

PROPERTY LINE ADJUSTMENT
for
BRAD PERRON
TAX LOT 400 (TRACT 1 AND 2)

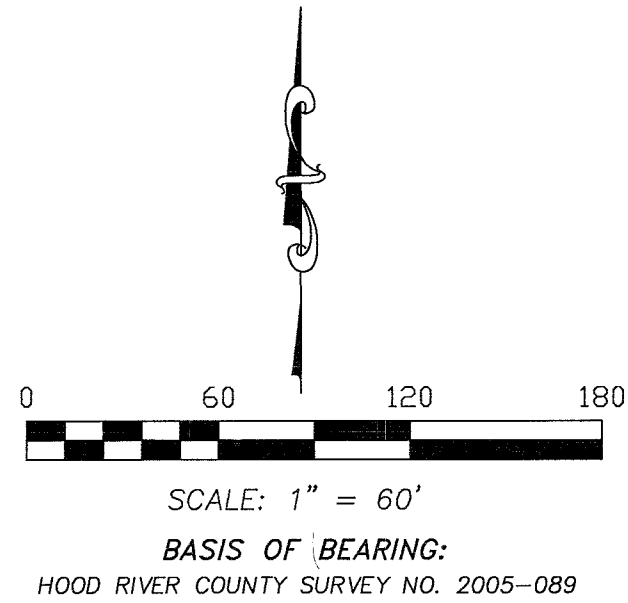
LOCATION OF SURVEY:
NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 10 EAST,
WILLAMETTE MERIDIAN,
HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2021 038

DATE FILED: 10/27/2021

BY: *MB*



AREA TABLE:

TRACT	ORIGINAL AREA	ADJUSTED AREA
TRACT 1	*7.62 ACRES	5.62 ACRES
TRACT 2	0.41 ACRES	2.41 ACRES

*INCLUDES AREA IN COUNTY CLUB ROAD.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (OCT 18, 2021)
- FOUND MONUMENT OF RECORD
- ⊠ FOUND 5/8" IRON ROD, L.S.72306 (C.S.2015-019)
- ⊡ FOUND 5/8" IRON ROD, L.S.1815 (C.S.2005-089)
- ▼ FOUND 1/2" IRON ROD, L.S.1028 (C.S.93036)
- ⊕ FOUND 1/2" IRON ROD, L.S.1028 (C.S.90014)
- ⊙ FOUND 1/2" IRON ROD, L.S.1028 (C.S.89086)
- CALCULATED, NOT FOUND OR SET
- () SURVEY DISTANCE AND SURVEY REFERENCE CALL

LINE	BEARING	DISTANCE
L1	N 00°45'26" E	17.91'
L2	N 43°50'23" W	56.76'
L3	S 31°09'18" E	84.52'
L4	S 06°21'31" E	46.01'
L5	N 00°10'51" E	42.01'
L6	N 15°22'33" E	77.36'
L7	N 00°52'33" E	41.53'
L8	N 41°36'32" W	42.15'
L9	N 42°25'41" W	32.29'
L10	S 66°39'33" W	67.14'
L11	N 66°38'21" E	108.03'
L12	N 30°41'03" W	173.59'
L13	S 35°18'43" W	135.46'
L14	S 60°20'57" E	27.89'
L15	S 60°20'57" E	87.18'
L16	S 63°03'00" E	10.00'
L17	N 29°56'19" E	64.20'
L18	N 00°10'51" E	38.28'

ADJUSTED TRACT 2
CONTAINS 2.41 ACRES,
MORE OR LESS.

PLA INST#2021-04705
INCLUDES AREA SOUTH OF
CENTERLINE OF
COUNTRY CLUB ROAD

ADJUSTED TRACT 1
CONTAINS 5.62 ACRES,
MORE OR LESS.

PLA INST#2021-04705
INCLUDES AREA SOUTH
OF CENTERLINE OF
COUNTRY CLUB ROAD

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:
C.S. 77102, SURVEY FOR EASTERLY BY CRON (L.S. 1028), FILED: OCTOBER 17, 1977.
C.S. 83063, SURVEY FOR STRUCK BY CRON (L.S. 1028), FILED: DECEMBER 16, 1983.
C.S. 83069, SURVEY FOR SCHUEPBACH BY GAYLORD (L.S.1815): FILED DECEMBER 16, 1983.
C.S. 87042, SURVEY BY HOOD RIVER COUNTY (L.S.2038), FILED: JULY 15, 1987.
C.S. 89086, SURVEY FOR STRUCK BY CRON (L.S. 1028), FILED: OCTOBER 24, 1989.
C.S. 90014, SURVEY FOR STERR BY CRON (L.S.1028), FILED MARCH 21, 1990.
C.S. 93036, SURVEY FOR HARRISON BY CRON (L.S. 1028), FILED: JUNE 14, 1993.
C.S. 2005-089, SURVEY FOR TOY BY GAYLORD (L.S. 1815), FILED: OCTOBER 28, 2005.
C.S. 2015-019, SURVEY FOR LANCE BY CARLSON (L.S.72306), FILED: APRIL 21, 2015.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	226.65'	1243.00'	10°26'51"	N 57°29'34" E	226.34'
C2	148.57'	1275.00'	6°40'35"	S 63°19'16" W	148.48'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE PROPERTY BOUNDARY BETWEEN TRACT 1 AND TRACT 2 OF INST#2019-01833. THE DEED DESCRIBES TRACT 1 AS A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING SOUTH OF THE CENTERLINE OF COUNTRY CLUB ROAD. THE RECOVERED MONUMENTS ARE AS FOLLOWS; A BRASS CAP FOUND MONUMENTING THE NORTHEAST CORNER OF SECTION 33, A HISTORICAL 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A 1/2" IRON ROD, L.S.1028 (C.S.89086) AND 5/8" IRON ROD, L.S.1815 (C.S.2005-089), BOTH IRON RODS DEFINE THE WESTERN LIMITS OF SAID NORTH HALF. WE FIELD TIED THE EXISTING CENTERLINE OF COUNTRY CLUB ROAD, DEFINING THE NORTH LINE OF TRACT 1. TRACT 2 IS DESCRIBED BY A METES AND BOUNDS DESCRIPTION BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF COUNTRY CLUB AND THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, WHERE WE RECOVERED A 1/2" IRON ROD, L.S.1028 (C.S.89086), THE LINE FOLLOWS THE RIGHT OF WAY SOUTHWESTERLY, MORE OR LESS DISTANCE TO A STEEL AXLE, WE RECOVERED A 5/8" ROD AT THE POSITION, 20 FOOT OFF THE CENTERLINE OF COUNTRY CLUB, THIS MONUMENT WAS LIKELY SET ON C.S.87042. WE SET CORNER AT 30 FOOT OFF CENTERLINE OF COUNTRY CLUB ROAD. THE NEXT CALL IS SOUTHEAST TO A FOUND AXLE PER THE DEED, WE FOUND AND HELD THIS MONUMENT, THENCE NORTHEAST A DISTANCE OF 165.5 FEET, MORE OR LESS TO THE NORTH LINE OF SAID SOUTH HALF, WE MEASURED 143.70 FEET HOLDING THE FINAL CALL OF 185 FEET WEST TO THE POINT OF BEGINNING. HOLDING THE DEED CALL OF 165.5 FEET TO THE SAID SOUTH LINE WOULD NOT HAVE REPRESENTED THE DEED AS IT WOULD RESULT IN THE BEARING NORTH 40° EAST VERSES NORTH 27° EAST AS DEED CALLS.

THE BASIS OF BEARING FOR THIS SURVEY IS TWO 5/8" IRON ROD, L.S.1815 (C.S.2005-089)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2021

TERRA SURVEYING

OCTOBER 14, 2021

SCALE: 1" = 60'

PROJECT: 16038PLA

ASSESSORS MAP: 3N-10E-33A

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