

TERRA SURVEYING  
PARTITION RE-PLAT  
for  
KEVIN AND SARAH JEAN PRATES

PINE AVENUE (60' R/W)

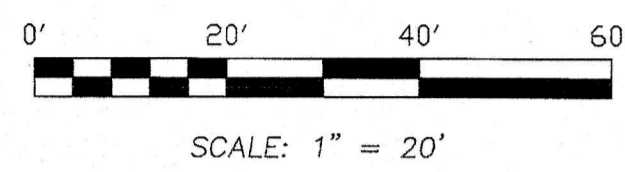
HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
CS# 2022 025  
DATE FILED: 5/2/2022  
BY: MS

File Number 202210P  
Instrument received on the 29<sup>th</sup> day of  
April, 2022 at 9:08 A.M.  
Sau Madlary  
Hood River County Director of Records  
and Assessments.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Erik M. Carlson  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December 31, 2023

LINE	BEARING	DISTANCE
L1	S 01°06'15" W	7.49'

**LOCATION OF SURVEY:**  
TRACT OF LAND LOCATED IN BLOCK 2, "MIDDLETONS SUBDIVISION" OF LOT C OF PLEASANTVIEW PLAT, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

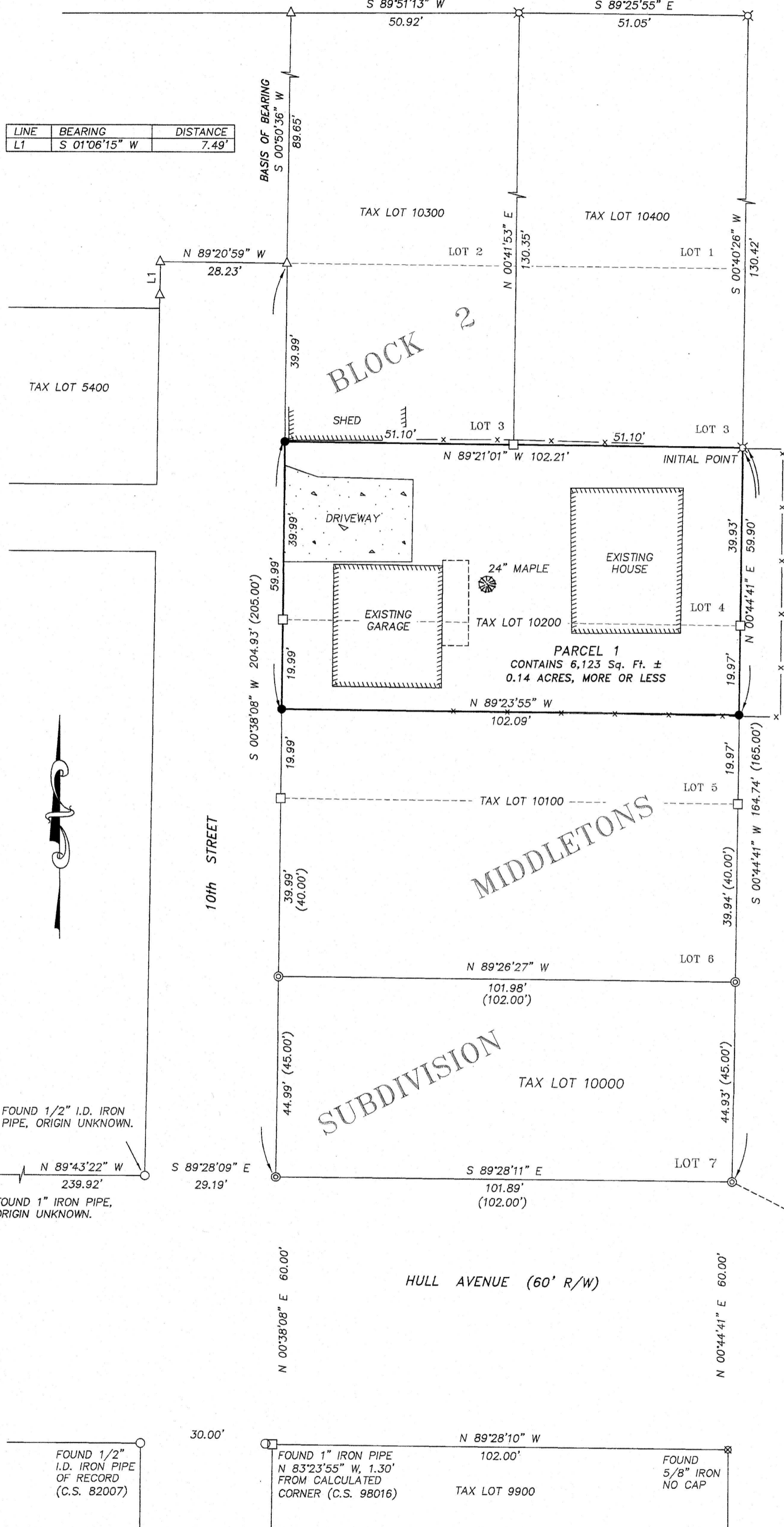


**BASIS OF BEARING:**  
HOOD RIVER COUNTY SURVEY No. 2014025

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS CONSOLIDATE LOT 4 AND THE NORTH HALF OF LOT 5 OF BLOCK 2 OF THE MIDDLETONS SUBDIVISION INTO ONE PARCEL. THE DEED ELEMENTS CONTROLLING THE BOUNDARY OF THESE LOTS ARE MONUMENT OF RECORD AT NEARBY LOT CORNERS. WE RECOVERED A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 4 (C.S.79045). THE SOUTHEAST CORNER OF THE NORTH HALF OF LOT 5 WAS SET BY PROPORTIONMENT BETWEEN SAID 5/8" IRON ROD AT THE NORTHEAST AND A 5/8" IRON ROD, L.S.72306 (C.S.2016075) RECOVERED AT THE SOUTHEAST CORNER OF LOT 6 OF SAID MIDDLETONS SUBDIVISION. THE WEST LINE WAS DETERMINED BY PROPORTIONING BETWEEN A 5/8" IRON ROD, L.S.59002 (C.S.2014025) FOUND ON THE WEST LINE OF LOT 2 OF SAID MIDDLETONS AND A 5/8" IRON ROD, L.S.72306 (C.S.2016075) FOUND AT THE NORTHWEST CORNER OF SAID LOT 6. WITH THIS SOLUTION, WE SIMPLY HELD THE NORTH HALF OF LOT 5 TO MATCH THE DEED DESCRIPTION. THESE CALCULATED CORNERS MATCHED VERY CLOSELY TO ORIGINAL PLAT DISTANCES.

THE EAST LINE OF PARCEL 2 OF PARTITION PLAT NO. 2014-07P (C.S.#2014-025) WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

**SITE ADDRESS:**  
1114 9th STREET  
HOOD RIVER, OR  
97031  
**ZONING:**  
CITY OF HOOD RIVER  
R-2  
URBAN STANDARD DENSITY RESIDENTIAL



- REFERENCES:**  
FILED FOR IN COUNTY SURVEYORS OFFICE.  
C.S. 1716, PLAT OF MIDDLETONS SUBDIVISION, DATED NOVEMBER 11, 1910.  
C.S. 79045, BOUNDARY SURVEY, BY BISHOP L.S. 896, FOR PRIZING, FILED: APRIL 09, 1979.  
C.S. 82007, BOUNDARY SURVEY, BY DANNY CRON LS 1028, FOR CHUCK BEARDSLEY, FILED: DECEMBER 2, 1982.  
C.S. 85048, BOUNDARY SURVEY, BY KLEIN L.S.932, FOR FLERCHINGER, DATED: MAY 14, 1985.  
C.S. 94042, BOUNDARY SURVEY, BY DANNY CRON LS 1028, FOR LUCILLE HEINRICH, FILED: MAY 19, 1994.  
C.S. 98016, BOUNDARY SURVEY, BY TENNESON ENGINEERING CORP. L.S. 2786, FOR THOMPSON HEATING, COOLING AND REFRIGERATION, FILED: FEBRUARY 26, 1998.  
C.S. 2014025, PARTITION PLAT No. 2014-07P, BY KLEIN AND ASSOCIATES, INC. L.S. 59002, FOR MAURY AND MARCIA HARRIS, FILED: JULY 1, 2014.  
C.S. 2016034, PROPERTY LINE ADJUSTMENT, BY TERRA SURVEYING L.S. 72306, FOR BENTON DALE, FILED: JUNE 2, 2016.  
C.S. 2016075, BOUNDARY SURVEY, BY TERRA SURVEYING L.S. 72306, FOR WILL SULLIVAN, FILED: OCTOBER 27, 2016.

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (MARCH 7, 2022)
  - ⊗ 5/8" IRON ROD WITH CAP, L.S. 2786 (C.S. 98016)
  - ⊙ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. 2016-075)
  - △ 5/8" IRON ROD WITH CAP, L.S. 59002 (C.S. 2014-025)
  - ⊗ 5/8" IRON ROD WITH NO CAP (C.S. 79045)
  - FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
  - CALCULATED, NOT FOUND OR SET
  - ( ) DEED OR PLAT CALL
  - x — EXISTING FENCE

NOTE: "THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2021-55"

**DECLARATION**  
We, the owners of the land shown herein, hereby declare that this division of land has been made with our free consent and partitioned in accordance with the provisions of ORS Chapter 92.

Kevin Prates, Owner DATE 4-6-2022  
Sarah Jean Prates, Owner DATE 4/6/22

This instrument was acknowledged before me on April 6, 2022 (date) by Kevin and Sarah Jean Prates, dated April 6, 2022

State of OREGON  
County of HOOD RIVER } s.s.  
Lisa Goade  
Notary Signature  
Lisa Goade  
Notary Print

Public Notary-OREGON  
Commission number: 1017338  
My Commission expires: October 24, 2025

**SURVEY CERTIFICATE:**  
I, ERIK M. CARLSON, BEING FIRST AND DULY SWORN, DEPOSED 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 4 AND THE NORTH HALF OF LOT 5, BLOCK 2, MIDDLETONS SUBDIVISION OF LOT C OF PLAT OF PLEASANT VIEW, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.  
INITIAL POINT IS A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 4.

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

I hereby certify this partition was examined and approved as of this 7<sup>th</sup> day of APRIL, 2022.  
Bron  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 28 day of APRIL, 2022.  
Planning Number 2021-55  
Justin  
City of Hood River Planning Director

**TERRA SURVEYING**  
DATE: MARCH 7, 2022  
SCALE: 1" = 20'  
PROJECT: 21193PPLAT  
ASSESSORS MAP: 3N-10E-36BC T.L. 10200  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terrandsurveying.com

CS# 2022 025