

PARTITION RE-PLAT for KAREN NEITZEL

LOCATION:

TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF OREGON AND STATE OF OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT LOT 16 AND THE SOUTH 55 FEET OF LOT 15 IN BLOCK 31 OF HOOD RIVER PROPER IN THE CITY OF HOOD RIVER. THE DEED ELEMENTS USED TO RESOLVE THE PLAT BOUNDARIES ARE MONUMENTATION FOUND FROM ORIGINAL PLAT AND SURVEYS OF RECORD WITHIN BLOCK 30 AND BLOCK 31. THE INDIVIDUAL LOTS ON THE NORTH LINE OF BLOCK 31 WAS CALCULATED BY PRORATING THE DISTANCE BETWEEN A 3/4" IRON PIPE AT THE NORTHEAST CORNER OF LOT 9 AND A 3/4" IRON PIPE AT THE NORTHEAST CORNER OF BLOCK 30. THESE PIPES HAVE BEEN HELD AS ORIGINAL AND HELD ON PRIOR SURVEYS IN THE AREA. THE INDIVIDUAL LOTS DIMENSIONS ON THE SOUTH LINE OF BLOCK 31 WAS PRORATED BETWEEN A 3/4" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 18 AND A CALCULATED POSITION AT THE SOUTHEAST CORNER OF BLOCK 30, SAID CALCULATED POSITION WAS HELD BETWEEN PREVIOUSLY MENTIONED NORTHEAST CORNER OF BLOCK 30 AND A 3/4" IRON PIPE THE NORTHEAST CORNER OF BLOCK 30. THE ABOVE PRORATIONS HELD THE PLATTED 60 FOOT RIGHT OF WAYS ON 4TH STREET. THE BOUNDARY BETWEEN NORTH AND SOUTH BLOCK LINE WAS POSITIONED BY MIDPOINT.

BASIS OF BEARING IS 3/4" IRON PIPES, MONUMENTING THE NORTHEAST CORNER OF LOT 7 AND NORTHWEST CORNER OF LOT 8 ON THE NORTH LINE OF BLOCK 31.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2022 012

BY: [Signature]

DATE FILED: 3/8/2022

OWNER: KAREN NEITZEL

SITE ADDRESS: 308 MONTELLO AVE. HOOD RIVER, OREGON 97031

ZONING: CITY OF HOOD RIVER R-1 URBAN LOW DENSITY

File Number 202204P Instrument received on the Fourth day of MARCH, 2022 at 9:07 AM.

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 16, and the South 55 feet of Lot 15, Block 31, HOOD RIVER PROPER, in the city of Hood River, County of Hood River and State of Oregon.

Initial point is a 5/8" iron rod, L.S.72306 monumenting the Southeast corner of Lot 16 of Block 31, HOOD RIVER PROPER.

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

[Signature] 2/8/22 KAREN NEITZEL DATE

State of Oregon County of Hood River

This instrument was acknowledged before me on February 8, 2022 (date) by KAREN NEITZEL

[Signature] Notary Signature Nancy J. Carlson

Public Notary-OREGON Commission number: 985708 My Commission expires: April 4, 2023

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 14th day of FEBRUARY, 2022

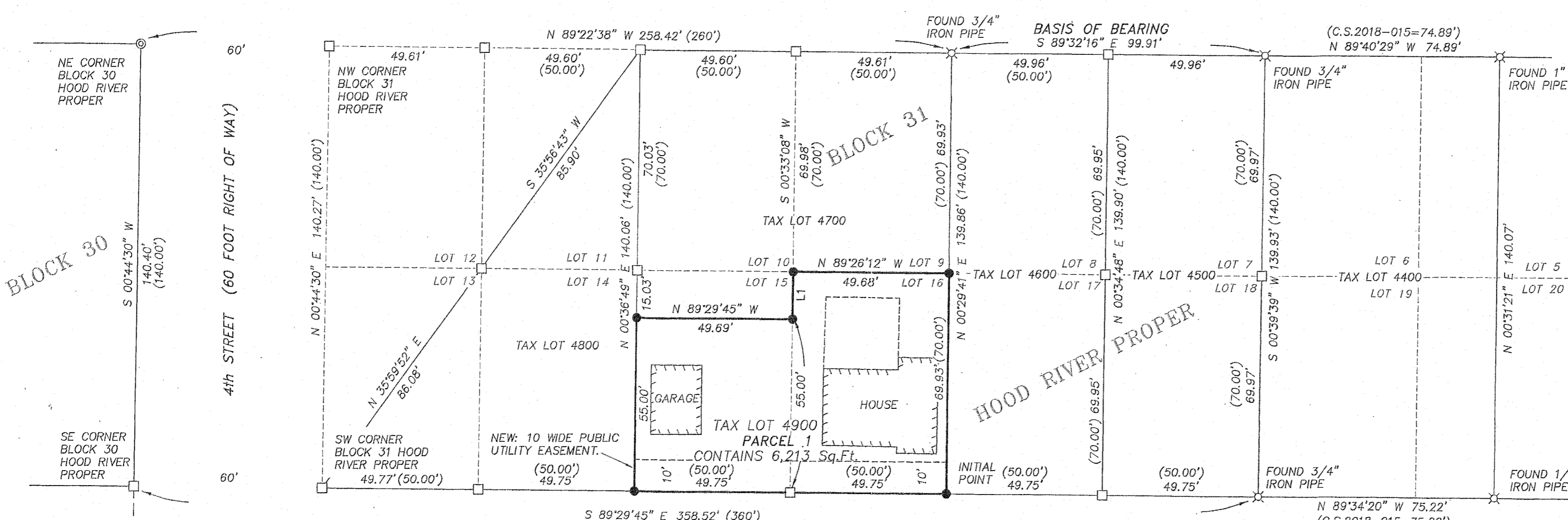
[Signature] Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 22nd day of FEBRUARY, 2022

Planning File Number 2020-09 [Signature] The City of Hood River Planner Director

Table with 2 columns: LINE BEARING, DISTANCE. Row 1: L1 S 00°33'08" W 14.98'

EUGENE AVENUE (60 FOOT RIGHT OF WAY)



MONTELLO AVENUE (60 FOOT RIGHT OF WAY)

- LEGEND:
● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (JANUARY 12, 2022)
○ FOUND MONUMENT AS NOTED ON PLAT
⊗ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S. 932, (C.S. 96042)
⊕ FOUND 1/2" IRON ROD, NO CAP, (C.S. 96075)
⊙ FOUND 3/4" I.D. IRON PIPE, (C.S. 2008-077, 2015-034)
⊗ FOUND IRON PIPE, SIZE NOTED (ORIGINAL PLAT OF HOOD RIVER PROPER, RECOVERED ON C.S. 2018-015)
□ CALCULATED, NOT FOUND OR SET
() PLAT CALL OR RECORD DISTANCE WITH REFERENCE SURVEY

- REFERENCES:
FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
C.S. No. 1703, PLAT OF HOOD RIVER PROPER, FILED: APRIL 16, 1890.
C.S. No. 96042, BOUNDARY SURVEY FOR IRENE SAMUEL BY KLEIN AND ASSOCIATES, L.S. 932, FILED: JUNE 25, 1996.
C.S. No. 96075, PARTITION PLAT No. 9628 FOR GARY HORNBECK BY DLC SURVEYING, L.S. 1028, FILED: NOVEMBER 9, 1996.
C.S. No. 2006-118, RECORD OF SURVEY FOR NANCY GARCIA BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: DECEMBER 27, 2006.
C.S. No. 2008-077, RECORD OF SURVEY FOR PETE HIXON BY WYEAFT SURVEYS, L.S. 2393, FILED: NOVEMBER 5, 2008.
C.S. No. 2015-034, BOUNDARY SURVEY FOR ROB AND SHARON GUIDERA BY TERRA, L.S. 72306, FILED: AUGUST 7, 2015.
C.S. No. 2018-015, BOUNDARY SURVEY FOR CLAIR LAURELTON, BY TERRA, L.S. 72306, FILED: APRIL 9, 2018.

*NOTE: THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE No. 2020-09.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] Erik M. Carlson OREGON December 30, 2005 ERIK M. CARLSON 72306 Expires: December 31, 2023

TERRA SURVEYING

DATE: JANUARY 12, 2022 SCALE: 1" = 30' PROJECT: 20008REPLAT ASSESSORS MAP: 3N-10E-36BA T.L. 4900 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terrandsurveying.com



SCALE: 1" = 30' BASIS OF BEARING: OREGON STATE PLANE - NORTH ZONE (3601) GRID BEARINGS AND INTERNATIONAL FEET