

CS1185

WORK ORDER #4127

April 2, 1970

FIELD NOTES

FOR: Young Realty, Hood River, Oregon - Survey South 90 feet (Less 50' x 50' Exception) of Lot 20, Block 10, Hull's Subdivision of Lots "A" & "B" Pleasant View Addition, in Hood River, Oregon.

CREW: Verl R. Fraley, Registered Oregon Land Surveyor #183
Leo F. Polehn, Registered Oregon Land Surveyor #504

DATES PERFORMED: March 30 & 31, 1970

WEATHER: Fair

REFERENCE: Tenneson Engineering Corporation 8½" x 11" Map No. 4127

On March 25, 1970 our firm was retained by Larry Young of the Young Realty Company to survey the South 90 feet of said Lot 20. He gave me the description of the property by telephone and we proceeded to make an investigation in our office for previous surveys in the vicinity. We had previously located the centerline of 12th Street from City Monuments No. 15 & 16. After obtaining the Title Report from Mr. Young, we searched the County Surveyors Office for any information which might be of value, the original plat of Pleasant View or Hull's Subdivision did not indicate any monuments and was of little use except to determine the lot dimensions. In 1963, George Frey, Registered Engineer, had conducted a survey in Lot 1, in the same Block 10. We obtained a print of his survey and then we began the field work. As Mr. Frey's map indicated an overlap of about 9.6 feet of Lot 20 into 12th Street, we started at the Northeast Corner of Block 10, where we found an Iron Pipe. On the South line of Hull Street we found an Iron Pipe at the following Lot Corners, at the Northeast corners of Lots 12, 13, 14, & 17 all in said Block 10. Also at a point 3 feet North of the Northwest corner of Block 10, we found a 1 inch square steel bar flush with the concrete sidewalk. All of these points checked as for distances apart and they were all in a straight line, except of course the 1 inch square with 3 foot offset.

We firmly believe these points form an excellent basis for this survey.

At the Northeast corner of Block 10, we backsighted to the Iron Pipe's we had found to the West and turned an exterior angle (Southeast Quadrant) of 90° 25" to the Iron Pipe at the Northeast corner of Lot 10, Block 10.

From the Northeast corner of Lot 14, we chained along the South line of Hull Street 480.0 feet and set an Iron Rod for the Northeast corner of Lot 20. Continuing West 80.0 feet we found the 1 inch steel bar 3 feet North, which we considered to be a good checking in point. We ran the West line of Lot 20 parallel with the East line of Block 20. At 50 feet South of the Northwest corner of Lot 20 we set a tack in lead for the Northwest corner of the Young property. At this point the distance is 8.61 feet East to the 12th Street right-of-way line as determined by a 30 foot offset line from the centerline established from the City Monument found, where we set a nail. Continuing South we established the South line of Lot 20 and its Westerly projection to a point of intersection with the centerline of 12th Street which we established from City Monuments No. 15 and 16.

An angle of 89° 51' was turned in the Northeast Quadrant compared to 89° 35' for the East and West lines of Lot 20. The 50' x 50' exception was blocked out according to the deed description and corners set.

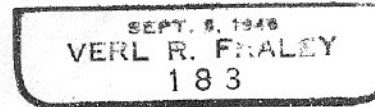
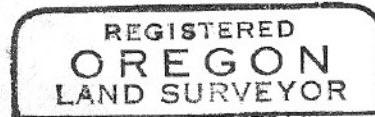
There is a 1 foot building encroachment along the North line of the Young property, this is caused partly by an overwidth of the building of 0.5 of a foot. We tried to help the encroachment by proportioning the total distance from the Northwest corner of Lot 20 to the Southwest corner of Lot 1 which measured 1.2 feet long to a found Iron Pipe on the street right-of-way lines. We found several Iron Pipes along the North line of Wilson Street but there was a variation of 2 or 3 feet in their alignment. Because of this inconsistency, we decided there was not a sufficient basis for accepting the Iron Pipe at the Northeast corner of 12th Street and Wilson Street. The proportioning program was therefore abandoned in favor of the recorded flat distance.

No bearings were established for this survey.

Monuments found and set on the above survey are shown on the attached map, which by reference is made a part of these notes.

CHECKED & APPROVED:

TENNESON ENGINEERING CORPORATION



Signed: Verl R. Fraley
Verl R. Fraley,
Reg. Oregon Land Surveyor #183

FILED

JUL 22 1970

Carl Van Elsburg
COUNTY SURVEYOR

DEPUTY