

PROPERTY LINE ADJUSTMENT

for
ROBERT & ELIZABETH THOMSEN
for
DOUGLAS AND LINDA MASSINGILL

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

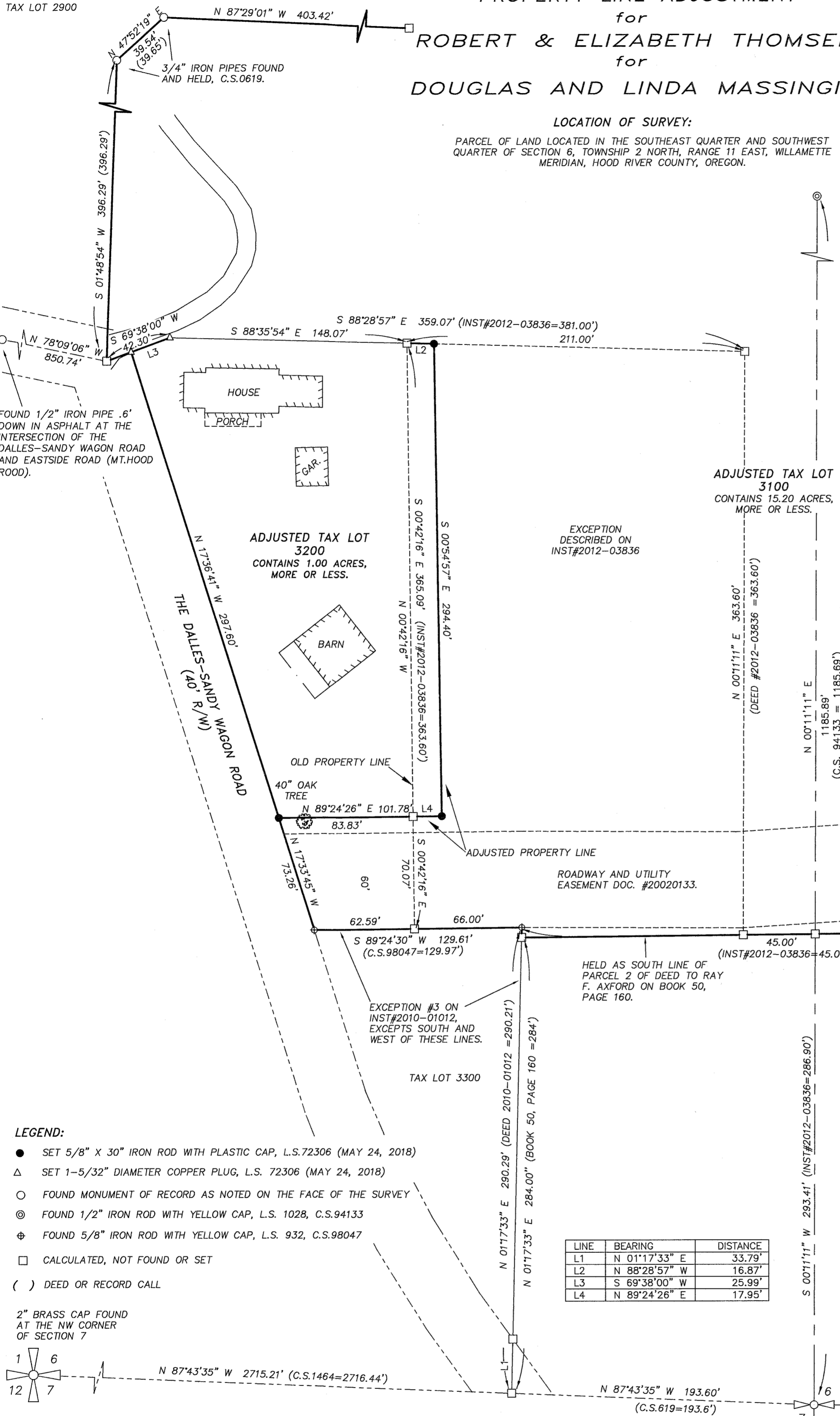
CS# 2018 032

DATE FILED: 6/7/2018

BY: *BC*

CS# 2018 032

TAX LOT 2900



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN TAX LOT 3200 AND TAX LOT 3100 TO ACCOMMODATE THE ENTRANCE TO THE PINE CREST DEVELOPMENT WHICH IS CURRENTLY WITHIN AN ACCESS EASEMENT ACROSS TAX LOT 3200. BOTH BOUNDARY DESCRIPTIONS COME FROM THE SOUTH QUARTER CORNER OF SECTION 6, WE VISITED THE SOUTH QUARTER CORNER AND APPEARS TO BE MISSING DUE TO A WATERLINE INSTALLATION, THEREFORE WE USED OUR PREVIOUSLY TIED LOCATION OF THE CORNER (2012). TAX LOT 3100 IS A LARGE TRACT OF LAND BEING 15.20 ACRES, MORE OR LESS, WHICH THE ENTIRE TAX LOT IS NOT SHOWN. THE DESCRIPTION IS A METES AND BOUNDS DESCRIPTION DEFINING THE OUTER BOUNDS OF THE TRACT WITH EXCEPTIONS OF THE LAND EAST AND SOUTH OF A LINE ENCLOSING TAX LOT 3300 AND AN EXCEPTION FOR TAX LOT 3200 WHICH IS DESCRIBED AS A LARGER TRACT WHICH EXCEPTS THE EAST 211 FOOT. THIS CONTROLS THE EAST LINE OF EXISTING TAX LOT 3200. THE LARGER TRACT DESCRIBES THE NORTH LINE OF TAX LOT 3200 BY A CALL WESTERLY A DISTANCE OF 381 FEET TO A POINT IN THE CENTERLINE OF THE DALLES-SANDY WAGON ROAD SAID POINT IS LOCATED 850.74 FEET EAST OF SAID INTERSECTION, WHERE WE RECOVERED A 1/2" IRON PIPE .6" DOWN IN ASPHALT. THIS POINT MEASURES VERY WELL WITH IRON RODS RECOVERED TO THE NORTH AS SHOWN.

THE BASIS OF BEARING IS THE WEST LINE OF TRACT 2 OF C.S.2012-030 AS FILED IN THE COUNTY SURVEYORS OFFICE, SAID LINE IS DEFINE BY 2 EXISTING 1/2" IRON RODS, L.S.1028 AS SHOWN.

ADJUSTED TAX LOT 3100
CONTAINS 15.20 ACRES,
MORE OR LESS.

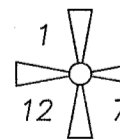
ADJUSTED TAX LOT 3200
CONTAINS 1.00 ACRES,
MORE OR LESS.

EXCEPTION DESCRIBED ON
INST#2012-03836

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, L.S.72306 (MAY 24, 2018)
- △ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (MAY 24, 2018)
- FOUND MONUMENT OF RECORD AS NOTED ON THE FACE OF THE SURVEY
- ⊙ FOUND 1/2" IRON ROD WITH YELLOW CAP, L.S. 1028, C.S.94133
- ⊕ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S. 932, C.S.98047
- CALCULATED, NOT FOUND OR SET
- () DEED OR RECORD CALL

2" BRASS CAP FOUND
AT THE NW CORNER
OF SECTION 7



LINE	BEARING	DISTANCE
L1	N 01°17'33" E	33.79'
L2	N 88°28'57" W	16.87'
L3	S 69°38'00" W	25.99'
L4	N 89°24'26" E	17.95'

AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
3100	*15.20 ACRES., ±	*15.20 ACRES., ±
3200	1.00 ACRES., ±	1.00 ACRES., ±

EASEMENTS OF RECORD:

HOOD RIVER COUNTY ROADWAY EASEMENT #2012-01011
EAST FORK IRRIGATION EASEMENT DOC. #961267.
CRYSTAL SPRINGS EASEMENT DOC. #963541.
ROADWAY AND UTILITY EASEMENT DOC. #20020133.

REFERENCES:

SURVEYS FILED IN HOOD RIVER COUNTY SURVEYORS OFFICE.
C.S. 1464, SURVEY OF WEST 1/2 SECTION 6 BY HRC, DATED AUGUST 7, 1968.
C.S. 1467, SURVEY BY FREY, DATED AUGUST 1965.
C.S. 0619, SURVEY FOR AXFORD BY HOBSON, DATE UNKNOWN.
C.S. 1994133, SURVEY FOR THOMSEN BY CRON, L.S.1028, FILED DEC 12, 1994.
C.S. 1998047, SURVEY FOR TREMBLY BY KLEIN, L.S.932, FILED AUGUST 3, 1998.
C.S. 2007125, PARTITION PLAT NO.2007-039P FOR THOMSEN BY TERRA, L.S.72306, FILED DEC 10, 2007.
C.S. 2012030, "PINE CREST PUD, PHASE 1" SUBDIVISION PLAT FOR B.B.K. HOLDINGS, LLC BY TERRA, L.S.72306, FILED JULY 9, 2012.
C.S. 2016062, "PINE CREST PUD, PHASE 2" SUBDIVISION PLAT FOR B.B.K. HOLDINGS, LLC BY TERRA, L.S.72306, FILED OCTOBER 5, 2016

3/4" IRON PIPE
FOUND, SET ON
C.S.1467

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2019

TERRA SURVEYING

DATE: APRIL 2, 2018
SCALE: 1" = 50'
PROJECT: 16035PLA
ASSESSORS MAP: 2N-11E-06
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com



SCALE: 1" = 50'

BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY NO. 2012-030