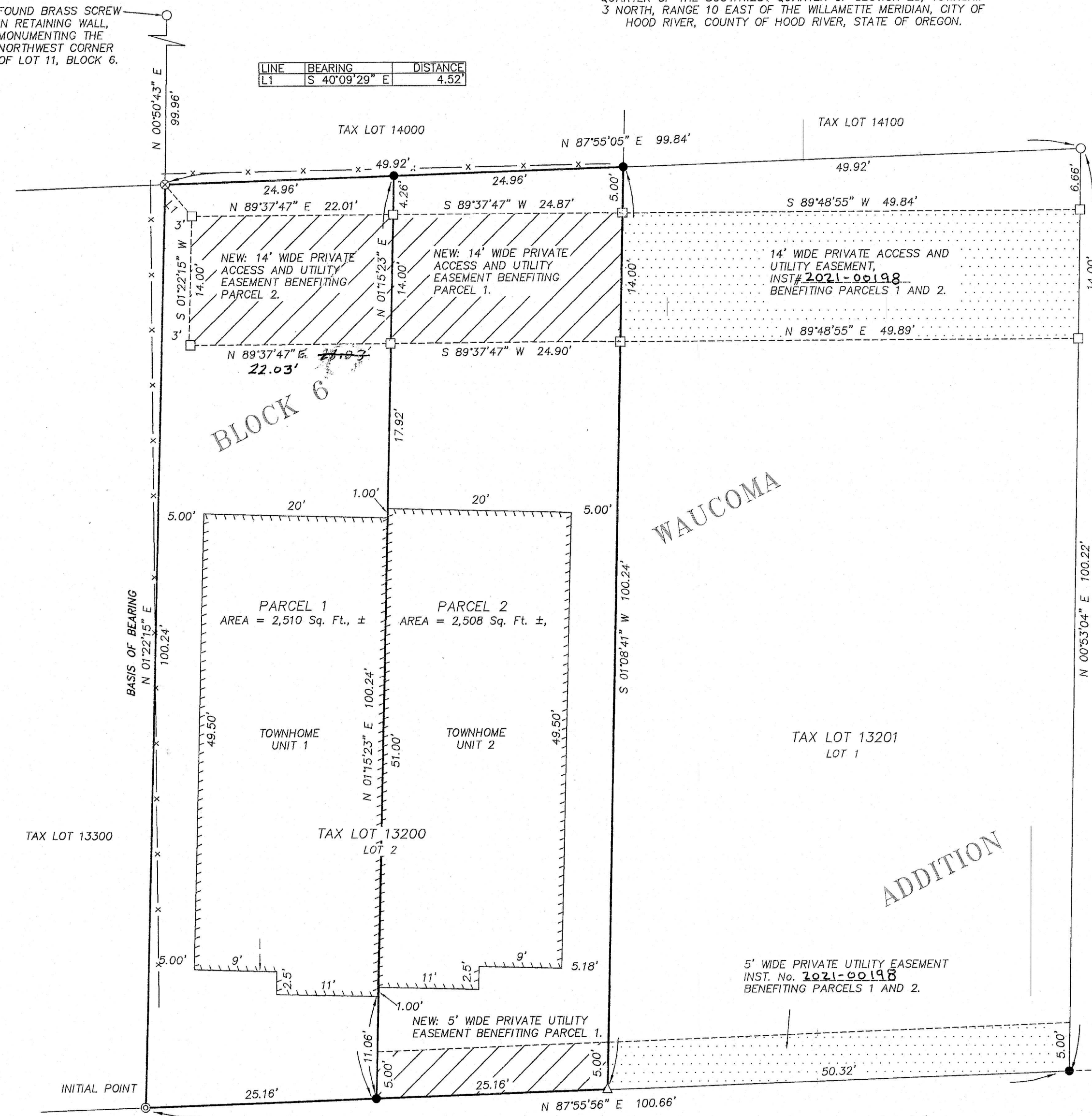
LINE	BEARING	DISTANCE
L1	S 40°09'29" E	4.52'



SCALE: 1" = 10'  
BASIS OF BEARING:  
BASIS OF BEARING OF THE SURVEY IS OREGON  
STATE PLANE NAD83,  
NORTH ZONE (3601), GRID BEARINGS &  
INTERNATIONAL FEET.

LOT COVERAGE:  
PARCEL 1  
TOTAL LAND AREA= 2,510 Sq. Ft. ±  
BUILDING AREA = 1,016 Sq. Ft.  
DRIVEWAY AREA = 454 Sq.Ft. x .25=113.5 Sq.Ft.  
MAXIMUM LOT COVERAGE= 45.0%  
PARCEL 2  
TOTAL LAND AREA= 2,508 Sq. Ft. ±  
BUILDING AREA = 1,016 Sq. Ft.  
DRIVEWAY AREA = 440 Sq.Ft. x .25=110 Sq.Ft.  
MAXIMUM LOT COVERAGE= 44.9%

NARRATIVE:  
THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT  
2 OF BLOCK 6, WAUCOMA ADDITION. THE PARTY WALL IS SPLIT AS THE  
PARCEL BOUNDARY. THE DEED ELEMENTS USED TO RESOLVE THE  
BOUNDARY WERE RECOVERING THE ORIGINAL PLAT BOUNDARIES OF SAID LOT.  
WE HELD A 1/2" IRON PIPE AT THE SOUTHWEST CORNER AND A 5/8" IRON  
ROD, L.S.2393 AT THE NORTHWEST CORNER OF SAID LOT 2, THIS WAS THE  
BASIS OF BEARING OF THIS PLAT. THE NORTHEAST CORNER OF PLAT WAS  
PRORATED FROM SAID 5/8" IRON ROD AT THE NORTHWEST TO A 5/8" IRON  
ROD, L.S.62662 AT THE NORTHEAST CORNER OF LOT 1, THIS MONUMENT  
DOES NOT SEEMED TO BE OF RECORD, BUT WAS HELD AS IT FITS WELL WITH  
THE LOT BOUNDARY. THE SOUTHEAST CORNER OF LOT 2 WAS CALCULATED  
BY DETERMINING THE SOUTHEAST BLOCK CORNER FROM A 1-1/2" IRON PIPE  
FOUND MONUMENTING THE SOUTHWEST CORNER OF LOT 3, BLOCK 2, SAID  
PIPE HAS BEEN HELD OVER THE YEARS BY MANY SURVEYORS. FROM SAID  
IRON PIPE, I HELD RECORD DISTANCE TO THE SOUTHWEST CORNER OF SAID  
LOT 2, WE GAVE THE FULL 60 FOOT RIGHT OF WAY WHICH POSITIONED THE  
SOUTHEAST CORNER OF BLOCK 6 AS SHOWN.



- LEGEND:
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (12/8/2020)
  - △ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (11/3/2020)
  - FOUND MONUMENT OF RECORD AS NOTED ON PLAT
  - ⊗ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S. 2393, (C.S. 96022)
  - ⊙ FOUND 1/2" I.D. IRON PIPE, (WAUCOMA ADDITION)
  - CALCULATED, NOT FOUND OR SET
  - ▤ EXISTING EASEMENT
  - ▥ NEW EASEMENT CREATED ON THIS PLAT

TITLE REPORT (ORDER NO.20-0317ED, DATED NOVEMBER 24, 2020):  
INST#961315, WAIVER OF REMONSTRANCE/APPOINTMENT OF ATTORNEY-IN-FACT. SEE DOCUMENT FOR DETAILS, RECORDED MAY 8, 1996.  
INST#202000683, DECLARATION OF DEED RESTRICTIONS. SEE DOCUMENT FOR DETAILS, RECORDED FEBRUARY 19, 2020.  
INST#202000684, DECLARATION OF DEED RESTRICTIONS. SEE DOCUMENT FOR DETAILS, RECORDED FEBRUARY 19, 2020.  
REFERENCES:  
FILED IN THE COUNTY SURVEYORS OFFICE:  
C.S. No. 7556, SURVEY FOR SCHRIEVER BY DIELSCHNEIDER, KLEIN L.S.932, FILED AUGUST 28, 1975.  
C.S. No. 7630, SURVEY FOR STAN CONLEY AND ERNEST MEJIA BY DANNY CROX, L.S. 1028, FILED: SEPTEMBER 17, 1976.  
C.S. No. 96022, BOUNDARY SURVEY FOR HOOD RIVER HOMES, INC. BY WYEAST SURVEYS, L.S. 2393, FILED: APRIL 25, 1996.  
C.S. No. 2001-042, SURVEY FOR SMALE BY KLEIN, L.S.932, FILED JUNE 27, 2001.  
C.S. No. 2002-073, BOUNDARY SURVEY FOR GRAVES BY KLEIN, L.S.932, FILED NOVEMBER 27, 2002.  
C.S. No. 2004-029, BOUNDARY LINE ADJUSTMENT FOR GRAVES BY KLEIN, L.S.932, FILED JUNE 30, 2004.  
C.S. No. 2013-022, PROPERTY BOUNDARY SURVEY FOR VILES BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED: JUNE 24, 2013.

TERRA SURVEYING  
DATE: DECEMBER 9, 2020  
SCALE: 1" = 10'  
PROJECT: 19149 LOT2 PARTITION  
ASSESSORS MAP: 3N-10E-25CC  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terralandsurveying.com

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 follows:  
Lot 2, Block 6, Waucoma Addition, in the City of  
Hood River, County of Hood River and State of  
Oregon. Initial point is a 1/2" iron pipe at the  
southwest corner of Lot 2.  
**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 our desires  
and in accordance with the provisions of ORS  
Chapter 92 and to create private easements as shown  
on this plat.  
Gunnar J Sacher 1/7/2021  
Representative DATE  
State of OREGON  
County of HOOD RIVER }s.s.  
This instrument was acknowledged before me by  
GUNNAR J SACHER as a  
representative of Developing Sights, LLC  
on the 7th day of JANUARY, 2021.  
Lisa Gwade  
Notary Signature LISA GWADE  
Print notary name  
NOTARY PUBLIC- State of OREGON  
Commission number: 969680  
My Commission expires: 12/28/2021  
DECEMBER 28, 2021

APPROVALS  
I hereby certify that all taxes and assessments due  
hereon have been fully paid as required by law.  
Montana Ruff  
Hood River County Director of Budget and  
Finance, Treasurer/Tax Collector  
I hereby certify this partition was ex-  
amined and approved as of this 8th  
day of JANUARY, 2021.  
[Signature]  
Hood River County Surveyor  
I hereby certify this partition was ex-  
amined and approved as of this 13th  
day of JANUARY, 2021.  
[Signature]  
Planning File Number 2020-04  
[Signature]  
The City of Hood River Planning Director

CS# 2021 008