

TERRA SURVEYING

PROPERTY LINE ADJUSTMENT SURVEY

for
1706 II LLC, a Washington Limited Liability Company.
and
Christopher S. Cole

LOCATION OF SURVEY:
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

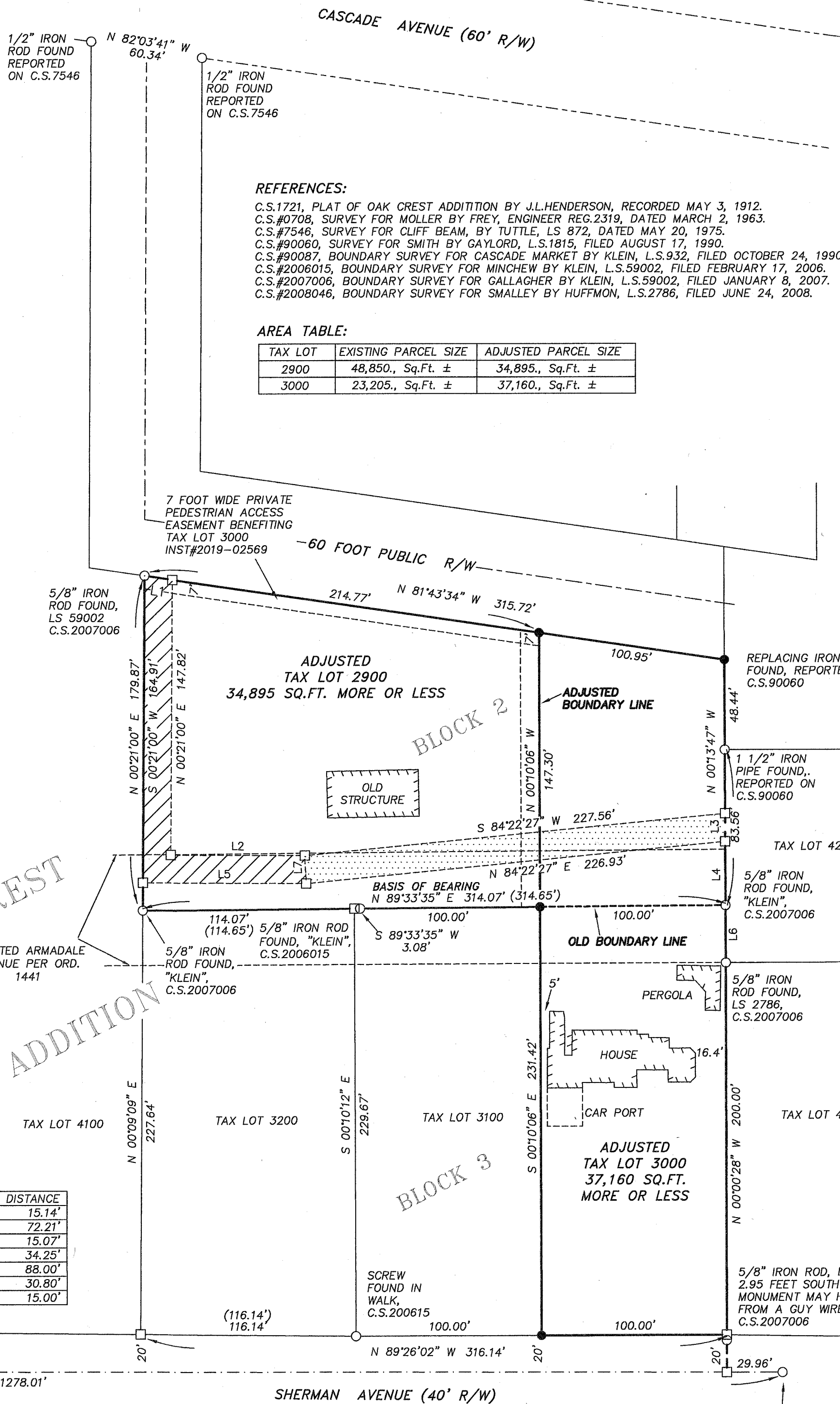
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2019046

DATE FILED: 10/24/2019

BY: *[Signature]*

CS # 2019046



REFERENCES:

- C.S.1721, PLAT OF OAK CREST ADDITION BY J.L.HENDERSON, RECORDED MAY 3, 1912.
- C.S.#0708, SURVEY FOR MOLLER BY FREY, ENGINEER REG.2319, DATED MARCH 2, 1963.
- C.S.#7546, SURVEY FOR CLIFF BEAM, BY TUTTLE, LS 872, DATED MAY 20, 1975.
- C.S.#90060, SURVEY FOR SMITH BY GAYLORD, L.S.1815, FILED AUGUST 17, 1990.
- C.S.#90087, BOUNDARY SURVEY FOR CASCADE MARKET BY KLEIN, L.S.932, FILED OCTOBER 24, 1990.
- C.S.#2006015, BOUNDARY SURVEY FOR MINCHEW BY KLEIN, L.S.59002, FILED FEBRUARY 17, 2006.
- C.S.#2007006, BOUNDARY SURVEY FOR GALLAGHER BY KLEIN, L.S.59002, FILED JANUARY 8, 2007.
- C.S.#2008046, BOUNDARY SURVEY FOR SMALLEY BY HUFFMON, L.S.2786, FILED JUNE 24, 2008.

AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
2900	48,850., Sq.Ft. ±	34,895., Sq.Ft. ±
3000	23,205., Sq.Ft. ±	37,160., Sq.Ft. ±



SCALE: 1" = 50'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2007-006

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN TAX LOTS 2900 AND 3000 OF THE OAK CREST ADDITION TO THE CITY OF HOOD RIVER, INTO THREE PARCELS.

IN THE FIELD, WE SEARCHED AND TIED MONUMENTS OF RECORD IN ORDER TO DETERMINING THE ORIGINAL BOUNDARIES OF BLOCKS 2 AND 3 OF THE OAK CREST ADDITION TO THE CITY OF HOOD RIVER. BLOCK 2 OF OAK CREST ADDITION WAS PLATTED MAY OF 1912 AS ONE LARGE BLOCK. BEGINNING AT A POINT 30 FOOT WEST OF THE 1/16TH CORNER, MONUMENTED BY A RAIL ROAD SPIKE OF RECORD. THE DESCRIPTIONS THEN FOLLOW MONUMENTED LINES FOR THE MOST PART TO INCLUDE THE VACATED ARMADALE AVENUE. SURVEYS WERE COMPLETED IN THIS AREA FAIRLY CONSISTENT WITH THESE DIMENSIONS. HISTORICALLY, PORTIONS OF THIS BLOCK WERE SOLD OFF OVER A SHORT PERIOD OF TIME SEQUENTIALLY. THE FIRST PORTION OF BLOCK 2 TO BE SOLD WAS THE FURTHEST EASTERLY 100' X 200' THE CONVEYANCE WAS ON SEPTEMBER 26, 1927, NEXT WAS A SIMILAR SIZE PARCEL ADJOINING THE WEST BOUNDARY IN OCTOBER 5, 1927. THE REMAINDER WAS SOLD ON MARCH 3, 1930. THE DIMENSIONS OF EACH DEEDED PROPERTY FITS WELL WITHIN THE BLOCK. I FOUND AN IRON ROD THAT CONFLICTED WITH DEEDED TRACT SIZE WHICH LED ME TO RESEARCH BACK TO DETERMINE HOW TO HANDLE A SHORTAGE ON THE NORTH LINE OF THE BLOCK 2 PORTION OF THE PLAT. THIS ROD WAS SET ON C.S.2007-006. IT MEASURED 96.90 FROM A FOUND MONUMENT TO THE EAST, BUT THE SURVEY ITSELF SHOWS THE DIMENSION OF 100.19 FEET. WE DID NOT ACCEPT THIS MONUMENT AND SET OUR NORTH LINE OF BLOCK TWO AT 100 FEET. BLOCK 3 FIT REALLY WELL WITH THE PLATTED DISTANCE WHICH ALLOWED ME TO HOLD FOUND MONUMENTS AS SHOWN.

FOR ADDITIONAL SITE RESTRICTIONS SEE CCR INST #2019-02573.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2019

ZONING:

T.L. 2900: (R-3) URBAN HIGH DENSITY RESIDENTIAL
T.L. 3000: (R-1) URBAN LOW DENSITY RESIDENTIAL

OWNER:

1706 II LLC, WASHINGTON LIMITED LIABILITY COMPANY. AND CHRISTOPHER COLE
123 GRANGE AVENUE
FAIR HAVEN, NJ 07704

TERRA SURVEYING

DATE: SEPTEMBER 16, 2019

SCALE: 1" = 50'

PROJECT: 15056PLA

ASSESSORS MAP: 3N-10E-26DC

P.O. BOX 617

HOOD RIVER, OREGON 97031

PHONE: (541) 386-4531

E-Mail: terra@gorge.net

www.terrandsurveying.com

LINE	BEARING	DISTANCE
L1	S 81°43'34" E	15.14'
L2	N 89°39'14" W	72.21'
L3	N 00°13'47" W	15.07'
L4	N 00°13'47" W	34.25'
L5	S 89°39'14" E	88.00'
L6	S 00°14'27" E	30.80'
L7	S 02°38'23" E	15.00'

LEGEND:

- FOUND MONUMENT OF RECORD, AS NOTED
- SET 5/8" IRON ROD WITH CAP, L.S. 72306, SET ON 9/19/19
- CALCULATED BOUNDARY CORNER
- () DEED CALL
- ▨ INST#2019-02568 AND 2019-02567, 15' WIDE PUBLIC SANITARY PIPELINE EASEMENT
- ▩ INST#2019-02568, 15' WIDE PUBLIC ACCESS EASEMENT EXCLUSIVE TO THE CITY OF HOOD RIVER FOR MAINTENANCE OF THE SANITARY SEWER PIPELINE.