



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

SITE TEAM AGENDA

The information contained in this agenda is for preliminary comments/concerns only.

Thursday, March 26, 2026, 1:00 p.m.

Please note: Applicant start time is 2:00 p.m.

Meeting held via Zoom

<https://us06web.zoom.us/j/88316496257?pwd=VVdxVm5wQjRialdpOG9TdGFVeWF2QT09>

Meeting ID: **883 1649 6257** Passcode: **636603**

Dial: 1-669-900-6833 or 1-253-215-8782

Action Items

These items are for your review and comment. Please comment on or before the scheduled Site Team Meeting.

- A. **ST 86-26, John Byers** – Minor Partition. The applicant proposes to partition an approximately 18,583 sq. ft. parcel from an existing 10.1-acre parcel. The subject area has an existing building and two accessory structures. The property is located at 2310 Wright Street and further described as 1N 13E 4 tax lot 601. Property is zoned RL – Low Density Residential District. **Planner:** Cialita Keys
- B. **ST 88-26, AMSHE Holdings, LLC** – Minor Partition. The applicant proposes to partition an existing 114,127 sq. ft. parcel into two parcels of approximately 73,180 sq. ft. and 40,946 sq. ft. The proposal would create one additional parcel and does not include new or existing development, building expansion, or changes to existing utilities. Parcel 1 would continue to be accessed from NE Lone Pine Drive. Parcel 2 would be served by the new private access easement across Parcel 1 from NE Lone Pine Drive. The property is located at 351 Lone Pine Drive and further described as 1N 13E 1 BA tax lot 11000. Property is zoned CG – General Commercial District. **Planner:** Cialita Keys
- C. **ST 87-26, Wylesha Wilcox and Jose Flores** – Minor Partition. The applicant proposes to partition an existing 16,184 sq. ft. parcel into two parcels of approximately 8,488 sq. ft. and 7,696 sq. ft. The proposal includes shared access via a private easement from Morton Street to be acquired from the neighboring property. The property is located at 1614 Morton Street and further described as 1N 13E 11 AA tax lot 101. Property is zoned RL – Low Density Residential District. **Planner:** Joshua Chandler
- D. **ST 89-26, Dennis Morgan** – Minor Partition. The applicant proposes to partition an existing 0.277-acre parcel into two parcels of approximately 0.119 acres and 0.158 acres. The property is located at 922 Snipes Street and further described as 2N 13E 32 AC tax lot 6500. Property is zoned RM – Medium Density Residential District. **Planner:** Joshua Chandler

The next regularly scheduled meeting will be held Thursday, April 9, 2026.



City of The Dalles
Community Development Dept.
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Site Team #: ST 86-26
Received: 2/27/2026
Filing Fee: \$103
Receipt #: 264416310
Meeting Date: 3/26/2026

Filing fee due with submittal

Site Team/Pre-Application Meeting

- Adjustment
- Building Permit
- Variance
- Subdivision
- Mobile Home Park
- Site Plan Review
- Vacation (Street)
- Zone Change
- Conditional Use Permit
- Minor Partition/Replat
- Comp Plan Amendment
- Other: _____
- Property Line Adjustment
- Planned Unit Development
- Comp Plan/Zone Change

Applicant

Name: John H. Byers
Address: Po Box 167

Phone #: 541 993 3203
Email: JohnHByers58@gmail.com

Legal Owner (if other than Applicant)

Name: Marilyn Byers
Address: 90 WEST 23 RD
The Dalles
Phone #: 541 993 9387
Email: NA None

Property Information

Address: 2310 Wright Street TD

18266
Map and Tax Lot: 01N13E04 00601

Project Description / Concept Plan (continue on next page if necessary)

Minor Partition Application

#: ST 86-26

Property Information

Existing Square Footage: 441,346 10.13 Acres

Proposed Square Footage: Parcel #1 18,583; Parcel #2 _____; Parcel #3 _____

Signature of Applicant

Signature of Property Owner

Jeb H Byers
Date

L Marlyn Byers
Date
1-16-16

Please provide electronic copies of all application material.

Site Team/Pre-Application Material:

- Concept plan
- 50% of application fee

Official Minor Partition Application Material:

- Remainder of application fees
- Professional survey
- Redevelopment Plan or "Shadow Plat", if applicable

MINOR PARTITION REVIEW

Minor Partition Applications follow The Dalles Development Review Process, and must meet the requirements of The Dalles Municipal Code (TDMC) Section 9.020: Land Division Standards and the partition requirements of TDMC 9.030: Partitions, Minor Re-plats, and Lot Line Adjustments. A pre-application conference is required for all submittals. **Approved Tentative Partition Plats are valid for 1 year only, with NO opportunity for an extension.** Construction drawings and specifications for any public improvements are required prior to final partition plat review and approval. Before the signature of the City Engineer is obtained on a Final Partition Plat, required improvements must be installed to City Standards and Specifications, or the applicant and the City have entered into an agreement to install improvements, or an improvements district is formed to construct improvements (see section of TDMC 9.040.060 (F): Installation of Required Improvements). **Final Plat approval does not constitute City acceptance of public improvements.** Public improvements can only be accepted in writing by the Director of Public Works.

INFORMATION REQUIRED WITH APPLICATION

The tentative plat shall include the following information where applicable:

- Names of the applicant, owner, engineer, and surveyor as appropriate.
- Date, North Arrow, and Scale.
- Property line boundaries of all contiguous land in the same ownership as the area encompassed in the application.
- Sufficient description to define location and boundaries of the area to be partitioned, re-platted, or adjusted.

- Location of existing structures.
- Number and type of dwelling units proposed where known and appropriate.
- Location and width of all existing or proposed public or private rights-of-way.
- Location and width of all existing or proposed public or private rights-of-way, including any reserve strips and parking area.
- Location of all existing and proposed streets, sidewalks, curbs. (New streets or improvements to existing streets shall meet the requirements of *Chapter 10: Improvements Required with Development*. Construction detail drawings are not required for application approval, but will be required prior to issuance of any required permit.)
- Location of all existing and proposed public and private utilities, including, but not limited to water, sewer, storm drainage, power, gas cable TV, and telephone. (New public utilities shall meet the requirement of *Chapter 10: Improvements Required with Development*. Construction detail drawings are not required for application approval, but will be required prior to issuance of any required permit.)
- Proposed parcel layout indicating dimensions, parcel lines and lot areas of parcels.
- Approximate location of any potential physical and environmental constraints for review per the provisions of *Chapter 8: Physical and Environmental Constraints*. Such constraints include, but are not limited to, slopes of the land, erosion, control, flood ways, flood plains, natural drainage ways, and geological hazard areas.
- All areas proposed for dedication to the public and their proposed uses including, but not limited to street rights-of-way, drainage ways, easements, trails and paths, parks and open spaces, and reserve strips.
- Location and use of adjacent driveways and structures within the appropriate distance as specified in *TDMC Section 6.050.040: Access Standards*.
- Identification of significant natural features including, but not limited to rock outcroppings, creeks, streams, ponds, riparian areas, and existing native, ornamental, and orchard trees having a trunk diameter of 14 in. or more at a point 5 feet above the natural grade.
- Where it is evident that the subject parcel can be further partitioned, the applicant shall show, either on the tentative plat or as an attachment, that the land partition will not preclude efficient division of land in the future, per the requirements of *TDMC Section 9.020.020 (C)(8): Redevelopment Plans*.
- The Director may waive any of the requirements where determined that the information is unnecessary to properly evaluate the proposed development. The Director may also require any additional information, if determined necessary, to evaluate the proposal.

NOTE: *Plan requirements for construction drawings and specifications for public improvements are stated in TDMC Section 9.040.050: Construction Drawings and Specifications for Public Improvements. Final Partition Plat and other final approval requirements are set forth in TDMC Section 9.030.050: Final Partition Plat Review. Information regarding improvements, construction standards, and inspection procedures can be found in TDMC Chapter 10 – Improvements Required With Development.*

Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Signature of Property Owner

JL A Byers

12-30-25

Date

J M and J A Byers

Date

Department Use Only

City Limits: Yes No Zone: RL Overlay: No Airport Zone: Yes No
 Geohazard Zone: No Flood Designation: Zone A
 Historic Structure: Yes No Current Use: Residential

Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

Stream Corridor Zone
 Riverine Wetland

PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 2, PARTITION PLAT 2020-0010
 LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4,
 TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,
 CITY OF THE DALLES, WASCO COUNTY, OREGON
 FEBRUARY 6, 2026

PREPARED FOR

JOHN BYERS
 P.O. BOX 167
 THE DALLES, OREGON 97058

NARRATIVE
 TO BE ON FINAL PLAT

SURVEYOR'S CERTIFICATE
 TO BE ON FINAL PLAT

WASCO COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. _____
 FILED _____
 BY _____

RECORDING INFORMATION

DOCUMENT NUMBER _____
 PLAT NUMBER _____
 SLIDE NUMBER _____

DECLARATION

WE, JOHN W. BYERS AND L. MARILYN BYERS, OWNERS OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND IS A LEGAL PLAT PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

JOHN W. BYERS _____ DATE _____
 L. MARILYN BYERS _____ DATE _____

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2026, JOHN BYERS

NOTARY SIGNATURE _____

NOTARY PUBLIC PRINTED NAME _____

STATE OF _____

COUNTY OF _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF _____, 2026

WASCO COUNTY SURVEYOR _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF _____, 2026

THE DALLES CITY ENGINEER _____

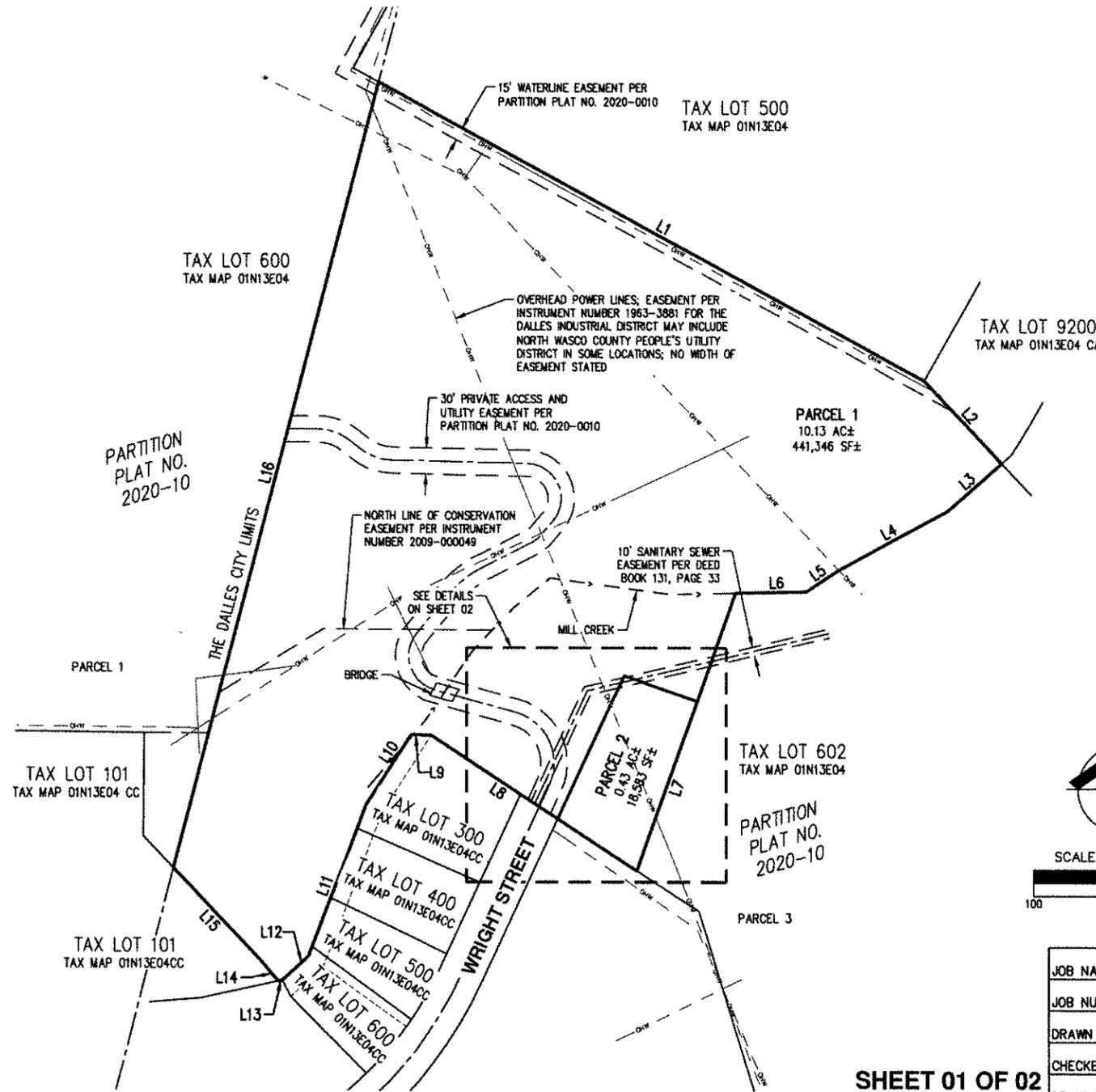
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF _____, 2026

THE DALLES PLANNING DIRECTOR _____

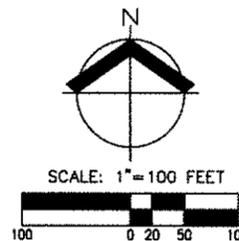
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF _____, 2026

WASCO COUNTY ASSESSOR _____

WASCO COUNTY TAX COLLECTOR _____



LINE	BEARING AND DISTANCE
L1	S61°26'33"E 743.11'
L2	S43°15'00"E 129.55'
L3	S48°33'43"W 82.73'
L4	S61°28'13"W 141.83'
L5	S56°16'56"W 44.11'
L6	S88°48'47"W 81.13'
L7	S19°29'00"W 336.38'
L8	N56°37'39"W 281.13'
L9	N89°29'39"W 23.62'
L10	S32°39'21"W 94.63'
L11	S20°37'27"W 185.21'
L12	S47°29'21"W 40.06'
L13	S77°43'21"W 4.49'
L14	N40°53'54"W 30.32'
L15	N43°21'40"W 145.28'
L16	N14°30'38"E 926.86'



REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

OREGON
 SEPTEMBER 9, 2025
 CALEB CHRISTENSEN
 106278PLS
 RENEWS: 12/31/27



JOB NAME: 14131REPLAT
 JOB NUMBER: 14131
 DRAWN BY: JBC
 CHECKED BY: CDC
 DRAWING NO.:

AKS ENGINEERING & FORESTRY, LLC
 3775 CRATES WAY
 THE DALLES, OR 97058
 541.296.9177
 WWW.AKS-ENG.COM

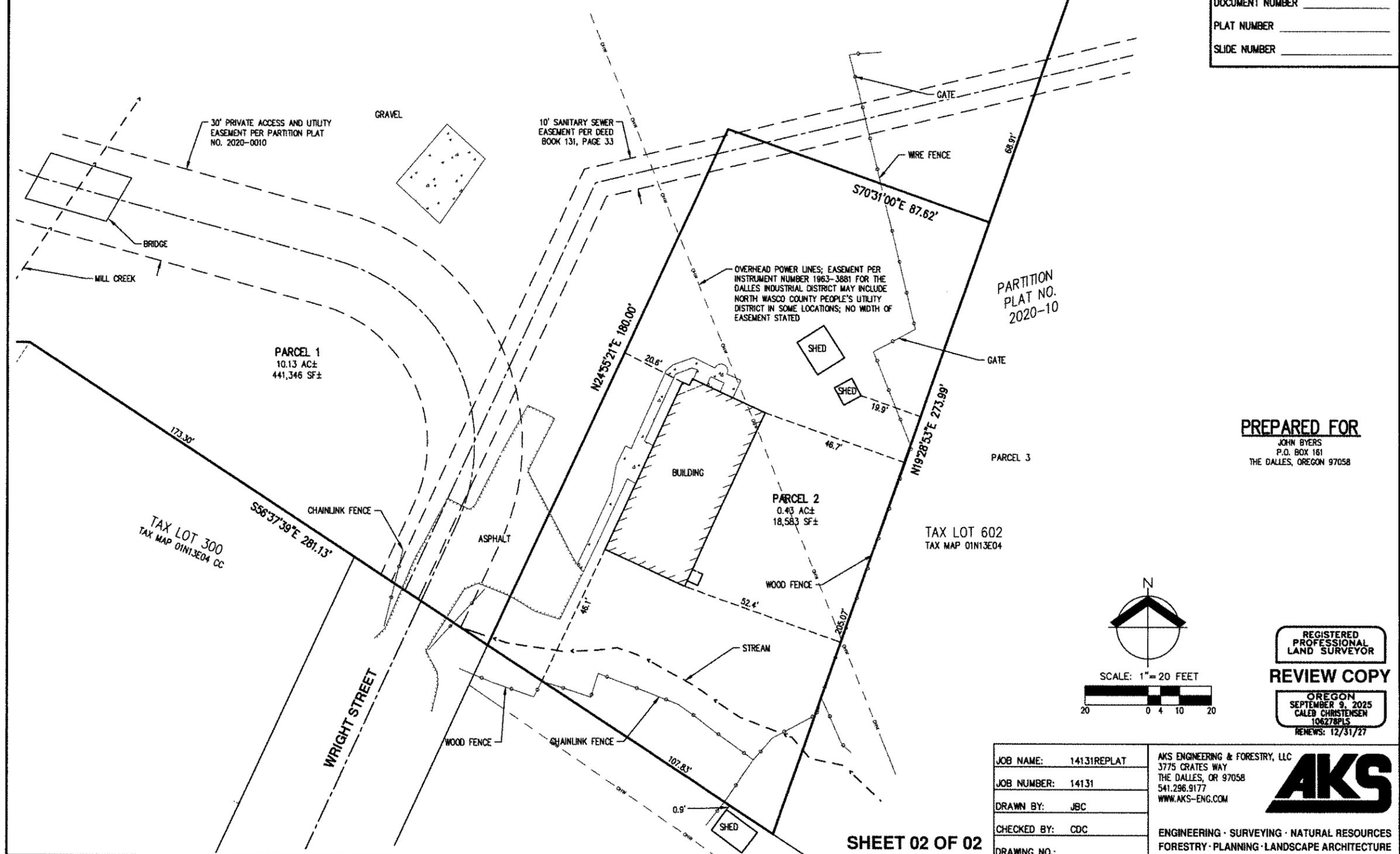
ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

SHEET 01 OF 02

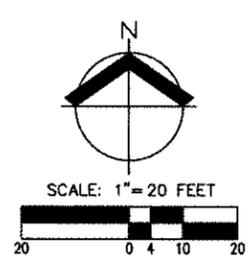
PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 2, PARTITION PLAT 2020-0010
 LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4,
 TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,
 CITY OF THE DALLES, WASCO COUNTY, OREGON
 FEBRUARY 6, 2026

SHERMAN COUNTY SURVEYOR'S OFFICE SURVEY NO. _____ FILED _____ BY _____	RECORDING INFORMATION
	DOCUMENT NUMBER _____
	PLAT NUMBER _____
	SLIDE NUMBER _____



PREPARED FOR
 JOHN BYERS
 P.O. BOX 161
 THE DALLES, OREGON 97058



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

REVIEW COPY

OREGON
 SEPTEMBER 9, 2025
 CALED CHRISTENSEN
 106278PLS
 RENEWS: 12/31/27

JOB NAME: 14131REPLAT	AKS ENGINEERING & FORESTRY, LLC 3775 GRATES WAY THE DALLES, OR 97058 541.296.9177 WWW.AKS-ENG.COM AKS ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
JOB NUMBER: 14131	
DRAWN BY: JBC	
CHECKED BY: CDC	
DRAWING NO.:	

SHEET 02 OF 02



City of The Dalles
Community Development Dept.
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Site Team #: ST 88-26
Received: 3/9/26
Filing Fee: \$103
Receipt #: 265075750
Meeting Date: 3/26/26

Filing fee due with submittal

Site Team/Pre-Application Meeting

- Adjustment
- Building Permit
- Variance
- Subdivision
- Mobile Home Park
- Site Plan Review
- Vacation (Street)
- Zone Change
- Conditional Use Permit
- Minor Partition/Replat
- Comp Plan Amendment
- Other: _____
- Property Line Adjustment
- Planned Unit Development
- Comp Plan/Zone Change

Applicant

Name: AMSHE HOLDINGS LLC (Zaryab Sheikh)
Address: P.O. Box 100
Troutdale, OR 97060
Phone #: (503) 577-8891
Email: zsheikh@gorgehotels.com

Legal Owner (if other than Applicant)

Name: Same as Applicant
Address: _____
Phone #: _____
Email: _____

Property Information

Address: 351 Lone Pine Drive Map and Tax Lot: 01N13E01BA11000

Project Description / Concept Plan (continue on next page if necessary)

This pre-application request would divide the existing ±114,127-square-foot parcel into two discrete units of land. Planned Parcel 1 would measure ±73,180 square feet in total area, and Planned Parcel 2 would contain an area of ±40,946 square feet (see attached site plan). The subject partition results in one additional parcel and does not include new development, building expansion, or changes to existing utilities. Parcel 1 would continue to be accessed from NE Lone Pine Drive. Parcel 2 would be served by the private access easement across Parcel 1 from NE Lone Pine Drive.

Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Signature of Property Owner

Signed by:
Zaryab Sheikh
F904C2A327C1491...
3/6/2026
Date

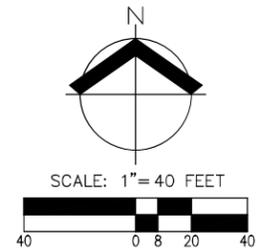
Date

Department Use Only

City Limits: Yes No Zone: CG Overlay: No Airport Zone: Yes No
Geohazard Zone: No Flood Designation: Zone A (partial)
Historic Structure: Yes No Current Use: Commercial

Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?



PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 2 OF PARTITION PLAT NO. 2025-0018 LOCATED IN GOVERNMENT LOT 2 IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON

DATE: JANUARY 31, 2026

WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

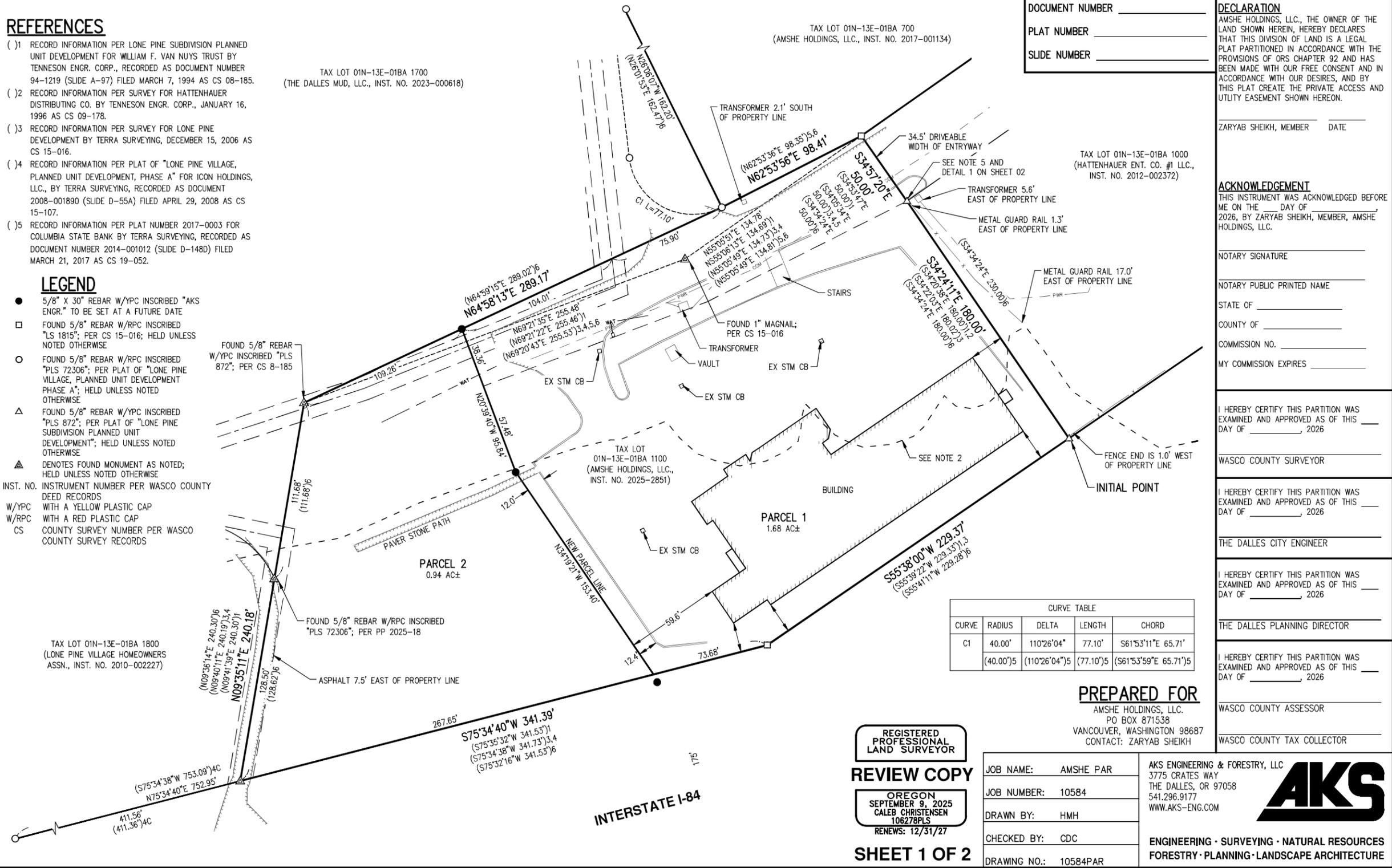
BY _____

REFERENCES

- (1) RECORD INFORMATION PER LONE PINE SUBDIVISION PLANNED UNIT DEVELOPMENT FOR WILLIAM F. VAN NUYS TRUST BY TENNESON ENGR. CORP., RECORDED AS DOCUMENT NUMBER 94-1219 (SLIDE A-97) FILED MARCH 7, 1994 AS CS 08-185.
- (2) RECORD INFORMATION PER SURVEY FOR HATTENHAUER DISTRIBUTING CO. BY TENNESON ENGR. CORP., JANUARY 16, 1996 AS CS 09-178.
- (3) RECORD INFORMATION PER SURVEY FOR LONE PINE DEVELOPMENT BY TERRA SURVEYING, DECEMBER 15, 2006 AS CS 15-016.
- (4) RECORD INFORMATION PER PLAT OF "LONE PINE VILLAGE, PLANNED UNIT DEVELOPMENT, PHASE A" FOR ICON HOLDINGS, LLC., BY TERRA SURVEYING, RECORDED AS DOCUMENT 2008-001890 (SLIDE D-55A) FILED APRIL 29, 2008 AS CS 15-107.
- (5) RECORD INFORMATION PER PLAT NUMBER 2017-0003 FOR COLUMBIA STATE BANK BY TERRA SURVEYING, RECORDED AS DOCUMENT NUMBER 2014-001012 (SLIDE D-148D) FILED MARCH 21, 2017 AS CS 19-052.

LEGEND

- 5/8" X 30" REBAR W/YPC INSCRIBED "AKS ENGR." TO BE SET AT A FUTURE DATE
 - FOUND 5/8" REBAR W/RPC INSCRIBED "LS 1815"; PER CS 15-016; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" REBAR W/RPC INSCRIBED "PLS 72306"; PER PLAT OF "LONE PINE VILLAGE, PLANNED UNIT DEVELOPMENT PHASE A"; HELD UNLESS NOTED OTHERWISE
 - △ FOUND 5/8" REBAR W/YPC INSCRIBED "PLS 872"; PER PLAT OF "LONE PINE SUBDIVISION PLANNED UNIT DEVELOPMENT"; HELD UNLESS NOTED OTHERWISE
 - ▲ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- INST. NO. INSTRUMENT NUMBER PER WASCO COUNTY DEED RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- W/RPC WITH A RED PLASTIC CAP
- CS COUNTY SURVEY NUMBER PER WASCO COUNTY SURVEY RECORDS



DOCUMENT NUMBER _____

PLAT NUMBER _____

SLIDE NUMBER _____

DECLARATION
 AMSHE HOLDINGS, LLC., THE OWNER OF THE LAND SHOWN HEREIN, HEREBY DECLARES THAT THIS DIVISION OF LAND IS A LEGAL PLAT PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES, AND BY THIS PLAT CREATE THE PRIVATE ACCESS AND UTILITY EASEMENT SHOWN HEREON.

ZARYAB SHEIKH, MEMBER _____ DATE _____

ACKNOWLEDGEMENT
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2026, BY ZARYAB SHEIKH, MEMBER, AMSHE HOLDINGS, LLC.

NOTARY SIGNATURE _____

NOTARY PUBLIC PRINTED NAME _____

STATE OF _____

COUNTY OF _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2026

WASCO COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2026

THE DALLES CITY ENGINEER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2026

THE DALLES PLANNING DIRECTOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2026

WASCO COUNTY ASSESSOR

WASCO COUNTY TAX COLLECTOR

PREPARED FOR
 AMSHE HOLDINGS, LLC.
 PO BOX 871538
 VANCOUVER, WASHINGTON 98687
 CONTACT: ZARYAB SHEIKH

REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

OREGON
 SEPTEMBER 9, 2025
 CALEB CHRISTENSEN
 106278PLS
 RENEWS: 12/31/27

SHEET 1 OF 2

JOB NAME:	AMSHE PAR
JOB NUMBER:	10584
DRAWN BY:	HMH
CHECKED BY:	CDC
DRAWING NO.:	10584PAR

AKS ENGINEERING & FORESTRY, LLC
 3775 CRATES WAY
 THE DALLES, OR 97058
 541.296.9177
 WWW.AKS-ENG.COM

AKS

ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PRELIMINARY

PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 2 OF PARTITION PLAT NO. 2025-0018 LOCATED IN GOVERNMENT LOT 2 IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON

DATE: JANUARY 31, 2026

NARRATIVE:

TO BE INCLUDED ON FINAL PARTITION.

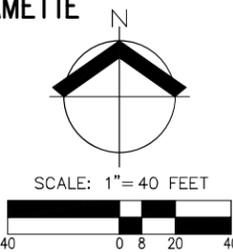
SURVEYOR'S CERTIFICATE

TO BE INCLUDED ON FINAL PARTITION.

NOTES:

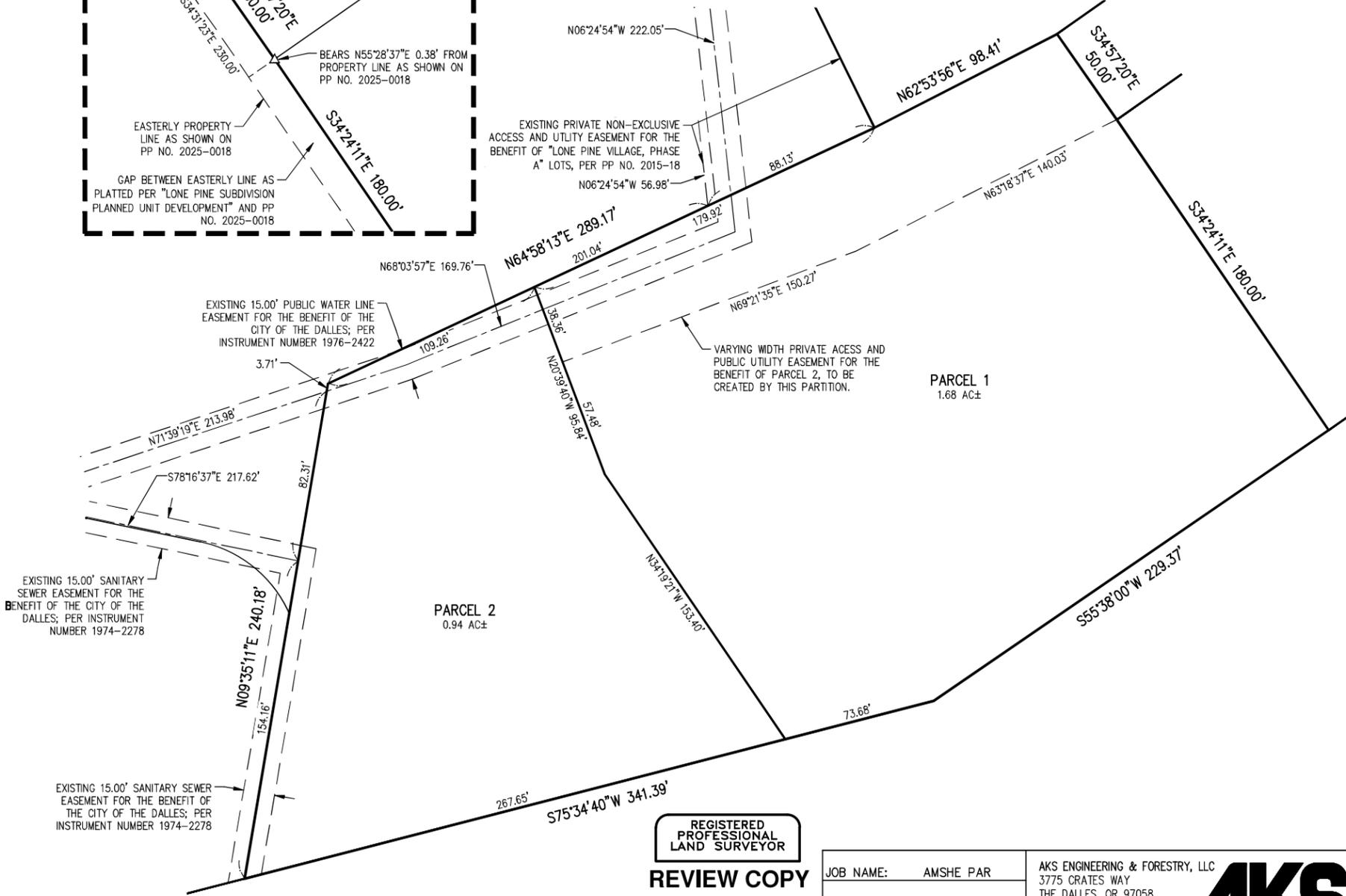
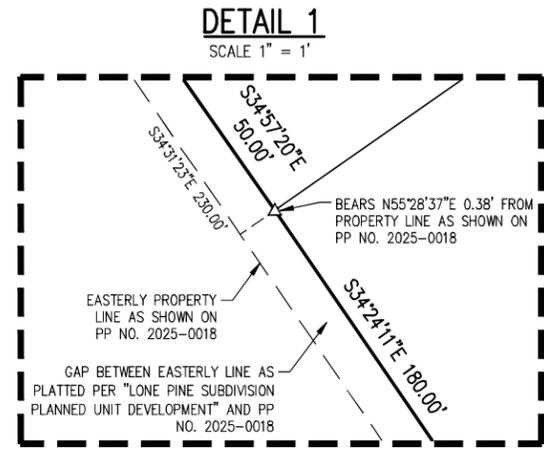
- UTILITY LINES SHOWN AS LOCATED PER PUBLIC LOCATES REQUEST.
- THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY LIES WITHIN FEMA FLOOD HAZARD ZONE A14. THE EXTENTS OF THIS FLOOD HAZARD LINE IS APPROXIMATED PER GIS OVERLAY FROM WASCO COUNTY.
- ZONE: "CG" (GENERAL COMMERCIAL)
- THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY CITY OF THE DALLES AS MIP-_____
- PARTITION PLAT NUMBER 2025-0018 INCORRECTLY SHOWS THE EASTERLY LINE OF THE SUBJECT PROPERTY AS BEING A SINGLE LINE. WHEN THE SUBJECT WAS ORIGINALLY PLATTED AS LOT 3 OF "LONE PINE SUBDIVISION PLANNED UNIT DEVELOPMENT" THERE WAS AN ANGLE POINT PLACED ON THE EASTERLY LINE AND MONUMENTED WITH THE MONUMENT SHOWN ON SAID PARTITION. ADDITIONALLY, THE MONUMENT SET AT SAID ANGLE POINT WOULD FALL ROUGHLY 0.4' EAST OF THE LINE THAT IS SHOWN ON SAID PARTITION. IN SPITE OF THIS, THE PARTITION MAKES NO INDICATION THAT THIS MONUMENT FALLS OFF THE LINE AS SHOWN. SEE DETAIL 01 ON THIS SHEET FOR GRAPHICAL ILLUSTRATION.

WASCO COUNTY SURVEYOR'S OFFICE SURVEY NO. _____ FILED _____ BY _____	RECORDING INFORMATION
	DOCUMENT NUMBER _____
	PLAT NUMBER _____ SLIDE NUMBER _____



PREPARED FOR

AMSHE HOLDINGS, LLC.
 PO BOX 871538
 VANCOUVER, WASHINGTON 98687
 CONTACT: ZARYAB SHEIKH



REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

OREGON
 SEPTEMBER 9, 2025
 CALEB CHRISTENSEN
 106278PLS
 RENEWS: 12/31/27

SHEET 2 OF 2

JOB NAME:	AMSHE PAR
JOB NUMBER:	10584
DRAWN BY:	HMH
CHECKED BY:	CDC
DRAWING NO.:	10584PAR

AKS ENGINEERING & FORESTRY, LLC
 3775 CRATES WAY
 THE DALLES, OR 97058
 541.296.9177
 WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



City of The Dalles
Community Development Dept
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Application #: ST 87-26
Filing Fee: \$103
Receipt #: 264427171
Deemed Complete: _____
Ready to Issue: _____
Date Issued: _____

Received: 2/27/2026

Land Use Application

- Building Permit
- Demolition
- Physical Constraints
- Change of Use
- Property Line Adjustment
- Minor Partition / Replat
- Adjustment
- Fence

Applicant

Name: Wylesha Wilcox & Jose Flores
Address: 1834 E 15th Street
The Dalles, OR 97058
Phone #: (541) 980-1387
Email: wwylesha@yahoo.com

Legal Owner (if different than Applicant)

Name: _____
Address: _____
Phone #: _____
Email: _____

Property Information

Address: 1614 Morton Street E

Map and Tax Lot: 1N 13E 11 AA 101

Project Description:

The pre application request would divide the existing ±16,184-square-foot parcel into two discrete units of land. Planned Parcel 1 would measure ±8,488 square feet in total area, and Planned Parcel 2 would contain an area of ±7,696 square feet (see attached site plan). The subject partition results in one additional parcel and does not include new development, building expansion, or changes to existing utilities or access. Parcel 1 and Parcel 2 would be served by the private access easement from Morton Street. The access easement includes an emergency vehicle turnaround for the benefit of both parcels.

Department Use Only

City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No
Geohazard Zone: _____ Flood Designation: _____
Historic Structure: Yes No Current Use: _____
Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

- Ministerial
- Administrative
- Quasi-Judicial

Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

If the undersigned is different from the legal property owner, a notarized letter of authorization signed by the legal property owner must accompany this form.

Signature of Applicant

Signature of Property Owner

DocuSigned by:
Wylesha Wilcox
A4A6B058CFDF4D6...

Additional Information

Department Comments

Conditions of Approval

Decision

Approved

Denied

Community Development Department

Public Works

_____ Date

_____ Date

Minor Partition Application

#: _____

Property Information

Existing Square Footage: ±16,184

Proposed Square Footage: Parcel #1 ±8,488 SF; Parcel #2 ±7,696 SF; Parcel #3 _____

Signature of Applicant

Signature of Property Owner

DocuSigned by:

 2/24/2026
 A4A8B858CFDF4D6...

 Date

Date

Please provide electronic copies of all application material.

Site Team/Pre-Application Material:

- Concept plan
- 50% of application fee

Official Minor Partition Application Material:

- Remainder of application fees
- Professional survey
- Redevelopment Plan or "Shadow Plat", if applicable

MINOR PARTITION REVIEW

Minor Partition Applications follow The Dalles Development Review Process, and must meet the requirements of The Dalles Municipal Code (TDMC) Section 9.020: Land Division Standards and the partition requirements of TDMC 9.030: Partitions, Minor Re-plats, and Lot Line Adjustments. A pre-application conference is required for all submittals. **Approved Tentative Partition Plats are valid for 1 year only, with NO opportunity for an extension.** Construction drawings and specifications for any public improvements are required prior to final partition plat review and approval. Before the signature of the City Engineer is obtained on a Final Partition Plat, required improvements must be installed to City Standards and Specifications, or the applicant and the City have entered into an agreement to install improvements, or an improvements district is formed to construct improvements (see section of TDMC 9.040.060 (F): Installation of Required Improvements). **Final Plat approval does not constitute City acceptance of public improvements.** Public improvements can only be accepted in writing by the Director of Public Works.

INFORMATION REQUIRED WITH APPLICATION

The tentative plat shall include the following information where applicable:

- Names of the applicant, owner, engineer, and surveyor as appropriate.
- Date, North Arrow, and Scale.
- Property line boundaries of all contiguous land in the same ownership as the area encompassed in the application.
- Sufficient description to define location and boundaries of the area to be partitioned, re-platted, or adjusted.

ST 87-26 | Wilcox, Flores

- Location of existing structures.
- Number and type of dwelling units proposed where known and appropriate.
- Location and width of all existing or proposed public or private rights-of-way.
- Location and width of all existing or proposed public or private rights-of-way, including any reserve strips and parking area.
- Location of all existing and proposed streets, sidewalks, curbs. (New streets or improvements to existing streets shall meet the requirements of *Chapter 10: Improvements Required with Development*. Construction detail drawings are not required for application approval, but will be required prior to issuance of any required permit.)
- Location of all existing and proposed public and private utilities, including, but not limited to water, sewer, storm drainage, power, gas cable TV, and telephone. (New public utilities shall meet the requirement of *Chapter 10: Improvements Required with Development*. Construction detail drawings are not required for application approval, but will be required prior to issuance of any required permit.)
- Proposed parcel layout indicating dimensions, parcel lines and lot areas of parcels.
- Approximate location of any potential physical and environmental constraints for review per the provisions of *Chapter 8: Physical and Environmental Constraints*. Such constraints include, but are not limited to, slopes of the land, erosion, control, flood ways, flood plains, natural drainage ways, and geological hazard areas.
- All areas proposed for dedication to the public and their proposed uses including, but not limited to street rights-of-way, drainage ways, easements, trails and paths, parks and open spaces, and reserve strips.
- Location and use of adjacent driveways and structures within the appropriate distance as specified in *TDMC Section 6.050.040: Access Standards*.
- Identification of significant natural features including, but not limited to rock outcroppings, creeks, streams, ponds, riparian areas, and existing native, ornamental, and orchard trees having a trunk diameter of 14 in. or more at a point 5 feet above the natural grade.
- Where it is evident that the subject parcel can be further partitioned, the applicant shall show, either on the tentative plat or as an attachment, that the land partition will not preclude efficient division of land in the future, per the requirements of *TDMC Section 9.020.020 (C)(8): Redevelopment Plans*.
- The Director may waive any of the requirements where determined that the information is unnecessary to properly evaluate the proposed development. The Director may also require any additional information, if determined necessary, to evaluate the proposal.

NOTE: Plan requirements for construction drawings and specifications for public improvements are stated in TDMC Section 9.040.050: Construction Drawings and Specifications for Public Improvements. Final Partition Plat and other final approval requirements are set forth in TDMC Section 9.030.050: Final Partition Plat Review. Information regarding improvements, construction standards, and inspection procedures can be found in TDMC Chapter 10 – Improvements Required With Development.

February 27, 2026

City of The Dalles
Community Development Department
313 Court Street
The Dalles, OR 97058

RE: Pre-Application Conference Questions and Preliminary Site Plan for a Potential Two Parcel Land Division Located at 1614 Morton Street E.

City of The Dalles Community Development Staff:

The purpose of this pre-application conference is to elicit feedback regarding a potential Minor Partition application which may be necessary to accommodate the partition of an existing ±16,184-square-foot parcel into two discrete units of land. The existing parcel features residential development and is access from Morton Street E within The Dalles city limits. Planned Parcel 1 would measure ±8,488 square feet, and Planned Parcel 2 would contain an area of ±7,696 square feet (see attached site plan). The subject partition results in one additional parcel and does not include any building construction or changes to existing utilities. Planned Parcel 1 and Parcel 2 would be served by a private access easement from Morton Street. The access easement includes an emergency vehicle turnaround for the benefit of both planned parcels.

In addition to the typical pre-application conference items of discussion, we would like to discuss the following:

Land Use – General

1. What are the applicable submittal requirements, review procedure types, and required fees for the above permits?
2. Once issued, for how long are the applicable permits valid?
3. Please confirm that the planned land division is consistent with the existing zoning designations.
4. Please confirm that the site plan meets the applicable density requirements in the RM zone.
5. Please confirm that the attached preliminary layout (street connections, shared driveway dimensions, etc.) is acceptable to the City.
6. Please confirm if the subject site is within Zone 3: East City Inactive Landslide Deposit and subject to the provisions of TDMC Article 8.040.
7. Are there any other zoning or related overlays that affect the site?
8. Is the City/County aware of any historic, cultural, or natural resources and/or features that might impact the development of the site?
9. Please address any topographical and environmental concerns that should be considered for the subject site.

Street/Transportation/Circulation

10. Please confirm if portion of Morton Street E abutting the subject property is considered a substandard street per TDMC 10.9.020.030 (D) (1).
11. Please confirm whether the shared lot access may be reduced from 25 feet per TDMC 10.9.020.030 (A) (3) and if the existing development precludes an opportunity to create a through connection to a public street.

12. Please discuss any fire/emergency access standards that apply to the site and address any requirements that are not currently being met by the preliminary plat.
13. Please discuss whether the City anticipates the project will trigger the need for any off-site improvements. If so, please discuss the timing, financing, and reimbursement for such improvements.

Public Services/Utilities

14. Please discuss any identified utility capacity concerns, deficiencies, or required improvements that may impact this development or any future development of a single-family home/duplex.
15. Please confirm the size and location of any nearby utility lines.
16. Please address any stormwater retention or treatment requirements that would apply to future development.
17. Please discuss any offsite utility improvements that may be required as part of the street improvements.
18. Please confirm whether a fire sprinkler system would be required for the future development of a single-family home or duplex on either planned parcel.
19. Please confirm whether a fire hydrant is required with this proposed partition.
20. Please confirm whether sufficient water system capacity and pressure exists for domestic and fire services. If available, please provide any water flow testing results for nearby hydrants.

General

21. Are there any anticipated future changes in SDC fees, building permit fees, engineering design standards, development code standards, etc. that may affect this project?
22. Are there any upcoming or planned projects that may impact our project?

Please identify any other issues or site constraints of which you are aware. Thank you in advance for your time and consideration of this project.

Sincerely,

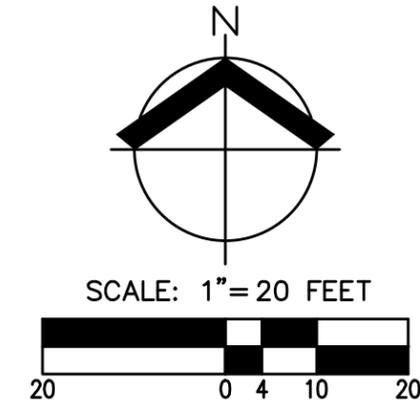
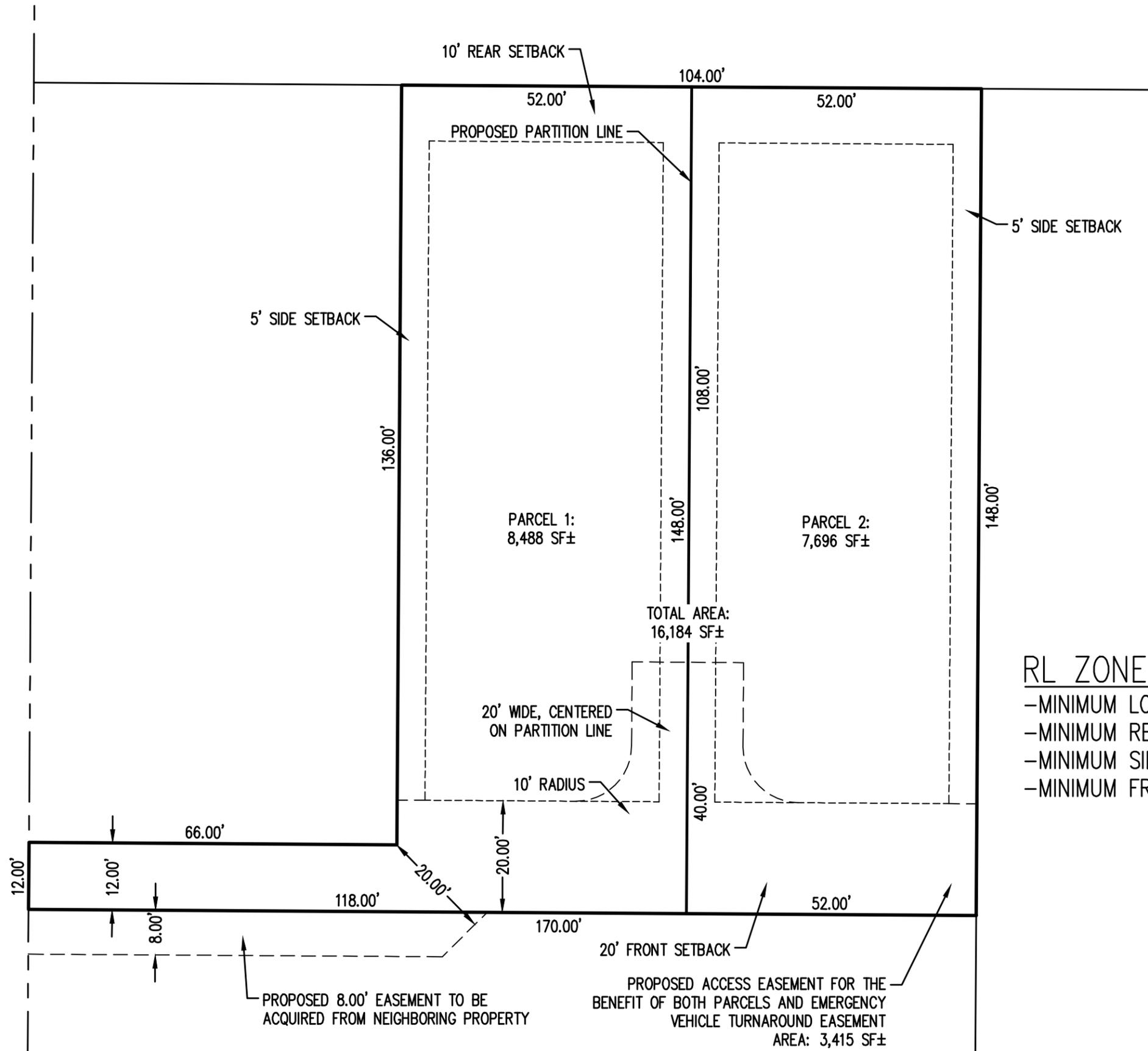
AKS ENGINEERING

Kaitlyn Cook
3775 Crates Way
The Dalles, OR 97058
(503) 312-8184 | Kaitlyn.cook@aks-eng.com

Attachments:

Preliminary Partition
Minor Partition Application

MORTON ST



RL ZONE STANDARDS:

- MINIMUM LOT SIZE: 2,500 SQUARE FEET
- MINIMUM REAR SETBACK: 10 FEET
- MINIMUM SIDE SETBACK: 5 FEET
- MINIMUM FRONT SETBACK: 20 FEET

**PRELIMINARY
FOR REVIEW
ONLY**



AKS ENGINEERING & FORESTRY, LLC
 3775 CRATES WAY
 THE DALLES, OR 97058
 541.296.9177 WWW.AKS-ENG.COM
 ENGINEERING • SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE

NO.	REVISION

1614 MORTON STREET
 THE DALLES
 PRELIMINARY PARCEL LAYOUT

DATE: 2/13/2026
DESIGNED BY:
DRAWN BY: CDC
MANAGED BY: CDC
CHECKED BY: ZP
JOB NUMBER 13829
SHEET



City of The Dalles
Community Development Dept.
 313 Court Street
 The Dalles, OR 97058
 (541) 296-5481, ext. 1125
 www.thedalles.org

Site Team #: ST 89-26
 Received: 3/17/2026
 Filing Fee: \$103
 Receipt #: 265763340
 Meeting Date: 3/26/2026

Filing fee due with submittal

Site Team / Pre-Application Meeting

- | | | | |
|---------------------------------------|---|---|--|
| <input type="radio"/> Adjustment | <input type="radio"/> Mobile Home Park | <input type="radio"/> Conditional Use Permit | <input type="radio"/> Property Line Adjustment |
| <input type="radio"/> Building Permit | <input type="radio"/> Site Plan Review | <input checked="" type="radio"/> Minor Partition/Replat | <input type="radio"/> Planned Unit Development |
| <input type="radio"/> Variance | <input type="radio"/> Vacation (Street) | <input type="radio"/> Comp Plan Amendment | <input type="radio"/> Comp Plan/Zone Change |
| <input type="radio"/> Subdivision | <input type="radio"/> Zone Change | <input type="radio"/> Other: _____ | |

Applicant

Name: DENNIS MORGAN
 Address: 314 LINCOLN
TD, OR 97058
 Phone #: 541-980-3669
 Email: DENNIS@CORPWEST.COM

Legal Owner (if other than Applicant)

Name: JOHN & LOUANN BISHOP
 Address: 2718 W 8TH ST
TD, OR 97058
 Phone #: 541-980-4999
 Email: BUFFALOMULE@NETZERO.NET

Property Information

Address: 922 SWIPES

Map and Tax Lot: 2N13E32AC6500

Project Description / Concept Plan (continue on next page if necessary)

Application Policy

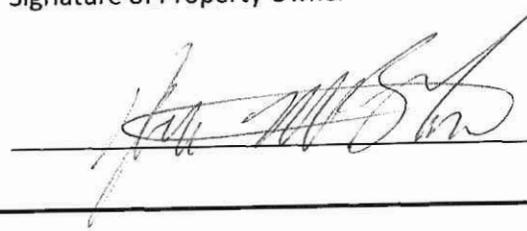
I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Signature of Property Owner

 3/16/26
Date

 3/16/26
Date

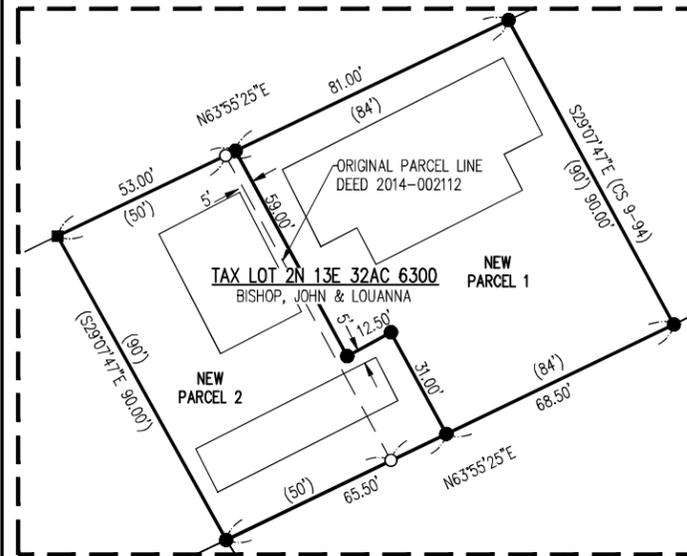
Department Use Only

City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No
Geohazard Zone: _____ Flood Designation: _____
Historic Structure: Yes No Current Use: _____
Previous Planning Actions:

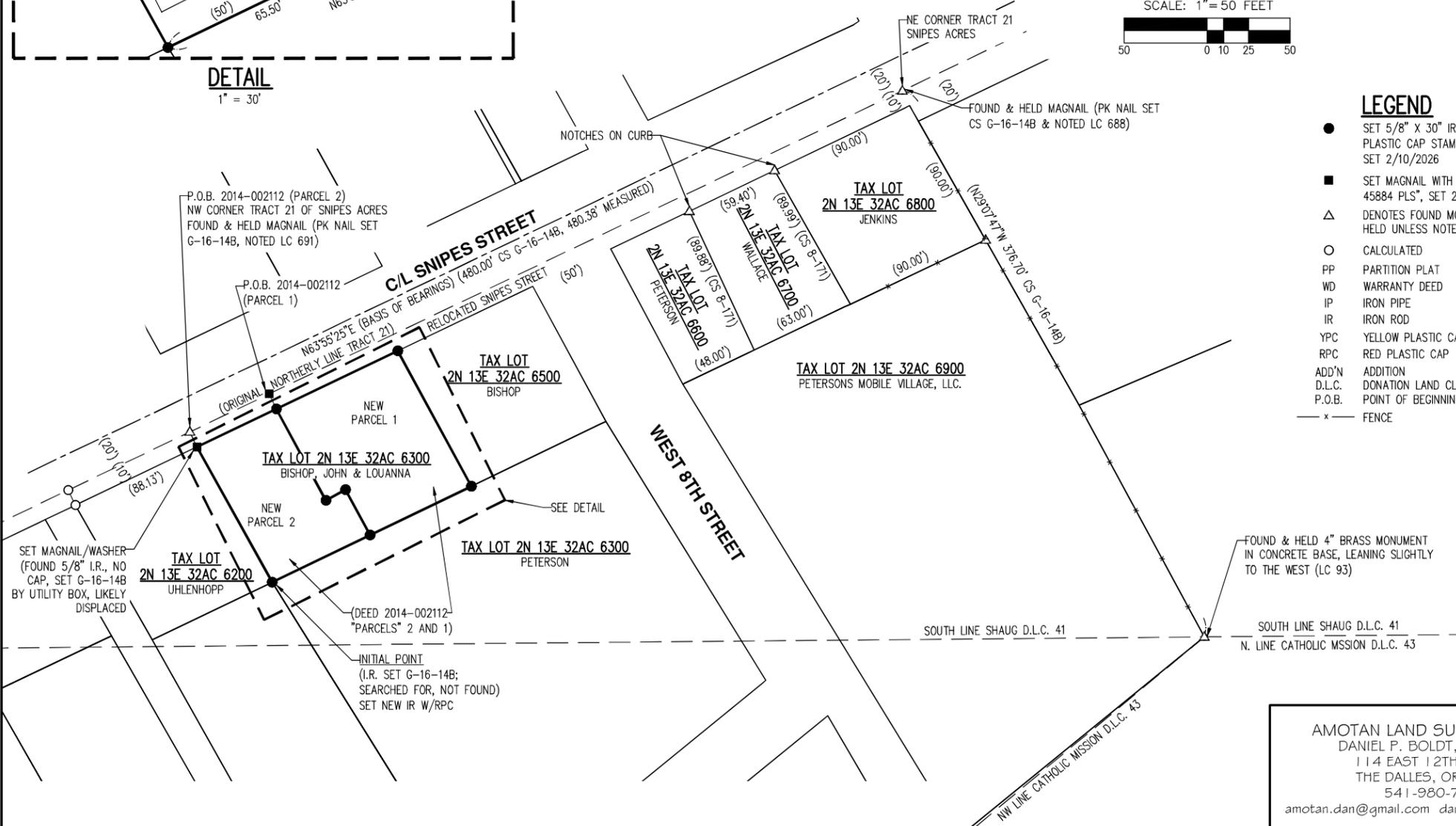
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

PRELIMINARY PARTITION PLAT

OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT 2014-002112, WASCO COUNTY CLERK'S OFFICE, IN TRACT 21, SNIPES ACRES, THE SW1/4 OF THE NE1/4, SECTION 32, TOWNSHIP 2 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON; DEPICTED AS WASCO COUNTY TAX LOT 2N 13E 32 AC 6300
MARCH 17, 2026



DETAIL
1" = 30'



WASCO COUNTY
SURVEYOR'S OFFICE

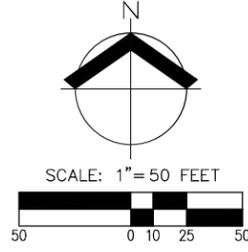
SURVEY NO. _____
FILED _____
BY _____

DECLARATION
WE, JOHN M. AND LOUANNA M. BISHOP, OWNERS OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND IS A LEGAL PLAT PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

DOCUMENT NUMBER _____
PLAT NUMBER _____
SLIDE NUMBER _____

OWNERS
JOHN M. AND LOUANNA M. BISHOP
922 SNIPES STREET
THE DALLES, OREGON 97058

JOHN M. BISHOP _____ DATE _____
LOUANNA M. BISHOP _____ DATE _____



LEGEND

- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "BOLDT CS 45884", SET 2/10/2026
- SET MAGNAIL WITH WASHER STAMPED "BOLDT 45884 PLS", SET 2/10/2026
- △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- CALCULATED
- PP PARTITION PLAT
- WD WARRANTY DEED
- IP IRON PIPE
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- ADD'N ADDITION
- D.L.C. DONATION LAND CLAIM
- P.O.B. POINT OF BEGINNING
- x — FENCE

ACKNOWLEDGEMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2026, JOHN M. BISHOP AND LOUANNA M. BISHOP

NOTARY SIGNATURE _____

NOTARY PUBLIC PRINTED NAME _____

STATE OF _____

COUNTY OF _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS _____ DAY OF _____, 2026

WASCO COUNTY SURVEYOR _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS _____ DAY OF _____, 2026

CITY PLANNING DIRECTOR _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS _____ DAY OF _____, 2026

WASCO COUNTY ASSESSOR _____

WASCO COUNTY TAX COLLECTOR _____

AMOTAN LAND SURVEYING, LLC
DANIEL P. BOLDT, 45884 LS
114 EAST 12TH STREET
THE DALLES, OR. 97058
541-980-7296
amotan.dan@gmail.com dan.boldt@outlook.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW COPY

OREGON
JULY 13, 1999
DANIEL P. BOLDT
45884

RENEWAL DATE 12/31/2025

SHEET 1 OF 2

H.M.H.

PRELIMINARY PARTITION PLAT

OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT 2014-002112, WASCO COUNTY CLERK'S OFFICE, IN TRACT 21, SNIPE ACRES, THE SW1/4 OF THE NE1/4, SECTION 32, TOWNSHIP 2 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON; DEPICTED AS WASCO COUNTY TAX LOT 2N 13E 32 AC 6300
MARCH 17, 2026

WASCO COUNTY SURVEYOR'S OFFICE SURVEY NO. _____ FILED _____ BY _____	RECORDING INFORMATION DOCUMENT NUMBER _____ PLAT NUMBER _____ SLIDE NUMBER _____
--	---

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMPLETE A TWO-PARCEL PARTITION PLAT OF LAND DESCRIBED IN WARRANTY DEED 2014-002112, IN TRACT 21, SNIPE ACRES, CITY OF THE DALLES, RECORDED JULY 2, 2014.

UNDISTURBED MAGNAILS SET IN COUNTY SURVEY G-16-14B WERE FOUND AT THE NORTHWESTERLY AND NORTHEASTERLY CORNERS OF THE ORIGINAL TRACT 21, AND HELD FOR THE BASIS OF BEARINGS OF THIS PLAT. FURTHERMORE, THE 4-INCH BRASS MONUMENT NOTED IN LAND CORNER RECORD SHEET 93 AT THE INTERSECTION OF THE NORTHWEST LINE OF THE CATHOLIC MISSION CLAIM AND THE SOUTH LINE OF THE SHAug DLC WAS ALSO FOUND, CONFIRMING THE LOCATION OF SAID MAGNAIL AT THE NORTHEASTERLY CORNER OF SAID ORIGINAL TRACT 21.

SURVEYS CS 8-171 AND CS G-16-14B SHOW THE ORIGINAL SOUTHERLY RIGHT-OF-WAY LINE OF SNIPE STREET WAS WIDENED SOUTHEASTERLY TEN FEET, AS HELD ON THIS PLAT.

THE ORIGINAL IRON ROD FROM CS G-16-14B AT THE SOUTHWESTERLY CORNER OF THIS PLAT WAS SEARCHED FOR BUT NOT FOUND, CONSEQUENTLY A NEW IRON ROD WITH PLASTIC CAP WAS SET AT DEED BEARING AND DISTANCE AS SHOWN. A NEW IRON ROD WITH PLASTIC CAP WAS SET AT THE SOUTHEAST CORNER OF THIS PLAT IN A SIMILAR MANNER, COMPLETING THE EXTERIOR BOUNDARY LINES.

THE RESOLUTION OF THE EXTERIOR LINES THUS COMPLETED, THE TWO PARCELS WERE LAID OUT AND MONUMENTED PER OWNER'S INSTRUCTIONS, AS SHOWN.

BASIS OF BEARINGS/HORIZONTAL DATUM:

BEARINGS ARE BASED UPON THE UNDISTURBED MAGNAILS (NOTED AS PK NAILS) SET IN CS G-16-14B, FOUND AND HELD AT THE NORTHWESTERLY AND NORTHEASTERLY CORNERS OF THE ORIGINAL TRACT 21

SURVEYOR'S CERTIFICATE:

I, DANIEL P. BOLDT, PROFESSIONAL LAND SURVEYOR #45884LS IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, ACCORDING TO O.R.S. CHAPTER 92 AND THE CITY OF THE DALLES L.U.D.O., THIS PARTITION PLAT, UPON LAND DESCRIBED IN WARRANTY DEED 2014-002112 AS FOLLOWS:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF TRACT 21, SNIPE ACRES; WHICH IS NORTHEASTERLY 50 FEET FROM THE NORTHWEST CORNER OF SAID TRACT;
THENCE SOUTHEASTERLY PARALLEL WITH WEST LINE OF SAID TRACT 100 FEET;
THENCE NORTHEASTERLY 84 FEET PARALLEL WITH NORTH LINE OF SAID TRACT;
THENCE NORTHWESTERLY 100 FEET TO SOUTH LINE SNIPE AVENUE;
THENCE SOUTHWESTERLY 84 FEET TO POINT OF BEGINNING.

EXCEPT RELOCATED SNIPE STREET.

PARCEL 2:
BEGINNING AT THE NORTHWEST CORNER OF TRACT 21, SNIPE ACRES; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT 21, 50 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID TRACT 21, 100 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 21, 50 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 21, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT RELOCATED SNIPE STREET.

INITIAL POINT

THE INITIAL POINT IS THE 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "BOLDT LS 45884" I SET AT THE SOUTHWESTERLY CORNER OF THIS PLAT, BEING SOUTH 29° 07' 47" EAST 100.00 FEET FROM THE MAGNAIL AT THE NORTHWESTERLY CORNER OF SAID ORIGINAL TRACT 21, SNIPE ACRES.

DEED REFERENCES OF RECORD

WARRANTY DEED 2014-002112, ELIZABETH SCHMIDT TO JOHN M. AND LOUANNA M. BISHOP, RECORDED JULY 2, 2014 TAX LOT 2N 13E 32 AC 6300

BARGAIN AND SALE DEED 79-2512 M.A. BISHOP TO JOHN M. BISHOP RECOREED AUGUST 1, 1979

EXECUTRIX'S DEED 64-2529 IDA BELLE STOLBERG TO ERNEST AND MABEL RHODES, RECORDED DECEMBER 17, 1964

SURVEY REFERENCES

SLIDE A-036 SNIPE ACRES, BY GLASS FOR SNIPE, RECORDED SEPTEMBER 5, 1923

CS 182-2 SURVEY BY WILHELM FOR WILLS, DATED APRIL 10, 1956

LC 93 LAND CORNER RECORD SHEET, BY KRAMER, FILED AUGUST 29, 1970

LC 688 LAND CORNER RECORD SHEET, BY KRAMER, FILED SEPTEMBER 17, 1983

LC 691 LAND CORNER RECORD SHEET, BY KRAMER, FILED OCTOBER 10, 1983

CS G-16-14B SURVEY BY KRAMER FOR WASCO COUNTY, DATED OCTOBER 1983

CS 8-171 SURVEY BY TUTTLE FOR ARATEX SERVICES, DATED NOVEMBER 18, 1983

CS 9-94 PARTITION PLAT. 94-5303, BY DOWD FOR TINKER, INSTRUMENT NUMBER 94-0028 RECORDED NOVEMBER 23, 1994

AREA TABLE

TAX LOT	ACCT NO	GIS ACRES	NEW ACRES
2N 13E 32AC 6300	2626	0.31* (0.277)	-
NEW PARCEL 1	-	-	0.119
NEW PARCEL 2	-	-	0.158
		0.277	0.277

* INCORRECTLY INCLUDED 10' EXCEPTION ALONG SNIPE STREET, CORRECT ACREAGE ACTUALLY 0.277

EASEMENTS OF RECORD

BOOK 133 PAGE 488 GRANTED TO CHENOWITH IRRIGATION COOPERATIVE, RECORDED AUGUST 10, 1956, AFFECTS PARCEL 1

CITATION UNKNOWN WATER PIPE EASEMENT OF CHENOWITH IRRIGATION COOPERATIVE, INC., AFFECTS PARCEL 2

2004-1639 BY AND BETWEEN ELIZABETH SCHMIDT AND JOHN MICHAEL BISHOP, RECORDED APRIL 5, 2004, AFFECTS PARCEL 1

NOTES

1. CITY OF THE DALLES GEOLOGIC HAZARD ZONE B AND C
2. ZONING IS MEDIUM DENSITY RESIDENTIAL (RM)
3. CITY OF THE DALLES LAND USE IS CLASS C
4. BOTH DWELLINGS ARE SERVED BY CHENOWITH WATER PUD AND CITY OF THE DALLES SANITARY SEWER SYSTEM
5. THERE ARE NO SIGNIFICANT PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS LAND SLOPE, EROSION CONTROL, FLOOD WAYS, FLOOD PLAINS, NATURAL DRAINAGE WAYS, OR GEOLOGIC HAZARD AREAS ASSOCIATED WITH THIS SITE
6. THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, STREAMS, PONDS, OR RIPARIAN AREAS ASSOCIATED WITH THIS SITE
7. MONUMENTS WERE SET AS NOTED ON FEBRUARY 10, 2026.

OWNERS

JOHN M. AND LOUANNA M. BISHOP
922 SNIPE STREET
THE DALLES, OREGON 97058

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW COPY

OREGON
JULY 13, 1999
DANIEL P. BOLDT
45884

RENEWAL DATE 12/31/2025

SHEET 2 OF 2

AMOTAN LAND SURVEYING, LLC
DANIEL P. BOLDT, 45884 LS
114 EAST 12TH STREET
THE DALLES, OR. 97058
541-980-7296
amotan.dan@gmail.com dan.boldt@outlook.com
H.M.H.