

PROPERTY BOUNDARY SURVEY
for
STEVEN JAMES AND COLUMBA JONES

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

OWNER:
STEVEN JAMES AND COLUMBA JONES
4251 SUMMITT DRIVE
HOOD RIVER OREGON, 97031

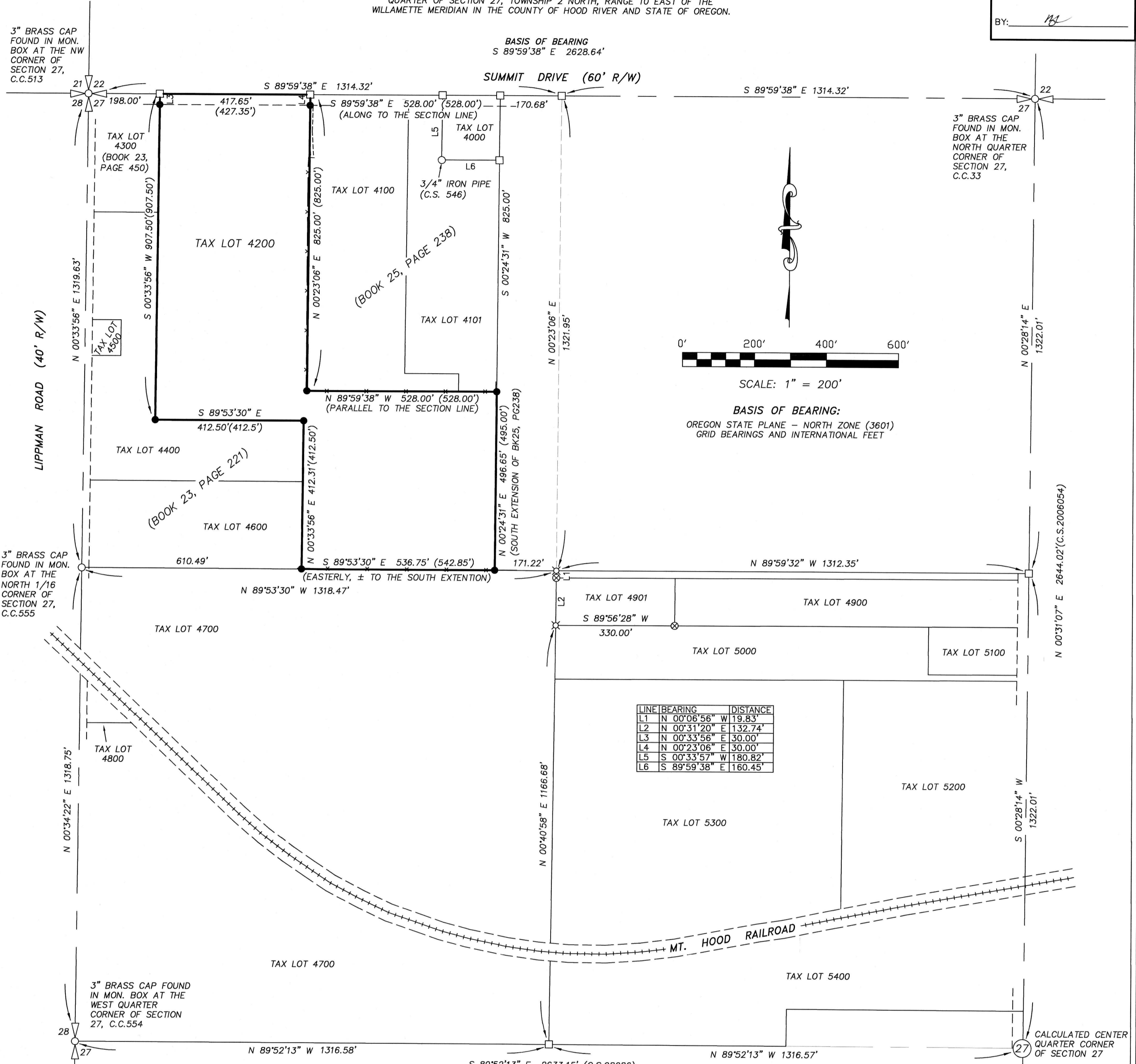
ADDRESS:
4231 SUMMITT DRIVE
HOOD RIVER, OREGON 97031

CS# 2020 052

DATE FILED: 12/17/2020

BY: [Signature]

LOCATION OF SURVEY:
TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE
WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.



LINE	BEARING	DISTANCE
L1	N 00°06'56\"	W 19.83'
L2	N 00°31'20\"	E 132.74'
L3	N 00°33'56\"	E 30.00'
L4	N 00°23'06\"	E 30.00'
L5	S 00°33'57\"	W 180.82'
L6	S 89°59'38\"	E 160.45'

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (AUGUST 26, 2020)
 - FOUND MONUMENT OF RECORD AS NOTED ON SURVEY
 - ⊗ FOUND 5/8" IRON ROD, L.S. 932, (C.S. 2006-054)
 - ⊠ FOUND 2" IRON PIPE, (ORIGIN UNKNOWN, HELD)
 - CALCULATED, NOT FOUND OR SET
 - () RECORD DISTANCE AND RECORD DOCUMENTS
 - C.C. COUNTY CORNER CARD
 - x - EXISTING FARM FIELD FENCELINE

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PROPERTY BOUNDARY FOR TAX LOT 4200. THE PROPERTY IS DESCRIBED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27. THIS DESCRIPTION IS HOLDING DISTANCES ALONG AND PARALLEL TO THE ALIQUOT PARTS OF THE SECTION AS WELL AS "MORE OR LESS" CALLS TO DEED BOUNDARIES. THE SECTION BREAKDOWN WAS PERFORMED BY TYING FOUND BRASS CAPS AT THE NORTH QUARTER CORNER, NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 27 TO BREAKDOWN THE SECTION. THE CENTER QUARTER CORNER OF SAID SECTION 27 WAS CALCULATED BY A DISTANCE DISTANCE INTERSECTION BASED ON C.S.2006054 AND C.S.98086. WE RECOVERED A 2" IRON PIPE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH WE HELD PER COMMON REPORT FROM C.S. No. 2006-054, 2006-078 AND C.S. No. 0542 AND A BRASS CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER. THESE TWO MONUMENTS CONTROL THE SOUTH LINE OF SUBJECT PROPERTY.

THE EAST BOUNDARY ARE MORE OR LESS CALLS TO OLD DEEDS, WHICH ARE DESCRIBED FROM THE EAST OF THE PROPERTY. THE SOUTHEASTLY CORNER WAS DESCRIBED AS FOLLOWING THE SOUTHERN EXTENSION OF BOOK 25, PAGE 238. SAID DEED CALLS CARDINAL DIRECTIONS WITHOUT SPECIFIC BEARINGS, TO DETERMINE THIS BEARING, I USED MEAN BEARINGS BASED ON HOLDING THE DEED POSITION OF NORTHEAST CORNER OF SAID DEED BEING 170.68 FEET AT NORTH FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PRORATED ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF NORTHWEST QUARTER. THIS METHOD MATCHES THE INTENT OF THE DEED AND OCCUPATION LINES FOR THE MOST PART.

THE BASIS OF BEARING IS STATE PLAN COORDINATES, OREGON NORTH ZONE.

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
C.S. No. 0542, BOUNDARY SURVEY FOR T.T. PARR BY P.M. MORSE, FILED: NO DATE ON SURVEY.
C.S. No. 0546, PLAT SURVEY FOR GERALD AND MAVIS PRINZING BY GEORGE A. FREY, P.E. 2319, DATED: AUGUST, 1964.
C.S. No. 0551, PLAT SURVEY FOR TUTTLE AND TITUS PROPERTY BY MART PERKINS, DATED: MARCH 24, 1958.
C.S. No. 7321, BOUNDARY SURVEY FOR E.L. LEWIS, ET. AL., BY DAVID L. TUTTLE, L.S. 872, FILED: JULY 27, 1973.
C.S. No. 80023, BOUNDARY SURVEY FOR R.L. TITUS BY DANNY CRON, L.S. 1028, FILED: APRIL 7, 1980.
C.S. No. 97075, BOUNDARY SURVEY FOR DEAN CHICHESTER BY WYEAST SURVEYS, L.S. 2393, FILED: DECEMBER 30, 1997.
C.S. No. 98086, BOUNDARY SURVEY FOR JANIECE E. GILMOUTH BY KLEIN AND ASSOCIATES, L.S. 932, FILED: NOVEMBER 23, 1998.
C.S. No. 2006-054, RECORD OF SURVEY FOR BRAD THOMAS BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: JUNE 19, 2006.
C.S. No. 2006-078, RECORD OF SURVEY FOR TREBBIE NICHOLSON AND BRAD THOMAS BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: SEPTEMBER 26, 2006.
C.S. No. 2020-012, RECORD OF SURVEY FOR DARIN AND TAMMY DAHLSTROM BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED: APRIL, 9, 2020.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
ERIK M. CARLSON
72306

Expires: December, 2021

TERRA SURVEYING

DATE: OCTOBER 7, 2020
SCALE: 1" = 200'
PROJECT: 20143
ASSESSORS MAP: 2N-10E-27 T.L. 4200

P.O. BOX 617
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E-Mail: terra@gorge.net
www.terrandsurveying.com

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