

PROPERTY BOUNDARY SURVEY  
for  
JONATHAN A. KELTER GEHRIG

SITE ADDRESS:  
416 10th STREET  
HOOD RIVER, OR  
97031

ZONING:  
(R-3) URBAN HIGH DENSITY RESIDENTIAL

LOCATION OF SURVEY:

LOT 4, BLOCK C OF COE'S SECOND ADDITION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.



SCALE: 1" = 30'

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2022 014

DATE FILED: 3/8/2022

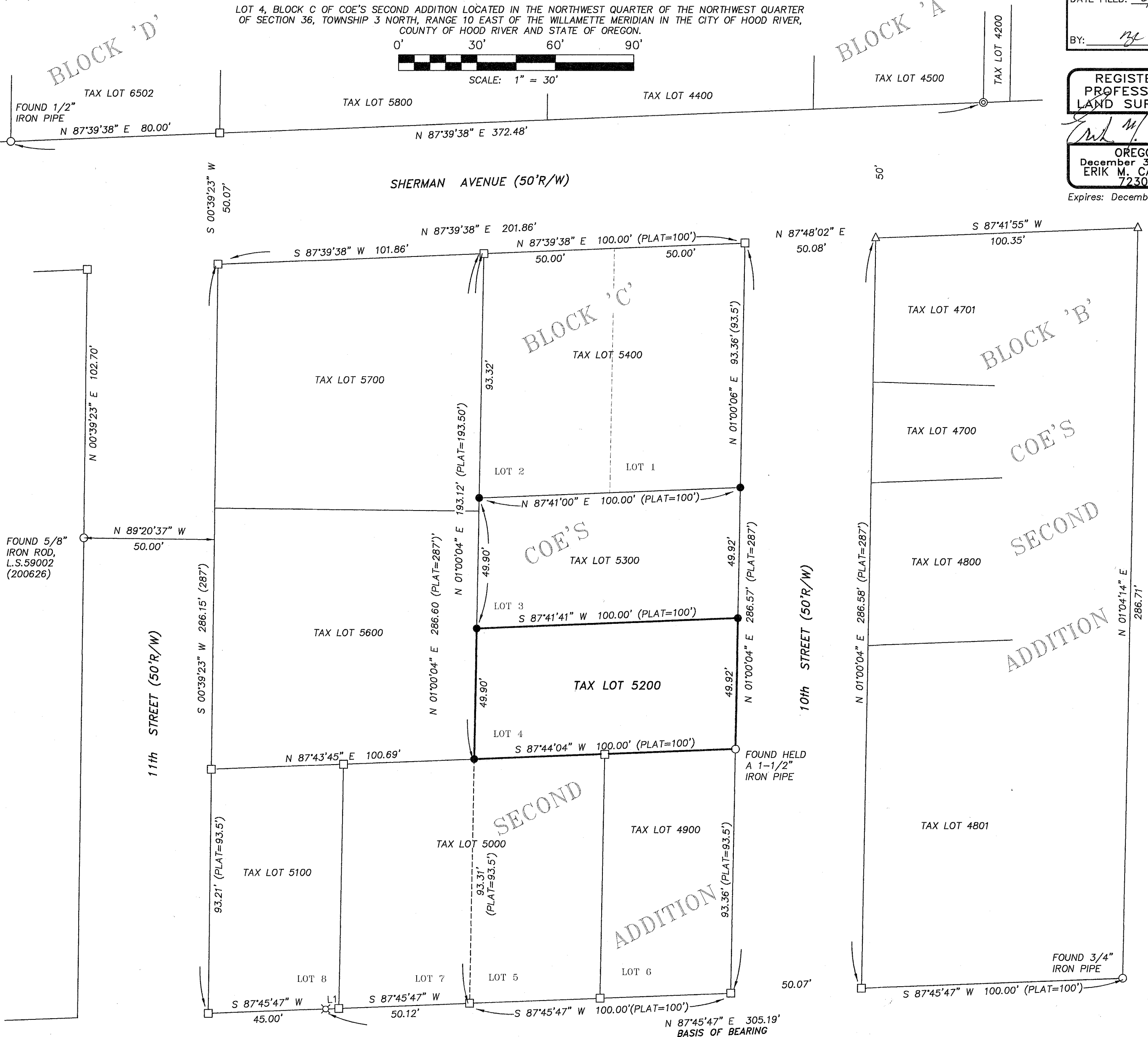
BY: *EC*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December 31, 2023

C-5# 2022 014



LINE BEARING	DISTANCE
L1 N 87°45'47" E	5.00'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE SUBJECT PROPERTY DESCRIBED AS LOTS 3 AND 4, BLOCK C, COE'S SECOND ADDITION, IN THE CITY OF HOOD RIVER. THE DEED ELEMENTS FOR THIS BOUNDARY ARE THE BOUNDARIES OF THE COE'S SECOND ADDITION TO THE CITY OF HOOD RIVER. WE SEARCHED LOT CORNERS WITHIN SAID BLOCK C AND RECOVERED A 1-1/2" IRON PIPE, BEING A POTENTIAL ORIGINAL MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SUBJECT LOT. WE EXPANDED OUR SEARCH TO BLOCK B AND BLOCK A AND RECOVERED AND HELD MONUMENTS OF RECORD. WE USED THE RESOLUTION OF ADJACENT BLOCKS AND OFFSET THE PLATTED RIGHT OF WAY DISTANCES ON THE EAST AND NORTH OF BLOCK C. THEN PRORATED THE DISTANCES WITHIN BLOCK C TO PLACE LOT CORNERS. THE ADJOINING BLOCK RESOLUTIONS ARE AS FOLLOWS: WE RECOVERED A BRASS SCREW (C.S.93047) AT THE NORTHWEST CORNER OF BLOCK B AND A 3/4" IRON PIPE (ASSUMED ORIGINAL CORNER) FOUND AT THE SOUTHEAST CORNER OF LOT 6, BLOCK B. WE HELD PLAT DISTANCE-DISTANCE INTERSECTION TO ESTABLISHED THE SOUTHWEST CORNER OF SAID BLOCK B, THIS POSITION WITH THE BRASS SCREW TO THE NORTH IS HELD AND OFFSET 50 FEET TO DETERMINE THE EAST LINE OF BLOCK C, THIS OFFSET LINE FIT GOOD WITH PREVIOUSLY DESCRIBED 1-1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY. THE SOUTH LINE OF BLOCK C WAS HELD BY HOLDING THE ABOVE CALCULATED POSITION TOGETHER WITH A 5/8" IRON ROD RECOVERED (C.S.7352) AS A REFERENCE MONUMENT TO THE SOUTHEAST CORNER OF LOT 7 OF SAID BLOCK C, THIS LINE WAS HELD AS THE SOUTH LINE OF SAID BLOCK. THE NORTH BOUNDARY OF BLOCK C WAS CALCULATED BY HOLDING MONUMENTS RECOVERED ON THE SOUTH LINE OF BLOCK A AND D OF THE COE'S ADDITION WHERE WE RECOVERED A 1/2" IRON PIPE (ORIGIN UNKNOWN, RECOVERED AND HELD ON C.S.2000096) AT THE SOUTHEAST CORNER OF THE WEST 20 FEET OF LOT 9 OF SAID BLOCK A AND A 5/8" IRON ROD, L.S.60051 (C.S.2010021) FOUND AT THE SOUTHEAST CORNER OF THE WEST 40 FEET OF LOT 7 OF SAID BLOCK A. THIS LINE WAS OFFSET SOUTH TO PLACE THE NORTH LINE OF BLOCK C. THE WEST LINE OF BLOCK C WAS DETERMINED BY HOLDING THE PLAT DISTANCES FROM THE EAST BOUNDARY OF BLOCK C. THE REASON WE HELD THE ORIGINAL PLAT DISTANCES WAS BECAUSE THE SECOND ADDITION HAS SENIOR RIGHTS TO THE PROPERTY ADJACENT TO THE WEST, WHICH HAS NOT BEEN PLATTED, THE EXCESS WAS PLACED ON THE PROPERTIES TO THE WEST WITH EXCEPTION OF LOT 7 AND LOT 8 TO THE SOUTH, THEY RECEIVED PRORATED DIMENSIONS. A NOTE ON LOT 7 AND LOT 8, THESE TWO LOTS DO NOT APPEAR ON THE PLAT OF COE'S SECOND ADDITION (C.S.1670), YET IS SHOWN ON THE PLAT OF COE'S THIRD ADDITION PLAT (C.S.1671) AS A PART OF THE SECOND ADDITION. THE DEEDS TO BOTH LOT 7 AND LOT 8 CALL A PART OF BLOCK C OF COE'S SECOND ADDITION. THE BASIS OF BEARING IS MONUMENTS FOUND ON THE NORTH RIGHT OF WAY OF EUGENE STREET, BEING A 3/4" IRON PIPE TO THE EAST AND A 5/8" IRON ROD FOUND TO THE WEST.

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:  
 C.S. NO. 1670 PLAT OF COE'S SECOND ADDITION TO THE CITY OF HOOD RIVER, FILED NOVEMBER 21, 1902.  
 C.S. NO. 1671 PLAT OF COE'S THIRD ADDITION TO THE CITY OF HOOD RIVER, FILED APRIL 15, 1904.  
 C.S. NO. 0819, PLOT PLAN FOR ST. MARK'S EPISCOPAL CHURCH BY FREY, FILE DATE UNKNOWN.  
 C.S. NO. 7352, SURVEY FOR MIKE FOWLER BY DELSCHNIEDER, L.S. 932, FILED SEPTEMBER 20, 1974.  
 C.S. NO. 88025, SURVEY FOR CHARLEY AND SALLY LAVENTURE BY TERRA SURVEYING, L.S. 1815, FILED APRIL 29, 1988.  
 C.S. NO. 89017, SURVEY FOR LAWRENCE MILLER BY DLC SURVEYING, L.S. 1028, FILED MARCH 13, 1989.  
 C.S. NO. 93042, SURVEY FOR HOOD RIVER BIBLE FELLOWSHIP BY TERRA SURVEYING, L.S. 1815, FILED JUNE 14, 1993.  
 C.S. NO. 2000-096, BOUNDARY LINE ADJUSTMENT FOR VAN VOAST BY KLEIN AND ASSOCIATES, L.S. 932, FILED DEC 14, 2000.  
 C.S. NO. 2002-075, RECORD OF SURVEY FOR MICK HARRIS BY BELL DESIGN, L.S. 62662, FILED DEC 12, 2002.  
 C.S. NO. 2003-011, SURVEY FOR MARILYN FOX BY KLEIN AND ASSOCIATES, L.S. 932, FILED MARCH 11, 2003.  
 C.S. NO. 2006-026, RECORD OF SURVEY FOR RICK HYDE BY KLEIN AND ASSOCIATES, L.S. 59002, FILED APRIL 7, 2006.  
 C.S. NO. 2010-021, SURVEY FOR SEAGRAVES BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED MAY 26, 2010.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (1/25/22)
- FOUND MONUMENT OF RECORD, AS NOTED
- △ FOUND BRASS SCREW IN CONCRETE, (C.S. 93042)
- ⊗ FOUND 5/8" IRON ROD, NO CAP, (C.S. 7352)
- ⊙ FOUND 5/8" IRON ROD, L.S. 60051 (C.S. 2010021)
- CALCULATED POSITION
- ( ) PLAT CALL

TERRA SURVEYING

DATE: JANUARY 27, 2022  
 SCALE: 1" = 30'  
 PROJECT: 21166BOUND  
 ASSESSORS MAP: 03N-10E-36BB T.L. 5200  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net  
 www.terrandsurveying.com



BASIS OF BEARING:  
 OREGON STATE PLANE - NORTH ZONE (3601)  
 GRID BEARINGS AND INTERNATIONAL FEET