

TERRA SURVEYING

PARTITION RE-PLAT
for
ERIC Y. PARK AND GRACE J. LEE-PARK

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

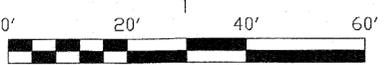
CS# 2025 047
BY: *ME*
DATE FILED: 10/21/2025

OWNERS:
TAX LOT 3113 (3N-10E-34AC)
ERIC AND GRACE PARK
3923 BLACKBERRY LANE
HOOD RIVER, OREGON 97031
TAX LOT 3114 (3N-10E-34AC)
ERIC AND GRACE PARK
3927 BLACKBERRY LANE
HOOD RIVER, OREGON 97031

LOCATION:
LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF OREGON AND STATE OF OREGON

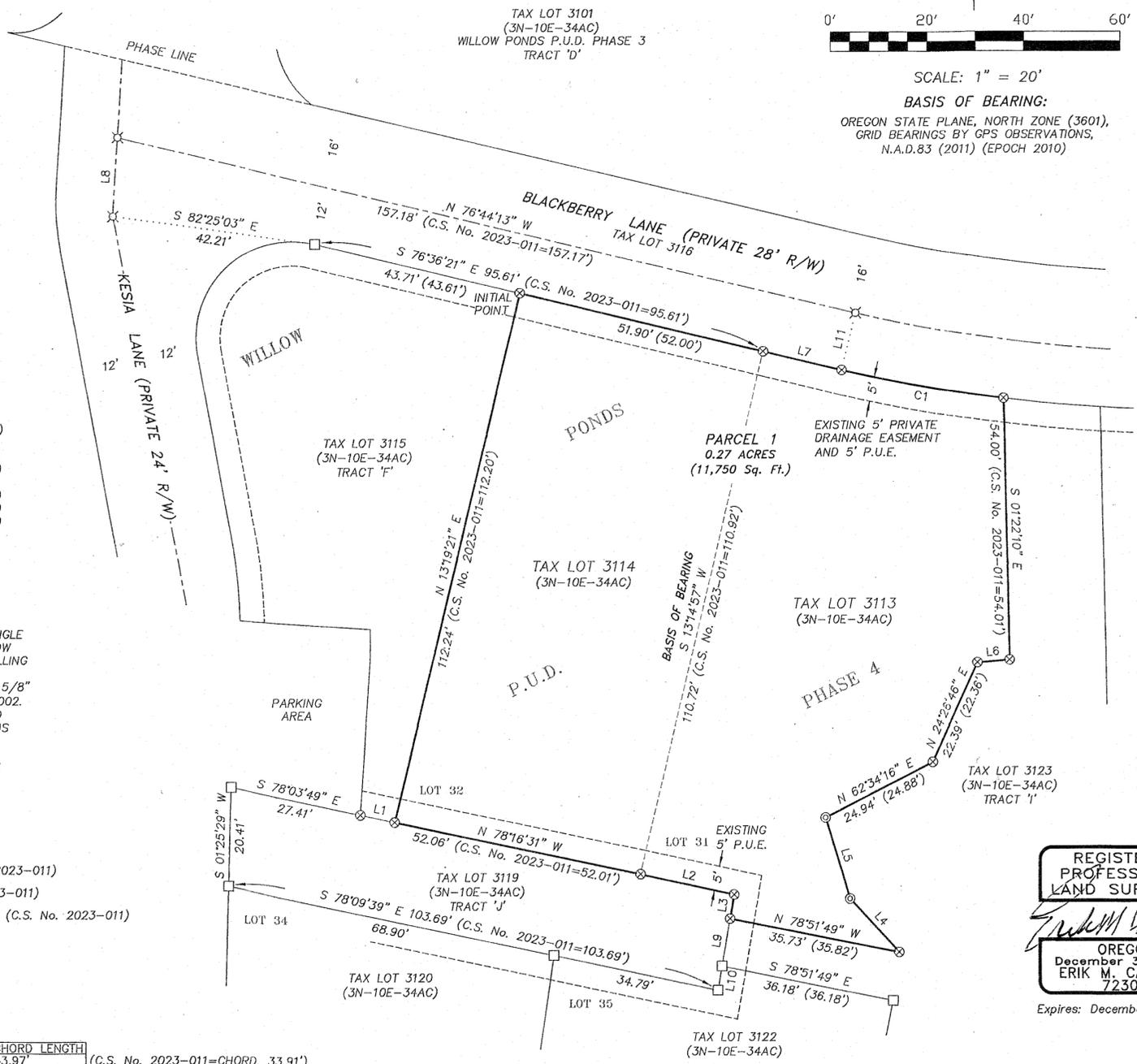
ZONING:
CITY OF HOOD RIVER
R-1
URBAN LOW DENSITY RESIDENTIAL

NOTE:
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE No. 2018-01 AND 2025-11.



SCALE: 1" = 20'

BASIS OF BEARING:
OREGON STATE PLANE, NORTH ZONE (3601), GRID BEARINGS BY GPS OBSERVATIONS, N.A.D.83 (2011) (EPOCH 2010)



LINE	BEARING	DISTANCE	(C.S. No. 2023-011=7.28')
L1	N 78°03'49" W	7.25'	(C.S. No. 2023-011=20.00')
L2	S 77°53'48" E	19.86'	(C.S. No. 2023-011=5.00')
L3	S 09°33'12" W	5.04'	(C.S. No. 2023-011=15.15')
L4	N 42°38'20" W	15.04'	(C.S. No. 2023-011=17.36')
L5	S 16°54'45" E	17.36'	(C.S. No. 2023-011=6.67')
L6	N 85°04'33" E	6.66'	(C.S. No. 2023-011=16.73')
L7	N 76°41'55" W	16.76'	(C.S. No. 2023-011=16.32')
L8	N 03°25'24" E	16.34'	(C.S. No. 2023-011=10.00')
L9	N 09°33'12" W	5.00'	(C.S. No. 2023-011=5.00')
L10	S 09°33'12" W	5.00'	
L11	N 13°20'20" E	12.15'	

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO TO CREATE A SINGLE PARCEL PARTITION PLAT FROM LOTS 31 AND 32 OF WILLOW PONDS P.U.D. PHASE 4. THE PLAT ELEMENTS TO CONTROLLING THE PLAT BOUNDARY WERE RECOVERED ORIGINAL PLAT MONUMENTS. THE MONUMENTS RECOVERED WERE EITHER 5/8" IRON RODS OR 2" ALUMINUM CAPS, BOTH MARKED L.S.59002. THE MONUMENTS TIED MEASURED WELL WITH THE PLATTED DISTANCES. NO MONUMENTS WERE SET OR RESET ON THIS PLAT.

THE BASIS OF BEARING IS THE 5/8" IRON RODS BETWEEN LOTS 31 AND 32.

- BOUNDARY LEGEND:**
- ⊗ FOUND 2" ALUMINUM CAP, L.S. 59002 (C.S. No. 2023-011)
 - ⊗ FOUND 5/8" IRON ROD, L.S. 59002 (C.S. No. 2023-011)
 - ⊗ FOUND DAMAGED 5/8" IRON ROD, TIED AT INSERT (C.S. No. 2023-011)
 - CALCULATED BOUNDARY CORNER
- WP P4 WILLOW PONDS P.U.D. PHASE 4
P.U.E. PUBLIC UTILITY EASEMENT
() C.S.2023-011, WILLOW PONDS P.U.D. PHASE 4

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.98'	312.00'	6°14'27"	N 80°04'21" W	33.97'

(C.S. No. 2023-011=CHORD, 33.91')

REFERENCES:
FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
C.S. No. 2009-019, PLAT OF WILLOW PONDS P.U.D. PHASE 3 BY TENNESON ENGINEERING CORP., L.S. 50800, FILED: MAY 13, 2009.
C.S. No. 2023-011, PLAT OF WILLOW PONDS P.U.D. PHASE 4 BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: MARCH 22, 2023.

EXCEPTIONS:
INST#2003-4497, DECLARATION OF DEED RESTRICTIONS/CONSENT TO ANNEXATION, SEE DOCUMENT FOR DETAILS. DATED: JULY 24, 2003.
INST#2003-4335, DECLARATION OF DEED RESTRICTIONS/AGREEMENT FOR IMPROVEMENTS, SEE DOCUMENT FOR DETAILS. DATED: JULY 17, 2003
INST#2023-00494, COVENANTS, CONDITIONS, RESTRICTIONS, BYLAWS AND/OR EASEMENTS, SEE DOCUMENT FOR DETAILS. DATED: MARCH 22, 2023, MODIFIED BY INST#2023-02043.

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

TERRA SURVEYING
DATE: AUGUST 7, 2025
SCALE: 1" = 20'
PROJECT: 25099REPLAT
ASSESSORS MAP: 3N-10E-34AC T.L. 3113/3114
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

Plat No. 2025-09 P
File Number
Instrument received on the 23rd day of September, 2025 at 10:58 am.
S. McCalla
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 31 and 32 of Willow Ponds P.U.D. Phase 4.
Initial point is a 5/8" iron rod, L.S. 59002 monumenting the Northwest corner of Lot 32 of Willow Ponds P.U.D. Phase 4.

DECLARATION
We, the owner's 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.

Eric Y. Park 9/17/25
Eric Y. Park Date
Grace J. Lee-Park 9/17/25
Grace J. Lee-Park Date

NOTARY ACKNOWLEDGMENT
State of Oregon }
County of Hood River }s.s.
This instrument was acknowledged before me on September 17, 2025 (date) by Eric Y. Park
September 17, 2025 (date) by Grace J. Lee-Park
Danelly Quintana
Notary Signature
Danelly Jannet Quintana
Print
Public Notary-OREGON
Commission number: 1059225
My Commission expires: May 28, 2029

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

I hereby certify this partition was examined and approved as of this 17th day of September, 2025.
E. Brown
Hood River County Surveyor
I hereby certify this partition was examined and approved as of this 22nd day of September, 2025.
E. Brown
Planning File Number 2025-11
E. Brown
The City of Hood River Planner Director

CS# 2025 047