

TERRA SURVEYING
TOWNHOUSE PARTITION PLAT
for
AARON HAGENBUCH

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025005

DATE FILED: 2/10/2025

BY: *ma*

File Number 202501P
Instrument received on the 6th day of
February, 2025 at 2:16 P.M.

Shawn Carlson
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 7
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 said Lot 7.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025

DECLARATION

I, Aaron Hagenbuch, 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 our desires and grant the public access and
utility easement as shown on the plat, in accordance
with the provisions of ORS Chapter 93.

Aaron Hagenbuch 2-4-2025
Date

State of Washington }
County of Cowlitz } s.s.

This instrument was acknowledged before me on
4th February, 2025 (date)

Aaron Hagenbuch

Shawn Carlson
Notary Signature

Public Notary
Commission No: 240226006
My Commission expires: 07-29-2028

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

Shawn Carlson
Hood River County Director of Budget and
Finance, Treasurer/ Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 6th day
of February, 2025

Aaron
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 6th day
of February, 2025

Planning File Number 2024-43
Shawn Carlson
The City of Hood River Planning

ZONING:
(C-1) OFFICE RESIDENTIAL

LEGAL DESCRIPTION OF ORIGINAL LOT:
LOT 7, BLOCK 24, HOOD RIVER PROPER, IN THE
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER
AND STATE OF OREGON.

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

SHERMAN AVENUE (60' RIGHT OF WAY)

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

OWNER:

AARON HAGENBUCH
30015 21st AVENUE SW
FEDERAL WAY, WA. 98023

FOUND REFERENCE
MONUMENT FOR
PROPERTY
CORNER

FOUND 5/8"
IRON ROD
L.S. 932 (C.S.
No. 90004)

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

NEW: 10' WIDE PUBLIC
ACCESS AND UTILITY
EASEMENT

BLOCK 24

OPEN SPACE:

PARCEL 1
TOTAL LAND AREA= 2,252 Sq. Ft.
BUILDING FOOTPRINT = 595.5 Sq. Ft.
DRIVEWAY = 392 Sq. Ft.
REAR DECK = 231.7 Sq. Ft.
TOTAL COVERAGE = 1219.2 Sq. Ft.
COVERAGE = 54%

PARCEL 2
TOTAL LAND AREA= 2,256 Sq. Ft.
BUILDING FOOTPRINT = 595.5 Sq. Ft.
DRIVEWAY = 402 Sq. Ft.
REAR DECK = 285.7 Sq. Ft.
TOTAL COVERAGE= 1283.2 Sq. Ft.
COVERAGE = 57%

TAX LOT 2701
(3N-10E-36AB)

NOTE: THIS PLAT AND SUBSEQUENT DEVELOPMENT IS
SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY
OF HOOD RIVER PLANNING FILE NUMBER 2024-43.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (11/18/2024)
- ⬢ SET 1-5/32" COPPER PLUG, L.S. 72306 (11/18/2024)
- ⊗ FOUND 5/8" IRON ROD, L.S. 72036 (C.S. 2023-005)
- ⊕ FOUND COPPER PLUG IN CONCRETE, L.S. 72036 (C.S. 2023-005)
- FOUND 5/8" IRON ROD, AS NOTED
- CALCULATED, NOT FOUND OR SET
- () SURVEY OR PLAT CALL
- ▨ 10' WIDE PUBLIC ACCESS AND UTILITY EASEMENT
- ▬ BUILDING LINE

CALCULATED SW
CORNER OF LOT 8
(PER C.S. No.
2001083)

FOUND 5/8" IRON ROD
WITH NO CAP AT THE
SW CORNER OF LOT 7
(C.S. No. 73048)

INITIAL
POINT
BASIS OF BEARING:
S 89°28'01" E 50.16' (PLAT=50')

SCALE: 1" = 10'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2023-005

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 DLC SURVEYING (L.S. 1028), FILED: FEB 24, 1977.
C.S. No. 90004, BOUNDARY SURVEY FOR THE CITY OF HOOD RIVER BY KLEIN AND ASSOC. (L.S. 932), FILED: FEB 13, 1990.
C.S. No. 91061, BOUNDARY SURVEY FOR COSTELLO BY KLEIN AND ASSOC. (L.S. 932), FILED: SEPT 20, 1991.
C.S. No. 98007, BOUNDARY SURVEY FOR COSTELLO BY KLEIN AND ASSOC. (L.S. 932), FILED: FEB 26, 1998.
C.S. No. 2001-083, BOUNDARY SURVEY FOR LIPO BY KLEIN AND ASSOC. (L.S. 932), FILED: NOV 8, 2001.
C.S. No. 2016-056, BOUNDARY SURVEY FOR JOHN NIGBOR BY TERRA SURVEYING (L.S. 72306), FILED: AUGUST 18, 2016.
C.S. No. 2019-004 (PARTITION PLAT No. 201901P) FOR DEVELOPING SIGHTS BY TERRA SURVEYING (L.S. 72306), FILED: JAN 23, 2019.
C.S. No. 2023-005 (PARTITION PLAT No. 202302P) FOR HARRISON AND HAGENBUCH BY TERRA SURVEYING (L.S. 72306), FILED:
MARCH 9, 2023.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A PARTITION PLAT ON LOT 7 IN BLOCK 24 OF
HOOD RIVER PROPER, CREATING TWO TOWNHOME PARCELS. THE PROPERTY IS DESCRIBED AS
LOT 7, BLOCK 24 OF THE PLAT OF HOOD RIVER PROPER. MONUMENTATION FOUND ON THE
EAST LINE OF SAID LOT 7, BEING PLATTED ON PARTITION PLAT No. 202302P (C.S. No.
2023-005) AND MONUMENTATION FOUND AT THE NORTHWEST CORNER OF SAID LOT 7 WAS A
5/8" IRON ROD ORIGINALLY SET ON C.S. No. 77013 AND THE SOUTHWEST CORNER OF LOT 7
IS A 5/8" IRON ROD ORIGINALLY SET ON C.S. No. 73048. BASIS OF BEARING IS THE SOUTH
LINE OF PARTITION PLAT No. 2023P.

NOTE: MONUMENTS WERE NOT SET AT THE ANGLE POINTS ON THE SPLIT LINE BETWEEN
PARCELS 1 AND 2 AS THE POSITION FALLS AT THE CENTER OF THE COMMON WALL 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 7, 2025

PROJECT: 24093TOWNHOMEPLAT

SCALE: 1" = 10'

ASSESSORS MAP: 3N-10E-36AB T.L. 2800

CS# 2025005