

PROPERTY BOUNDARY SURVEY for PHILLY, LLC

LOCATION OF SURVEY:
TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, CITY OF HOOD RIVER
WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

SITE ADDRESS:
1330 BROOKSIDE DRIVE
HOOD RIVER, OR
97031

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2022010

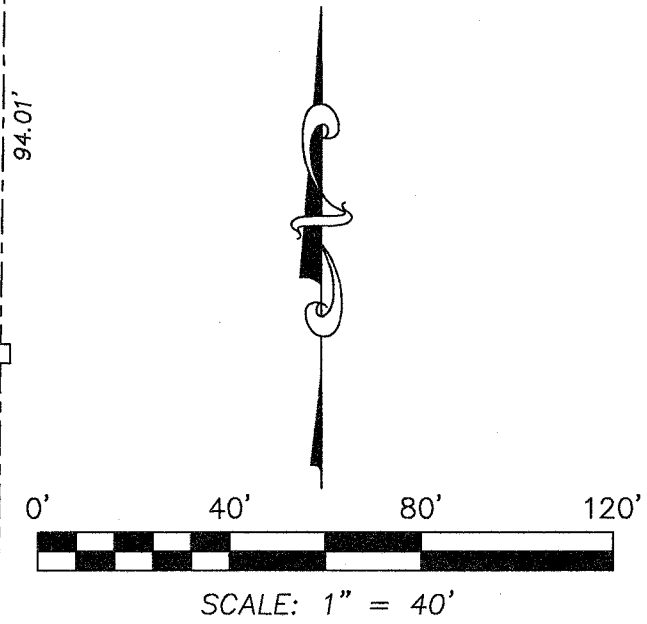
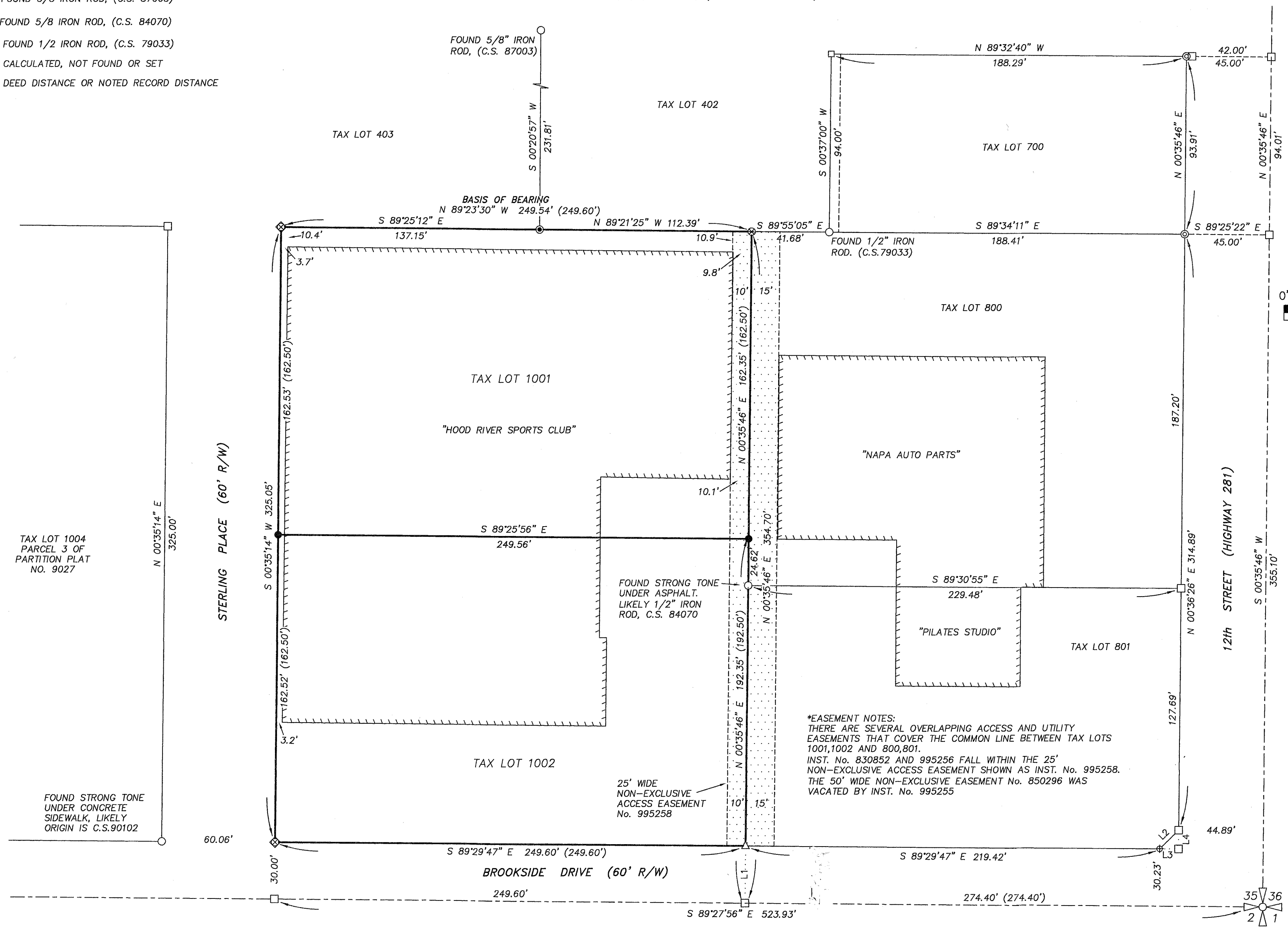
ZONING:
CITY OF HOOD RIVER
C-2 SECONDARY
GENERAL COMMERCIAL

DATE FILED: 3/2/2022

BY: [Signature]

LEGEND:

- △ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (FEBRUARY 1, 2022)
- FOUND MONUMENT OF RECORD AS NOTED
- ⊕ FOUND 5/8 IRON ROD, (C.S. 2011-027)
- ⊕ FOUND 5/8 IRON ROD, (C.S. 90102)
- FOUND 5/8 IRON ROD, (C.S. 87003)
- ⊗ FOUND 5/8 IRON ROD, (C.S. 84070)
- ⊙ FOUND 1/2 IRON ROD, (C.S. 79033)
- CALCULATED, NOT FOUND OR SET
- () DEED DISTANCE OR NOTED RECORD DISTANCE



OREGON STATE PLANE - NORTH ZONE (3601)
GRID BEARINGS AND INTERNATIONAL FEET

LINE	BEARING	DISTANCE
L1	N 00°35'46" E	30.11'
L2	N 45°32'26" E	14.16'
L3	S 89°31'34" E	10.00'
L4	N 00°36'26" E	10.00'

***EASEMENT NOTES:**
THERE ARE SEVERAL OVERLAPPING ACCESS AND UTILITY
EASEMENTS THAT COVER THE COMMON LINE BETWEEN TAX LOTS
1001, 1002 AND 800, 801.
INST. No. 830852 AND 995256 FALL WITHIN THE 25'
NON-EXCLUSIVE ACCESS EASEMENT SHOWN AS INST. No. 995258.
THE 50' WIDE NON-EXCLUSIVE EASEMENT No. 850296 WAS
VACATED BY INST. No. 995255

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2023

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
- C.S. No. 79033, SURVEY FOR BONNIE WHITE BY TENNESON ENGINEERING, FILED: JANUARY 31, 1979.
 - C.S. No. 80006, BOUNDARY SURVEY FOR HOOD RIVER COUNTY BANK BY BISHOP SURVEYING, L.S. 896, FILED: FEBRUARY 7, 1980.
 - C.S. No. 84030, SURVEY FOR COCHRAN BY DLC SURVEYING, L.S. 1028, FILED: MAY 1, 1984.
 - C.S. No. 84070, SURVEY FOR COCHRAN BY DLC SURVEYING, L.S. 1028, FILED: OCTOBER 31, 1984.
 - C.S. No. 87003, BOUNDARY LINE ADJUSTMENT SURVEY FOR PRIDEAUX ENTERPRISES BY TERRA SURVEYING, L.S. 1815, FILED: FEBRUARY 9, 1987.
 - C.S. No. 90102, PARTITION PLAT No. 9027 FOR DOWN MANOR BY TENNESON ENGINEERING CORP., L.S. 872, FILED: DECEMBER 4, 1990.
 - C.S. No. 2011-027, PARTITION PLAT 201106P FOR COCHRAN BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: JULY 19, 2011.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARIES OF TAX LOTS 1001 AND TAX LOT 1002. THE DEED ELEMENTS DESCRIBING THE BOUNDARIES OF THESE LOTS ARE THE SOUTH AND EAST LINE OF SECTION 35. WE CALCULATED SEARCH POSITIONS BASED ON SECTION LINES TIED AS THE DEED DESCRIPTIONS RUN PARALLEL TO BOTH LINES. THE SOUTHEAST CORNER OF SECTION 35 IS MONUMENTED BY A BRASS CAP IN MONUMENT BOX, THE EAST LINE OF SECTION 35 WE RECOVERED A 1/2" IRON ROD (L.S.79033) THAT WE OFFSET 45.00 FEET TO CONTROL THE DIRECTION OF THE EAST LINE OF SECTION 35. THE SOUTH LINE WAS CONTROLLED BY A 5/8" IRON ROD (C.S.84070). THESE TIES ALLOWED US TO RECOVER HISTORICAL BOUNDARY CORNERS AT THE NORTHEAST, NORTHWEST AND SOUTHWEST. DISTANCE BETWEEN FOUND MONUMENTS MATCHED VERY WELL WITH THE RECORD DISTANCES AS SHOWN. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SUBJECT MONUMENTED BY 5/8" IRON RODS.

BRASS CAP FOUND
IN MONUMENT BOX
(C.C. No. 620)

TERRA SURVEYING

DATE: MARCH 2, 2022
SCALE: 1" = 40'
PROJECT: 22002
ASSESSORS MAP: 3N-10E-35DD T.L. 1001
T.L. 1002

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CS# 2022010