

PROPERTY LINE ADJUSTMENT SURVEY

LOT 6 OF INDIAN SPRINGS SUBDIVISION AND LOT 1 OF FAIRWAY ESTATES SUBDIVISION

IN THE NE1/4 OF SECTION 3 AND THE NW1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON

Hood River County
Surveyor's Office

Survey No: 2021012

Filed Date: 3/3/2021

By: 132

REFERENCES

- 1) SURVEY FOR BROOKSIDE, INC. BY TERRA SURVEYING, FILED MAY 22, 2006, C.S. # 2006-042
- 2) SUBDIVISION, INDIAN SPRINGS, FOR BROOKSIDE, INC. AND M & M REALTY BY TERRA SURVEYING, FILED DECEMBER 30, 1991, C.S. #17073
- 4) SURVEY FOR ELDON MILLS BY LEO FREDERICK POLEHN, C.S. #361.
- 5) SURVEY FOR INDIAN CREEK GOLF BY BELL DESIGN COMPANY, FILED DECEMBER 18, 2013, C.S. #2013-050
- 6) SUBDIVISION, FAIRWAY ESTATES FOR HFC PROPERTIES, INC. BY BELL DESIGN COMPANY, FILED MAY 7, 2014, C.S. #2014-010

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY LINE ADJUSTMENT RECORDED UNDER HOOD RIVER COUNTY PLANNING PROPERTY LINE ADJUSTMENT FILE NO. 415-20-0179. THE SURVEY SHOWS AN ADJUSTMENT OF THE LINE COMMON TO LOT 6 OF INDIAN HILL SUB & LOT 1 OF FAIRWAY ESTATES. SHOWN FOUND MONUMENTS WERE HELD FOR CONTROL. THE BOUNDARY OF LOT 6 WAS CALCULATED HOLDING RECORD ANGLES AND DISTANCES IN A CLOCKWISE MANNER FROM THE ORIGINAL NORTHWEST CORNER AS SHOWN.

SEE REF 2 & 6 SURVEY FOR PLAT INFORMATION ON EASEMENTS, SET BACKS & OTHER INFORMATION.

THE NEW MONUMENT WAS SET ON 9-17-2020.

FIELDWORK FOR THIS SURVEY WAS PERFORMED WITH A TRIMBLE S5 TOTAL STATION AND RELATED EQUIPMENT.

LEGAL DESCRIPTIONS

LOT 1 FAIRWAY ESTATES SUBDIVISION, CS 2014-010, TAX LOT 02N10E03A 800 (LARRY & SARA MARTIN, OWNERS)

LOT 6 INDIAN SPRINGS SUBDIVISION, CS CS 91073, TAX LOT 02N10E02BB 3207 (NORMAN & MARTHA HOLMAN, OWNERS)

PROPERTY LINE ADJUSTMENT QUIT CLAIM DEED FILED UNDER INSTRUMENT 2021-00934, HOOD RIVER COUNTY RECORDS

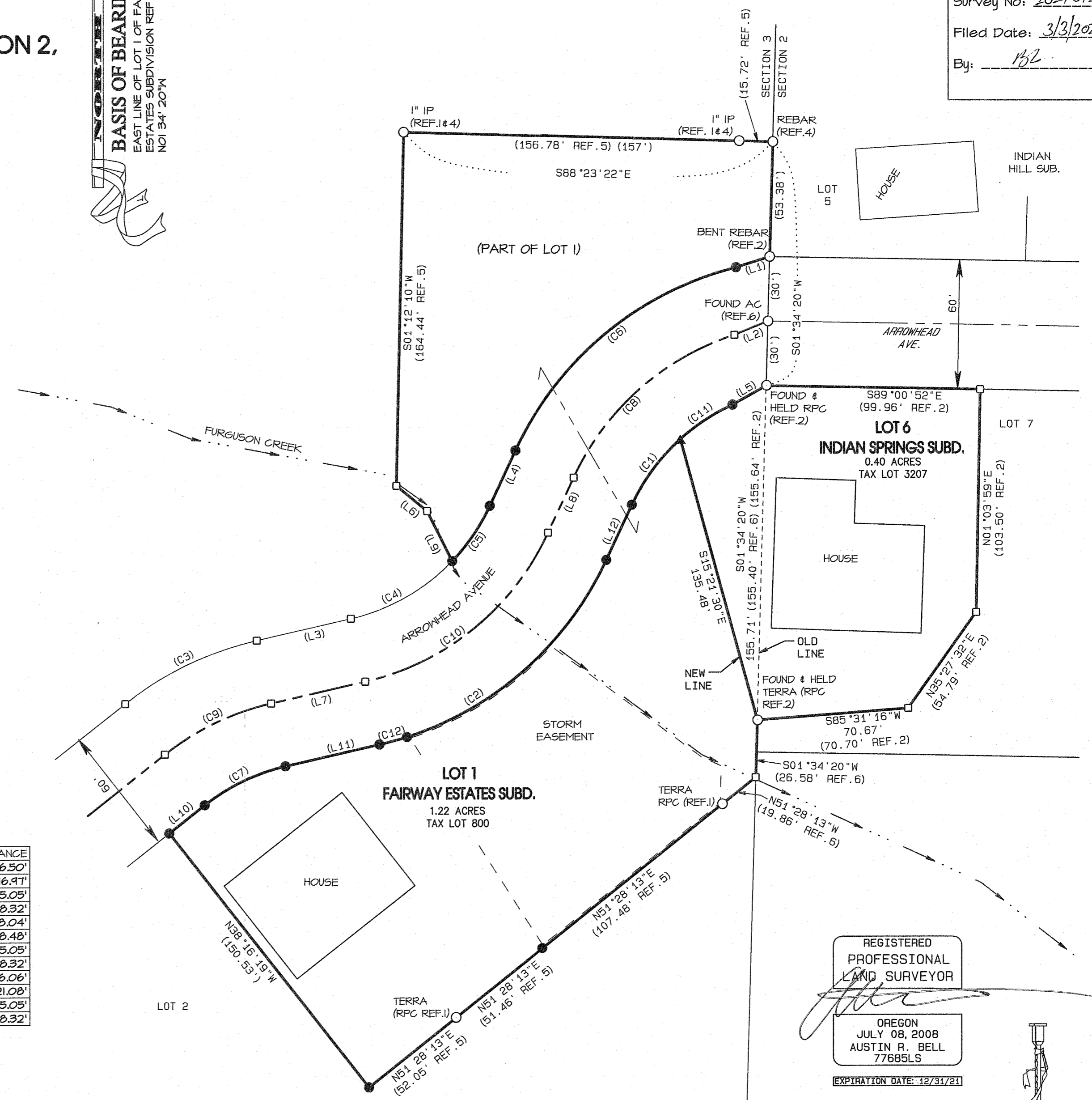
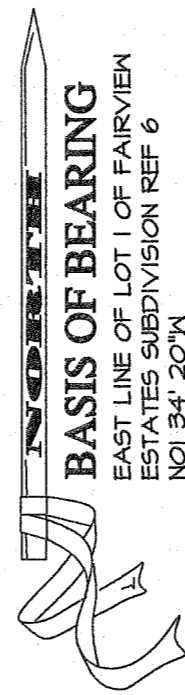
	OLD	NEW
LOT 1	1.29 AC.	1.22 AC.
LOT 6	0.33 AC.	0.40 AC.

CURVE TABLE

LINE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	95.00'	38.25'	S36°33'46"W	37.99'	23°04'04"
C2	155.00'	127.65'	S48°37'22"W	124.08'	47°11'14"
C3	155.00'	68.73'	N64°25'54"E	68.17'	25°24'25"
C4	95.00'	55.18'	S60°29'41"W	54.41'	33°16'50"
C5	95.00'	31.21'	N34°26'30"E	31.07'	18°49'32"
C6	155.00'	137.96'	N50°31'41"E	133.45'	50°59'54"
C7	95.00'	42.13'	N64°25'54"E	41.78'	25°24'25"
C8	125.00'	102.88'	S48°36'30"W	100.00'	47°09'30"
C9	125.00'	55.43'	N64°25'54"E	54.98'	25°24'25"
C10	125.00'	113.68'	S51°04'56"W	109.80'	52°06'22"
C11	95.00'	29.21'	S56°54'15"W	29.09'	17°36'54"
C12	155.00'	13.31'	S74°40'33"W	13.30'	4°55'07"

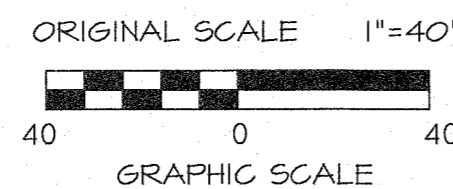
LINE TABLE

LINE	BEARING	DISTANCE
L1	N72°25'23"E	16.50'
L2	N67°51'03"E	16.97'
L3	N77°08'07"E	45.05'
L4	N25°01'45"E	28.32'
L5	S60°42'47"W	18.04'
L6	N50°57'05"W	18.48'
L7	N77°08'07"E	45.05'
L8	N25°01'45"E	28.32'
L9	N26°43'26"W	26.06'
L10	N51°43'41"E	21.08'
L11	N77°08'07"E	45.05'
L12	S25°01'45"W	28.32'



LEGEND

- SURVEY MARKER AS NOTED
- MONUMENT SET BY REF. 5 SURVEY
- ALUM. CAP SET BY REF. 5 SURVEY
- CALCULATED CORNER; NOT SET OR FOUND.
- ▲ SET RPC MARKED "BDC LS 77685"
- YPC YELLOW PLASTIC CAP
- I.P. IRON PIPE
- RPC RED PLASTIC CAP
- () REFERENCE PLAT DISTANCE



BELL DESIGN CO.
Civil Engineering & Land Surveying
belldesigncompany.com 509-443-3886
900 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA. 98605

DATE	DESCRIPTION	BY
9/20	DRAFT	JED
9/20	CHECK	ARB

SECTION	TOWNSHIP	RANGE	JOE
32	2N	10E	

PROPERTY LINE ADJUSTMENT SURVEY
FOR NORMAN B AND MARTHA ANN HOLMAN
HOOD RIVER COUNTY, OREGON

SHEET: 1 OF 1
PROJECT: 20B211
DATE: Nov. 11, 2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 08, 2008
AUSTIN R. BELL
77685LS
EXPIRATION DATE: 12/31/21

02N-10E-02BB, 02N-10E-03A

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

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CS# 2021 012