

TERRA SURVEYING
PROPERTY BOUNDARY SURVEY
for
DEBORAH M. PHILLIPS AND DOUGLAS PYNCH

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2019 027

DATE FILED: 5/30/2019

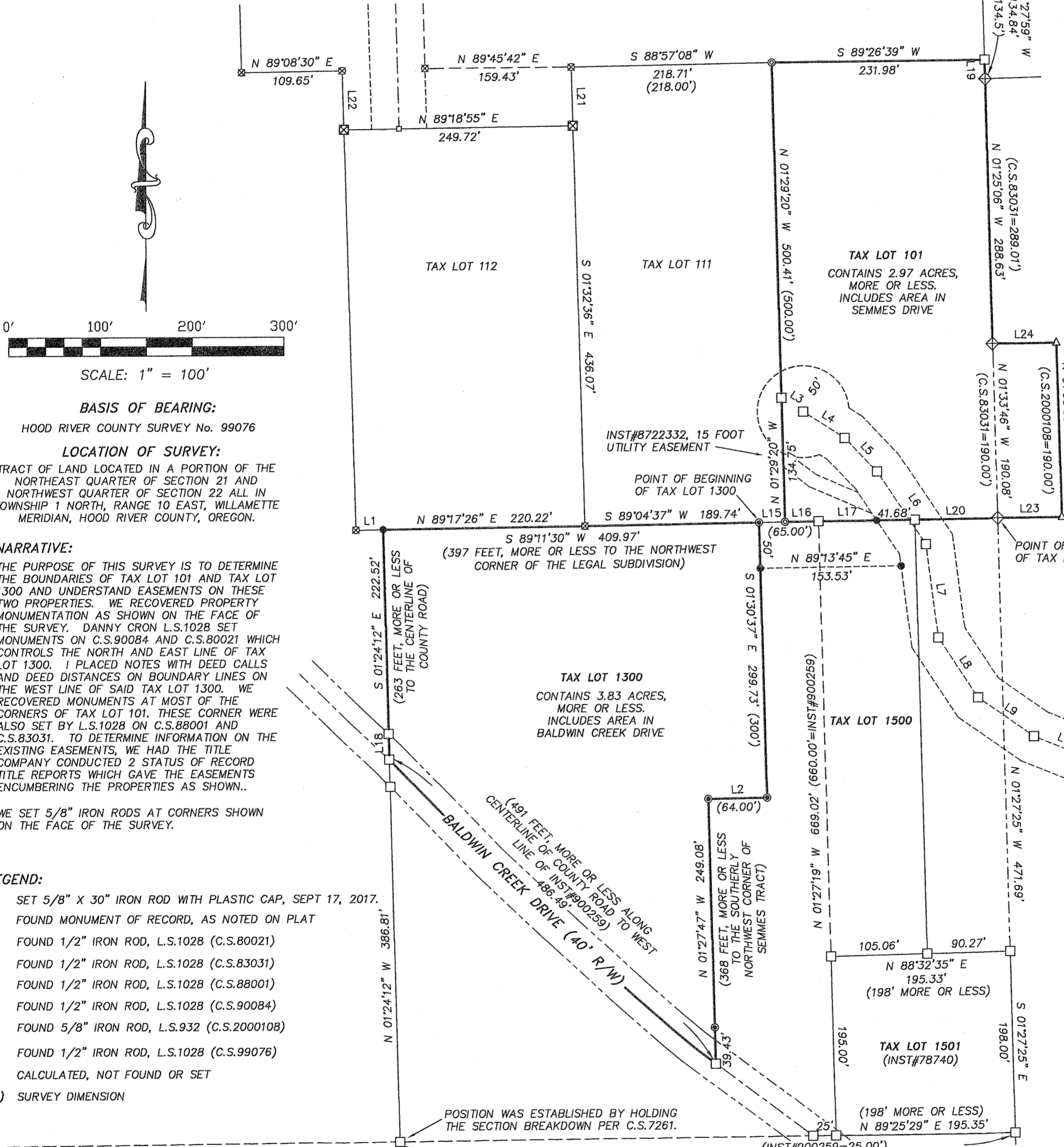
BY: *RL*

FOUND 2" HOOD RIVER COUNTY BRASS CAP OF RECORD AT NORTH QUARTER CORNER OF SECTION 21.

BASIS OF BEARING
S 88°51'08" W 2671.41'

FOUND 2" HOOD RIVER COUNTY BRASS CAP OF RECORD AT SECTION CORNER 15/16/21/22

LINE	BEARING	DISTANCE
L1	S 89°17'26" W	29.56'
L2	N 89°01'37" E	64.17'
L3	S 57°40'18" E	28.00'
L4	S 57°40'18" E	53.55'
L5	S 43°40'16" E	50.72'
L6	S 33°51'29" E	95.42'
L7	S 07°22'02" E	102.68'
L8	S 33°19'31" E	78.37'
L9	S 54°58'05" E	74.29'
L10	S 68°07'47" E	71.00'
L11	N 89°50'14" E	52.58'
L12	N 68°39'49" E	53.76'
L13	N 54°11'27" E	112.97'
L14	N 45°37'31" E	144.13'
L15	N 88°44'03" E	28.46'
L16	N 89°13'45" E	36.54'
L17	N 89°13'45" E	63.37'
L18	N 01°24'12" W	28.15'
L19	S 01°31'25" E	20.84'
L20	S 89°13'45" W	90.27'
L21	N 01°34'49" W	64.04'
L22	N 01°34'24" W	64.24'
L23	N 89°23'54" E	69.96'
L24	N 89°24'23" E	69.69'



SCALE: 1" = 100'
BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY No. 99076
LOCATION OF SURVEY:
TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND NORTHWEST QUARTER OF SECTION 22 ALL IN TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARIES OF TAX LOT 101 AND TAX LOT 1300 AND UNDERSTAND EASEMENTS ON THESE TWO PROPERTIES. WE RECOVERED PROPERTY MONUMENTATION AS SHOWN ON THE FACE OF THE SURVEY. DANNY CRON L.S.1028 SET MONUMENTS ON C.S.90084 AND C.S.80021 WHICH CONTROLS THE NORTH AND EAST LINE OF TAX LOT 1300. I PLACED NOTES WITH DEED CALLS AND DEED DISTANCES ON BOUNDARY LINES ON THE WEST LINE OF SAID TAX LOT 1300. WE RECOVERED MONUMENTS AT MOST OF THE CORNERS OF TAX LOT 101. THESE CORNER WERE ALSO SET BY L.S.1028 ON C.S.88001 AND C.S.83031. TO DETERMINE INFORMATION ON THE EXISTING EASEMENTS, WE HAD THE TITLE COMPANY CONDUCTED 2 STATUS OF RECORD TITLE REPORTS WHICH GAVE THE EASEMENTS ENCUMBERING THE PROPERTIES AS SHOWN.
WE SET 5/8" IRON RODS AT CORNERS SHOWN ON THE FACE OF THE SURVEY.

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, SEPT 17, 2017.
 - FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
 - ⊠ FOUND 1/2" IRON ROD, L.S.1028 (C.S.80021)
 - ⊠ FOUND 1/2" IRON ROD, L.S.1028 (C.S.83031)
 - ⊠ FOUND 1/2" IRON ROD, L.S.1028 (C.S.88001)
 - ⊠ FOUND 1/2" IRON ROD, L.S.1028 (C.S.90084)
 - ⊠ FOUND 5/8" IRON ROD, L.S.932 (C.S.2000108)
 - ⊠ FOUND 1/2" IRON ROD, L.S.1028 (C.S.99076)
 - CALCULATED, NOT FOUND OR SET
 - () SURVEY DIMENSION

REFERENCES:
FILED FOR IN COUNTY SURVEYORS OFFICE.
C.S. 7261, BOUNDARY SURVEY, BY GLEN STRAIT L.S.716, FOR EDWARD MOWRY. JULY 12, 1972.
C.S. 80021, BOUNDARY SURVEY, BY DANNY CRON L.S. 1028, FOR GARY FOSTER. APRIL 7, 1980.
C.S. 80012, BOUNDARY SURVEY, BY DANNY CRON L.S.1028, FOR FOSTER/GOSS. MARCH 14, 1980.
C.S. 83031, BOUNDARY SURVEY, BY DANNY CRON L.S. 1028, FOR E.E. BOWEN INC. AUGUST 4, 1983.
C.S. 88001, BOUNDARY SURVEY, BY DANNY CRON L.S. 1028, FOR SEMMES. FEBRUARY 23, 1988.
C.S. 90084, PARTITION PLAT No. 90-09, BY DANNY CRON L.S. 1028, FOR SEMMES. OCTOBER 24, 1990.
C.S. 99076, PARTITION PLAT No. 9927, BY WYEAST SURVEYS L.S. 2393, FOR GARY FOSTER. OCTOBER 25, 1999.
C.S. 2000108, PROPERTY LINE ADJUSTMENT, BY KLEIN L.S.932, FOR GREEN. DECEMBER 28, 2000.
C.S. 2004081, PROPERTY LINE ADJUSTMENT, BY WYEAST SURVEYS L.S. 2393, FOR GLENN PHELPS. NOVEMBER 23, 2004.
C.S. 2010060, PROPERTY LINE ADJUSTMENT, BY WYEAST SURVEYS L.S. 2393, FOR DOMINIC MANCINI AND JOHN MCNAUGHTON, DECEMBER 1, 2010.
C.S. 2016078, PROPERTY LINE ADJUSTMENT, BY TERRA L.S.72306, FOR DOMINIC MANCINI, DECEMBER 1, 2016.

EASEMENTS:
BOOK 21, PAGE 356, PRIVATE EASEMENT (APRIL 16, 1929) FOR A 16 FOOT ROADWAY AS EXISTS. THIS EASEMENT CROSSES THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, BEING A PORTION OF TAX LOTS 1300 AND 1500.
BOOK 33, PAGE 389, RIGHT OF WAY FOR CRYSTAL SPRINGS WATER COMPANY. LOCATION IS GENERAL.
INST#770215, NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITIES, EASEMENT IS EAST OF SUBJECT, TRILLIUM ROAD
INST#782214, HOOD RIVER ELECTRIC COOP FOR ELECTRIC TRANSMISSION LINE. LOCATION IS GENERAL.
INST#782299, REFERS TO INST#770215 FOR TRILLIUM ROAD (GREEN).
INST#782300, REFERS TO INST#770215 FOR TRILLIUM ROAD (GREEN).
INST#820163, MINOR PARTITION FOR GREEN, SUBJECT TO INST#770215.
INST#821133, EASEMENT AGREEMENT FOR PROPERTY TO THE EAST (GREEN).
INST#851723, CERTIFICATE OF COMPLIANCE FOR MAJOR PARTITION, APPROVAL OF SEMMES ROAD.
INST#87061, AGREEMENT FOR EASEMENT ACROSS THE EAST 50 FEET OF TAX LOT 101.
INST#872332, EASEMENT FOR SEMMES ROAD AND UTILITY PURPOSES WITH A 14 FOOT WIDE UTILITY EASEMENT AS SHOWN.
INST#872333, ROAD MAINTENANCE AGREEMENT ON SEMMES ROAD, DETAILS WITHIN DOCUMENT.
INST#891997, CRYSTAL SPRINGS WATERLINE EASEMENT, DOCUMENT DOES NOT PROVIDE EASEMENT LOCATION.
INST#201803853, RELEASE OF EASEMENT FROM RICHARD C. SEMMES (INST#870601), DATED NOVEMBER 20, 2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2019

TERRA SURVEYING

DATE: SEPTEMBER 22, 2017
SCALE: 1" = 100'
PROJECT: 17086BOUND
ASSESSORS MAP: 1N-10E-21 TL 1300 & 101
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