

TERRA SURVEYING

TOWNHOUSE PARTITION PLAT

for KOR HARRISON & AARON HAGENBUCH

LOCATION:

TRACT OF LAND LOCATED WITHIN THE NATHANIEL COE DLC 37, IN BLOCK 24 OF HOOD RIVER PROPER WHICH IS IN THE NORTHEAST QUARTER OF SECTION 36, 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# 2023 005

DATE FILED: 3/9/2023

BY: [Signature]

File Number 202302P Instrument received on the 11th day of March, 2023 at 9:08 A.M.

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 Plat, the boundaries being described as Lot 6 of Block 24, Hood River Proper, in the City of Hood River, County of Hood River and State of Oregon. The initial point is a 5/8" iron rod, L.S. 72306, located at the Southeast corner of Lot 6.



DECLARATION

We, Kor Harrison and Aaron Hagenbuch, 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 grant the public utility easement as shown on this plat, in accordance with the provisions of ORS Chapter 92.

Signatures and dates for Kor Harrison and Aaron Hagenbuch.

State of Washington, County of Clatsop.

This instrument was acknowledged before me on February 28, 2023 (date) by Kor Harrison and Aaron Hagenbuch.

Notary signature and commission expiration date.

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

Signature and title of Hood River County Director of Budget and Finance.

I hereby certify this partition was examined and approved as of this 15th day of March, 2023.

Signature and title of Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this 7th day of March, 2023.

Signature and title of Planning File Number official.

ZONING: (C-1) OFFICE RESIDENTIAL

LEGAL DESCRIPTION OF ORIGINAL LOT: LOT 6, BLOCK 24, HOOD RIVER PROPER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

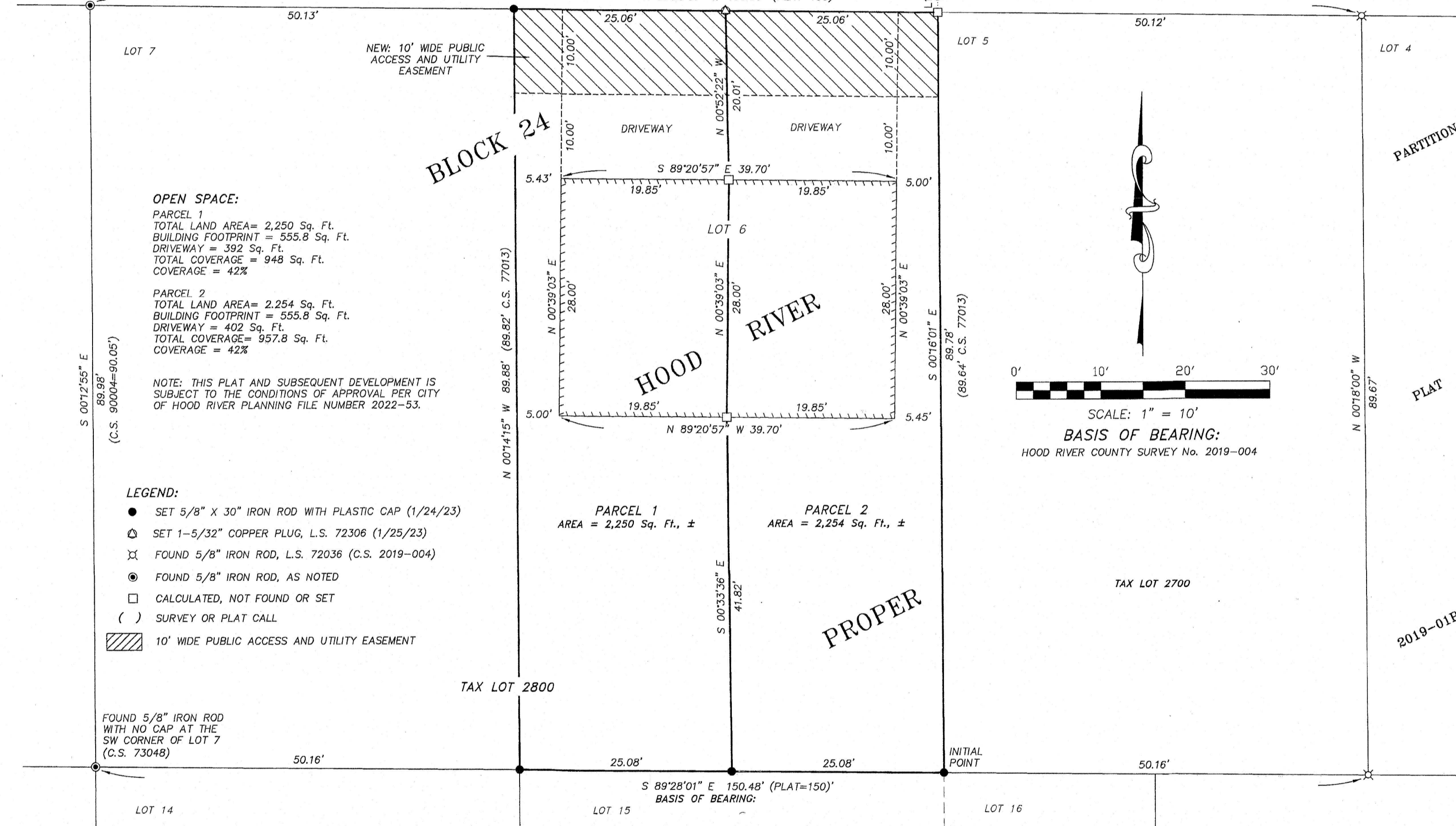
Table with columns: LINE, BEARING, DISTANCE. Row 1: L1, N 00°16'01" W, 2.00'

OWNERS: KOR HARRISON & AARON HAGENBUCH 30015 21st AVENUE SW FEDERAL WAY, WA. 98023

FOUND 5/8" IRON ROD WITH NO CAP AT THE NW CORNER OF LOT 7 (C.S. 77013)

NEW: 10' WIDE PUBLIC ACCESS AND UTILITY EASEMENT

SET REFERENCE MONUMENT FOR NORTHEAST CORNER



OPEN SPACE:

PARCEL 1 TOTAL LAND AREA = 2,250 Sq. Ft. BUILDING FOOTPRINT = 555.8 Sq. Ft. DRIVEWAY = 392 Sq. Ft. TOTAL COVERAGE = 948 Sq. Ft. COVERAGE = 42%

PARCEL 2 TOTAL LAND AREA = 2,254 Sq. Ft. BUILDING FOOTPRINT = 555.8 Sq. Ft. DRIVEWAY = 402 Sq. Ft. TOTAL COVERAGE = 957.8 Sq. Ft. COVERAGE = 42%

NOTE: THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2022-53.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (1/24/23)
SET 1-5/32" COPPER PLUG, L.S. 72306 (1/25/23)
FOUND 5/8" IRON ROD, L.S. 72036 (C.S. 2019-004)
FOUND 5/8" IRON ROD, AS NOTED
CALCULATED, NOT FOUND OR SET
SURVEY OR PLAT CALL
10' WIDE PUBLIC ACCESS AND UTILITY EASEMENT

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE. C.S. No. 1703, PLAT OF HOOD RIVER PROPER, FILED: APRIL 16, 1890. C.S. No. 73048, SURVEY FOR BIRKMEIER BY TENNESON (L.S. 872), FILED: SEPT 12, 1973. C.S. No. 77013, BOUNDARY SURVEY FOR DILLON BY CRON (L.S. 1028), FILED: FEB 24, 1977. C.S. No. 90004, BOUNDARY SURVEY FOR THE CITY OF HOOD RIVER (L.S. 932), FILED: FEB 13, 1990. C.S. No. 91061, BOUNDARY SURVEY FOR COSTELLO BY KLEIN (L.S. 932), FILED: SEPT 20, 1991. C.S. No. 98007, BOUNDARY SURVEY FOR COSTELLO BY KLEIN (L.S. 932), FILED: FEB 26, 1998. C.S. No. 2001-083, BOUNDARY SURVEY FOR LIPO BY KLEIN (L.S. 932), FILED: NOV 8, 2001. C.S. No. 2016-056, BOUNDARY SURVEY FOR JOHN NIGBOR BY TERRA (L.S. 72306), FILED: AUGUST 18, 2016. C.S. No. 2019-004 (PARTITION PLAT No. 201901P) FOR DEVELOPING SIGHTS BY TERRA (L.S. 72306), FILED: JAN 23, 2019.

STATUS OF RECORD TITLE No. 576698AM, DATED JANUARY 18, 2023. NO EXCEPTIONS NOTED.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A PARTITION PLAT ON LOT 6 IN BLOCK 24 OF HOOD RIVER PROPER, CREATING TWO TOWNHOME PARCELS. THE PROPERTY IS DESCRIBED AS OF LOT 6, BLOCK 24 OF THE PLAT OF HOOD RIVER PROPER. THE DEED ELEMENTS HELD FOR THE DETERMINATION OF THE BOUNDARY ARE MONUMENTATION FOUND ON THE WEST LINE OF LOT 4, BEING PLATTED ON PARTITION PLAT No. 201901P (C.S. 2019004) AND MONUMENTATION ON THE WEST LINE OF LOT 7, THE NORTHWEST CORNER OF SAID LOT 7 WAS A 5/8" IRON ROD ORIGINALLY SET ON C.S.77013 AND THE SOUTHWEST CORNER OF LOT 7 IS A 5/8" IRON ROD ORIGINALLY SET ON C.S.73048. THE SUBJECT LOT WAS PRORATED BETWEEN SAID LINES.

THE BASIS OF BEARING IS THE IRON RODS AT THE SOUTHWEST CORNER OF LOT 7 AND THE SOUTHWEST CORNER OF LOT 4, BASED ON C.S. 2019-004.

NOTE: MONUMENTS WERE NOT SET AT THE ANGLE POINTS ON THE SPLIT LINE BETWEEN PARCELS 1 AND 2 AS THE POSITION FALLS AT THE FOUNDATION LINE.

TERRA SURVEYING

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

DATE: JANUARY 17, 2023 PROJECT: 17166TOWNHOMEPLAT SCALE: 1" = 10' ASSESSORS MAP: 3N-10E-36AB T.L. 2800