

TERRA SURVEYING
TOWNHOUSE PARTITION PLAT
for
LESLEY V. VOS AND GREGORY F. VOS
LOCATION:

ZONING:
(C-1) OFFICE RESIDENTIAL

LEGAL DESCRIPTION OF ORIGINAL LOT:
LOT 5, BLOCK 24, HOOD RIVER PROPER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

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# 2024014
DATE FILED: 2/7/2024
BY: ML

File Number 202403P *
INSTRUMENT RECEIVED ON THE 7th DAY OF FEBRUARY 2024 AT 11:01 A.M.

File Number *
Instrument received on the 21st day of JANUARY, 2024 at .M.
Hood River County Director of Records and Assessments.

OWNER:
LESLEY V. VOS AND GREGORY F. VOS
415 SHERMAN AVE, SUITE B
HOOD RIVER, OR 97031

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 5 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, monumenting the Southeast corner of said Lot 5.

REGISTERED PROFESSIONAL LAND SURVEYOR
Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December 31, 2025

DECLARATION
We, Lesley V. Vos and Gregory F. Vos, 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.

Lesley V. Vos Date Dec. 14, 2023
Gregory F. Vos Date Dec. 14, 2023

State of Oregon }
County of Hood River } s.s.

This instrument was acknowledged before me on December 14, 2023 (date) by Lesley V. Vos and Gregory F. Vos

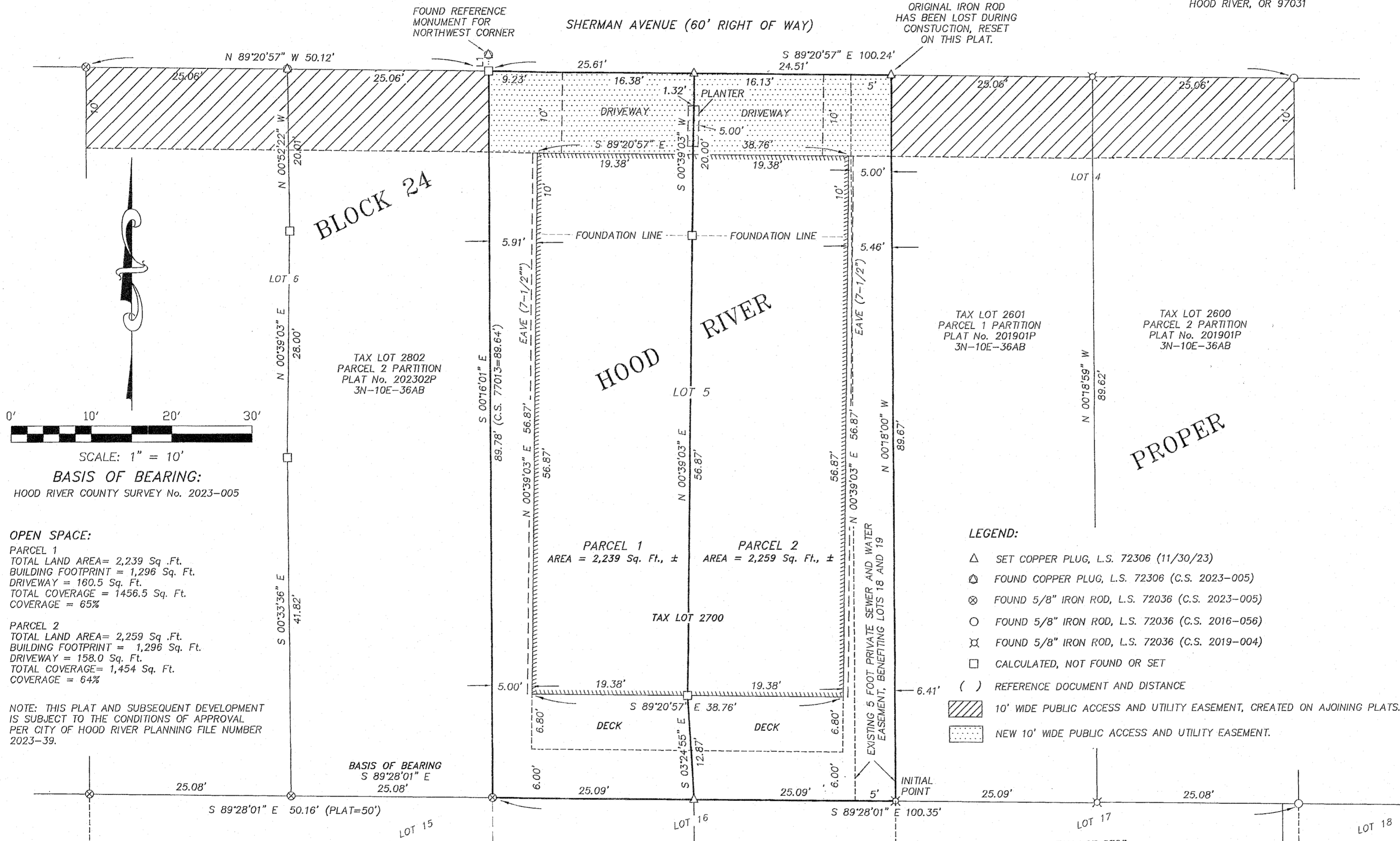
Notary Signature
Public Notary 1032416
My Commission expires: January 19, 2023

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

I hereby certify this partition was examined and approved as of this 21st day of December, 2023
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 21st day of JANUARY, 2024
Planning File Number: 2023-39
The City of Hood River Planning

LINE	BEARING	DISTANCE
L1	N 00°16'01" W	2.00'



OPEN SPACE:
PARCEL 1
TOTAL LAND AREA = 2,239 Sq. Ft.
BUILDING FOOTPRINT = 1,296 Sq. Ft.
DRIVEWAY = 160.5 Sq. Ft.
TOTAL COVERAGE = 1456.5 Sq. Ft.
COVERAGE = 65%
PARCEL 2
TOTAL LAND AREA = 2,259 Sq. Ft.
BUILDING FOOTPRINT = 1,296 Sq. Ft.
DRIVEWAY = 158.0 Sq. Ft.
TOTAL COVERAGE = 1,454 Sq. Ft.
COVERAGE = 64%

NOTE: THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2023-39.

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.
C.S. No. 2023-005 (PARTITION PLAT No. 202302P) FOR HARRISON AND HAGENBUCH BY TERRA (L.S. 72306), FILED: MARCH 9, 2023

LAND DEVELOPMENT REPORT No. 23-257, DATED OCTOBER 12, 2023.
INST #870829, EASEMENT FOR WATER AND SEWER PURPOSE, DATED MAY 4, 1987. THE EAST 5 FEET OF LOT 5.

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO CREATE A PARTITION PLAT ON LOT 5 IN BLOCK 24 OF HOOD RIVER PROPER, CREATING TWO TOWNHOME PARCELS. THE PROPERTY IS DESCRIBED AS LOT 5, BLOCK 24 OF THE PLAT OF HOOD RIVER PROPER. MONUMENTATION FOUND TO RESOLVE THE BOUNDARY IS AS FOLLOWS.
FOUND AND HELD A 5/8" IRON ROD, L.S. 72306 AT THE SOUTHWEST CORNER OF SAID LOT 5. FOUND AND HELD A 5/8" IRON ROD, L.S. 72306 AT THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 5 PER C.S. No. 2019-004. FOUND AND HELD A REFERENCE MONUMENT COPPER PLUG 2' NORTH OF THE NORTHWEST CORNER OF SAID LOT 5.
SET 2 MONUMENTS ON THE NORTH AND SOUTH SPLITS BETWEEN PARCELS 1 AND 2 OF THIS PARTITION PLAT. MONUMENTS WERE NOT SET AT THE ANGLE POINTS AT THE INTERSECTION OF THE BUILDING LINE AND THE SPLIT LINE BETWEEN PARCELS 1 AND 2 AS THE POSITION FALLS AT THE FOUNDATION LINE.
WE RESET THE NORTHEAST CORNER AS IT WAS DISTURBED FROM SIDEWALK CONSTRUCTION. OTHER BOUNDARY MONUMENTATION FOUND IS NOTED ON THE PLAT.
THE BASIS OF BEARING IS MONUMENTS FOUND AT THE SOUTHEAST AND SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO.202302P (C.S.2023005)

TERRA SURVEYING
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
DATE: NOVEMBER 30, 2023
PROJECT: 17186TOWNHOMEPLAT
SCALE: 1" = 10'
ASSESSORS MAP: 3N-10E-36AB T.L. 2700

CS# 2024 014