

PROPERTY BOUNDARY SURVEY

for

ESPIRIDION E. AND M. IRENE HERNANDEZ DE ALAVAREZ

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2022 003

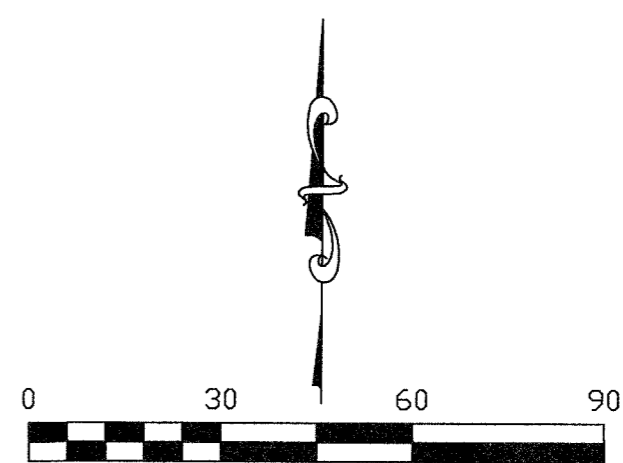
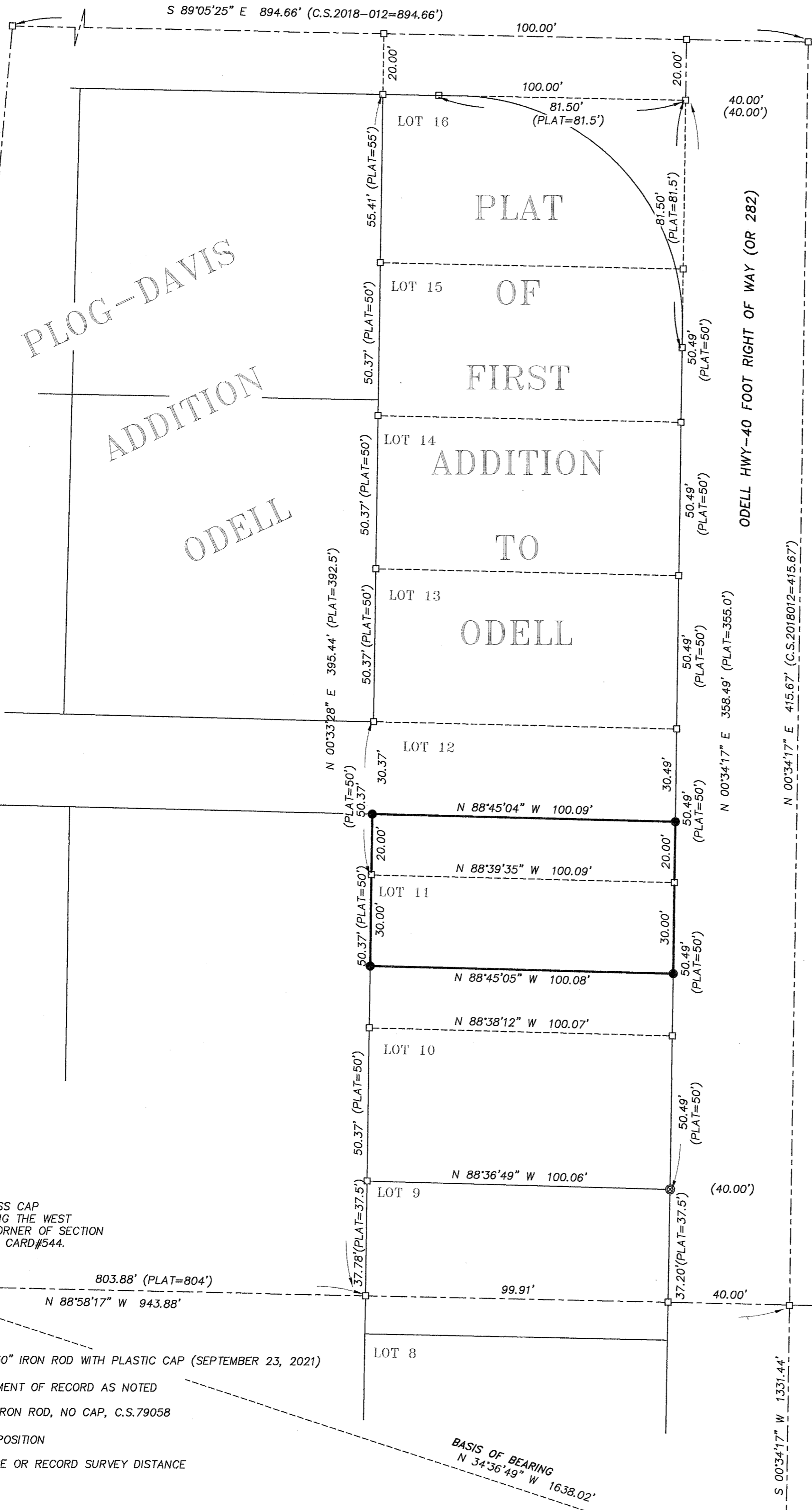
DATE FILED: 1/18/2022

BY: [Signature]

PROPERTY ADDRESS: 3336 ODELL HIGHWAY ODELL, OR 97044

ZONING: (M-2) INDUSTRIAL

CS# 2022 003



SCALE: 1" = 30' BASIS OF BEARING: OREGON STATE PLANE - NORTH ZONE (3601) GRID BEARINGS AND INTERNATIONAL FEET

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON 72306 Expires: December 31, 2023

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PROPERTY BOUNDARIES OF TAX LOT 6400, BEING DESCRIBED AS THE NORTH 30 FEET OF LOT 11 AND SOUTH 20 FEET OF LOT 12, BOTH IN THE FIRST ADDITION TO ODELL. THE DEED ELEMENTS HELD FOR THIS SURVEY IS BASED ON UNDERSTANDING THE BOUNDARIES OF THE PLAT OF THE FIRST ADDITION TO ODELL. THIS WAS ACCOMPLISHED BY TYING INTO A BRASS CAP MONUMENTING THE WEST QUARTER CORNER OF SECTION 26, THIS MONUMENT GIVES A DIRECT TIE TO THE WEST LINE OF SAID FIRST ADDITION. WE ALSO TIED A RAIL ROAD SPIKE MONUMENTING THE CENTER QUARTER OF SECTION 26, THIS GAVE US A BASELINE FOR UNDERSTANDING THE RELATIONSHIP TO EAST-WEST LINES OF THE ORIGINAL PLAT AS THE PLAT GIVE DIMENSIONS TO THE NORTH LINE OF LOT 9. THE NORTHEAST CORNER OF LOT 9 WE RECOVERED A 5/8" IRON ROD SET BY L.S.896 (C.S.79058). THIS WAS THE BASIS FOR A PRORATION ALONG THE EAST LINE OF THE FIRST ADDITION. THE NORTHERN PRORATION POSITION WAS A CALCULATED POSITION OF THE NORTHEAST CORNER OF SAID PLAT, WHICH WAS BASED ON THE DISTANCE GEOMETRY FROM C.S.2018-012 HOLDING A 1/2" IRON ROD FOUND TO THE SOUTH AT THE CENTERLINE OF DAVIS DRIVE AND PROJECTING TO THE NORTH THROUGH THE CALCULATED CORNER ON THE NORTH LINE OF SW 1/4 OF SECTION 26 (C.S.97049). THIS DEFINES THE NORTH LINE OF BOTH PLOG-DAVIS ADDITION AND THE FIRST ADDITION TO ODELL. THE WEST LINE OF SAID LOTS WERE PRORATED BASED ON THE ABOVE DESCRIBED BOUNDARY FRAMEWORK HOLDING THE SOUTH LINE OF THE QUARTER SECTION AND SAID CALCULATED NORTH LINE.

THE BASIS OF BEARING IS STATE PLANE COORDINATES, OREGON NORTH, GRID BEARINGS, USING A 1/2" IRON ROD FOUND AT DAVID DRIVE AND BRASS CAP FOUND MONUMENTING WEST QUARTER CORNER OF SECTION 26.

CENTER QUARTER OF SECTION 26 IN ASPHALT OF LINGREN COUNTY ROAD (C.C.543)

- LEGEND: SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (SEPTEMBER 23, 2021) FOUND MONUMENT OF RECORD AS NOTED FOUND 5/8" IRON ROD, NO CAP, C.S.79058 CALCULATED POSITION DEED DISTANCE OR RECORD SURVEY DISTANCE

- REFERENCES: PLAT OF PLOG-DAVIS ADDITION TO ODELL OREGON BY HURLBURT, RECORDED FEBRUARY 25, 1946. PLAT OF FIRST ADDITION TO ODELL OREGON BY HURLBURT, RECORDED DECEMBER 6, 1924. C.S. NO. 79058, SURVEY FOR DIAMOND FRUIT GROWERS, L.S. 896, FILED MAY 7, 1979. C.S. NO. 95092, SURVEY FOR DENNIS BY CRON L.S.1028, FILED OCTOBER 16, 1995. C.S. NO. 97049, PARTITION PLAT NO.9720 BY DOWD L.S.2393, FILED SEPTEMBER 24, 1997. C.S. NO. 2011-025, RECORD OF SURVEY FOR TERJO BY KLEIN, L.S. 59002, FILED JUNE 28, 2011. C.S. NO. 2018-012, RIGHT OF WAY SURVEY FOR HOOD RIVER COUNTY, BY CROSS, L.S. 60051, FILED FEBRUARY 26, 2018.

TERRA SURVEYING

DATE: SEPTEMBER 23, 2021 SCALE: 1" = 30' PROJECT: 21144 ASSESSORS MAP: 2N-10E-26BC

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

1/2" IRON ROD FOUND AT THE EAST RIGHT OF WAY PROJECTED SOUTH, PER C.S.95092