

TERRA SURVEYING

BOUNDARY SURVEY  
FOR  
COLUMBIA LAND TRUST

LOCATION OF SURVEY:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2019

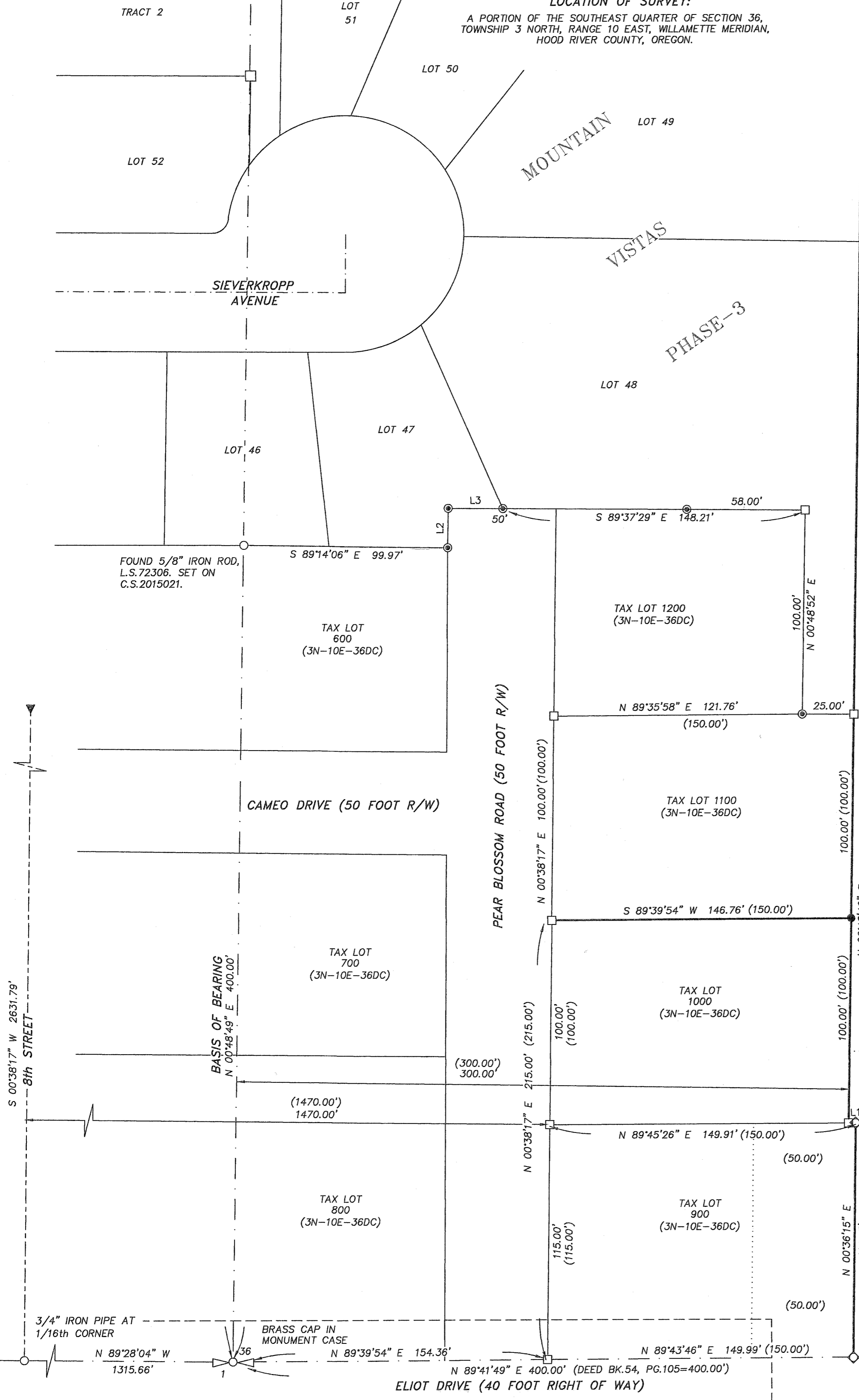
HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2019 028

DATE FILED: 5/30/2019

BY: *HL*

OWNER:  
COLUMBIA LAND TRUST  
216 CASCADE AVE. SUITE B  
HOOD RIVER, OR 97031



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE COMMON BOUNDARY BETWEEN TAX LOTS 1100/1000 (3N10E36DC) AND TAX LOT 700 (3N10E36D).

THE PROPERTY CONTAINING TAX LOTS 1000 AND 1100 WAS ORIGINALLY CONVEYED TO JOHN M. SEIVERKROPP FROM FIRST NATIONAL BANK IN 1954 ON BOOK 54, PAGE 105. THE LAND WAS DESCRIBED TO BEGIN AT THE SOUTH QUARTER CORNER OF SECTION 36, THENCE NORTH ALONG SECTION LINE, THEN EAST 300 FEET (300 FOOT OFFSET LINE), THEN SOUTH AND PARALLEL TO THE SECTION TO A POINT 150 PARALLEL TO THE SOUTH LINE OF SECTION, THENCE EAST 100 FEET, THENCE SOUTH 150 FEET TO THE SECTION LINE, THENCE 400 FEET TO THE POINT OF BEGINNING. SEIVERKROPP THEN SOLD THE PROPERTIES NOW KNOWN AS TAX LOT 1000 AND 1100, BUT INSTEAD OF DESCRIBING FROM THE CENTER QUARTER LINE, THEY WERE DESCRIBED AS 1470 EAST AND PARALLEL OF THE 1/16TH LINE. THE DIFFERENCE CAUSED THE OFFSET LINE TO EXTEND EAST OF THE 300 FOOT OFFSET LINE, WHICH ENCLOSES INTO TAX LOT 700. TAX LOT 700 WAS DESCRIBED BY HOLDING A LINE 300 FEET EAST AND PARALLEL TO THE NORTH-SOUTH SECTION LINE THE SAME AS BOOK 54, PAGE 105. IT IS UNCLEAR WHY SEIVERKROPP CONVEYED TAX LOT 1000 AND 1100 USING THE 1/16TH LINE INSTEAD OF THE NORTH-SOUTH QUARTER LINE, BUT IN MY OPINION THE 300 FOOT OFFSET LINE MUST BE HONORED AT THE EAST BOUNDARY OF TAX LOT 1000 AND 1100.

IN THE FIELD, WE TIED MONUMENTS DESCRIBING THE ABOVE LINES THAT DEFINE THE PROPERTY. THE FIRST WAS A NORTH-NORTH QUARTER SECTION LINE MONUMENTED BY A FOUND 3" BRASS CAP AT THE SOUTH QUARTER CORNER AND A 5/8" IRON ROD, L.S.72306 MEASURING 400 FOOT NORTH ALONG THE QUARTER LINE OF SECTION 36, SET ON ON C.S.2015021 (BASIS OF BEARING). WE ALSO TIED INTO THE NORTH-SOUTH 1/16TH LINE WEST OF SAID SECTION LINE MONUMENTED BY AN IRON PIPE AT THE INTERSECTION OF 8TH STREET AND A 5/8" IRON ROD, L.S.72306 ON THE NORTH 1/16TH (2017-016). WE ALSO TIED INTO 1/2" IRON RODS, L.S.2393 (C.S.2005095) WHICH WERE SET ON A BOUNDARY LINE ADJUSTMENT SURVEY ADJUSTING TAX LOT 900 AND CONVEYED ON INST#20055979. THE TAX LOT 900 CONVEYANCE USED A DISTANCE OF 1570 FEET FROM SAID 1/16TH LINE TO DEFINE TAX LOT 900 PRIOR TO THE 50 FOOT ADJUSTMENT TO THE EAST. THE INTENT FROM SEIVERKROPP, THEREFORE EXTENDING 3.45 FEET INTO THE 300 FOOT OFFSET LINE MENTIONED ABOVE IN THIS NARRATIVE.

LINE	BEARING	DISTANCE
L1	N 89°45'26" E	3.45'
L2	N 00°40'18" E	19.30'
L3	S 89°36'56" E	26.80'

- LEGEND:
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (4/24/19)
  - FOUND MONUMENT OF RECORD AS NOTED.
  - ⊙ FOUND 5/8" IRON ROD WITH RED CAP, L.S.72306, (C.S.2017-037)
  - ▼ FOUND 5/8" IRON ROD WITH RED CAP, L.S.72306, (C.S.2017-016)
  - ◇ FOUND 1/2" IRON ROD WITH CAP, L.S. 1028. (C.S.2005-095)
  - CALCULATED, NOT FOUND OR SET
  - ( ) DEED CALL

- REFERENCES:
- FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE.
- C.S. No. 0829. SURVEY FOR SEIVERKROPP BY PERKINS. DATED APRIL 19, 1960.
  - C.S. No. 83060. SURVEY FOR MANFULL BY GAYLORD (L.S.1815). FILED DECEMBER 16, 1983.
  - C.S. No. 85043. SURVEY FOR RICARDS BY CRON (L.S.1028). FILED JULY 12, 1985.
  - C.S. No. 89097. SURVEY FOR HAMADA BY KLEIN (L.S. 932). FILED NOVEMBER 3, 1989.
  - C.S. No. 95111. SURVEY FOR PACIFICORP BY HEIDECKE (L.S.2132). FILED NOVEMBER 7, 1995.
  - C.S. No. 2005-095. PLA SURVEY FOR EASTMAN BY DOWD (L.S.2393). FILED NOVEMBER 2, 2005.
  - C.S. No. 2015-021. SUBDIVISION PLAT OF MOUNTAIN VISTAS, PHASE 1 FOR SEIVERKROPP BY L.S.72306. FILED MARCH 31, 2015.
  - C.S. No. 2016-042. SUBDIVISION PLAT OF MOUNTAIN VISTAS, PHASE 2 FOR SEIVERKROPP BY L.S.72306. FILED JUNE 30, 2016.
  - C.S. No. 2017-016. PARTITION PLAT NO. 201705P FOR THE CITY AND WERTGEN BY L.S.72306. FILED MARCH 23, 2017.
  - C.S. No. 2017-037. SUBDIVISION PLAT OF MOUNTAIN VISTAS, PHASE 3 FOR SEIVERKROPP BY L.S.72306. FILED AUG 31, 2017

TERRA SURVEYING

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PHONE: (541) 386-4531  
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DATE: APRIL 24, 2019  
PROJECT: 19055BOUND  
SCALE: 1" = 40'  
ASSESSORS MAP: 3N-10E-36CD  
ASSESSORS MAP: 3N-10E-36D TL 700

CS# 2019 028