

BOUNDARY LINE ADJUSTMENT SURVEY

for
GARY D. GOODMAN
LOCATION OF SURVEY:

PORTION OF THE SOUTHEAST QUARTER OF SECTION 7 AND SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

CALCULATED POSITION OF THE EAST QUARTER OF SECTION 7, BASED ON C.S.2002-032.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2021 033

DATE FILED: 9/23/2021

BY: *MC*

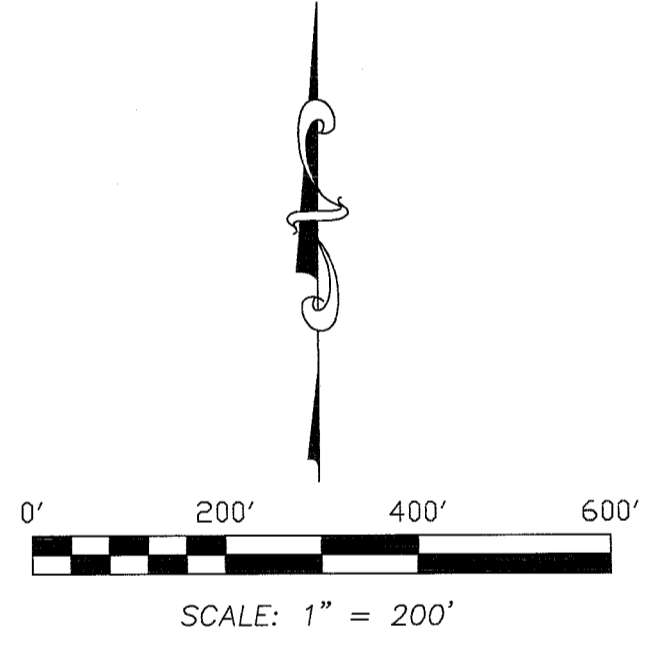
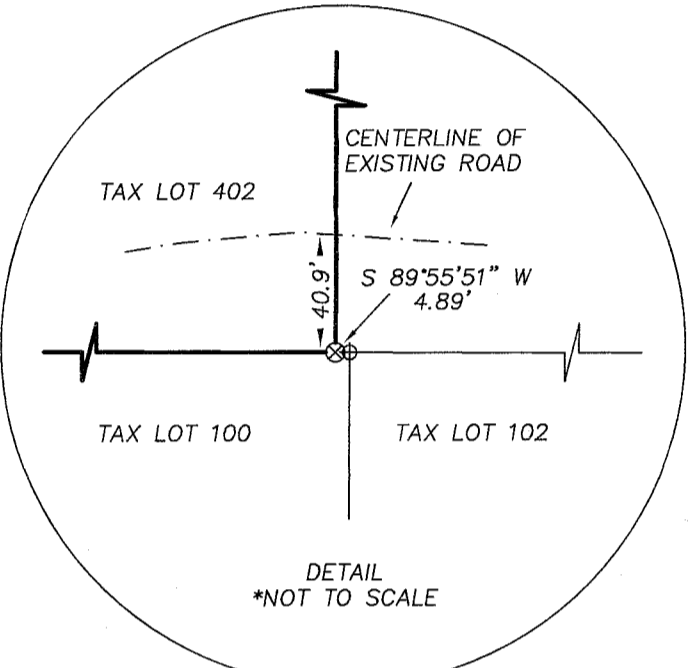
OWNER:
GARY D. GOODMAN
100 SUN AVENUE NE #210
ALBUQUERQUE, NM 87109

ZONING:
(F-1) FORESTRY

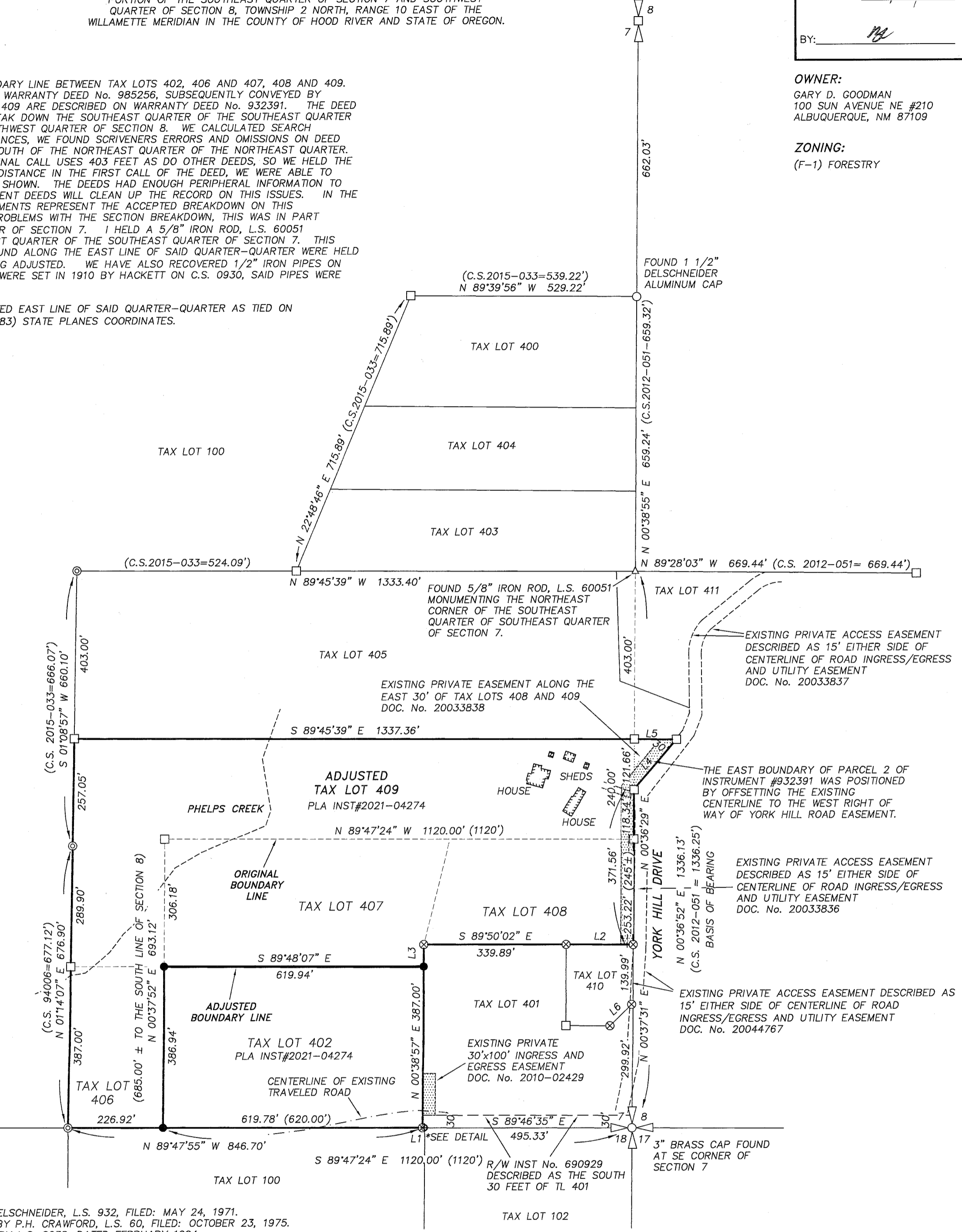
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINE BETWEEN TAX LOTS 402, 406 AND 407, 408 AND 409. ORIGINAL TAX LOTS 402, 407 AND 408 ARE DESCRIBED ON WARRANTY DEED No. 985256, SUBSEQUENTLY CONVEYED BY QUITCLAIM DEED 2020-0222. ORIGINAL TAX LOTS 406 AND 409 ARE DESCRIBED ON WARRANTY DEED No. 932391. THE DEED ELEMENTS USED TO RESOLVE THIS BOUNDARY WERE TO BREAK DOWN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8. WE CALCULATED SEARCH POSITIONS BASED ON THE ABOVE DEED BEARING AND DISTANCES, WE FOUND SCRIVENERS ERRORS AND OMISSIONS ON DEED NO.932391, THE DEED USES THE DISTANCE OF 443 FOOT SOUTH OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER. WE DETERMINED THIS TO BE A TYPO IN THE DEED AS THE FINAL CALL USES 403 FEET AS DO OTHER DEEDS, SO WE HELD THE 403 DIMENSION. WE ALSO FOUND A MISSING BEARING AND DISTANCE IN THE FIRST CALL OF THE DEED, WE WERE ABLE TO WORK THE DEED BACKWARDS TO PLACE THE PROPERTY AS SHOWN. THE DEEDS HAD ENOUGH PERIPHERAL INFORMATION TO PLACE THE BOUNDARIES, THE RECORDING OF THIS ADJUSTMENT DEEDS WILL CLEAN UP THE RECORD ON THIS ISSUES. IN THE FIELD WE HAD THE CHALLENGE TO DETERMINE WHICH MONUMENTS REPRESENT THE ACCEPTED BREAKDOWN ON THIS QUARTER-QUARTER. THIS AREA HAS HISTORICALLY HAD PROBLEMS WITH THE SECTION BREAKDOWN, THIS WAS IN PART DERIVED FROM THE RELOCATION OF THE SOUTHEAST CORNER OF SECTION 7. I HELD A 5/8" IRON ROD, L.S. 60051 RECOVERED AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7. THIS MONUMENT INCONJUNCTION WITH ADDITIONAL MONUMENTS FOUND ALONG THE EAST LINE OF SAID QUARTER-QUARTER WERE HELD TO REPRESENT THE DEEDS DESCRIBING THE PROPERTY BEING ADJUSTED. WE HAVE ALSO RECOVERED 1/2" IRON PIPES ON THE WEST LINE OF SAID QUARTER-QUARTER, THESE PIPES WERE SET IN 1910 BY HACKETT ON C.S. 0930, SAID PIPES WERE RECOVERED AND HELD ON C.S.94006 AND C.S.2015-033.

THE BASIS OF BEARING OF THIS SURVEY IS THE MONUMENTED EAST LINE OF SAID QUARTER-QUARTER AS TIED ON C.S.2012-051, WHICH WAS BASED ON OREGON NORTH (NAD83) STATE PLANES COORDINATES.



BASIS OF BEARING:
OREGON STATE PLANE - NORTH ZONE (3601)
GRID BEARINGS AND INTERNATIONAL FEET
(C.S.2012-051)



REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
- C.S. No. 0930, BOUNDARY SURVEY BY HACKETT, DATED 1910.
- C.S. No. 1502, BOUNDARY SURVEY FOR HAROLD HOOVER BY DIELSCHNEIDER, L.S. 932, FILED: MAY 24, 1971.
- C.S. No. 75060, BOUNDARY SURVEY FOR LARRY S. SVENDSEN BY P.H. CRAWFORD, L.S. 60, FILED: OCTOBER 23, 1975.
- C.S. No. 94006, BOUNDARY SURVEY FOR HOOD RIVER COUNTY BY L.S. 2038, DATED FEBRUARY 1994.
- C.S. No. 98071, PROPERTY LINE ADJUSTMENT FOR CHRIS BARBOUR BY WYEAST SURVEYS, L.S. 2393, FILED: OCTOBER 5, 1998.
- C.S. No. 2001-058, ALTA LAND TITLE SURVEY FOR DEIDRA WAGER BY TERRA SURVEYING, L.S. 1815, FILED: AUGUST 7, 2001.
- C.S. No. 2002-032, PARTITION PLAT No. 200212-P FOR ICE FOUNTAIN WATER DISTRICT BY WYEAST SURVEYS, L.S. 2393, FILED: MAY 28, 2002.
- C.S. No. 2011-017, BOUNDARY LINE ADJUSTMENT SURVEY FOR SAKURAMBO, LLC BY TERRA SURVEYING, L.S. 72306, FILED: JUNE 1, 2011.
- C.S. No. 2012-051, RECORD OF SURVEY FOR TAYLOR BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED DECEMBER 20, 2012.
- C.S. No. 2015-033, RECORD OF SURVEY FOR HOOD RIVER COUNTY FORESTRY, BY KLEIN AND ASSOCIATES, INC., L.S. 59002, FILED: AUGUST 3, 2015.
- C.S. No. 2019-041, PROPERTY LINE ADJUSTMENT FOR BAIN BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED: SEPTEMBER 18, 2019.

EASEMENTS:

- FILED IN HOOD RIVER COUNTY:
- DOC. No. 20033836 - NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITY MAINTENANCE. SHOWN ON PLAT.
- DOC. No. 20033837 - NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITY MAINTENANCE. SHOWN ON PLAT.
- DOC. No. 20033838 - NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITY MAINTENANCE.
- OVER THE EAST 30' OF TAX LOTS 408 AND 409. SHOWN ON PLAT.
- DOC. No. 20044767 - NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITY MAINTENANCE. SHOWN ON PLAT.
- DOC. No. 2010-02429 - 30' X 100' EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS. SHOWN ON PLAT.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, SET JULY 15, 2021.
- FOUND MONUMENT OF RECORD AS NOTED ON PLAT
- △ FOUND 5/8" IRON ROD WITH BLUE CAP, L.S. 60051, (C.S. 2012-051)
- ⊗ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S. 2393, (C.S. 2002-032)
- ⊕ FOUND 5/8" IRON ROD WITH FADED CAP, (C.S. 2001-058)
- ⊙ FOUND 1/2" I.D. IRON PIPE, (C.S. 0930)
- CALCULATED, NOT FOUND OR SET
- () DEED OR SURVEY DISTANCE
- ± MORE OR LESS

TAX LOT	EXISTING PARCEL SIZE
TAX LOT 402	5.51 ACRES., ±
TAX LOT 406	2.00 ACRES., ±
TAX LOT 407	4.41 ACRES., ±
TAX LOT 408	2.65 ACRES., ±
TAX LOT 409	9.14 ACRES., ±

TAX LOT	ADJUSTED PARCEL SIZE
TAX LOT 402	5.51 ACRES., ±
TAX LOT 406,407,408,409	18.31 ACRES., ±

LINE	BEARING	DISTANCE
L1	S 89°55'51" W	4.89'
L2	N 89°42'53" W	160.33'
L3	N 00°38'57" W	52.78'
L4	N 40°03'15" E	157.64'
L5	S 89°26'27" E	100.12'
L6	N 45°25'58" E	72.86'
L7	N 00°38'57" W	30.00'

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson
ERIK M. CARLSON
72306

Expires: December 31, 2021

TERRA SURVEYING

DATE: JULY 15, 2021
SCALE: 1" = 200'
PROJECT: 19179BLA
ASSESSORS MAP: 2N-10E-7 T.L. 402,406,407
408 AND 409
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

CS# 2021 033