

TERRA SURVEYING

PROPERTY LINE ADJUSTMENT SURVEY
for
DAVID AND SANDRA WINANS

LOCATION OF SURVEY:
PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 9 EAST AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN ALL IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
CS# 2020 047
DATE FILED: 11/22/2020
BY: *HL*

CS# 2020 047

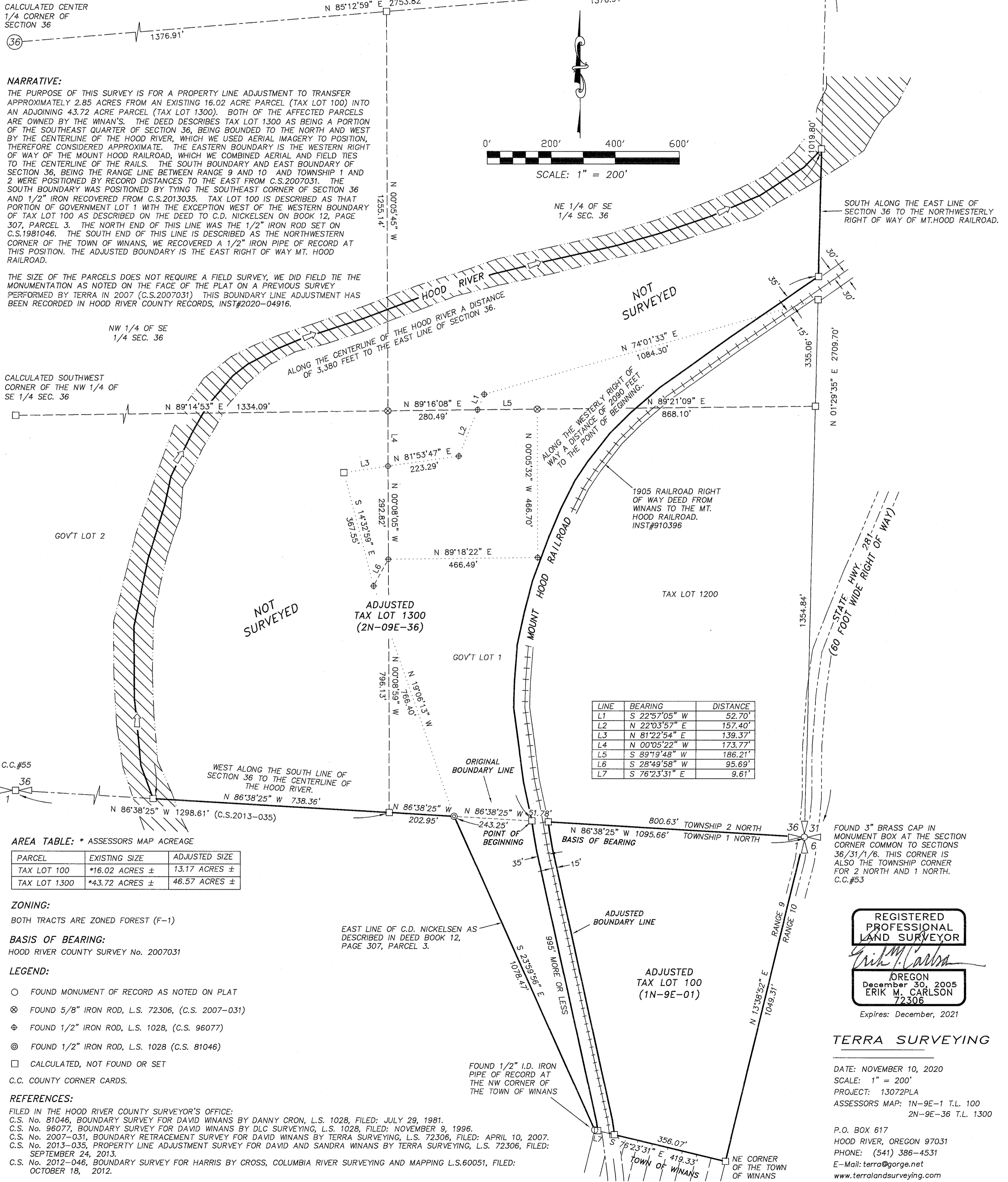
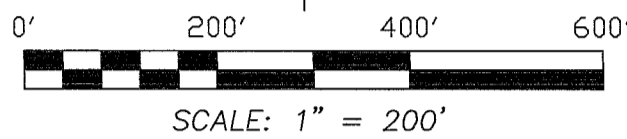
CALCULATED CENTER
1/4 CORNER OF
SECTION 36

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS FOR A PROPERTY LINE ADJUSTMENT TO TRANSFER APPROXIMATELY 2.85 ACRES FROM AN EXISTING 16.02 ACRE PARCEL (TAX LOT 100) INTO AN ADJOINING 43.72 ACRE PARCEL (TAX LOT 1300). BOTH OF THE AFFECTED PARCELS ARE OWNED BY THE WINANS. THE DEED DESCRIBES TAX LOT 1300 AS BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, BEING BOUNDED TO THE NORTH AND WEST BY THE CENTERLINE OF THE HOOD RIVER, WHICH WE USED AERIAL IMAGERY TO POSITION, THEREFORE CONSIDERED APPROXIMATE. THE EASTERN BOUNDARY IS THE WESTERN RIGHT OF WAY OF THE MOUNT HOOD RAILROAD, WHICH WE COMBINED AERIAL AND FIELD TIES TO THE CENTERLINE OF THE RAILS. THE SOUTH BOUNDARY AND EAST BOUNDARY OF SECTION 36, BEING THE RANGE LINE BETWEEN RANGE 9 AND 10 AND TOWNSHIP 1 AND 2 WERE POSITIONED BY RECORD DISTANCES TO THE EAST FROM C.S.2007031. THE SOUTH BOUNDARY WAS POSITIONED BY TYING THE SOUTHEAST CORNER OF SECTION 36 AND 1/2" IRON RECOVERED FROM C.S.2013035. TAX LOT 100 IS DESCRIBED AS THAT PORTION OF GOVERNMENT LOT 1 WITH THE EXCEPTION WEST OF THE WESTERN BOUNDARY OF TAX LOT 100 AS DESCRIBED ON THE DEED TO C.D. NICKELSEN ON BOOK 12, PAGE 307, PARCEL 3. THE NORTH END OF THIS LINE WAS THE 1/2" IRON ROD SET ON C.S.1981046. THE SOUTH END OF THIS LINE IS DESCRIBED AS THE NORTHWESTERN CORNER OF THE TOWN OF WINANS, WE RECOVERED A 1/2" IRON PIPE OF RECORD AT THIS POSITION. THE ADJUSTED BOUNDARY IS THE EAST RIGHT OF WAY MT. HOOD RAILROAD.

THE SIZE OF THE PARCELS DOES NOT REQUIRE A FIELD SURVEY, WE DID FIELD TIE THE MONUMENTATION AS NOTED ON THE FACE OF THE PLAT ON A PREVIOUS SURVEY PERFORMED BY TERRA IN 2007 (C.S.2007031) THIS BOUNDARY LINE ADJUSTMENT HAS BEEN RECORDED IN HOOD RIVER COUNTY RECORDS, INST#2020-04916.

NW 1/4 OF SE
1/4 SEC. 36
CALCULATED SOUTHWEST
CORNER OF THE NW 1/4 OF
SE 1/4 SEC. 36



LINE	BEARING	DISTANCE
L1	S 22°57'05" W	52.70'
L2	N 22°03'57" E	157.40'
L3	N 81°22'54" E	139.37'
L4	N 00°05'22" W	173.77'
L5	S 89°19'48" W	186.21'
L6	S 28°49'58" W	95.69'
L7	S 76°23'31" E	9.61'

AREA TABLE: * ASSESSORS MAP ACREAGE

PARCEL	EXISTING SIZE	ADJUSTED SIZE
TAX LOT 100	*16.02 ACRES ±	13.17 ACRES ±
TAX LOT 1300	*43.72 ACRES ±	46.57 ACRES ±

ZONING:

BOTH TRACTS ARE ZONED FOREST (F-1)

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2007031

LEGEND:

- FOUND MONUMENT OF RECORD AS NOTED ON PLAT
 - ⊗ FOUND 5/8" IRON ROD, L.S. 72306, (C.S. 2007-031)
 - ⊕ FOUND 1/2" IRON ROD, L.S. 1028, (C.S. 96077)
 - ⊙ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. 81046)
 - CALCULATED, NOT FOUND OR SET
- C.C. COUNTY CORNER CARDS.

REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
C.S. No. 81046, BOUNDARY SURVEY FOR DAVID WINANS BY DANNY CRON, L.S. 1028, FILED: JULY 29, 1981.
C.S. No. 96077, BOUNDARY SURVEY FOR DAVID WINANS BY DLC SURVEYING, L.S. 1028, FILED: NOVEMBER 9, 1996.
C.S. No. 2007-031, BOUNDARY RETRACEMENT SURVEY FOR DAVID WINANS BY TERRA SURVEYING, L.S. 72306, FILED: APRIL 10, 2007.
C.S. No. 2013-035, PROPERTY LINE ADJUSTMENT SURVEY FOR DAVID AND SANDRA WINANS BY TERRA SURVEYING, L.S. 72306, FILED: SEPTEMBER 24, 2013.
C.S. No. 2012-046, BOUNDARY SURVEY FOR HARRIS BY CROSS, COLUMBIA RIVER SURVEYING AND MAPPING L.S.60051, FILED: OCTOBER 18, 2012.

FOUND 3" BRASS CAP IN
MONUMENT BOX AT THE SECTION
CORNER COMMON TO SECTIONS
36/31/1/6. THIS CORNER IS
ALSO THE TOWNSHIP CORNER
FOR 2 NORTH AND 1 NORTH.
C.C.#53

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2021

TERRA SURVEYING

DATE: NOVEMBER 10, 2020
SCALE: 1" = 200'
PROJECT: 13072PLA
ASSESSORS MAP: 1N-9E-1 T.L. 100
2N-9E-36 T.L. 1300

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com