47000

BLOCK 35

BLOCK 34

AVENUE

HOOD RIVER COUNTY SURVEYOR'S OFFICE

Survey No: 2020 030

Ву: 3

PROSPECT AVENUE HELD 1/2" IRON PIPE HELD 3/4" IRON PIPE FOUND AT THE NW HELD 3/4" IRON PIPE FOUND AT THE NE CORNER OF LOT 2 FOUND AT THE NE CORNER OF LOT 2 PER ORIGINAL PLAT. **CORNER OF BLOCK 36** PER ORIGINAL PLAT. BURIED 2". PER ORIGINAL PLAT. BURIED 2". BURIED 8". S 89°24'08" E S 89°43'51" E (60.00')50.00' (50.00') 50.05' (50.00') STREET LOT 2 TAX LOT 6800 9 **TAX LOT 6900 TAX LOT 7001** 5,589 Sq.Ft.± LOT 12 LOT 11 LOT 10 STEPHANIE ROBERT FARRO JR. **RONDA BRESIN** ARMESTO DEED 2019-04134 DEED 2018-04078 DEED 2019-02609 HOUSE 50.06' (50.00') S 89°23'11" E S 89°33'03" E 50.03' (50.00') BLOCK 37 ^N 89°22'15" W 50.03' (50.00') BLOCK 36 LOT 24 **LOT 25** LOT 26 **TAX LOT 7000 TAX LOT 8000** SUZANNE BRESIN MARK ADAMS LOT 13 일을 TAX LOT 7900 월일 LOT 14 LOT 15 DEED 2006-1646 DEED 2005-4966 KCRB, LLC 98 H DEED 2017-04273 HELD 50.06' (50.00') 50.06' (50.00') 60.00' 50.06' (50.00') 50.06' (50.00') S 89°22'15" E 260.23' (260.00') HELD 1/2" IRON PIPE BASIS OF BEARINGS HELD 1/2" IRON PIPE FOUND FOUND AT THE SW AT THE SE CORNER OF LOT 14 CORNER OF LOT 4 PER ORIGINAL PLAT.

(60.00')

RECORD OF SURVEY FOR RONDA BRESIN

LOCATED IN THE N.W. 1/4 OF SECTION 36,
TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.
IN BLOCK 36, HOOD RIVER PROPER,
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.
TAX LOT 6900, 3N-10E-36BA
407 PROSPECT AVENUE.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE PROPERTY BOUNDARY DESCRIBED BY DEED 2018-04078 AS LOTS 2 AND 25, BLOCK 36, HOOD RIVER PROPER, EXCEPTING THEREFROM THE SOUTH 88 FEET OF SAID LOT 25.

I HELD THE MONUMENTS FOUND AT THE NORTHERLY CORNERS OF LOT 2. THESE ARE IRON PIPE MONUMENTS LIKELY FROM THE ORIGINAL SUBDIVISION. I ALSO FOUND AN IRON PIPE MONUMENT AS PER THE ORIGINAL SUBDIVISION AT THE SOUTHWEST CORNER OF LOT 25. NO OTHER CORNER MONUMENTS WERE FOUND AT THE LOT OR DEED CORNERS.

THE WEST LINES OF LOTS 2 AND 25 WAS HELD BETWEEN THE FOUND MONUMENTS WITH THE CORNER BETWEEN THEM CALCULATED AT THE PROPORTIONED ORIGINAL PLAT DISTANCE.

TO CALCULATE THE EAST LINES OF LOTS 2 AND 25 I HELD THE IRON PIPE MONUMENT FOUND AS PER THE ORIGINAL PLAT AT THE SE CORNER OF LOT 14 OF BLOCK 37. I PROPORTIONED THE ORIGINAL PLAT DISTANCES ALONG THE SOUTH LINES OF THE BLOCKS, HOLDING THE ORIGINAL RIGHT OF WAY WIDTH FOR 4TH STREET TO CALCULATE THE SOUTHEAST CORNER OF LOT 25. THE CORNER BETWEEN LOTS 2 AND 25 ON THE EAST LINE WAS THEN PROPORTIONED BETWEEN THE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 2 AND THE CALCULATED SOUTHEAST CORNER OF LOT 25.

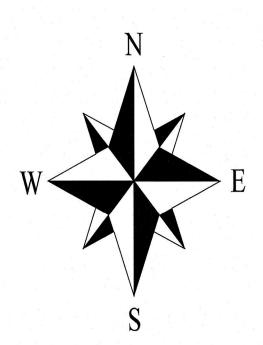
I THEN HELD THE DEED EXCEPTION DISTANCE OF 88 FEET TO POSITION THE SOUTHERLY CORNERS OF THE SUBJECT TRACT ON THE EAST AND WEST LINES OF LOT 25.

A SHED ON THE NEIGHBORING PROPERTY TO THE WEST ENCROACHES SLIGHTLY ONTO THE SUBJECT TRACT BY APPROXIMATELY 0.2 FEET, BUT DUE TO ITS IRREGULAR SHAPE IS DIFFICULT TO MEASURE THE ENCROACHMENT PRECISELY.

THE FENCE ALONG THE SOUTHERLY LINE IS APPROXIMATELY 1 FOOT SOUTH OF THE SOUTHWEST CORNER AND APPROXIMATELY 2 FEET SOUTH OF THE SOUTHEAST CORNER.

BASIS OF BEARINGS:

STATE PLANE COORDINATES 3601 OREGON NORTH, N.A.D.83(2011) EPOCH 2010.00. BETWEEN BETWEEN THE MONUMENTS FOUND AT THE SW CORNER OF LOT 25, BLOCK 36 AND THE SE CORNER OF LOT 14, BLOCK 37, HOOD RIVER PROPER.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051
RENEWS: 12/31/2021

0 30 60

SCALE 1 INCH = 30 FEET

PROJECT NUMBER: 2020015

DATE OF DRAWING: SEPTEMBER 28, 2020

DATE OF MONUMENTATION: JULY 2, 2016

HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-36BA

COLUMBIA RIVER SURVEYING & MAPPING

1767 12th St, #191 HOOD RIVER, OREGON, 97031 PHONE: 541-386-9002 EMAIL: INFO@COLUMBIASURVEYING.COM

REFERENCES:

BURIED 12".

HOOD RIVER COUNTY SURVEYORS OFFICE:
C.S.#1703 - SUBDIVISION PLAT OF HOOD RIVER PROPER FOR THE HOOD RIVER TOWNSITE COMPANY BY JOSEPH WILSON, RECORDED APRIL 16, 1890.
C.S.#87037 - SURVEY FOR HERSHNER & BELL REALTY BY D.L.C. SURVEYING, P.L.S. 1028, FILED JULY 15, 1987.

C.S.#91063 - SURVEY FOR GARY HORNBECK BY D.L.C. SURVEYING, P.L.S. 1028, FILED SEPTEMBER 20, 1991.
C.S.#2010020 - PARTITION PLAT 201003P FOR TIMOTHY COUNIHAN & JENNIFER BAYER BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S.60051, FILED MAY 26, 2010.

HOOD RIVER COUNTY ASSESSORS MAP:

MAY

03N-10E-36BA, REVISED FEBRUARY 25, 2019.

SYMBOL LEGEND:

SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051"

O FOUND MONUMENT OF RECORD AS NOTED

CALCULATED CORNER - NOT FOUND OR SET

(50.00') DISTANCE FROM ORIGINAL PLAT OF HOOD RIVER PROPER

× × × FENCE