

PROPERTY LINE ADJUSTMENT SURVEY
for
CASCADE SLOPE, LLC.

TAX LOTS 1000 & 1001 (3N-10E-26CC)

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

TAX LOT 1600
WALMART

CS# 2016048

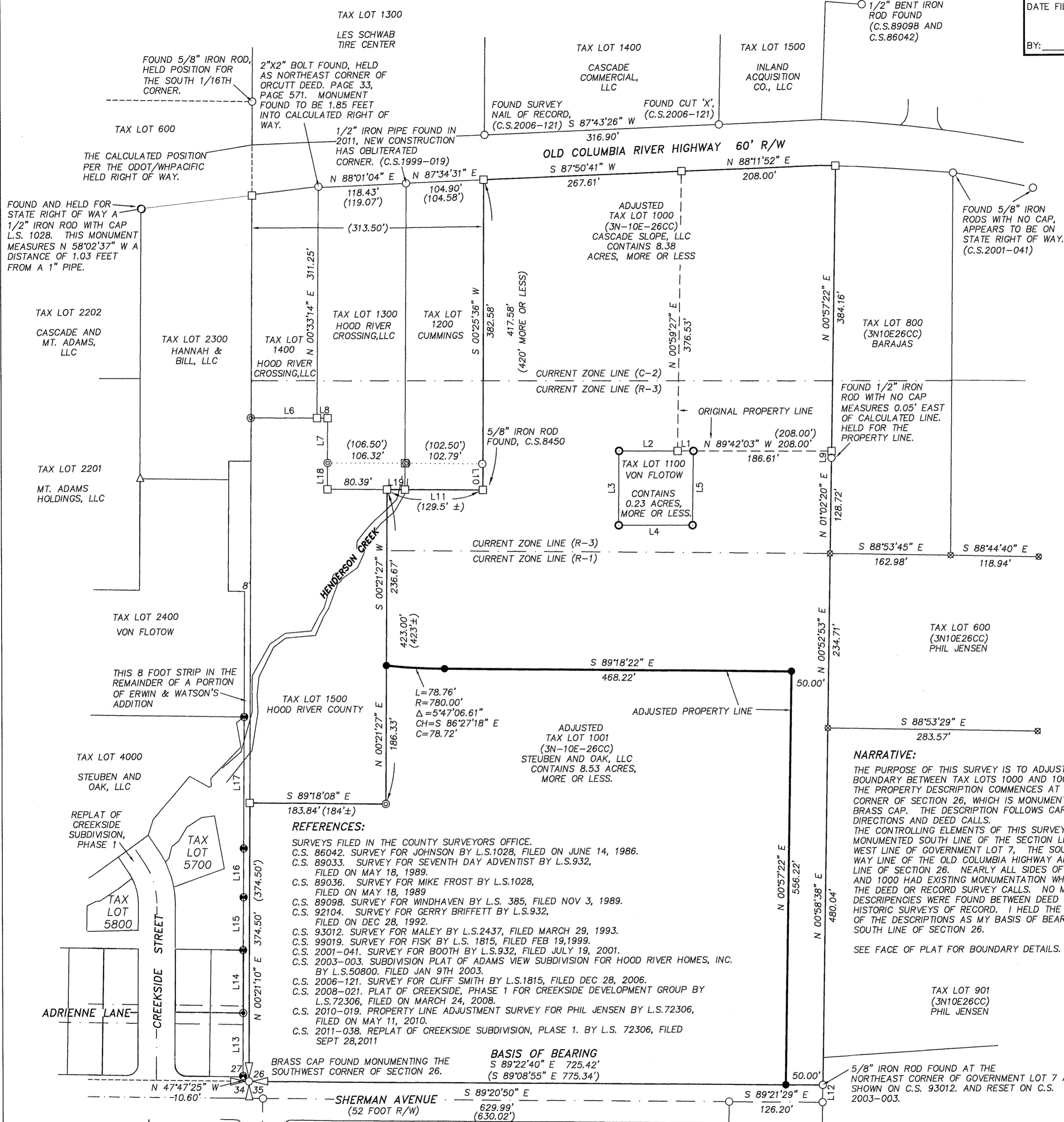
DATE FILED: 8/11/16

BY: BL

CS# 2016048

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.



REFERENCES:

- SURVEYS FILED IN THE COUNTY SURVEYORS OFFICE.
- C.S. 86042. SURVEY FOR JOHNSON BY L.S.1028, FILED ON JUNE 14, 1986.
- C.S. 89033. SURVEY FOR SEVENTH DAY ADVENTIST BY L.S.932, FILED ON MAY 18, 1989.
- C.S. 89036. SURVEY FOR MIKE FROST BY L.S.1028, FILED ON MAY 18, 1989.
- C.S. 89098. SURVEY FOR WINDHAVEN BY L.S. 385, FILED NOV 3, 1989.
- C.S. 92104. SURVEY FOR GERRY BRIFFETT BY L.S.932, FILED ON DEC 28, 1992.
- C.S. 93012. SURVEY FOR MALEY BY L.S.2437, FILED MARCH 29, 1993.
- C.S. 99019. SURVEY FOR FISK BY L.S. 1815, FILED FEB 19, 1999.
- C.S. 2001-041. SURVEY FOR BOOTH BY L.S.932, FILED JULY 19, 2001.
- C.S. 2003-003. SUBDIVISION PLAT OF ADAMS VIEW SUBDIVISION FOR HOOD RIVER HOMES, INC. BY L.S.50800. FILED JAN 9TH 2003.
- C.S. 2006-121. SURVEY FOR CLIFF SMITH BY L.S.1815, FILED DEC 28, 2006.
- C.S. 2008-021. PLAT OF CREEKSIDE, PHASE 1 FOR CREEKSIDE DEVELOPMENT GROUP BY L.S.72306, FILED ON MARCH 24, 2008.
- C.S. 2010-019. PROPERTY LINE ADJUSTMENT SURVEY FOR PHIL JENSEN BY L.S.72306, FILED ON MAY 11, 2010.
- C.S. 2011-038. REPLAT OF CREEKSIDE SUBDIVISION, PHASE 1. BY L.S. 72306, FILED SEPT 28, 2011

BASIS OF BEARING
S 89°22'40" E 725.42'
(S 89°08'55" E 775.34')

AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
1000	1.82 ACRES., ±	8.38 ACRES., ±
1001	15.10 ACRES., ±	8.53 ACRES., ±

LEGEND:

- SET 5/8" X 30" IRON ROD WITH 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
- ⊗ FOUND 5/8" IRON ROD WITH RED CAP, LS 72306, SET ON C.S. 2010-019
- ⊙ FOUND 5/8" IRON ROD WITH ALUMINUM CAP, LS 72306, SET ON C.S.2008-021
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932, SET ON C.S.92104
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932, SET ON C.S.89033
- ⊗ FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 50800, SET ON C.S.2003-003
- △ FOUND 1/2" IRON ROD WITH YELLOW CAP, LS 1028, SET ON C.S.89036
- CALCULATED, NOT FOUND OR SET
- () RECORD CALL

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN TAX LOTS 1000 AND 1001. THE PROPERTY DESCRIPTION COMMENCES AT THE SOUTHWEST CORNER OF SECTION 26, WHICH IS MONUMENTED BY A 3" BRASS CAP. THE DESCRIPTION FOLLOWS CARDINAL DIRECTIONS AND DEED CALLS. THE CONTROLLING ELEMENTS OF THIS SURVEY WERE THE MONUMENTED SOUTH LINE OF THE SECTION LINE AND THE WEST LINE OF GOVERNMENT LOT 7, THE SOUTH RIGHT OF WAY LINE OF THE OLD COLUMBIA HIGHWAY AND THE WEST LINE OF SECTION 26. NEARLY ALL SIDES OF TAX LOT 1001 AND 1000 HAD EXISTING MONUMENTATION WHICH MATCHED THE DEED OR RECORD SURVEY CALLS. NO MAJOR DISCREPANCIES WERE FOUND BETWEEN DEED DISTANCE AND HISTORIC SURVEYS OF RECORD. I HELD THE FIRST COURSE OF THE DESCRIPTIONS AS MY BASIS OF BEARING, BEING THE SOUTH LINE OF SECTION 26.

SEE FACE OF PLAT FOR BOUNDARY DETAILS.

TAX LOT 100
(3N10E35BB)
CHUCK BEARDSLEY
2800 EUGENE STREET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2017

TERRA SURVEYING

DATE: JULY 1, 2016
SCALE: 1" = 100'
PROJECT: 16017PLA
ASSESSORS MAP: 3N-10E-26CC
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

LINE	BEARING	DISTANCE
L1	N 89°42'03" W	21.39'
L2	S 89°42'03" E	79.08'
L3	N 00°24'42" E	100.07'
L4	N 89°43'55" W	99.78'
L5	S 00°48'14" W	100.02'
L6	S 89°37'28" E	103.89'
L7	S 00°10'19" W	60.24'
L8	S 89°05'22" E	14.41'
L9	N 00°36'01" E	9.13'
L10	N 00°54'17" W	35.00'
L11	N 89°26'37" W	129.63'
L12	N 00°56'33" E	23.32'
L13	N 00°17'01" E	85.00'
L14	N 00°07'08" E	84.57'
L15	N 00°37'55" E	70.92'
L16	N 00°21'10" E	65.67'
L17	N 00°21'10" E	176.89'
L18	N 00°35'45" E	35.30'
L19	S 89°26'37" E	24.29'

BASIS OF BEARING
ADAMS VIEW SUBDIVISION PLAT, PHASE FIVE.
(C.S.2003-003)

BASED ON NAD83, STATE PLANE COORDINATES, OREGON NORTH ANGLE ADJUSTMENT 0°13'45" TO MATCH C.S.2003-003



SCALE: 1" = 100'