

TERRA SURVEYING  
PROPERTY BOUNDARY SURVEY

for  
TERRANCE AND MELANIE FINSTAD

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

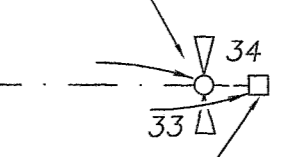
CLIENT:  
TERRANCE AND MELANIE FINSTAD  
755 COUNTRY CLUB ROAD,  
HOOD RIVER, OR 97031

CS# 2020 018

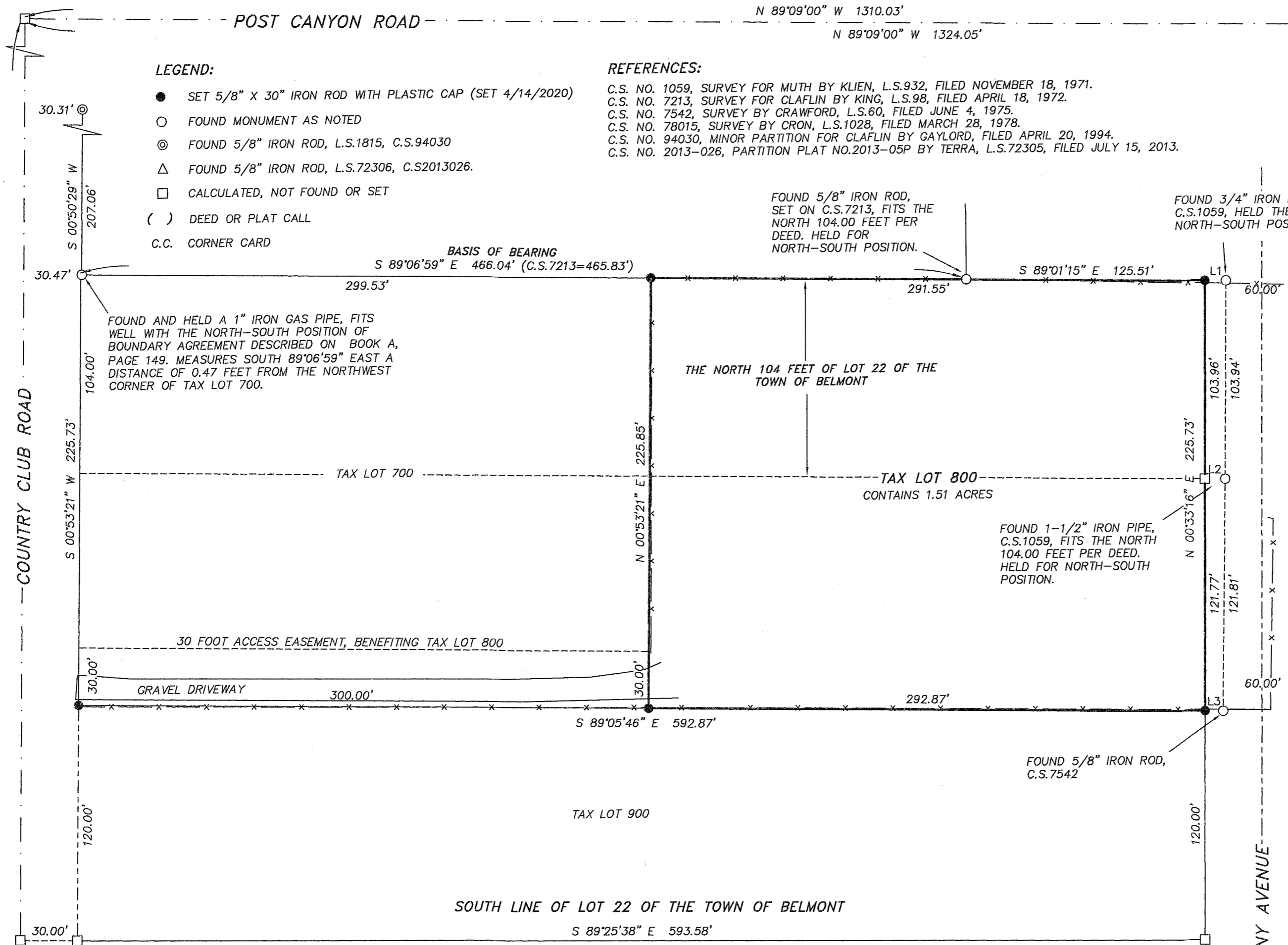
DATE FILED: 5/20/2020

BY: *EC*

FOUND 3" BRASS CAP,  
MONUMENTING THE EAST  
QUARTER OF SECTION 33.

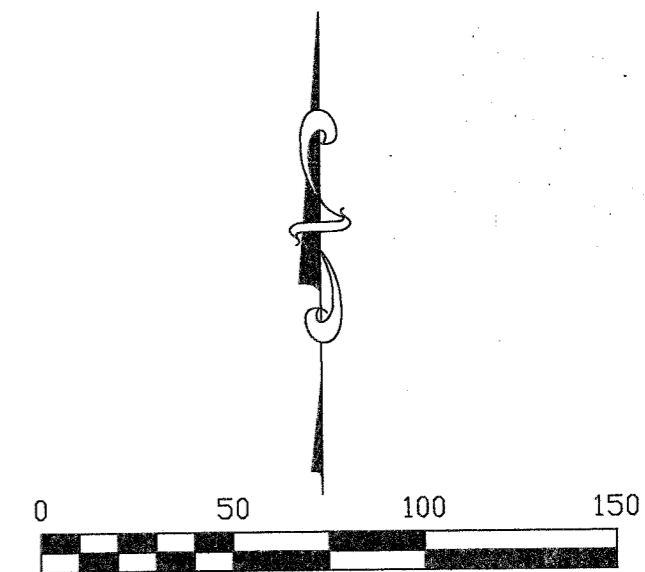


ERRONEOUS QUARTER  
LOCATION, 14.2 FEET EAST  
OF ACCEPTED CORNER.



- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (SET 4/14/2020)
  - FOUND MONUMENT AS NOTED
  - ⊙ FOUND 5/8" IRON ROD, L.S.1815, C.S.94030
  - △ FOUND 5/8" IRON ROD, L.S.72306, C.S.2013026.
  - CALCULATED, NOT FOUND OR SET
  - ( ) DEED OR PLAT CALL
  - C.C. CORNER CARD

- REFERENCES:**
- C.S. NO. 1059, SURVEY FOR MUTH BY KLIEN, L.S.932, FILED NOVEMBER 18, 1971.
  - C.S. NO. 7213, SURVEY FOR CLAFLIN BY KING, L.S.98, FILED APRIL 18, 1972.
  - C.S. NO. 7542, SURVEY BY CRAWFORD, L.S.80, FILED JUNE 4, 1975.
  - C.S. NO. 78015, SURVEY BY CRON, L.S.1028, FILED MARCH 28, 1978.
  - C.S. NO. 94030, MINOR PARTITION FOR CLAFLIN BY GAYLORD, FILED APRIL 20, 1994.
  - C.S. NO. 2013-026, PARTITION PLAT NO.2013-05P BY TERRA, L.S.72305, FILED JULY 15, 2013.



SCALE: 1" = 50'

**BASIS OF BEARING:**  
OREGON COORDINATE REFERENCE SYSTEM,  
NORTH CENTRAL ZONE  
ROTATION TO C.S.7213= -00°31'18"

**LOCATION:**  
TRACT LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 33, TOWNSHIP 3 NORTH, RANGE 10 EAST  
OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY,  
STATE OF OREGON.

LINE	BEARING	DISTANCE
L1	S 89°01'15" E	11.13'
L2	S 89°07'37" E	10.68'
L3	S 89°05'46" E	9.56'

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARIES OF TAX LOT 800. THIS TAX LOT IS DESCRIBED AS LOT 22 OF THE PLAT OF THE TOWN OF BELMONT, EXCEPTING THE WEST 300 FEET OF SAID LOT 22 AND EXCEPTING THE SOUTH 120 FEET OF SAID LOT 22. THE DEED ELEMENTS FOR THIS SURVEY ARE THE SECTION LINES DEFINING THE NORTH, WEST AND SOUTH BOUNDARIES OF THE TOWN OF BELMONT. WE PREVIOUSLY RECOVERED A BRASS CAP MONUMENTING THE SOUTHEAST QUARTER OF SECTION 33, WE TIED A BRASS CAP MONUMENTING THE EAST 1/16TH OF SECTION 33 AND THE EAST QUARTER OF SECTION 33. WE DID NOT RECOVER THE CENTER EAST 1/16TH AS IT WAS OBLITERATED WITH UTILITY WORK. THIS CORNER WAS CALCULATED IN ORDER TO DEFINE THE WESTERN EDGE OF THE PLAT OF THE TOWN OF BELMONT.

IN 1978, A HOOD RIVER SURVEYOR, DANNY CRON L.S.1028 MEASURED THE MONUMENTED NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 (C.S.78015). THE MONUMENT AT THE NORTHWEST CORNER OF SAID 1/16 LINE WAS A BRASS CAP IN MONUMENT BOX IN THE INTERSECTION OF COUNTRY CLUB ROAD AND POST CANYON ROAD, THIS MONUMENT IS NOW OBLITERATED. THE EAST QUARTER OF SECTION 33 WAS ERRONEOUS AT THE TIME OF THE CRON SURVEY. IN THIS SURVEY, WE POSITIONED THE 1/16TH CORNER AS CRON TIED IT IN 1978. TO DO THIS, WE USED THE DISTANCE BETWEEN THE EAST QUARTER OF SECTION 33 AS IT WAS FOUND IN 1978, BEING 14.2 FEET EAST OF AN EXISTING REPOSITIONED BRASS CAP AND SAID 1/16TH CORNER.

THE HISTORY OF THE EAST QUARTER OF SECTION 33 IS AS FOLLOWS. IN THE EARLY 1900'S A GLO SURVEYOR, GOIT PROPORTIONED THE NORTH QUARTER CORNER PER THE MANUAL OF INSTRUCTIONS. IN THE SUBSEQUENT FEW YEARS, JOHN LELAND HENDERSON(JLH) CAME THROUGH AND USED THE AFOREMENTIONED GOIT POSITION FOR CREATING THE TOWN OF BELMONT PLAT. YEARS FOLLOWING THE QUARTER CORNER WENT MISSING AND AN ERRONEOUS POSITION 14.2' EAST OF THE CURRENT POSITION WAS USED FOR THE DEVELOPMENT IN THIS AREA. THIS ERRONEOUS POSITION WAS USED UNTIL ABOUT 1989, WHEN THE GOIT/JLH POSITION WAS RECOVERED BY HOOD RIVER COUNTY. AS A RESULT, WE HAVE SOME OCCUPATION LINES THAT DO NOT MATCH THE ORIGINAL PLAT LINE FROM THE TOWN OF BELMONT. I DID CHOOSE TO HOLD ELEMENTS THAT HONOR THE ORIGINAL PLAT AND SECTION BREAKDOWN. USING THIS METHODOLOGY, WE RECOVERED OLD IRON PIPES, POSSIBLY ORIGINAL AT THE BOUNDARIES OF LOT 22 OF THE TOWN OF BELMONT.

THE NORTH LINE OF LOT 22 DOES NOT EXACTLY FIT THE ORIGINAL PLATTED POSITION DUE TO A 1908 BOUNDARY AGREEMENT BETWEEN THE OWNERS OF LOT 23 AND LOT 22. IN 1908, JOHN LELAND HENDERSON RESOLVED THIS BOUNDARY DISPUTE ON BOOK A, PAGE 149 WHICH HOLDS A DISTANCE OF 1995 FEET FROM THE EAST 1/16 (BRASS CAP RECOVERED ON THIS SURVEY) TO THE SOUTH LINE OF LOT 23 OF THE TOWN OF BELMONT. THIS DISTANCE IS 15 FEET LONGER THAN THE PLATTED DISTANCE. WE RECOVERED A 1" GAS PIPE AT THE HENDERSON DISTANCE, THEREFORE HOLDING THE MONUMENTS FOUND ON THAT LINE. THE SOUTH LINE OF LOT 22 WAS HELD PER THE PLAT DISTANCES FROM SAID 1/16TH CORNER. THIS MEASURED WELL WITH THE DEED EXCEPTION FOR THE SOUTH 120 FOOT CALL ON THE SUBJECT DEED. THE SUBJECT DEED ALSO EXCEPTS THE WEST 300 FEET, THIS EXCEPTION I BELIEVED TO BE FROM THE EAST RIGHT OF WAY OF COUNTRY CLUB ROAD AS IT FITS THE POSITION OF AN OLD FENCE LINE AT THAT POSITION. THIS OPINION MAY BE CONTRARY TO OTHERS, BUT I AM USING THE LONG STANDING OCCUPATION AS EVIDENCE TO THE INTENT OF THE DEED. THE EAST LINE OF LOT 22 WAS DETERMINED BY MONUMENTATION FOUND ON THE EAST RIGHT OF WAY OF A 60 FOOT WIDE PLATTED AVENUE ROAD. THIS SHORTED THE SUBJECT TRACT APPROXIMATELY 7 FEET, WHICH SINCE THIS WAS THE SENIOR OWNER WHOM CONVEYED THE WEST 300 FEET, THE SHORTENED DISTANCE STAYS WITH THE SENIOR TRACT.

THE BASIS OF BEARING FOR THIS SURVEY IS FOUND MONUMENTATION ON THE SOUTH LINE OF C.S.7213.

FOUND 3" BRASS CAP,  
MONUMENTING THE EAST  
1/16TH.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erik M. Carson*  
ERIK M. CARSON  
72306

Expires: December, 2021

DATE: APRIL 6, 2020  
SCALE: 1" = 50'  
PROJECT: 20042BOUND  
ASSESSORS MAP: 3N-10E-33D  
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CS# 2020 018