

22
23
27
26

FOUND THE SECTION CORNER OF RECORD IN THE MONUMENT CASE



SCALE: 1"=30 FEET
0 15 30 60

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PROPERTY BOUNDARY OF TAX LOT 1100.

THE NORTH LINE OF FOLTS SHOWS A PLAT DISTANCE OF 1012.9 FEET FROM THE NORTHEAST CORNER OF FOLTS TO THE NORTHWEST CORNER OF THE SUBDIVISION AND A TIE DISTANCE OF 70.5 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SECTION FOR A TOTAL DISTANCE OF 1083.4 FEET. WE MEASURED A TOTAL DISTANCE OF 1093.44 FEET. THE DIFFERENCE IN DISTANCE BEING A HIATUS OF 10.04 FEET. THE SUBDIVISION WAS ONLY PLATTED TO THE WEST RIGHT OF WAY OF THE COUNTY ROAD AND IN ALL PROBABILITY THE 70.5 FEET WAS A SCRIVENER'S ERROR AND SHOULD HAVE BEEN 80.5 FEET. I THEREFORE WENT ALONG WITH THE OTHER SURVEYS OF RECORD AND MEASURED FROM THE NORTHEAST CORNER OF FOLTS AS SHOWN ON THE FACE OF THE PLAT.

SEE FACE OF PLAT FOR FURTHER DETAILS.

LOCATION OF SURVEY:

LOT 13 AND THE NORTH 30 FEET OF LOT 12 OF FOLTS SUBDIVISION OF ODELL, LOCATED IN SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roy O. Gaylord
OREGON
JULY 13, 1979
ROY O. GAYLORD
1815

Expires: June, 2005

NO.	BEARING	DISTANCE
L1	S 16°15'35" E	10.87

S 00°26'42" W
1314.96

N 00°26'42" E
1314.96

N 89°00'37" W
81.39
NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26.

ODELL HIGHWAY

5/8" IRON ROD FOUND, LS 1028

1/2" IRON ROD FOUND

S 18°23'34" E
69.56

Δ = 2°34'34"
C1 R = 331.56
L = 14.91

L3 S 15°50'57" E 14.91

THIS RIGHT OF WAY IS BASED ON THE REALIGNED OREGON STATE HIGHWAY #282. THE MAP 5F-0808 AND IS DATED MARCH, 1942.

"EWE & I ADDITION-PHASE 1"

EXISTING 6' TALL PRIVACY FENCE

THE ORIGINAL PLAT LOT DISTANCE WAS 238.2' TO THE RIGHT OF WAY OF THE OLD EXISTING COUNTY ROAD AND THEN 70.5 FEET ON WEST TO THE 1/16 CORNER. WE MEASURED 81.39 FEET WEST TO THE 1/16 CORNER FROM THE EXISTING HIGHWAY EASTERLY RIGHT OF WAY.

20.0' EXISTING GARAGE
20.0'

S 89°03'23" E 237.36

EXISTING 5' TALL CHAIN LINK FENCE

S 89°03'23" E 473.49

1 1/2" IRON PIPE FOUND WITH A LS 1028, 5/8" IRON ROD SET IN THE MIDDLE POINT OF BEGINNING FOR "EWE & I ADDITION-PHASE 1".

THE NORTH - SOUTH LOT LINE IS SHOWN ON THE FOLTS SUBDIVISION PLAT AS BEING NORMAL TO THE NORTH LINE OF THE SUBDIVISION. PLEASE REFER TO THE C.S. #7203 FOR CONFORMATION OF THE DIRECTION. AN UNRECORDED PIPE WAS FOUND AT OR NEAR THE OLD NORTH RIGHT OF WAY LINE OF MUD ALLEY DRIVE DID NOT AGREE WITH OUR RIGHT ANGLE SOLUTION. WE DID NOT USE THE PIPE BUT DO SHOW A LOCATION TIE FOR REFERENCE PURPOSES.

N 00°57'59" E 80.00 (80.0')

S 00°57'59" W 115.50

S 89°03'23" E 236.13

N 89°02'01" W 774.70 (774.7')

5/8" IRON ROD FOUND, LS 1815. THIS CORNER WAS SET TO PERPETUATE THE NORTHEAST CORNER OF FOLTS SUBDIVISION AS MONUMENTED BY NORM NEWTON IN 1972 AND AS FOUND BY PLS 1971 IN JUNE, 1992.

HELD THE PLAT DISTANCE FROM THE NORTHEAST CORNER OF FOLTS SUBDIVISION.

BASIS OF BEARING:
N.A.D. 1983, OREGON NORTH, GRID BEARINGS

REFERENCES:
HOOD RIVER COUNTY WARRANTY DEED #20031973.
HOOD RIVER COUNTY SURVEY #97016.
HOOD RIVER COUNTY SURVEY #7203.
PLAT OF FOLTS SUBDIVISION OF ODELL.
HOOD RIVER COUNTY PARTITION PLAT #9210.
HOOD RIVER COUNTY PARTITION PLAT #9622.
OSHD DRAWING #6B-26-20, DATED 1948.
HOOD RIVER COUNTY DRAWING #5F-0808, DATED MARCH 1942.

LEGEND:
● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
○ FOUND MONUMENT OF RECORD AS NOTED.
■ CALCULATED, NOT FOUND OR SET
() DEED OR PLAT CALL

1 1/4" IRON PIPE FOUND & NOT OF RECORD
L2 S 89°02'01" E 9.29

PROPERTY BOUNDARY SURVEY
for
ALLEN & ALETHIA LARSEN

FILED

SEP 22 2004
Rachel Folts
COUNTY SURVEYOR
DEPUTY

TERRA SURVEYING

DATE: JULY, 2003
SCALE: 1" = 30'
PROJECT: 203046
TAX ASSESSORS MAP: 2N-10-26BC
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

Rec'd 9-16-09 1515

CS 2004 061