

TERRA SURVEYING

BOUNDARY LINE ADJUSTMENT SURVEY  
for  
PRIDEAUX ENTERPRISES, INC.

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

BASIS OF BEARING:

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



AREA TABLE

TAX LOT No.	BEFORE ADJUSTMENT	AFTER ADJUSTMENT
600	0.94 ACRES,(41,023.7 SQ.FT.)	0.64 ACRES,(27,943.6 SQ.FT.)
700	0.41 ACRES,(17,656.6 SQ.FT.)	0.71 ACRES,(30,736.7 SQ.FT.)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ERIK M. CARLSON  
December 30, 2005  
72306  
Expires: December 31, 2023

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2022 013

DATE FILED: 3/8/2022

BY: [Signature]

LEGEND:

- SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (2/10/22)
- FOUND MONUMENT OF RECORD
- ⊕ FOUND 5/8 IRON ROD, (C.S.87016)
- ⊙ 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
- ( ) SURVEY OR DEED DISTANCE AS REFERENCED

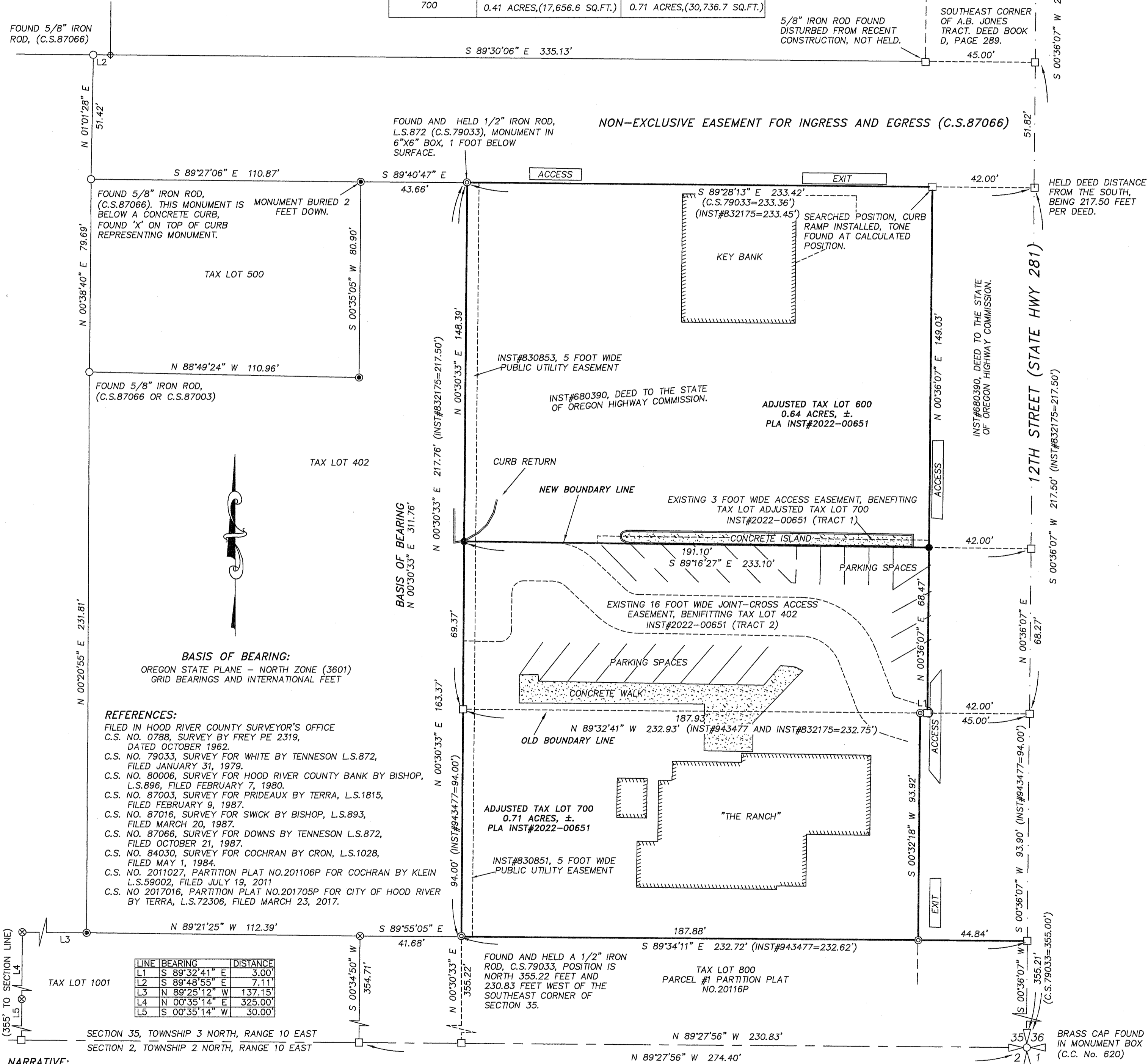
RECOVERED MONUMENT BOX IN CROSSWALK, 3" BELOW SURFACE. WE EXCAVATED THE BOX, BUT COULD NOT GET LID OPENED. TIED CENTER OF LID, THIS MATCHED VERY WELL WITH DIRECT TIES ON C.S.2017016 AND ODOT TIE FROM C.S.2003013, HOLDING THE 2017 POSITION. (C.C. No. 621)

5/8" IRON ROD FOUND DISTURBED FROM RECENT CONSTRUCTION, NOT HELD.

SOUTHEAST CORNER OF A.B. JONES TRACT, DEED BOOK D, PAGE 289.

HELD DEED DISTANCE FROM THE SOUTH, BEING 217.50 FEET PER DEED.

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (C.S.87066)



REFERENCES:

- FILED IN HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S. NO. 0788, SURVEY BY FREY PE 2319, DATED OCTOBER 1962.
- C.S. NO. 79033, SURVEY FOR WHITE BY TENNESON L.S.872, FILED JANUARY 31, 1979.
- C.S. NO. 80006, SURVEY FOR HOOD RIVER COUNTY BANK BY BISHOP, L.S.896, FILED FEBRUARY 7, 1980.
- C.S. NO. 87003, SURVEY FOR PRIDEAUX BY TERRA, L.S.1815, FILED FEBRUARY 9, 1987.
- C.S. NO. 87016, SURVEY FOR SWICK BY BISHOP, L.S.893, FILED MARCH 20, 1987.
- C.S. NO. 87066, SURVEY FOR DOWNS BY TENNESON L.S.872, FILED OCTOBER 21, 1987.
- C.S. NO. 84030, SURVEY FOR COCHRAN BY CRON, L.S.1028, FILED MAY 1, 1984.
- C.S. NO. 2011027, PARTITION PLAT NO.201106P FOR COCHRAN BY KLEIN L.S.59002, FILED JULY 19, 2011.
- C.S. NO 2017016, PARTITION PLAT NO.201705P FOR CITY OF HOOD RIVER BY TERRA, L.S.72306, FILED MARCH 23, 2017.

LINE	BEARING	DISTANCE
L1	S 89°32'41" E	3.00'
L2	S 89°48'55" E	7.11'
L3	N 89°25'12" W	137.15'
L4	N 00°35'14" E	325.00'
L5	S 00°35'14" W	30.00'

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINE BETWEEN TAX LOT 600 (INST#832175) AND TAX LOT 700 (INST#943477). THE DEED ELEMENT CONTROLLING BOTH BOUNDARIES OF THE TWO TRACTS ARE THE EAST AND SOUTH LINE OF SECTION 35, DEED DIMENSIONS AND CONTROL FROM HISTORICAL SURVEYS IN THE AREA. THE BOUNDARY RESOLUTION BEGINS AT THE SOUTHEAST CORNER OF SECTION 35, BEING MONUMENTED BY A BRASS CAP AND AN IRON ROD FOUND IN MONUMENT BOX AT THE EAST QUARTER OF SECTION 35. THIS QUARTER CORNER WAS PREVIOUSLY TIED ON C.S.2017-016 AS WE EXCAVATED THE MONUMENT BOX, WE COULD NOT BREAK THE LID LOOSE. THE POSITION FROM 2017 MATCHES AN ODOT POSITION TIED IN C.S.2003-013 GIVING US CONFIDENCE IN THIS POSITION. THE SOUTH LINE OF SECTION 35 WAS POSITION BY RECORD DISTANCE 355 FEET SOUTH FROM A 5/8" IRON ROD (C.S.84070) MONUMENTING THE NORTHWEST CORNER OF TAX LOT 1001. THE DEEDS FOLLOW THE SOUTH LINE OF SECTION 35 WEST A DISTANCE OF 232 FEET FROM SAID BRASS CAP; THENCE NORTH 355 FEET TO THE POINT OF BEGINNING, WE FOUND AND HELD A 1/2" IRON ROD AT THIS POSITION (C.S.79033). THIS IS THE TRUE POINT OF BEGINNING FOR DEED INST#943477. DESCRIPTION ON INST#832175 CONTINUES THROUGH THIS MONUMENT AND ADDITIONAL 94 FEET NORTH TO THE POINT OF BEGINNING OF THAT DESCRIPTION. THE DESCRIPTION ON INST#943477 CONTINUES 94 FEET TO A POINT, WE SEARCHED THIS LOCATION FOR ANOTHER 1/2" IRON ROD (C.S.79033), SEEMED TO BE REMOVED FROM UTILITY WORK IN THE AREA. THIS DEED DESCRIPTION BEARS EAST TO THE EAST LINE OF SECTION 35; THENCE SOUTH THE DEED DISTANCE OF 217.50 FEET TO A POINT ON SAID EAST LINE, WHICH IS REFERENCED BY THE PREVIOUSLY DESCRIBED 1/2" IRON ROD. THENCE WEST TO THE POINT OF BEGINNING, BOTH DEED DESCRIPTIONS FIT WELL TOGETHER. THESE DESCRIPTIONS BOTH EXCEPT THE PROPERTY WITHIN THE STATE HWY 281, TAX LOT 700 HAS A DEED 42 FOOT RIGHT OF WAY (INST#680390), WHEREAS TAX LOT 600 HAS A 45 FOOT RIGHT OF WAY (CIRCUIT COURT JUDGMENT NO.5948). THE BASIS OF BEARING IS 1/2" IRON RODS FOUND ON THE WEST LINE OF ADJUSTED PROPERTIES.

TERRA SURVEYING

DATE: FEBRUARY 10, 2022  
SCALE: 1" = 30'  
PROJECT: 207043PLA  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
EMAIL: terra@gorge.net  
ASSESSOR'S MAP 3N-10E-35DD

C.S.# 2022 013