

TERRA SURVEYING
PARTITION RE-PLAT
for
JOHN AND JESSICA METTA
&
LUCILLE KIDD-SONNENBERG, TRUSTEE

OWNER:
JOHN AND JESSICA METTA
651 FLORAL PLACE
HOOD RIVER, OREGON
97031

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

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2022 075
BY: BC
DATE FILED: 12/22/2022

File Number 202223P
Instrument received on the 22ND day of
DECEMBER, 2022 at 10:37 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 Lots 20 and 21, Block 1, CHILD BLOSSOM HILL ADDITION, in the city of Hood River, County of Hood River and State of Oregon.

Initial point is a 5/8" iron rod monumenting the Northwest corner of Lot 20 of CHILD BLOSSOM HILL ADDITION Subdivision Plat.

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.

JOHN W.P. METTA, DATE 8/16/22
JESSICA M. METTA, DATE 8/16/22
LUCILLE KIDD-SONNENBERG, DATE 8/16/22
TRUSTEE OF THE LUCY'S LEFTOVERS LIVING TRUST u/a/ 03/03/21

State of Oregon
County of Washburn s.s.

This instrument was acknowledged before me on August 16, 2022 (date)
by JOHN W.P. METTA, JESSICA M. METTA AND LUCILLE KIDD-SONNENBERG, TRUSTEE OF THE LUCY'S LEFTOVERS LIVING TRUST u/a/ 03/03/21

Notary Signature
Erik M. Carlson

Public Notary-OREGON
Commission number: 102108
My Commission expires: January 20, 2026

APPROVALS

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

I hereby certify this partition was examined and approved as of this 18TH day of AUGUST, 2022.
BC
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 30TH day of AUGUST, 2022.
Erik M. Carlson
The City of Hood River Planner Director

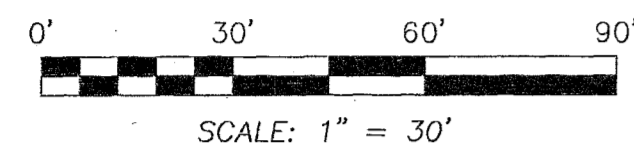
CURVE	RADIUS	ARC	CHORD BRG	CHORD LEN.	DELTA
C1	180.00'	206.99'	N 32°33'52" W	195.77' (195.77')	65°53'10"
C2	210.00'	99.54'	S 13°16'07" E	98.61' (98.61')	27°09'25"
C3	210.00'	69.05'	N 36°16'00" W	68.74' (68.74')	18°50'22"
C4	210.00'	69.73'	N 55°11'56" W	69.41' (69.41')	19°00'58"
C5	50.00'	54.62'	S 31°43'25" W	51.95' (51.95')	62°35'42"
C6	50.00'	45.95'	N 38°40'47" E	44.35' (44.35')	52°39'20"
C7	50.00'	8.66'	N 05°23'25" E	8.65' (8.65')	9°55'23"

LINE	BEARING	DISTANCE
L1	N 01°07'09" E	13.67'
L2	N 00°05'02" E	5.20'
L3	S 69°06'56" E	43.45'

LOT COVERAGE:

PARCEL 1
TOTAL LAND AREA= 9,411 Sq. ft.
BUILDING AREA = 1,819 Sq. ft.
DRIVEWAY = 367 Sq. ft.
TOTAL COVERAGE= 2,186 Sq. ft.
COVERAGE = 23.2%

PARCEL 2
TOTAL LAND AREA= 18,311 Sq. ft.
TOTAL BUILDING AREA= 2,881 Sq. ft.
DRIVEWAY = 3,878 Sq. ft.
COVERED PORCH = 196 Sq. ft.
TOTAL COVERAGE= 6,755 Sq. ft.
COVERAGE = 38.0%



BASIS OF BEARING:
OREGON STATE PLANE - NORTH ZONE (3601)
GRID BEARINGS AND INTERNATIONAL FEET

LOCATION:
TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

LOT 25
T.L. 2525

LOT 24
T.L. 2524

LOT 23
T.L. 2533

LOT 22
T.L. 2532

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE ORIGINAL LOT LINE BETWEEN LOTS 20 AND 21 OF THE "CHILDS BLOSSOM HILL ADDITION" IN THE CITY OF HOOD RIVER. TERRA SURVEYING CONDUCTED A BOUNDARY SURVEY FILED AS C.S.2021-028. THE DEED ELEMENTS AND BOUNDARY RESOLUTION IS DESCRIBED IN DETAIL ON THE NARRATIVE ON SAID SURVEY. THE SOUTH LINE OF PARCEL 2 WAS CALCULATED BY HOLDING 130.10' FROM AN IRON PIPE ON PROSPECT AVENUE AND HOLDING A 1/2" IRON ROD, L.S.1028 AT THE NORTHWEST CORNER OF TAX LOT 2607. WE SET NEW PROPERTY CORNERS ON THE ADJUSTED LINE AND CORNERS OF LOT 21. THE BASIS OF BEARING IS 5/8" IRON ROD, L.S.72306 FOUND ON THE COMMON LINE BETWEEN SAID LOTS.

NOTE:
"THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2022-04"

LEGEND:

- SET 5/8" IRON ROD, L.S.72306, SET ON MAY 5, 2022
- ⊕ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306, 6/5/22
- FOUND MONUMENT AS NOTED
- ⊗ FOUND 1/2" IRON ROD, L.S. 1028, REFERENCE C.S. No. 96078
- ⊙ FOUND 5/8" IRON ROD, NO CAP, REFERENCE C.S. No. 1665
- ⊕ FOUND 5/8" IRON ROD, L.S. 72306, REFERENCE C.S. No. 2021-028
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

SPECIAL EXCEPTIONS:

LAND DEVELOPMENT REPORTS: 22-193ED AND 21-0193A, DATED 5/16/22 (COLUMBIA GORGE TITLE)
-CONDITIONS, RESTRICTIONS AND EASEMENTS SHOWN ON THE PLAT OF CHILDS BLOSSOM HILL ADDITION TO HOOD RIVER
-INST#116763 (AMENDED INST#661109), COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS, DATED OCTOBER 20, 1965.
-INST#200901774, DECLARATION OF DEED RESTRICTIONS/RESTRICTIVE COVENANT AND WAIVER OF REMONSTRANCE, DATED MAY 6, 2009.
-INST#201702015, DECLARATION OF DEED RESTRICTION/RESTRICTIVE COVENANT AND WAIVER OF REMONSTRANCE, DATED JUNE 12, 2017.

REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
C.S. No. 1665, SUBDIVISION PLAT OF CHILDS BLOSSOM HILL ADDITION BY DONALD ROHDE, FILED SEPTEMBER 21, 1965.
C.S. No. 88056, SURVEY FOR DAVID BECKLEY BY GAYLORD, L.S. 1815, FILED: OCTOBER 9, 1986.
C.S. No. 96078, SURVEY FOR MARY HOKE BY DLC SURVEYING, L.S. 1028, FILED: NOVEMBER 9, 1996.
C.S. No. 2021-028, BOUNDARY SURVEY FOR JOHN AND JESSICA METTA BY TERRA SURVEYING, L.S. 72306, FILED: SEPTEMBER 2, 2021.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ERIK M. CARLSON
December 30, 2005
72306

Expires: December 31, 2023

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

DATE: MAY 5, 2022
PROJECT: 21105
SCALE: 1" = 30'
ASSESSORS MAP: 3N-10E-35BA T.L. 2520
T.L. 2521

CS# 2022 075