

TERRA SURVEYING

ROB AND SHARON GUIDERA

LOCATION OF SURVEY

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.



SCALE: 1" = 40'

HOOD RIVER COUNTY SURVEYOR'S OFFICE

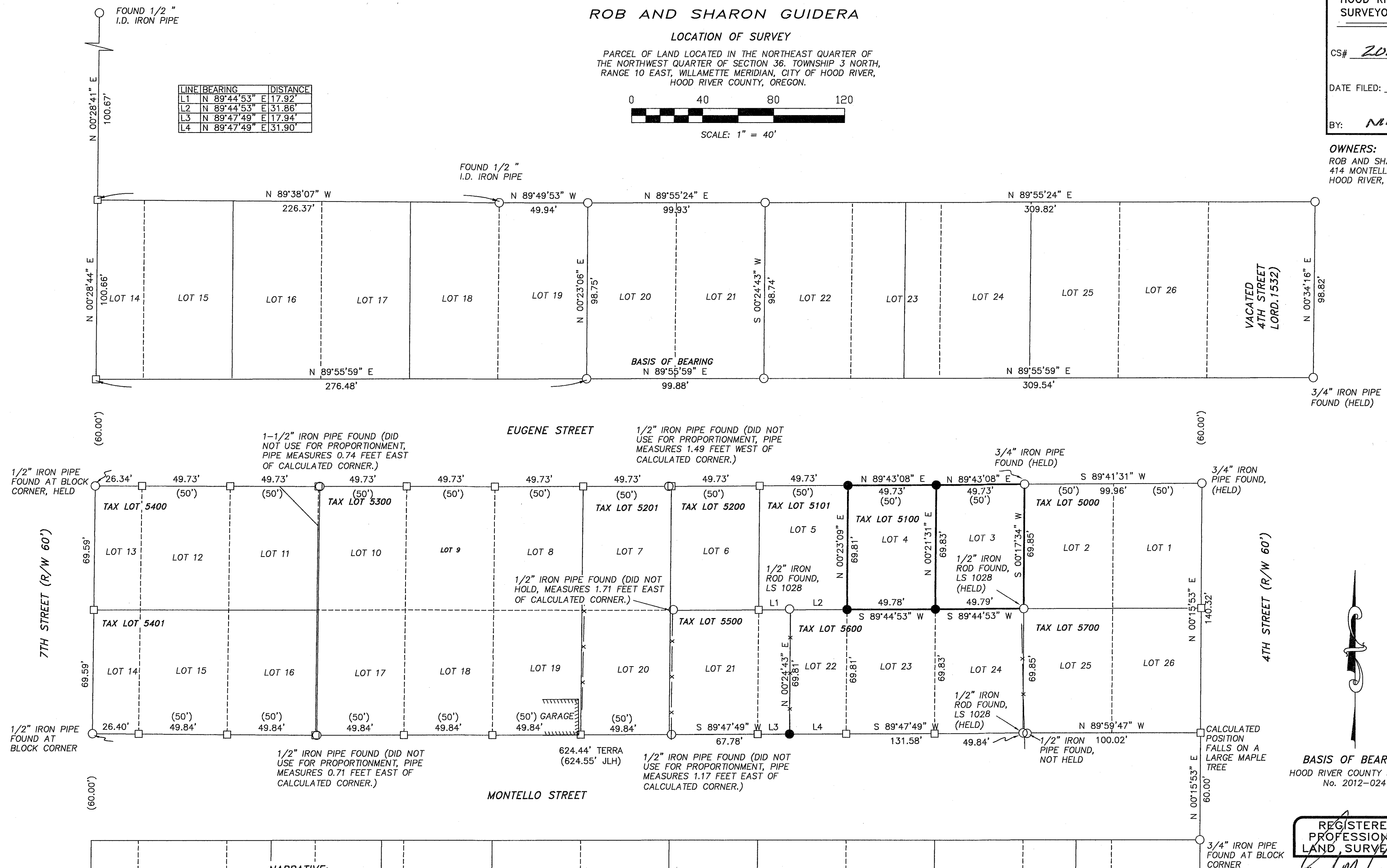
CS# 2015034

DATE FILED: 08/07/15

BY: NMD

OWNERS:  
ROB AND SHARON GUIDERA  
414 MONTELLO AVE.  
HOOD RIVER, OREGON 97031

LINE	BEARING	DISTANCE
L1	N 89°44'53" E	17.92'
L2	N 89°44'53" E	31.86'
L3	N 89°47'49" E	17.94'
L4	N 89°47'49" E	31.90'



BASIS OF BEARING:  
HOOD RIVER COUNTY SURVEY  
No. 2012-024

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON  
December 30, 2005  
72306

Expires: December, 2015

TERRA SURVEYING

DATE MONUMENTED: JULY 1, 2015  
SCALE: 1" = 40'  
PROJECT: 15099BOUND  
ASSESSORS MAP: 3N-10E-36BA  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terralandsurveying.com

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PROPERTY BOUNDARIES OF LOTS 3 AND 4 OF BLOCK 30 OF PLATTED HOOD RIVER PROPER. THIS SURVEY PRESENTED SOME UNIQUE CHALLENGES IN DETERMINING THE BOUNDARY LINES. THE ORIGINAL PLAT WAS CREATED IN 1890, THIS PLAT WAS FOUND TO BE IN ERROR ON THE WEST LINE BASED ON A SURVEY CONDUCTED BY JOHN LELAND HENDERSON IN 1904. THE PROBLEM THAT JOHN UNCOVERED WAS RELATED TO THE WEST LINE OF THE BLOCK AS IT FELL INTO THE COE DLC #37 LINE. THE PLAT BOUNDARIES ARE LIMITED BY THIS LINE. THE RESULT WAS THE BLOCK WAS SHORTENED BY ROUGHLY 2 FEET CREATING A SHIFT IN THE LOT LINES FROM THE PRORATION FROM THE EAST, PLACING THE MAJORITY OF THE ERROR INTO LOTS 13 AND 14. IN 1985 DANNY CRON CONDUCTED A SURVEY USING THIS PRORATION FOR LOTS 22, 23, 24 OF SAID BLOCK 30 AND SET 1/2" IRON RODS, OF WHICH THREE OF THE FOUR WERE RECOVERED. CRON REJECTED SOME 1/2" IRON PIPES AND ACCEPTED SOME OTHERS AS SHOWN ON COUNTY SURVEY No. 85044. DURING MY SURVEY I AM CONFRONTED WITH THE SAME ISSUES AND HOPE TO COME TO AN AMICABLE SOLUTION USING BOTH EVIDENCE FROM MONUMENTATION AND EXISTING OCCUPATION LINES. THE DIFFICULTY LIES IN THAT WE ARE NOT FINDING ANY REAL CONSISTENCY WITH THE IRON PIPES. IN REVIEWING CRONS WORK, IT IS NOT SHOWN HOW HIS RESOLUTION AFFECTS OTHER LOT LINE IN THE BLOCK AS SOME LAND OWNERS HAVE RELIED ON MONUMENTS REJECTED BY CRON. I ACCEPTED THE TWO EASTERN MONUMENTS CRON SET AS THEY MEASURE WELL TO THE EAST AND FALL AT THE NORTH/SOUTH MID-POINT OF THE BLOCK. I DID NOT ACCEPT THE IRON ROD FOUND AT THE NORTHWEST CORNER OF TAX LOT 5600, IT FALLS NORTH 54°13'39" WEST, 0.64 FEET FROM MY CALCULATED POSITION, THIS IRON ROD LANDS NORTH OF THE LOT MID-POINT BY APPROXIMATELY A 1/2 FOOT. THE IMPROVEMENTS ARE A FEW FENCES AND ONE VERY OLD SHED BUILDING LOCATED ON LOT 19. THIS OLD BUILDING HELPED TO SWAY MY OPINION TO PROPORTION THE ENTIRE BLOCK RATHER THAN PLACING ALL THE ERROR INTO LOTS 13 AND 14 WOULD PUT THE LOT LINE INTO THIS BUILDING. I AM HOLDING THE MONUMENTS HE SET ON THE EAST LINE AND PROPORTIONING TO THE WEST SHARING THE SHORTAGE THROUGHOUT. THE SOLUTION I HAVE COME UP WITH IS TO SHARE THE DEFICIENCY THROUGHOUT THE BLOCK BY PROPORTIONING BETWEEN JOHN LELAND'S HENDERSON'S RE-SET BLOCK CORNERS AND HISTORICAL MONUMENTS. THIS METHOD IS INTENDED TO KEEP HARMONY WITHIN THE BLOCK WITH THE INTENT WAS TO HAVE NEIGHBORS ACQUIESCE TO THE THIS PROPORTIONED BREAKDOWN TO AVOID FUTURE CONFUSION. TO REITERATE WHAT DANNY CRON (C.S.85044) EXPLAINED IN HIS CLOSING STATEMENT, SOME OF THE REJECTED MONUMENTS I FOUND MAY HOLD AS POSSESSION CORNERS WHICH WOULD BE UP TO THE COURT TO DETERMINE.

SEE FACE OF THE SURVEY FOR SPECIFIC NOTES.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL

REFERENCES:

- HOOD RIVER COUNTY SURVEY #0809
- HOOD RIVER COUNTY SURVEY #79097
- HOOD RIVER COUNTY SURVEY #85044
- HOOD RIVER COUNTY SURVEY #2005-080
- HOOD RIVER COUNTY SURVEY #2005-108
- HOOD RIVER COUNTY SURVEY #2012-024
- HOOD RIVER COUNTY PLAT OF HOOD RIVER PROPER 1890

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