

TERRA SURVEYING
PROPERTY LINE ADJUSTMENT SURVEY
for
WESTERN RIVERS CONSERVANCY

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2017 013

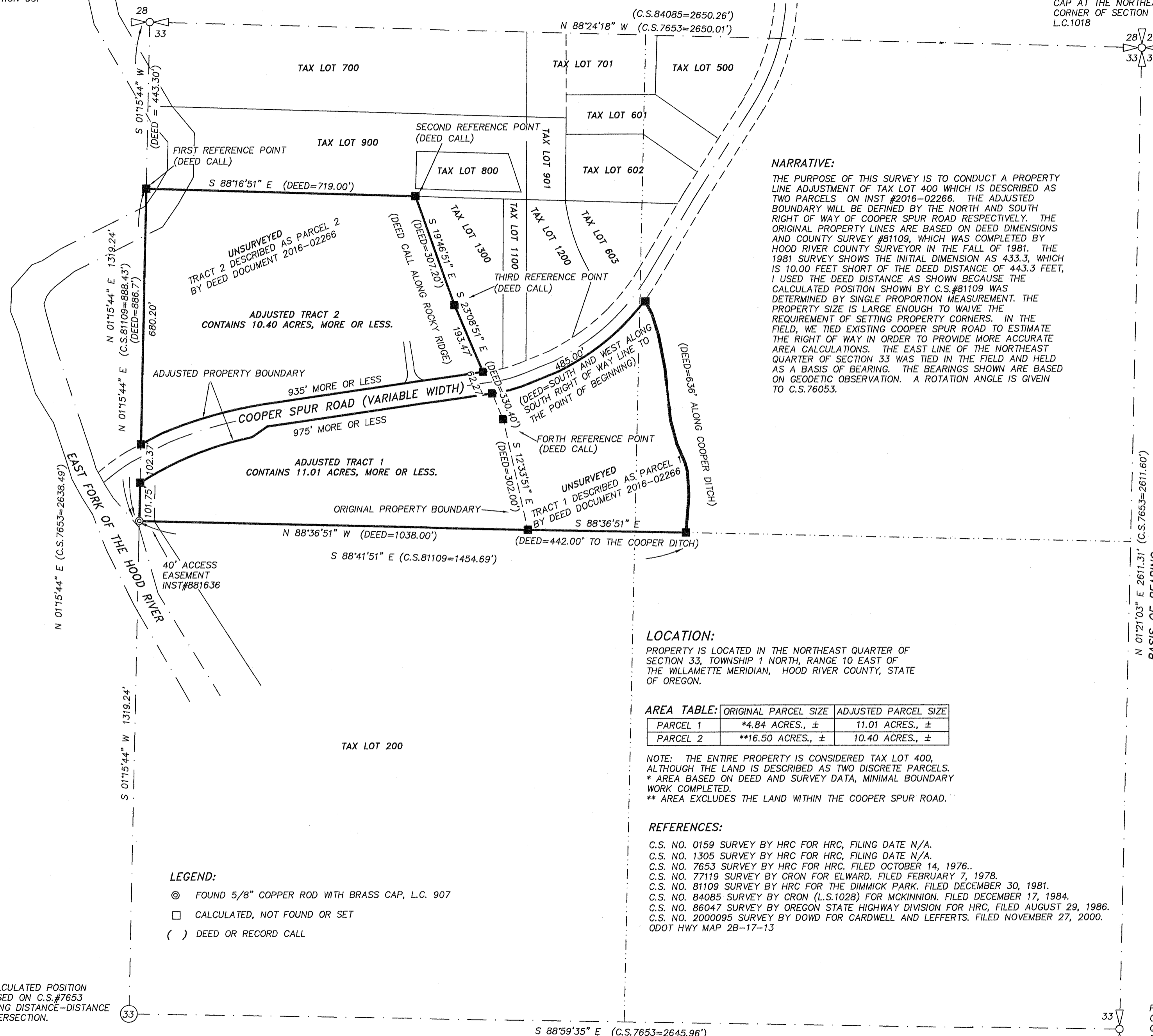
DATE FILED: 3/23/2017

BY: BL

OWNERS:
WESTERN RIVERS CONSERVANCY
71 S.W. OAK STREET, SUITE 100
PORTLAND, OREGON 97204

CALCULATED POSITION BASED ON
C.S.#7653, CRON FOUND A 1-1/2"
IRON PIPE AS PER C.S. # 77119
AT THE NORTH QUARTER OF
SECTION 33.

FOUND 3 1/2" BRASS
CAP AT THE NORTHEAST
CORNER OF SECTION 33.
L.C.1018



NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO CONDUCT A PROPERTY LINE ADJUSTMENT OF TAX LOT 400 WHICH IS DESCRIBED AS TWO PARCELS ON INST #2016-02266. THE ADJUSTED BOUNDARY WILL BE DEFINED BY THE NORTH AND SOUTH RIGHT OF WAY OF COOPER SPUR ROAD RESPECTIVELY. THE ORIGINAL PROPERTY LINES ARE BASED ON DEED DIMENSIONS AND COUNTY SURVEY #81109, WHICH WAS COMPLETED BY HOOD RIVER COUNTY SURVEYOR IN THE FALL OF 1981. THE 1981 SURVEY SHOWS THE INITIAL DIMENSION AS 433.3, WHICH IS 10.00 FEET SHORT OF THE DEED DISTANCE OF 443.3 FEET, I USED THE DEED DISTANCE AS SHOWN BECAUSE THE CALCULATED POSITION SHOWN BY C.S.#81109 WAS DETERMINED BY SINGLE PROPORTION MEASUREMENT. THE PROPERTY SIZE IS LARGE ENOUGH TO WAIVE THE REQUIREMENT OF SETTING PROPERTY CORNERS. IN THE FIELD, WE TIED EXISTING COOPER SPUR ROAD TO ESTIMATE THE RIGHT OF WAY IN ORDER TO PROVIDE MORE ACCURATE AREA CALCULATIONS. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33 WAS TIED IN THE FIELD AND HELD AS A BASIS OF BEARING. THE BEARINGS SHOWN ARE BASED ON GEODETIC OBSERVATION. A ROTATION ANGLE IS GIVEN TO C.S.76053.

BASIS OF BEARING:
BASIS OF BEARING OF THE SURVEY IS OREGON STATE PLANE, NORTH ZONE (3601), GRID BEARINGS & INTERNATIONAL FEET. (ROTATION FROM C.S.76053 IS 01°45'04")

0 200 400 600
SCALE: 1" = 200'

LOCATION:
PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON.

AREA TABLE:

PARCEL	ORIGINAL PARCEL SIZE	ADJUSTED PARCEL SIZE
PARCEL 1	*4.84 ACRES., ±	11.01 ACRES., ±
PARCEL 2	**16.50 ACRES., ±	10.40 ACRES., ±

NOTE: THE ENTIRE PROPERTY IS CONSIDERED TAX LOT 400, ALTHOUGH THE LAND IS DESCRIBED AS TWO DISCRETE PARCELS.
* AREA BASED ON DEED AND SURVEY DATA, MINIMAL BOUNDARY WORK COMPLETED.
** AREA EXCLUDES THE LAND WITHIN THE COOPER SPUR ROAD.

- REFERENCES:**
- C.S. NO. 0159 SURVEY BY HRC FOR HRC, FILING DATE N/A.
 - C.S. NO. 1305 SURVEY BY HRC FOR HRC, FILING DATE N/A.
 - C.S. NO. 7653 SURVEY BY HRC FOR HRC, FILED OCTOBER 14, 1976.
 - C.S. NO. 77119 SURVEY BY CRON FOR ELWARD, FILED FEBRUARY 7, 1978.
 - C.S. NO. 81109 SURVEY BY HRC FOR THE DIMMICK PARK, FILED DECEMBER 30, 1981.
 - C.S. NO. 84085 SURVEY BY CRON (L.S.1028) FOR MCKINNON, FILED DECEMBER 17, 1984.
 - C.S. NO. 86047 SURVEY BY OREGON STATE HIGHWAY DIVISION FOR HRC, FILED AUGUST 29, 1986.
 - C.S. NO. 2000095 SURVEY BY DOWD FOR CARDWELL AND LEFFERTS, FILED NOVEMBER 27, 2000.
 - ODOT HWY MAP 2B-17-13

- LEGEND:**
- ⊙ FOUND 5/8" COPPER ROD WITH BRASS CAP, L.C. 907
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR RECORD CALL

CALCULATED POSITION BASED ON C.S.#7653 USING DISTANCE-DISTANCE INTERSECTION.

FOUND 3 1/2" BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 33. L.C.1019

REGISTERED PROFESSIONAL LAND SURVEYOR
Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2017

TERRA SURVEYING
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HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
DATE: FEBRUARY 20, 2017
PROJECT: 16086PLA
SCALE: 1" = 200'
ASSESSORS MAP: 1N-10E-33 TL 400

CS# 2017 013