

CS# 91071

TERRA SURVEYING
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PROJECT 9119 NARRATIVE

Sheet 2 of 2

September 24, 1991

PAGE 1

In April, 1991 TERRA SURVEYING was requested to survey Tax Lots 802 and 900, of 3N 10 26CD. A request was made by TERRA SURVEYING to the Hood River County Surveying Department to aid in establishing the Right-of-Way of Rand Road.

Early deeds sold to the North/South center line of the Southwest Quarter. In September, 1938 C.M. Hurlburt filed a survey of Rand Road with a description thereof. In October, 1939 the County Court ordered Rand Road "to be established and opened." This left a strip between the West Right-of-Way of Rand Road and said One-sixteenth line. A series of Quit Claim Deeds were then recorded to clear this up.

TERRA SURVEYING started the survey with a 1940 Oregon State Highway Department Map of a proposed "Storage Site". Pipes shown on this map were found and tied and used to establish the Highway (Cascade Street) Right-of-Way and the East-West direction of the North line of the Jenkins Donation Land Claim. The East line is described as being West of Book 33, Page, 178. The distances of said deed were held, with the bearings being very nearly the deed calls. Corner monuments found in previous surveys were held (with the noted exceptions), to define the calls to the Easterly corners of the property as per said deed. The Plat of Adams Paradise Acres along with the Plat of the City of Hood River as revised by C.M. Hurlburt, County Engineer and the field notes of John Leland Henderson, County Surveyor c. 1900, were used to establish the Southwest corner of the property shown as calculated on Sheet One. The Northwest corner of Lot 17, A.P.A. was placed on the Section Line at the proportionate distance of J.L.H.'s Plat. This was within a tenth of the Hurlburt call of 48.5 feet east of the West One-sixteenth Corner for the center line of Rand Road, so was held for same. City Monument C-3 was calculated to be 0.4 of a foot West of a line 48.5 feet East and parallel to the One-sixteenth line. As this monument was not found, the County is holding the call on the Plat of Hurlburt of 48.5 feet East of and parallel to the Sixteenth line. This placed the O.S.H.D. monument at the Southwest corner of the property at 32.9 feet East of the so established center line. The return distance from the O.S.H.D. monument, plus 30 feet, East to the City Monument at the D.L.C. Corner at 20th and Cascade is 1867.98 feet as compared to the J.L.H. distance of 1867.14 feet. The O.S.H.D. appears to have used the North-Northwesterly D.L.C. corner as the center line of Rand Road.

Two other corners Southerly on Rand Road were found and tied by the County Surveyor; one is only 0.9 of a foot West of the West Right-of-Way line, and the other, a light gauge 1-1/2" tubing, is at 22.4 feet West of said center line. Corners of the clients property along Rand Road were adjusted over to the proper Right-of-Way line. With the perimeter of the client's property located, the deeds in the interior were chronologically laid out. All the deeds start at a point "...260.0 feet Southeasterly along the Highway, (Cascade Street), Right-of-Way..."; said point was held. From this point a line was established to a point 243 feet East of the East Right-of-Way of Rand Road along the D.L.C. line. Deed Book 36, Page 436 then described a point 129.9 feet South along said line, thence West at the same bearing as the 1940 O.S.H.D. shows for the D.L.C. line. The deed angle from Book 56, Page 492 was tried to establish the North half of the West line of Tax Lot 900; it intersected the D.L.C. line less than half of a foot from the previous deed call of 211.7 feet East of the Right-of-Way of Rand Road along the D.L.C. line, so held the said deed distance. Then held said call of 129.9 feet South of Highway as per Book 36, Page 436; then held North line of Tax Lot 802 parallel to the D.L.C. Line as per same deed.

Sincerely,

Roy O. Gaylord, PLS



FILED

OCT 28, 1991

Richard J. Arnold
COUNTY SURVEYOR