

Lot Line Adjustment City of Cascade Locks LLA 03-03 Hood River County, OR. located in the NE1/4 SEC.12, T.2N. R.7E., W.M.

Survey Narrative and History

The purpose of this survey was to redefine the boundary line between the two tracts of land currently known as tax lots 201 and 202 of the Hood River County Assessor's map 2N 7 12AA. The intent for adjusted lot 202, to meet current zoning (LDR) and create a buildable site.

The perimeter of the original tax lot 201 was first established for Robert Carroll in December 1975 by LS932, Hood River County Record Survey 7592. This survey found a 2" iron pipe and accepted it as the location of an iron bar referenced in Deed to Jesse Thompson (Hood River County Deed recorded December 1909, Book 3 page 523). An iron rod was set 27.6 feet north of the found pipe for the southwest corner of the Robert Carroll tract, also referenced as the southwest corner of the third tract of land described in deed to D.M. Haskins (Hood River County Deed recorded February 1930, Book 22 page 189). Hood River County Deed record Book 3 page 523, calls the bed of Atwell Creek North 321.6 feet from the Jesse Thompson iron bar. This fits the distance from the found iron pipe to the bed of now, Dry Creek.

The third tract of land described in deed to D.M. Haskins calls the bed of Atwell Creek 294 feet north of an iron pipe. This distance fits from the iron rod set by LS932, 27.6 feet north of the 2" iron pipe.

In August 1983, LS1815 established the perimeter of the Carroll tract including tax lots 202 and 3700, Hood River County Survey Record 83061. This survey confirms the creek location as noted above. It also set corners along the east boundary and on the approximate northerly right-of-way of now Forest Lane, previously the Old Columbia River Highway.

In October 1990, LS932 partitioned the land to the west (PP9018, Hood River County Survey Record 90072). This survey set two more iron rods on the west line of this tract.

In October 1993, LS932 partitioned the land to the east (PP9335, Hood River County Survey Record 93096), recovering and accepting the monuments set by LS1815, Hood River County Survey Record 83061.

The northerly R/W of Forest Lane shown on this survey, was established using ODOT maps 3B-14-08m dated 1922 and 3B-24-17 dated 1935. Monuments were recovered at centerline stations 157+70 and 158+50 as shown on 3B-24-17. Bearings were rotated clockwise 5°59'30" with tangent distance between stations 162+80.1 and 165+30.1 shortened by 7 feet for best fit to existing roadway.

These surveys and found monuments were used to define the boundaries of the deed parcels prior to redefining the configuration of the adjusted tracts.

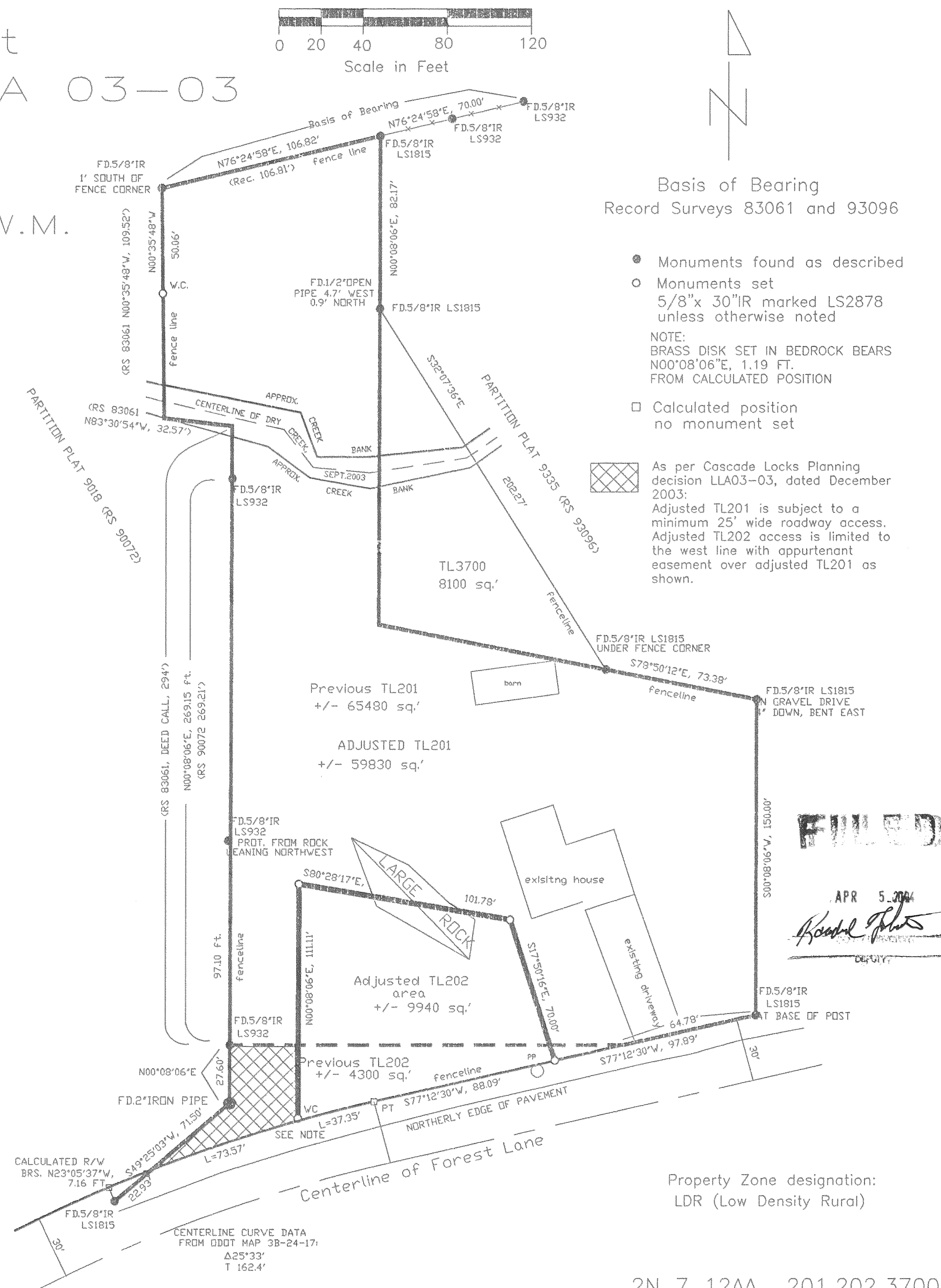
REFERENCES:

- Hood River County
- Record Survey 7368, LS932 Jan.1974
- Record Survey 7592, LS932 Dec.1975
- Record Survey 83061, LS1815 Aug.1983
- Record Survey 90072 (PP9018), LS932 Oct.1990
- Record Survey 93096 (PP9335), LS932 Oct.1993
- Microfilm file no. 20024158, Aug.2002
- Microfilm file no. 941670, June 1994
- Microfilm file no. 893310, Dec.1989
- Microfilm file no. 751438, July 1975
- Microfilm file no. Bk3 P523, Dec.1909
- Microfilm file no. Bk2 P188, Feb.1930
- Microfilm file no. Bk39 P464, Jan.1949



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Survey for
Jeff and Claudia Jones
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Cascade Locks, Oregon



2N 7 12AA 201,202,3700

CS 2004 015

FILED
APR 5 2004
Robert Jones
DEPUTY