

TERRA SURVEYING

PARTITION RE-PLAT for JODI B. DEAN

LOCATION:

PARCEL OF LAND LOCATED IN THE NATHANIEL COE DLC NO.37 IN THE NORTHEAST QUARTER OF THE NORTHWEST 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

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2026004

BY: JB

DATE FILED: 1/29/2026

OWNER: JODI B. DEAN 312 E. EUGENE STREET HOOD RIVER, OR 97031

ZONING: CITY OF HOOD RIVER R-2 URBAN STANDARD DENSITY RESIDENTIAL

File Number 2026-03P Instrument received on the 21st day of January, 2026 at 10:58 am.

Signature of Jodi B. Dean, 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 3 and 4, Block 30, HOOD RIVER PROPER, in the City of Hood River, County of Hood River and State of Oregon.

Initial point is a 5/8" iron rod, L.S. 72306 monumenting the Northwest corner of Lot 4 of Block 30, HOOD RIVER PROPER.

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 my desires and in accordance with the provisions of ORS Chapter 92 and hereby creates a new public access and utility easement as shown.

Signature of Jodi B. Dean, Date 12/29/2025

State of Oregon County of Hood River

This instrument was acknowledged before me on December 29, 2025 by Jodi B. Dean

Signature of Danelly Quiatara, Notary Public

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.

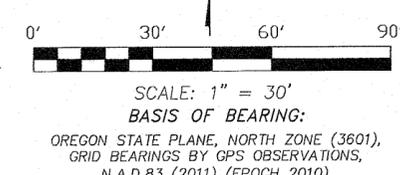
Signature of Erik M. Carlson, Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 6th day of January, 2026

Signature of Jodi B. Dean, Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 24th day of January, 2026

Signature of Jodi B. Dean, Planning File Number 2025-26, The City of Hood River Planner Director



NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO CREATE A SINGLE PARCEL PARTITION PLAT FROM LOT 3 AND 4 OF BLOCK 30 OF HOOD RIVER PROPER. THE PLAT ELEMENTS TO CONTROL THE BOUNDARY OF THE SAID LOTS HAVE BEEN SURVEYED IN BY TERRA ON C.S. 2015-034. WE HAVE RECOVERED AND HELD ALL FOUR 5/8" IRON RODS, L.S. 72306 AT THE CORNERS OF LOT 4 AND A ORIGINAL 3/4" IRON PIPE AT THE NORTHEAST AND A 1/2" IRON ROD AT THE SOUTHWEST OF LOT 3. THESE MONUMENTS WERE ALL HELD. THE BASIS OF BEARING FOR THIS PLAT IS THE TWO MONUMENTS RECOVERED ON THE NORTH LINE OF LOTS 1 AND 2. NO MONUMENTS WERE SET ON THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON December 30, 2005 ERIK M. CARLSON 72306 Expires: December 31, 2027

TERRA SURVEYING DATE: DECEMBER 16, 2025 SCALE: 1" = 30' PROJECT: 25084REPLAT ASSESSORS MAP: 3N-10E-36BA T.L. 5100/5102 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com

- LEGEND: O FOUND MONUMENT OF RECORD X FOUND 1/2" IRON ROD, L.S. 1028, (C.S. No. 85044) @ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2012-024) * FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2015-034) * FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2022-070) □ CALCULATED BOUNDARY CORNER HRP HOOD RIVER PROPER () REFERENCE DOCUMENT AND DISTANCE

REFERENCES: FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE: PLAT OF HOOD RIVER PROPER, FILED: APRIL 16, 1890. C.S. No. 79097, BOUNDARY SURVEY FOR CRAWFORD BY DLC SURVEYING, L.S. 1028, FILED: SEPTEMBER 4, 1979. C.S. No. 85044, BOUNDARY SURVEY FOR BATTIE BY DLC SURVEYING, L.S. 1028, FILED: JULY 12, 1985. C.S. No. 2005-080, RECORD OF SURVEY FOR HAAACK BY WYCAST SURVEYS, L.S. 2393, FILED: OCTOBER 12, 2005. C.S. No. 2005-108, PLAT OF PRICE ADDITION BY WYCAST SURVEYS, L.S. 2393, FILED: NOVEMBER 29, 2005. C.S. No. 2012-024, BOUNDARY SURVEY FOR PICKHARDT BY TERRA SURVEYING, L.S. 72306, FILED: JUNE 25, 2012. C.S. No. 2015-034, BOUNDARY SURVEY FOR GUIDERA BY TERRA SURVEYING, L.S. 72306, FILED: AUGUST 7, 2015. C.S. No. 2020-048 (PARTITION PLAT No. 202014P) FOR GIMBAL BY TERRA SURVEYING, L.S. 72306, FILED: DEC 8, 2020. C.S. No. 2022-070, BOUNDARY SURVEY FOR RIEDL BY TERRA SURVEYING, L.S. 72306, FILED: DECEMBER 8, 2022.

MATTERS OF TITLE: -INST No. 870364, PRIVATE SEWER LINE EASEMENT ON LOT 4, BENEFITING LOTS 22, 23, 24 OF BLOCK 3 OF HOOD RIVER PROPER, EXCEPTING THE WEST 18 FEET OF SAID LOT 22. EASEMENT REMOVED ON INST No. 2015-02753, SECTION 2. THIS DOCUMENT ALSO HAS PROVISIONS FOR AN EXISTING ROCK WALL ON THE COMMON LINE BETWEEN LOTS 4 AND 23. THE AGREEMENT HAS BEEN AMENDED ON INST No. 2025-01452. -INST No. 2015-02753 AND AMENDED ON INST No. 2025-01452, (1) VIEW EASEMENT LIMITS BUILDING, STRUCTURE, TREES, BRUSH TO 27 FEET HIGH ABOVE A BRASS CAP ON THE CURB AT THE NORTH PROJECTION FROM COMMON LINE OF LOTS 3 AND 4. (2) PRIVATE NON-EXCLUSIVE 5 FOOT SEWER EASEMENT ACROSS WEST 5 FEET OF LOT 4. BENEFITING LOTS 22, 23, 24.

CS# 2026004