

TERRA SURVEYING  
TOWNHOUSE PARTITION PLAT  
for  
POWDER RIVER CROSSING, LLC

LOCATION OF SURVEY:  
LOT 15, BLOCK 8 OF "AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER" LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
CS# 2026003  
DATE FILED: 1/12/2026  
BY: MS

File Number 202602P  
Instrument received on the 9th day of January, 2026 at 10 am.  
Sue Maddox  
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 follows:  
Lot 15, Block 8, 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 found, L.S. 932 at the Southwest corner of said Lot 15.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December 31, 2027

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 our desires and in accordance with the provisions of ORS Chapter 92 and to create a public easement as shown on this plat.

Kenneth A. Randall  
KENNETH A. RANDALL, a representative of Powder River Crossing, LLC.

State of Oregon }  
County of Clatsop } s.s.

This instrument was acknowledged before me by Ken A. Randall, a representative of Powder River Crossing, LLC on the 17th day of December 2025.

Sara Gabriela Garcia Cortez  
Notary Signature  
Print notary name

NOTARY PUBLIC- State of Oregon  
Commission number: 10606216  
My Commission expires: July 20, 2029

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 examined and approved as of this 23rd day of DECEMBER, 2025.  
Erik M. Carlson  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 24th day of DECEMBER, 2025.  
Planning File Number 2023-28  
Shirley Patterson  
The City of Hood River Planning Director

OPEN SPACE:

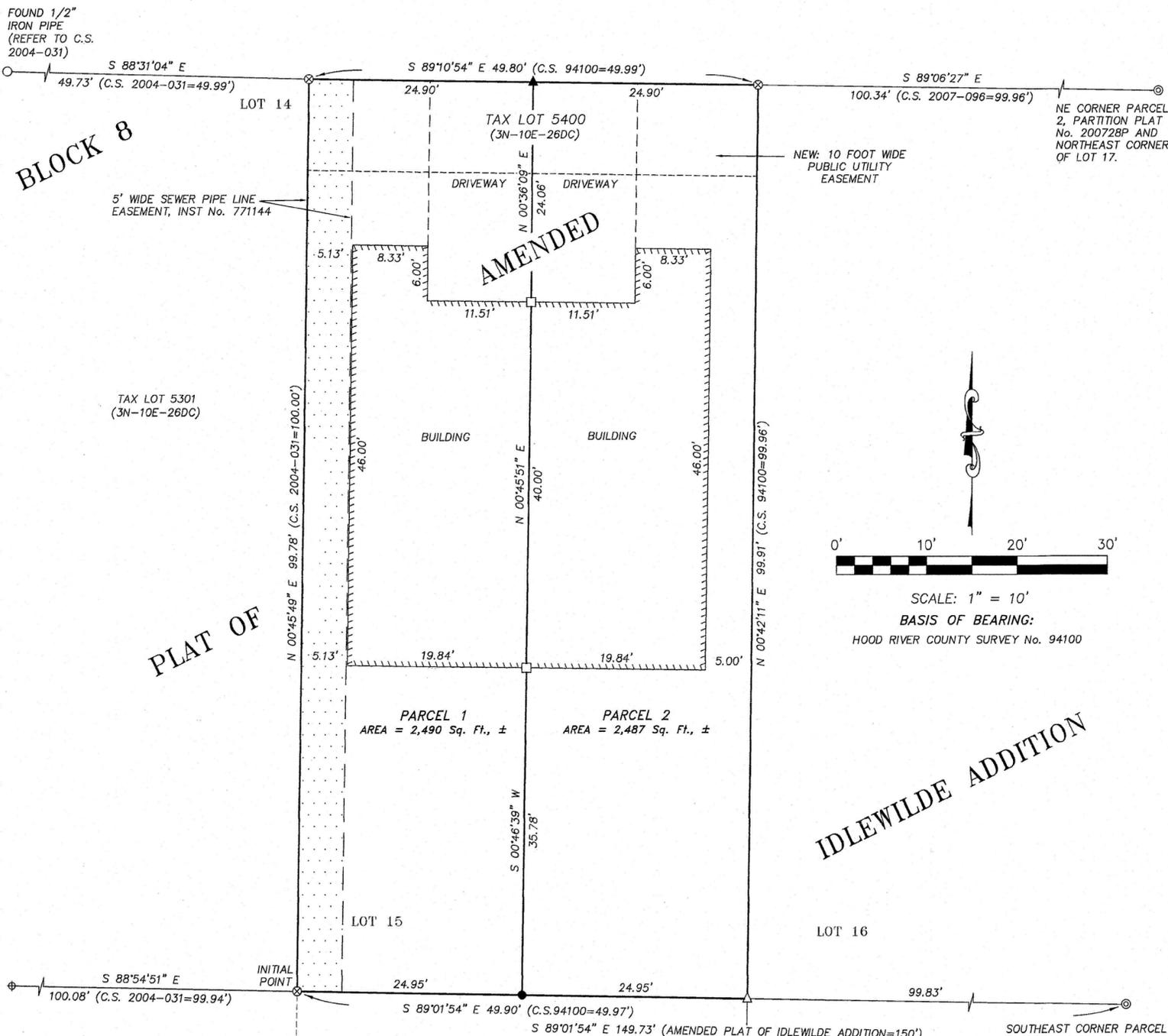
PARCEL 1  
TOTAL LAND AREA = 2,490 Sq. Ft.  
BUILDING FOOTPRINT = 843 Sq. Ft.  
DRIVEWAY = 276 Sq. Ft.  
TOTAL COVERAGE = 1,119 Sq. Ft.  
COVERAGE = 45%

PARCEL 2  
TOTAL LAND AREA = 2,487 Sq. Ft.  
BUILDING FOOTPRINT = 843 Sq. Ft.  
DRIVEWAY = 277 Sq. Ft.  
TOTAL COVERAGE = 1,120 Sq. Ft.  
COVERAGE = 45%

TERRA SURVEYING

DATE: OCTOBER 14, 2025  
SCALE: 1" = 10'  
PROJECT: 21067  
ASSESSORS MAP: 3N-10E-26DC  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terrandsurveying.com

LINCOLN STREET (60' RIGHT OF WAY)



LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (10/09/25)
- △ SET BRASS TAB, L.S. 72306 (10/09/25)
- FOUND MONUMENT AS NOTED
- ⊗ FOUND 5/8" IRON ROD, L.S. 932 (C.S. 94100)
- ⊕ FOUND 5/8" IRON ROD, L.S. 932 (C.S. 2004-031)
- ⊙ FOUND 5/8" IRON ROD, L.S. 59002 (C.S. 2007-096)
- CALCULATED POSITION
- ( ) RECORD DOCUMENT AND DISTANCE

REFERENCES:

FILED IN THE OFFICE OF THE HOOD RIVER COUNTY SURVEYOR.  
C.S. No. 1708, AMENDED PLAT OF IDLEWILDE ADDITION, DATED: MAY 1903.  
C.S. No. 94099, BOUNDARY SURVEY FOR SCOTT REYNIER BY TERRA SURVEYING, L.S. 1815, FILED: OCTOBER 21, 1994.  
C.S. No. 94100, BOUNDARY SURVEY FOR ROBERT FORD BY KLEIN AND ASSOCIATES, L.S. 932, FILED: OCTOBER 21, 1994.  
C.S. No. 2004-031, BOUNDARY SURVEY FOR DOUGLAS DEFOREST BY KLEIN AND ASSOCIATES, L.S. 932, FILED: JUNE 30, 2004.  
C.S. No. 2007-096, TOWNHOUSE PARTITION PLAT No. 200728P FOR CONSOLIDATED LAND AND CATTLE, LLC, BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: SEPTEMBER 17, 2007.

EXCEPTIONS FROM COLUMBIA GORGE TITLE REPORT No. 21-0244ED, Dated April 29, 2021:  
SEWER PIPELINE EASEMENT, INST. No. 771144.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 15, BLOCK 8 OF IDLEWILDE ADDITION TO HOOD RIVER. THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY.

A SURVEY TO PLAT THIS LAND WAS CONDUCTED BY KLEIN AND ASSOCIATES IN 1994 (C.S. No. 94100), WE RECOVERED AND HELD 5/8" IRON RODS AT THE NORTHEAST, NORTHWEST AND SOUTHWEST CORNERS. WE SET A COPPER TAB (BP-1) MONUMENT AT THE SOUTHWEST CORNER BASED ON PRORATING THE SOUTH LINE OF LOTS 15, 16 AND 17 BETWEEN A 5/8" IRON ROD RECOVERED AT THE SOUTHWEST CORNER OF LOT 15 TO AN IRON ROD (C.S. 2007-096) RECOVERED AT THE SOUTHWEST CORNER OF LOT 17 OF THE PLAT OF AMENDED IDLEWILDE ADDITION AS RESOLVED BY C.S. 2007-096.

THE BASIS OF BEARING IS THE WEST LINE OF SAID LOT 15.

NOTE:

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2023-28.

PARTY WALL AND MAINTENANCE AGREEMENT  
INST. No. 2024-0093  
FILED: 01/02/2024 (DATE)

ZONING:

CITY OF HOOD RIVER  
SECONDARY R-3  
URBAN HIGH DENSITY RESIDENTIAL

CS# 2026003