



TERRA SURVEYING

PARTITION PLAT  
for  
RITA KETLER

LOCATION:

LOT 13, BLOCK 7 OF THE AMENDED IDLEWILDE ADDITION TO HOOD RIVER, LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE  
WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2023 031

BY: *RK*

DATE FILED: 8/10/2023

File Number 202309P  
Instrument received on the TENTH day of  
AUGUST, 2023 at 9:13 AM.

*[Signature]*  
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 boundary being described as Lot 13,  
Block 7, AMENDED PLAT OF IDLEWILDE ADDITION TO  
HOOD RIVER 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 Northwest corner of LOT 13,  
Block 7.

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.

*Rita Ketler* 6-28-2023  
RITA KETLER DATE

This instrument was acknowledged before me on  
June 28, 2023 (date)  
by Rita Keller.

State of OREGON }  
County of HOOD RIVER } s.s.

*Lisa Goade*  
Notary Signature  
Print LISA GOADE

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

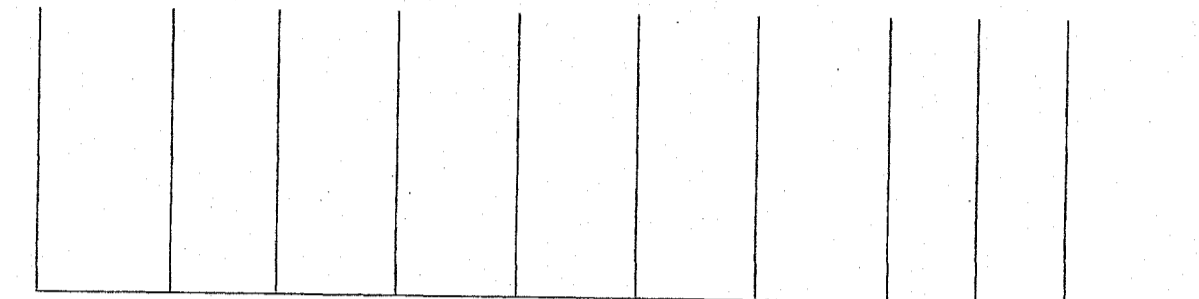
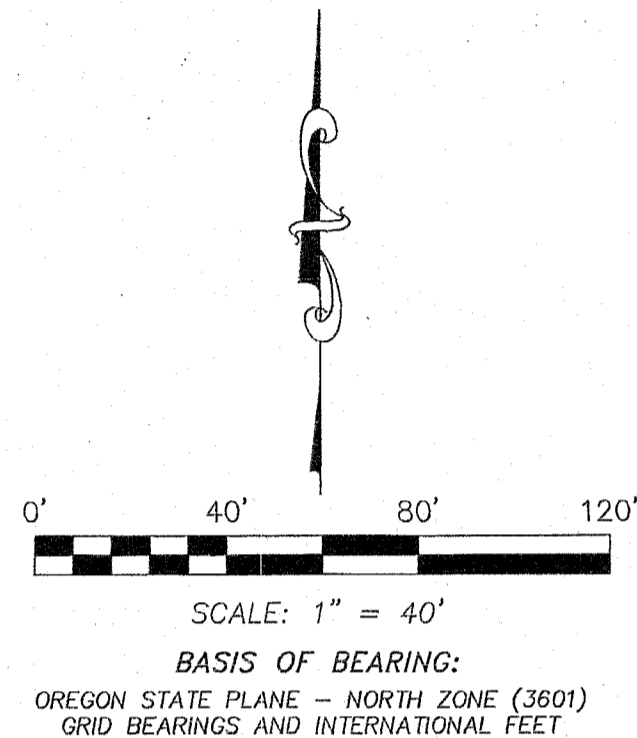
APPROVALS

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

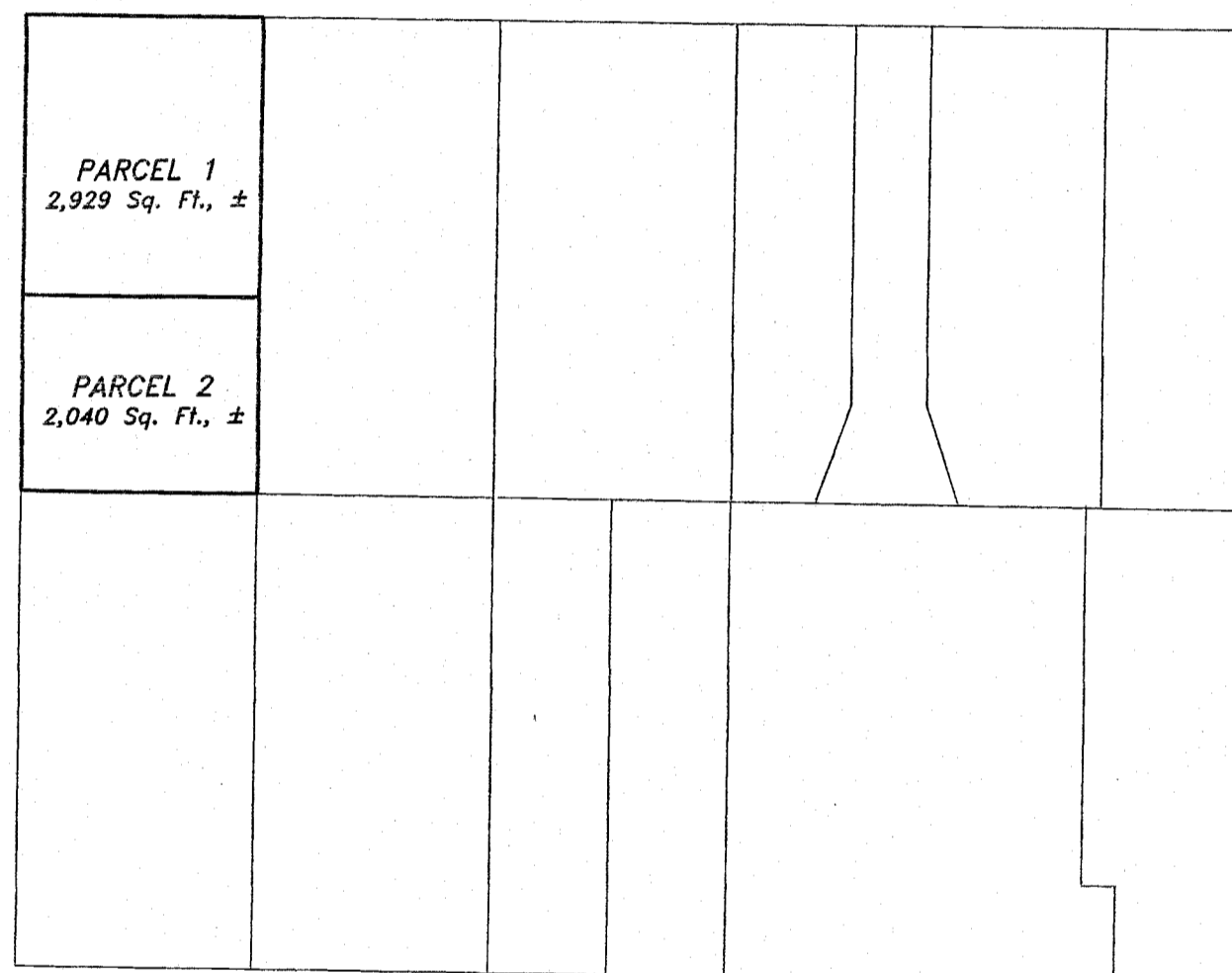
I hereby certify this partition was ex-  
amined and approved as of this 29th day  
of JUNE, 2023

*[Signature]*  
Hood River County Surveyor  
I hereby certify this partition was ex-  
amined and approved as of this 29th day  
of JUNE, 2023

Planning File Number 2023-06  
*[Signature]*  
The City of Hood River Planner Director



WASCO AVENUE (60' R/W)



LINCOLN AVENUE (60' R/W)

NOTE:

THE PLAT AND PROJECT ARE APPROVED SUBJECT TO  
THE TERMS AND CONDITIONS OF MIDDLE HOUSING  
PLAN AND LAND DIVISION 2022-23 AND ORS 92.031.  
THESE APPROVALS AND REGULATIONS BIND AND LIMIT  
FUTURE DEVELOPMENT, FUTURE DIVISION, REQUIRED  
ACCESS, AND MAINTENANCE OF COMMON ELEMENTS.  
THE TERMS AND CONDITIONS ARE BINDING TO ALL  
PROPERTIES SHOWN WITHIN THIS PLAT, THE OWNERS,  
DEVELOPERS, THEIR SUCCESSORS, AND ASSIGNED

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 13, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER INTO TWO PARCELS. THE  
PROPERTY IS DESCRIBED ON LAND DEVELOPMENT REPORT BY COLUMBIA GORGE TITLE (ORDER NO. 21-0275ED). THE PROPERTY IS  
DESCRIBED AS LOT 13 OF BLOCK 7 OF AMENDED IDLEWILDE ADDITION TO HOOD RIVER. THE NORTHWEST CORNER OF LOT 13, BEING  
THE CORNER OF BLOCK 7 WAS DETERMINED BY HOLDING THE 60 FOOT RIGHT OF WAY DISTANCES FROM IRON RODS OF RECORD TO  
THE NORTH (C.S.2000-060) AND WEST (C.S.77066). WE RECOVERED A 3/4" IRON PIPE AT THE SOUTHWEST CORNER OF BLOCK 7,  
LIKELY AN ORIGINAL BLOCK CORNER. THE SOUTHWEST CORNER OF LOT 13 WAS PLACED BY MID-POINT OF THE WEST LINE OF THE  
BLOCK. THE NORTHEAST CORNER OF LOT 13 WAS POSITIONED BY HOLDING A LINE OFFSET 60 FOOT FROM A CONTROLLING LINE ON  
THE NORTH SIDE OF WASCO AVENUE. THE EAST-WEST POSITION WAS PROPORTIONED FROM A POSITION HOLDING THE BEARING OF  
THE EAST LINE OF PARCEL 2 OF PARTITION PLAT NO.200808P (PREVIOUSLY LOT 10) FROM A SURVEY NAIL RECOVERED AT  
THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 200407P. SAID NAIL WAS MORE STABLE THAN THE IRON ROD FOUND  
8.89 FEET SOUTH AS SHOWN ON SAID PLAT. THE RESULT OF THIS DECISION YIELDED LOT WIDTHS OF 49.99 FEET ALONG THE  
BLOCKS NORTH LINE. THE SOUTHEAST CORNER OF LOT 13 WAS PLACED BY PRORATING BETWEEN THE CALCULATED POSITION OF  
THE SOUTHWEST CORNER OF SAID LOT AND THE CALCULATED POSITION OF THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION  
PLAT NO.200808P, WHICH WAS PREVIOUSLY A RECOVERED 3/4" IRON PIPE.

THE BASIS OF BEARING IS MONUMENTS RECOVERED ON THE EAST LINE OF BLOCK 12 OF SAID IDLEWILDE ADDITION.

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:  
AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER, DATED: MAY 1903.
- C.S. No. 77066, BOUNDARY SURVEY FOR LOYD BY DLC SURVEYING, L.S. 1028, FILED: AUGUST 2, 1977.
- C.S. No. 78067, BOUNDARY SURVEY FOR BOWE BY DLC SURVEYING, L.S. 1028, FILED: OCTOBER 12, 1978.
- C.S. No. 88076, BOUNDARY SURVEY FOR VOSBURG BY DLC SURVEYING, L.S. 1028, FILED: DECEMBER 22, 1988.
- C.S. No. 2000-060, PARTITION PLAT No. 200020P FOR HOLLOWAY BY TERRA SURVEYING, L.S. 1815, FILED: JULY 14, 2000.
- C.S. No. 2000-090, BOUNDARY SURVEY FOR C.N.W. CONSTRUCTION BY TERRA SURVEYING, L.S. 1815, FILED: NOVEMBER 15, 2000.
- C.S. No. 2001-016, BOUNDARY LINE ADJUSTMENT FOR GREAT GATSBY HOLDING CO. BY TERRA SURVEYING, L.S. 1815, FILED: MARCH 12, 2001.
- C.S. No. 2003-010, TOWNHOUSE PARTITION PLAT No. 200303P FOR WATTS BY TERRA SURVEYING, L.S. 1815, FILED: FEBRUARY 24, 2003.
- C.S. No. 2004-024, PARTITION PLAT No. 200407P FOR NW REAL ESTATE DEVELOPMENT, LLC AND MONTANA DEVELOPMENT, INC. BY TERRA SURVEYING, L.S.1815, FILED: JUNE 17, 2004.
- C.S. No. 2005-043, PARTITION PLAT No. 200511P FOR WATTS BY TERRA SURVEYING, L.S. 1815, FILED: JUNE 23, 2005.
- C.S. No. 2005-100, "WASCO TERRACE" SUBDIVISION PLAT BY TERRA SURVEYING, L.S. 1815, FILED: NOVEMBER 15, 2005.
- C.S. No. 2008-030, TOWNHOUSE PARTITION PLAT No. 200808P FOR DURKAN BY TERRA SURVEYING, L.S. 72306, FILED: APRIL 9, 2008.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
ERIK M. CARLSON  
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: JUNE 16, 2023  
PROJECT: 21183PLAT  
SCALE: 1" = 20'  
ASSESSORS MAP: 3N-10E-26DA T.L. 2701