

TERRA SURVEYING

BOUNDARY LINE ADJUSTMENT SURVEY
for
THE PORT OF HOOD RIVER

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2014 007

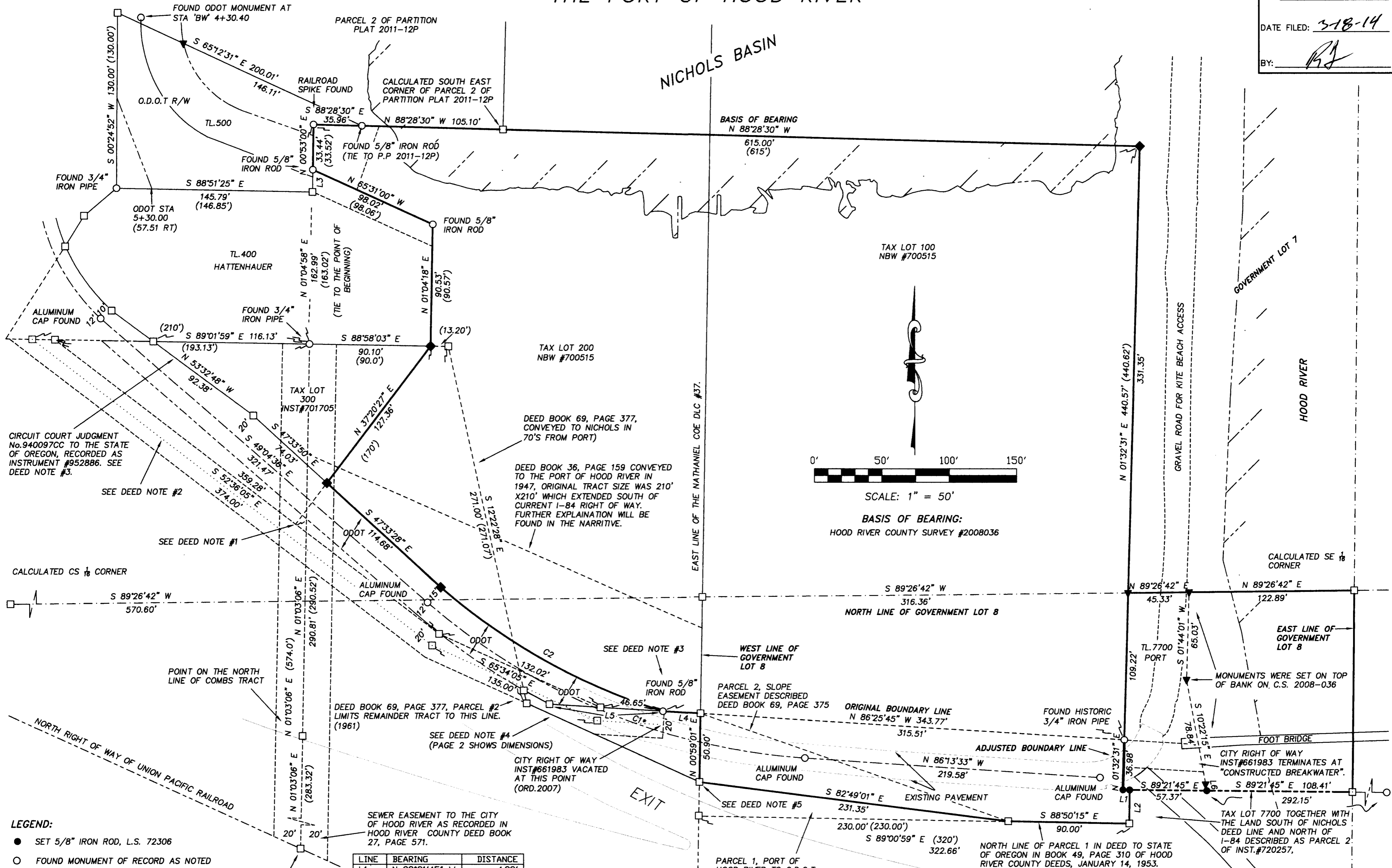
DATE FILED: 3-18-14

BY: [Signature]

AREA TABLE:

TAX LOT	EXISTING AREA	ADJUSTED AREA
100/200	5.29 ACRES, ±	5.72 ACRES, ±
7700	1.01 ACRES, ±	0.58 ACRES, ±

NOTE: I CHOOSE TO SHOW THE COMBINED
ACREAGE OF BOTH TAX LOTS 200 AND 100
BECAUSE THEY ARE DESCRIBED AND
CONVEYED AS ONE PROPERTY.



CIRCUIT COURT JUDGMENT
No. 940097CC TO THE STATE
OF OREGON, RECORDED AS
INSTRUMENT #952886. SEE
DEED NOTE #3.

SEE DEED NOTE #2

SEE DEED NOTE #1

CALCULATED CS 1/8 CORNER

S 89°26'42" W 570.60'

POINT ON THE NORTH
LINE OF COMBS TRACT

NORTH RIGHT OF WAY OF UNION PACIFIC RAILROAD

LEGEND:

- SET 5/8" IRON ROD, L.S. 72306
- FOUND MONUMENT OF RECORD AS NOTED
- ▼ FOUND 5/8" IRON ROD, L.S. 72306
- ◆ FOUND 5/8" IRON ROD, L.S. 60051
- NBW NICHOLS BOAT WORKS
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

LINE	BEARING	DISTANCE
L1	N 89°21'45" W	4.98'
L2	N 00°32'25" E	25.00'
L3	N 00°53'02" E	16.56'
L4	N 86°25'45" W	28.27'
L5	N 86°25'45" W	84.78'
L6	S 10°22'15" E	4.81'
L7	N 12°26'07" W	9.88'
L8	S 61°46'50" E	21.68'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1*	477.47'	309.55'	S 67°38'09" E	304.15'	37°08'43"
C2	462.47'	190.76'	N 60°53'40" W	189.41'	23°37'58"

*THE CURVE DATA IS FOR THE CURVE BETWEEN ODOT ALUMINUM MONUMENTS ON ACCESS ROAD.



SCALE: 1" = 50'

BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY #2008036

1-84
(THE RIGHT OF WAY WIDTH IN THIS AREA IS VARIABLE)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2015

TERRA SURVEYING
DATE MONUMENTED: FEBRUARY 20 2014
SCALE: 1" = 50'
PROJECT: 12108BLA
ASSESSORS MAP: 3N-10E-25DB
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531

RECEIVED MAR 17 2014

CS 2014 007-1

BOUNDARY LINE ADJUSTMENT SURVEY
for
THE PORT OF HOOD RIVER

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2014 007

DATE FILED: 3-18-14

BY: RJ

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN TAX LOTS 100 AND 7700 OF ASSESSORS MAP 3N-10E-25DB. HISTORICALLY, THIS PROPERTY WAS DESCRIBED WITH A DIFFERENT CONFIGURATION HOLDING THE NATHANIEL COE DLC #37 AS A BOUNDARY. THIS DLC BOUNDARY HAS GIVEN RISE TO TAX LOT 200 (3N-10E-25DB) TO THE WEST OF THIS DLC LINE. IN 1970, THIS PROPERTY WAS PURCHASED BY NICHOLS BOAT WORKS COMPANY USING ONE PROPERTY DESCRIPTION. WITH THIS SAID I AM CHOOSING TO SHOW DEED #700515 IN BOLD AS ONE TRACT OF LAND DESCRIBED BY ONE CONVEYING DOCUMENT. THE DLC LINE IS AN IMPORTANT HISTORICAL LINE, BUT NOT ONE WHICH BOUNDS SEPARATE OWNERS. AS ONE OF THE FINAL STEPS MY CLIENT INTENDS TO CANCEL AND COMBINE A PORTION OF TAX LOT 7700 WITH TAX LOT 100 (03N-10E-25DB). I HAVE PROVIDED A SHORT RECAP OF THE HISTORY OF THE TRACTS BEING ADJUSTED BELOW.

TAX LOT 7700

IN 1953 HOOD RIVER COUNTY CONVEYED TO THE PORT OF HOOD RIVER A TRACT DESCRIBED AS PARCEL 2 OF BOOK 50, PAGE 306. THE BOUNDARY OF PARCEL 2 IS DESCRIBED AS ALL OF GOVERNMENT LOT 8 NORTH OF THE HIGHWAY. SUBSEQUENTLY THE NICHOLS PROPERTY AS DESCRIBED IN DEED #700515 WAS CONVEYED TO NICHOLS BOAT WORKS COMPANY FROM THE PORT OF HOOD RIVER. PARCEL 2 AS DESCRIBED WOULD INCLUDE THE LAND IN GOVERNMENT LOT 8 WITHIN THE HOOD RIVER. THE BOUNDARIES OF GOVERNMENT LOT 8 ARE LABELED ON THIS SURVEY.

THE NORTH RIGHT OF WAY OF I-84 WAS CONVEYED TO THE STATE OF OREGON FROM HOOD RIVER COUNTY ON HOOD RIVER DEED BOOK 49, PAGE 310 ON JANUARY 14TH 1953. THE DEED IS WAS WRITTEN FROM THE SAME POINT ON THE NORTH RIGHT OF WAY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY SIMILAR TO OTHER DEEDS IN THIS AREA.

TAX LOT 100 AND 200

PREVIOUSLY OWNED BY THE PORT OF HOOD RIVER, TAX LOT 100 AND 200 WERE CONVEYED TO NICHOLS BOAT WORKS COMPANY AS ONE PARCEL ON DEED #700515.

I DISCOVERED A REMAINING TRACT OF LAND IN THE PORT OWNERSHIP LOCATED WEST OF THE DLC LINE, NORTH OF THE I-84 RIGHT OF WAY AND SOUTH OF THE NBW PROPERTY AS DETAILED ON PAGE 2 OF THIS SURVEY. THIS TRACT OF LAND WAS ACQUIRED BY THE PORT OF HOOD RIVER IN 1947 FROM HOWARD AND EMMA DOLPH. IN THE 1970 THE PORT SOLD A LARGE TRACT TO THE NICHOLS BOAT WORKS COMPANY VIA INST#700515 AND THE STATE ACQUIRED RIGHT OF WAY TO THE LAND TO THE SOUTH VIA DEED BOOK 51, PAGE 109. AFTER I DISCOVERED THIS REMAINDER TRACT I FELT IT WAS IMPORTANT TO SHOW ON THIS SURVEY TO AVOID FUTURE CONFUSION AND TO HAVE THIS TRACT ENTERED INTO THE COUNTY TAX ROLL.

MONUMENTS HAVE BEEN SET ON THE ADJUSTED LINE AS SHOWN.

DEED NOTES:

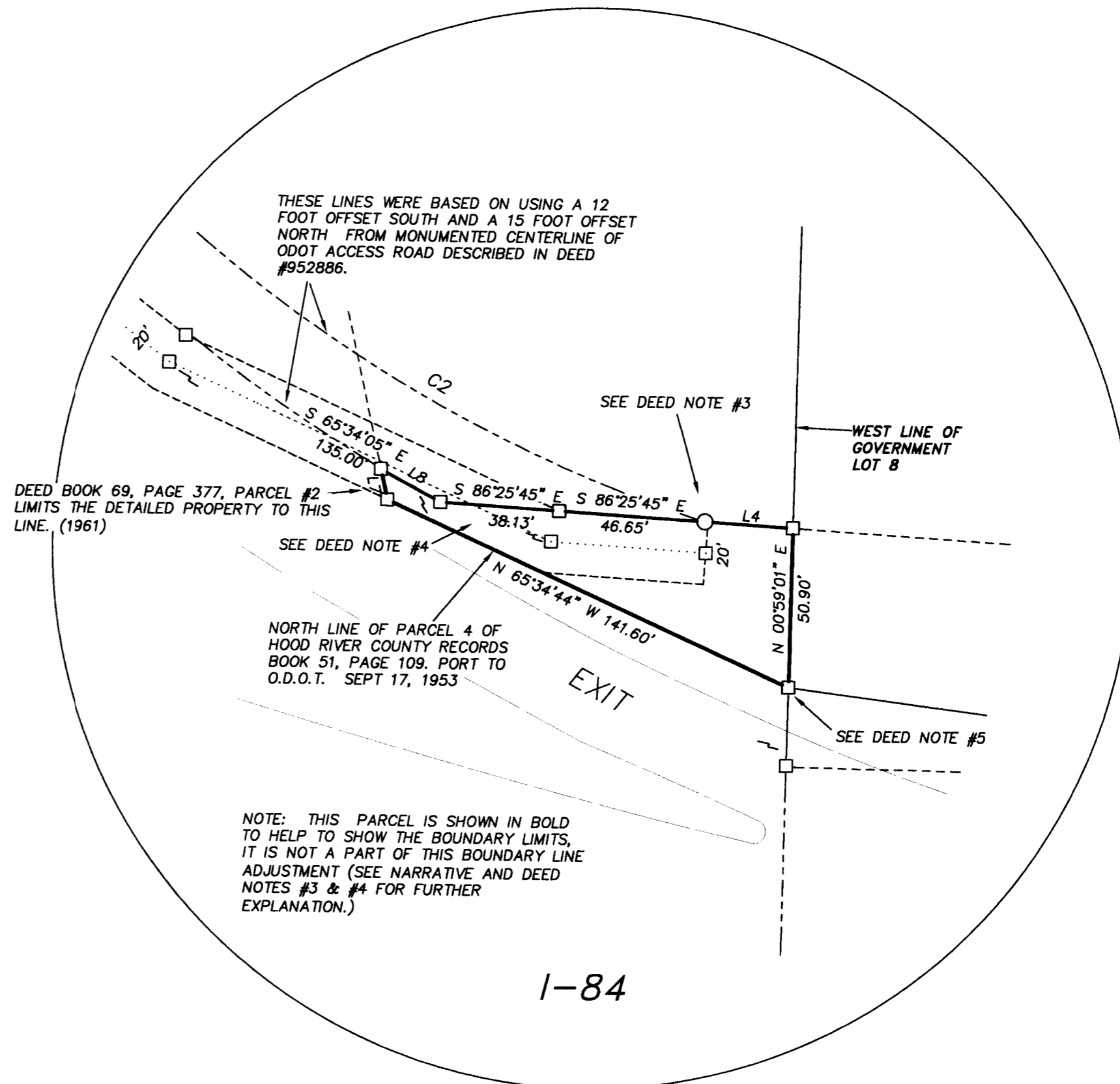
- 1) DEED #701705 TIES THE NORTH RIGHT OF WAY OF 20 FOOT DEDICATED ROAD INST#661983 WITH A "170 FOOT, MORE OR LESS" CALL.
- 2) DEED #661983 WAS RETRACED BY HOLDING FOUND MONUMENTS RECOVERED FROM DEED #700515. THE SOUTH LINE OF SAID DEED IS COINCIDENT WITH THE NORTH LINE OF 20 FOOT DEDICATION. THESE DIMENSIONS MORE OR LESS FIT WITH OTHER DEED CALLS AND MAPS DEPICTING THE 2ND INTERSECTION BEFORE IT WAS REDESIGNED.
- 3) INSTRUMENT #952886 WAS A COURT JUDGMENT TO ACQUIRE THIS STRIP OF LAND. THIS ACQUISITION IS LIMITED TO DEED #701705 CREATING A TRACT OF LAND IN PORT OWNERSHIP SOUTH OF EASTERN MOST POINT OF INST#952886, SAID POINT IS MONUMENTED BY IRON ROD.
- 4) THIS TRACT OF LAND IS THE REMAINDER OF DEED BOOK 36, PAGE 159 (PARCEL 1) DEEDED TO THE PORT OF HOOD RIVER FROM HOWARD AND EMMA DOLPH IN 1947. SINCE THE TIME OF CONVEYANCE, THE LAND TO THE NORTH HAS BEEN CONVEYED TO NICHOLS BOAT WORKS AND THE LAND TO THE SOUTH HAS BEEN CONVEYED TO THE STATE OF OREGON WITH DEED BOOK 51, PAGE 109. THIS REMAINDER TRACT CONTAINS APPROXIMATELY 3,415 SQ.FT.
- 5) DEED BOOK 69, PAGE 375 PARCEL 1 DESCRIBES A SMALL TRIANGLE CONVEYED TO THE STATE FROM THE PORT. THE DESCRIPTION TIED TO THE "EASTERLY NORTHEAST CORNER" OF PARCEL 4 OF DEED BOOK 51, PAGE 109, WHICH IS DERIVED FROM THE 1ST STREET EXTENSION.

SURVEY REFERENCES:

- HOOD RIVER COUNTY SURVEY #0978
- HOOD RIVER COUNTY SURVEY #99036
- HOOD RIVER COUNTY SURVEY #2001006
- HOOD RIVER COUNTY SURVEY #2005058
- HOOD RIVER COUNTY SURVEY #2008036
- ODOT RIGHT OF WAY 6B-24-4

DEED REFERENCES:

- HOOD RIVER COUNTY DEED BOOK 51, PAGE 109
- HOOD RIVER COUNTY DEED BOOK 69, PAGE 375
- HOOD RIVER COUNTY DEED BOOK 49, PAGE 310
- HOOD RIVER COUNTY DEED BOOK 50, PAGE 306
- HOOD RIVER COUNTY DEED BOOK 36, PAGE 159
- HOOD RIVER COUNTY DEED BOOK 69, PAGE 377
- HOOD RIVER COUNTY DEED BOOK 55, PAGE 320
- HOOD RIVER COUNTY DEED #661983
- HOOD RIVER COUNTY DEED #700515
- HOOD RIVER COUNTY DEED #701705
- HOOD RIVER COUNTY DEED #720257
- HOOD RIVER COUNTY DEED #952886
- CITY OF HOOD RIVER ORD.2007



NOTE: THIS PARCEL IS SHOWN IN BOLD TO HELP TO SHOW THE BOUNDARY LIMITS, IT IS NOT A PART OF THIS BOUNDARY LINE ADJUSTMENT (SEE NARRATIVE AND DEED NOTES #3 & #4 FOR FURTHER EXPLANATION.)

NOT TO SCALE
DETAIL OF REMAINDER OF DEED BOOK 36, PAGE 159.
(DEEDED TO THE PORT OF HOOD RIVER, SEE DEED NOTE #4)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
ERIK M. CARLSON
72306
Expires: December, 2015

TERRA SURVEYING

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