

TERRA SURVEYING

PARTITION RE-PLAT for CATHERINE AND RONALD DALBEY JR.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

OWNER: CATHERINE AND RONALD DALBEY JR.

\*NOTE: THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE No. 2025-07.

SITE ADDRESS: 208 MONTELLO AVE. HOOD RIVER, OREGON 97031

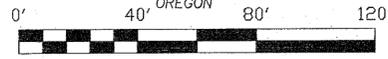
ZONING: CITY OF HOOD RIVER R-1 URBAN LOW DENSITY RESIDENTIAL

OPEN SPACE:

PARCEL 1 TOTAL LAND AREA= 5,000 Sq. Ft. BUILDING FOOTPRINT = 0.00 Sq. Ft. DRIVEWAY = 0.00 Sq. Ft. REAR DECK = 0.00 Sq. Ft. TOTAL COVERAGE = 0.0 Sq. Ft. COVERAGE = 0.0%

PARCEL 2 TOTAL LAND AREA= 5,509 Sq. Ft. BUILDING FOOTPRINT = 1,528.8 Sq. Ft. DRIVEWAY = 181.9 Sq. Ft. REAR DECKS = 669.5 Sq. Ft. TOTAL COVERAGE= 2380.2 Sq. Ft. COVERAGE = 43%

LOCATION: TRACT OF LAND LOCATED IN COE DLC NO. 37 IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF OREGON AND STATE OF OREGON



SCALE: 1" = 40'

BASIS OF BEARING: OREGON STATE PLANE - NORTH ZONE (3601) GRID BEARINGS AND INTERNATIONAL FEET

CS# 2025051 BY: [Signature] DATE FILED: 11/18/2025

File Number 202511P Instrument received on the 13th day of November, 2025 at 9:27 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 Re-Plat, the boundaries being described as: All of Lots 3 and 22 and the West half of Lots 2 and 23, Block 31, HOOD RIVER PROPER, in the City of Hood River, County of Hood River and State of Oregon.

Initial point is a 1" iron pipe monumenting the Northwest corner of Lot 3 of Block 31, HOOD RIVER PROPER.

DECLARATION

We, the owner's of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with my desires and in accordance with the provisions of ORS Chapter 92 and hereby creates two 10 foot wide, public utility easements as shown.

[Signatures] Catherine P. Dalbey and Ronald T. Dalbey Jr. Date 8/22/25

State of Oregon County of Hood River

This instrument was acknowledged before me on August 22, 2025 (date) by Catherine P. Dalbey and Ronald T. Dalbey Jr.

[Signature] Notary Signature Public Notary-OREGON Commission number: 1057319 My Commission expires: April 1st, 2029

APPROVALS

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

[Signature] Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 26th day of August, 2025

[Signature] Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 21st day of August, 2025

[Signature] Planning File Number 2025-07 The City of Hood River Planner Director

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON December 30, 2005 ERIK M. CARLSON 72306 Expires: December 31, 2025

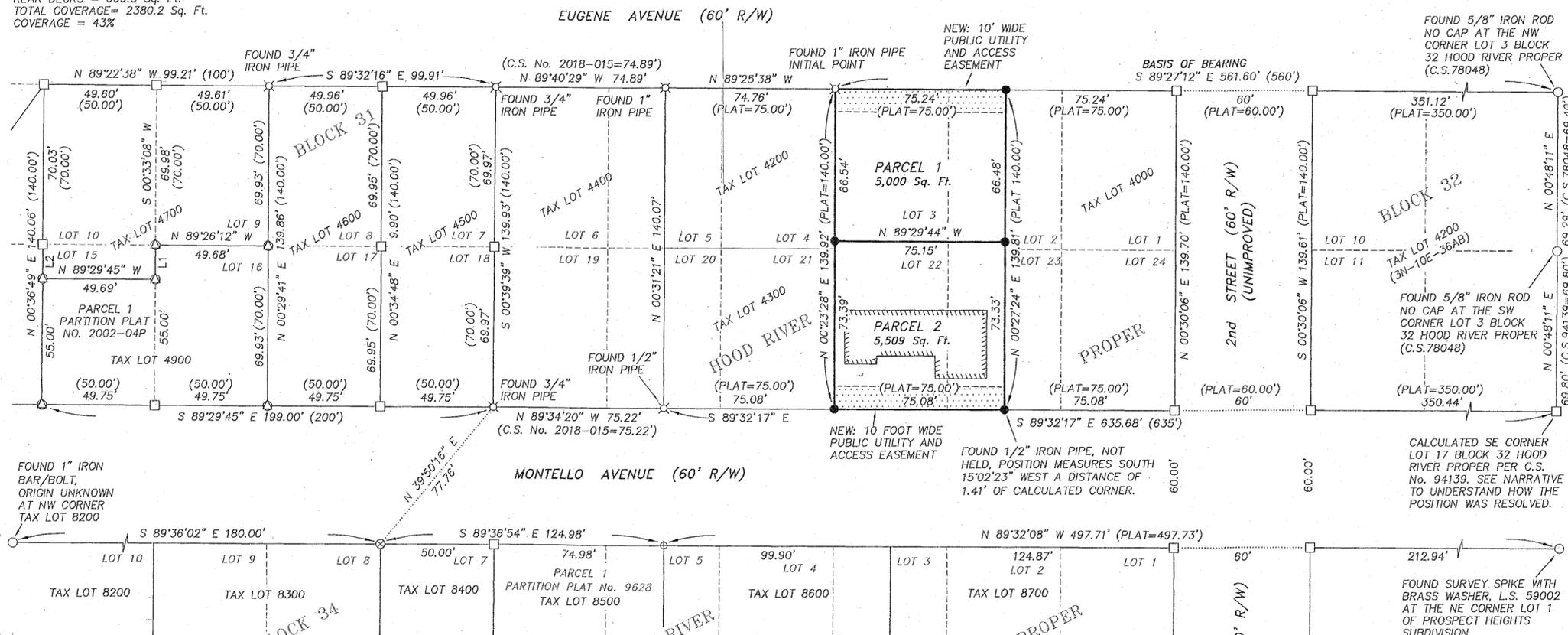
TERRA SURVEYING

DATE: JULY 10, 2025 SCALE: 1" = 40' PROJECT: 24139REPLAT ASSESSORS MAP: 3N-10E-36BA T.L. 4100 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terrandsurveying.com

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT, INTO 2 PARCELS, LOTS 3, 22 AND THE WEST HALF OF LOTS 2 AND 23 ALL IN BLOCK 31 OF HOOD RIVER PROPER IN THE CITY OF HOOD RIVER. THE DEED ELEMENTS HELD FOR THE NORTH LINE WERE A 1" IRON PIPE RECOVERED AT THE NORTHWEST CORNER OF LOT 3, BLOCK 31, THIS POINT IS THE INITIAL POINT OF THIS PLAT. TO THE EAST OF THIS POINT, WE RECOVERED AND HELD A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 3, BLOCK 32 OF HOOD RIVER PROPER. THIS LINE WAS PRORATED TO ACHIEVE EQUITABLE DISTANCES. THE SOUTH LINE WAS RESOLVED BY HOLDING A 1/2" IRON PIPE TO THE WEST MONUMENTING THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 20, BLOCK 31 AND A CALCULATED POSITION TO THE EAST, BEING THE SOUTH EXTENSION A DISTANCE OF 69.80 FEET (C.S.94139) FROM IRON RODS TIED ON THE WEST LINE OF LOT 3 OF BLOCK 32, I CHOOSE TO HOLD THE SURVEYED DISTANCE FROM C.S.94139 AS IT YIELDS A BLOCK DIMENSIONS CLOSER TO THE ORIGINAL PLAT DISTANCES. THE SOUTH BLOCK LINE WAS ALSO PRORATED TO YIELD DISTANCES CLOSE TO PLAT DISTANCES. WE COMPARED THIS SOUTH LINE ALIGNMENT (NORTH RIGHT OF WAY OF MONTELLO AVENUE) WITH MONUMENTS FOUND ON THE SOUTH LINE OF MONTELLO AVENUE AND SHOWED TO BE NEAR PARALLEL AT 60 FEET WIDE.

THE BASIS OF BEARING FOR THIS PLAT IS THE MONUMENTS TIED ON THE SOUTH LINE OF EUGENE AVENUE.



- LEGEND: SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (JUNE 30, 2025) FOUND MONUMENT AS NOTED ON PLAT FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S. 932 (C.S. No. 96042) FOUND 1/2" IRON ROD, NO CAP (C.S. No. 96075) FOUND 3/4" I.D. IRON PIPE (C.S. No's 2008-077, 2015-034) FOUND IRON PIPE, SIZE NOTED (ORIGINAL PLAT OF HOOD RIVER PROPER, RECOVERED ON C.S. No. 2018-015) FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2022-012) CALCULATED, NOT FOUND OR SET REFERENCE DOCUMENT AND DISTANCE

- REFERENCES: FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE: C.S. No. 1703, PLAT OF HOOD RIVER PROPER, FILED: APRIL 16, 1890. C.S. No. 78048, BOUNDARY SURVEY FOR LUCAS BY BISHOP, L.S.896, FILED MAY 1978 C.S. No. 94139, BOUNDARY SURVEY FOR DEVINE BY DLC SURVEYING, L.S. 1028, FILED: DECEMBER 29, 1994. C.S. No. 96042, BOUNDARY SURVEY FOR SAMUEL BY KLEIN AND ASSOCIATES, L.S. 932, FILED: JUNE 25, 1996. C.S. No. 96075, PARTITION PLAT No. 9628 FOR HORNBECK BY DLC SURVEYING, L.S. 1028, FILED: NOVEMBER 9, 1996. C.S. No. 2002-028, RECORD OF SURVEY FOR LUCAS BY WYEAST SURVEYS, L.S.2393, FILED: MAY 22, 2002. C.S. No. 2006-118, RECORD OF SURVEY FOR GARCIA BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: DECEMBER 27, 2006. C.S. No. 2008-077, RECORD OF SURVEY FOR HIXON BY WYEAST SURVEYS, L.S. 2393, FILED: NOVEMBER 5, 2008. C.S. No. 2015-034, BOUNDARY SURVEY FOR GUIDERA BY TERRA SURVEYING, L.S. 72306, FILED: AUGUST 7, 2015. C.S. No. 2018-015, BOUNDARY SURVEY FOR LAURELTON BY TERRA SURVEYING, L.S. 72306, FILED: APRIL 9, 2018. C.S. No. 2019-008, PROSPECT HEIGHTS SUBDIVISION PLAT BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: FEBRUARY 7, 2019. C.S. No. 2022-012, PARTITION PLAT No. 202204P FOR NEITZEL BY TERRA SURVEYING, L.S. 72306, FILED: MARCH 8, 2022.