

TERRA SURVEYING

PROPERTY LINE ADJUSTMENT SURVEY
for
STEUBEN AND OAK, LLC.

TAX LOTS 4000 & 2400 (3N-10E-27D AND 27DD)

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3
NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2016 047

DATE FILED: 8/11/16

BY: [Signature]



BASIS OF BEARING
COUNTY SURVEY No. 2004-009
BASED ON NAD83, STATE PLANE COORDINATES, OREGON NORTH
ANGLE ADJUSTMENT 0'13"00"



SCALE: 1" = 60'

OLD COLUMBIA RIVER HIGHWAY (VARIABLE WIDTH R/W)

FOUND AND HELD FOR STATE RIGHT OF WAY
A 1/2" IRON ROD WITH CAP L.S. 1028. THIS
MONUMENT MEASURES N 58°02'37" W A
DISTANCE OF 1.03 FEET FROM A 1" PIPE.

FOUND 5/8" IRON
ROD, HELD POSITION
FOR THE SOUTH
1/16TH CORNER.

2"X2" BOLT FOUND, HELD
AS NORTHEAST CORNER
OF ORCUTT DEED. PAGE
33, PAGE 571.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY
BETWEEN TAX LOTS 4000 AND 2400. THIS IS THE SECOND OF 2 PROPERTY
LINE ADJUSTMENTS. IN THE FIELD I RESOLVED THE BOUNDARIES BY
RECOVERING THE DEED CORNERS OF TAX LOT 2400, WHICH COMMENCES AT A
BRASS CAP MONUMENTING THE SOUTHEAST CORNER OF SECTION 27 AND TIES
INTO MONUMENTS FOUND ON THE EAST SIDE OF THIS ADJUSTMENT FROM THE
SUBDIVIDING OF CREEKSIDE PHASE 1 AND THE FRESH MONUMENTS FOUND FROM
THE PREVIOUS ADJUSTMENT, WHICH USED THE CONTROLLING 1/2" IRON RODS
FROM C.S. 89036 AND C.S. 82011. THE WEST LINE WAS HELD BY A 5/8" IRON
ROD WHICH WAS ORIGINALLY SET ON C.S. 2004-009, BEING THE BASIS OF
BEARING.

SEE FACE OF SURVEY FOR SPECIFIC BOUNDARY DETAILS.

LOT 39	LOT 10
LOT 38	LOT 11
LOT 37	LOT 12
LOT 36	LOT 13
LOT 35	TAX LOT 800 JD & AC PROPERTIES, LLC
LOT 34	LOT 15
LOT 33	LOT 16
LOT 32	LOT 17
LOT 31	LOT 18
LOT 30	LOT 19
LOT 29	LOT 20
LOT 28	LOT 21

MT. ADAMS AVE. (VARIABLE WIDTH R/W)

BASIS OF BEARING
(N 00°33'05" E)

TAX LOT 1800	LOT 48	LOT 1
	LOT 47	TAX LOT 1900
	LOT 46	LOT 3
	LOT 45	LOT 4
	LOT 44	LOT 5
	LOT 43	LOT 6
	LOT 42	ERWIN & WATSON ADDITION
	LOT 41	TAX LOT 2000
	LOT 40	LOT 9
	LOT 39	LOT 10
	LOT 38	LOT 11
	LOT 37	LOT 12
	LOT 36	LOT 13
	LOT 35	LOT 14
	LOT 34	LOT 15
	LOT 33	LOT 16
	LOT 32	TAX LOT 2100
	LOT 31	LOT 18
	LOT 30	LOT 19
	LOT 29	LOT 20

WINE COUNTRY AVENUE
(VARIABLE WIDTH R/W)

FOUND 1/2" IRON
ROD, C.S. 82011

FOUND 5/8" IRON ROD,
C.S. 2004-009

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LEGEND:

- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP, L.S. 72306 (SET 5/25/16)
- FOUND MONUMENT OF RECORD, DETAILS NOTED ON FACE OF SURVEY.
- ⊙ FOUND 5/8" IRON ROD WITH RED CAP, LS 72306, SET ON C.S. 2008-021
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AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
4000	2.71 ACRES., ±	4.33 ACRES., ±
2400	2.30 ACRES., ±	0.68 ACRES., ±

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	780.00'	160.25'	N 83°14'38" W	159.97'	11°46'16.40"
C2	720.00'	147.92'	S 83°14'38" E	147.66'	11°46'16.40"

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