

March 27, 1980

3N-10-25 DC

LDB 80016

NARRATIVE FRAHM SURVEY

**Purpose** of this survey was to establish the corners of Lot Q and Lot R, First South Addition to the City of Hood River except that portion lying Easterly of the Nathaniel Coe Donation Land Claim. Survey was conducted during March 1980 with a Jena Theodolite and a Mac 1H EDM.

That the East boundary of Lot R is coincident with the East boundary of the donation land claim line is a matter of record. This being a memorandum of agreement made the second day of May 1908 between the City of Hood River and E.F. Smith. The agreement states that the East line of Lot R is coincident with the East boundary of the Coe Donation Land Claim. The line was surveyed at that time by running due North from the Southeast corner of Lot R and the Northeast corner of Lot R both of which were monumented with Iron gas pipe referenced by Oak bearing trees. During a thorough search of the area we were unable to recover either the gas pipes or the bearing trees.

The Southeast corner of the Coe Donation Land Claim line was monumented by U.S. Army Engineers in 1935 from original evidence, which point is in existence to date. There is a railroad iron 145 feet North of the Southeast corner of the original town of Hood River which railroad iron has long been accepted as being a point on the Coe Donation Land Claim line. A line was projected by city coordinates between the two points and the Northeast and Southeast corner of the property in question were placed on that line. It is recognized that there are other monuments between Sherman Street and May Street which are purportedly on the Coe Donation Land Claim line. Although those monuments may determine the ownership for which they were intended they were not accepted as being on the donation land claim line for the purpose of this survey.

On the original plat of Hood River proper the surveyor (John Henderson) states that the North line of Lots A through F and Sherman Avenue is run at an angle of  $0^{\circ}15'$  North of East and West. The plat also indicates that the South line of State Street and the North line of Sherman Avenue are parallel by the dimensions on each end of the block. It further states on the plat the other East West streets in the plat are run due East and West. The plat also indicates that Blocks 23 and 24 of Hood River proper are the same width North South on both the East and West ends by dimension. That would indicate that Hazel Avenue would be parallel to Sherman Avenue. Obviously there is a contradiction on the face of the plat. Existing monumentation on the ground indicates that to correct for this contradiction the shortage in dimension N/S has been placed in First South Addition, rather than in Blocks 23 and 24 of Hood River proper thereby making Sherman Avenue approximately parallel with Hazel Avenue. This difference in distance across the length of First South Addition amounts to approximately 7 feet which is approximately the shortage in the width of Lot Q as found in the field and monumented in this survey. As noted on the drawing the difference in the measured distance from the West line of Lot A First South Addition to the Coe Donation Land Claim Line as determined in this survey is 1 foot on the South line of State Street and 2.9 feet on the North line of Sherman Avenue. The West line of Lot A being determined by extending a line through the city monuments in Sixth Street.

It is the conclusion of the undersigned that Lot R as shown on the plat of Hood River proper came into existence because of a difference in surveying of the East line of the Coe Donation Land Claim. John Henderson established the Southeast corner of Lot R by running a line North from the Southeast corner of the Coe Donation Land Claim at right angles to the South line of the said donation claim. If a line is projected North from the Southeast corner of the donation land claim line at  $90^{\circ}$  to a line between the Southwest and Southeast corners it would fall within 4 feet of the railroad iron accepted as being on the donation land claim line. It is therefore concluded that when Henderson ran the line North purportedly at right angles it fell some 27 feet East of a true line at right angles to the South boundary of the claim therefore Lot R in fact did not exist. This is further substantiated by the distance between the West line of Wymans' Addition and what is accepted as the East boundary of the donation land claim line.

Additional matters of interest discovered during research for this survey are the width of Lot I in the First South Addition. All of the existing records indicate that the Lot is 86 feet in width. However, the original plat shows the lot to be 94 feet in width and nothing was uncovered in the research to indicate a reason for the change in dimension. The other item of interest is the current position of the quarter corner between Sections 25 and 36. This monument was established by the U.S. Army Engineers in

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Larry D. Bishop*

OREGON  
JULY 11, 1969  
LARRY D. BISHOP  
896

MAY 28, 1980

DR. # 80024

APR 7 1980

FILED

CLATSOP COUNTY SURVEYOR