

TERRA SURVEYING
 PROPERTY BOUNDARY SURVEY
 for
 RYAN AND KATIE GARRISON
 Page 1 of 2

OWNERS:
 RYAN AND KATIE GARRISON
 1612 'C' STREET
 HOOD RIVER, OREGON
 97031

ZONING:
 R-2
 URBAN STANDARD
 DENSITY RESIDENTIAL

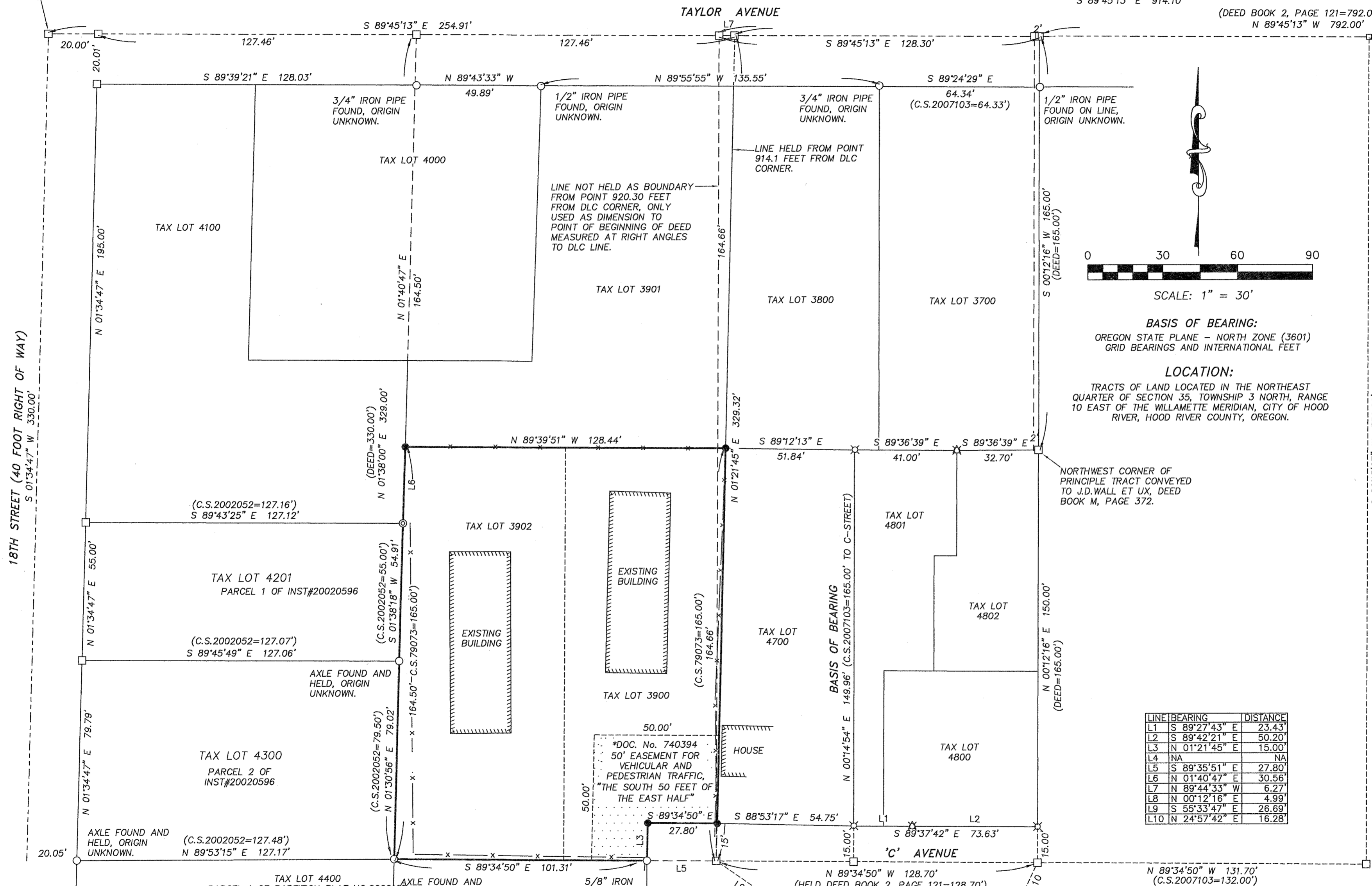
CALCULATED POSITION OF CITY MONUMENT D-9,
 BEING THE INTERIOR CORNER OF THE WILLIAM
 JENKINS DLC. NO.38. POSITION BASED ON
 C.S.2002052, THIS POSITION WAS CORROBORATED
 WITH THE CITY CORNER MONUMENT BOOK IN THE
 HOOD RIVER COUNTY SURVEYORS OFFICE.

(C.S.2002052=1189.05')
 N 89°45'13" W 1189.05'

(DEED INST#2012-00530=920.30')
 N 89°45'13" W 920.30'
 (HELD DEED INST#2021-0441 914.10')
 S 89°45'13" E 914.10'

(DEED BOOK 2, PAGE 121=792.00')
 N 89°45'13" W 792.00'

CITY MONUMENT K-1
 FOUND 1" IRON PIPE
 IN MONUMENT CASE
 ON MIDDLE OF
 TAYLOR AVENUE



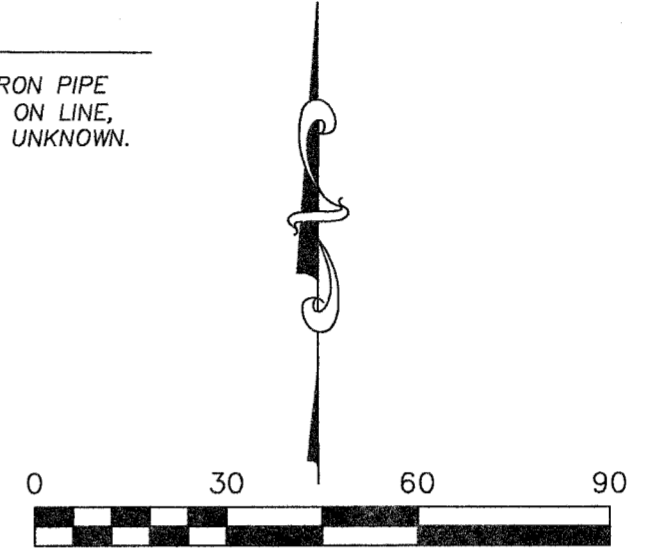
S 89°45'13" E 660.00'
 (DEED BOOK J, PAGE 246=660')

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

CS# 2022 026

DATE FILED: 5/3/2022

BY: *BL*



SCALE: 1" = 30'

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

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

NORTHWEST CORNER OF
 PRINCIPLE TRACT CONVEYED
 TO J.D.WALL ET UX, DEED
 BOOK M, PAGE 372.

LINE	BEARING	DISTANCE
L1	S 89°27'43" E	23.43'
L2	S 89°42'21" E	50.20'
L3	N 01°21'45" E	15.00'
L4	INA	NA
L5	S 89°35'51" E	27.80'
L6	N 01°40'47" E	30.56'
L7	N 89°44'33" W	6.27'
L8	N 00°12'16" E	4.99'
L9	S 55°33'47" E	26.69'
L10	N 24°57'42" E	16.28'

- LEGEND:
- SET 5/8" IRON ROD, L.S.72306 (SET 5/2/2022)
 - FOUND MONUMENT AS NOTED
 - ⊗ FOUND 5/8 IRON ROD, L.S. 60051 (C.S.2007103)
 - ⊗ FOUND 5/8 IRON ROD, L.S. 60051 (C.S.2008033)
 - ⊗ FOUND 1/2" IRON ROD, NO CAP (REFERENCED ON C.S.7302, ORIGIN UNKNOWN)
 - ⊗ FOUND 5/8 IRON ROD, L.S. 932 (C.S.2002052)
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Erik M. Carlson

OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306

Expires: December 31, 2023

TERRA SURVEYING

DATE: FEBRUARY 17, 2022
 SCALE: 1" = 30'
 PROJECT: 21196BOUND
 ASSESSORS MAP: 03N-10E-35AD

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

CS# 2022 026

PROPERTY BOUNDARY SURVEY
for
RYAN AND KATIE GARRISON

LOCATION:

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

Page 2 of 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2022-026

DATE FILED: 5/3/2022

BY: *MS*

OWNERS:

RYAN AND KATIE GARRISON
1612 'C' STREET
HOOD RIVER, OREGON
97031

ZONING:

R-2
URBAN STANDARD
DENSITY RESIDENTIAL

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE EAST HALF OF THAT TRACT OF LAND IN THE CITY OF HOOD RIVER, LYING IN GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 13.85 CHAINS (914.10') WEST OF THE MOST EASTERLY OF THE SOUTHERN ANGLES OR CORNERS OF THE WILLIAM JENKINS D.L.C. No. 38, IN THE SECTION, TOWNSHIP AND RANGE, RUNNING THENCE SOUTH 5 CHAINS (330'); THENCE WEST 3.85 CHAINS (254.10'); THENCE NORTH 5 CHAINS (330'); THENCE EAST 3.85 CHAINS (254.10') TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE SOUTH 15 FEET OF THE EAST 30 FEET.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PREPARE FOR A FUTURE PARTITION OF TAX LOTS 3900 AND 3902 OF 3N-10E-35AD INTO TWO PARCELS, THIS PROPERTY WAS ASSIGNED TWO TAX LOT NUMBERS FOR AN UNKNOWN REASON. THE WHOLE PROPERTY IS DESCRIBED AS ONE TRACT IN INST#2021-04401. IN 1975, PERCY CRAWFORD SURVEYED (C.S.75073) THIS PROPERTY AS TWO TRACTS, POTENTIALLY CREATING THE ADDITIONAL TAX LOT NUMBER. THE CONTROLLING ELEMENTS OF THIS SURVEY ARE THE SOUTH LINE OF THE WILLIAM JENKINS DLC NO.038, BEING WITHIN TAYLOR STREET AND THE EAST LINE OF SAID DLC, BEING WITHIN 18TH STREET. TO ESTABLISH THESE LINES WE TIED INTO A 1" IRON PIPE FOUND IN A MONUMENT BOX AT THE EASTERLY SOUTHEAST CORNER OF SAID DLC (CITY MON K-1). THE WEST END OF SAID DLC WAS MISSING (CITY MON D-9). WE CALCULATED THE WEST END OF SAID LINE BASED ON THE DISTANCE REPORTED IN THE BOOK OF CITY MONUMENTS IN THE HOOD RIVER COUNTY SURVEYORS OFFICE. THIS DISTANCE WAS USED ON HISTORICAL SURVEYS IN THE AREA. 1) C.S.88043 MEASURES 1189.05 FEET FROM EAST END OF THE LINE AND C.S.2002052 CONCURS WITH THAT DISTANCE. THE EAST-WEST BEARING OF SAID DLC LINE WAS DETERMINED BY HOLDING A 20 FOOT OFFSET FROM A 3/4" IRON PIPE RECOVERED AT THE NORTHWEST CORNER OF TAX LOT 3700. THIS METHOD WAS SIMILARLY USED ON C.S.2007103. THE SUBJECT DEED DESCRIBES THIS PROPERTY AS THE SOUTH HALF OF THE EAST HALF OF THE TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 13.85 CHAINS (914.1 FEET) WEST OF THE MOST EASTERLY OF THE SOUTHERN ANGLES OR CORNER OF THE WILLIAM JENKINS DLC NO.38; THENCE SOUTH 5 CHAINS (330 FEET); THENCE WEST 3.85 CHAINS (254.1 FEET); THENCE NORTH 5 CHAINS (330 FEET); THENCE EAST 3.85 CHAINS (254.1 FEET) TO THE POINT OF BEGINNING. I DISCOVERED A DEED DISCREPANCY WITH THE DEED OF THE PROPERTY TO THE EAST. THE DIMENSION FROM THE DLC CORNER, ON ADJOINERS DEED INST#2012-00530 CALLS 55 AND 4/5THS RODS (920.3 FEET) WEST OF THE DLC CORNER AS OPPOSED TO THE SUBJECT DEED CALL OF 914.1 FEET WEST OF SAID DLC CORNER. THIS DISCOVERY LED ME TO RESEARCH A CHAIN OF TITLE DATING BACK TO 1903 TO UNDERSTAND THE PEDIGREE OF THESE CONVEYANCES. THE FUNDAMENTAL BOUNDARY OF THE SUBJECT DEED DESCRIPTION DATES BACK TO 1903, WHEN O.L. STRANAHAN CONVEYED TO O.B. EVINGER (BOOK J, PAGE 246) A TRACT OF LAND 7.70 CHAINS (508.2) EAST-WEST AND 5 CHAINS (330') NORTH-SOUTH, STARTING FROM A POSITION 10 CHAINS (660') WEST OF SAID DLC CORNER. LATER THAT YEAR IN 1903, O.B. EVINGER CONVEYED TO L.C. STEPHENSON (BOOK E, PAGE 613) THE WEST HALF OF THE ABOVE TRACT OF LAND, DESCRIBED AS BEING 3.85 CHAINS (254.1 FEET) EAST-WEST BY THE ORIGINAL 5 CHAINS (330 FEET) NORTH-SOUTH USING THE 13.85 CHAINS (914.1') WEST OF SAID DLC CORNER, UNDERSTANDING THE ORIGIN OF THIS DEED CALL FROM DLC CORNER IS 660 PLUS 254.1 ARRIVES AT THE 914.1 FEET AS THE CURRENT DEED CALLS. THE EARLY HISTORICAL CONVEYANCES CONTINUED WITH THE SAME DESCRIPTIONS AS FOLLOWS; L.C. STEPHENSON TO CARNES (1906), CARNES TO HOLMAN (1943), HOLMAN TO GILLILAND (1946), GILLILAND TO RICHARDS (1952), RICHARDS TO UNITED CONSTRUCTION CO. (1973), UNITED CONSTRUCTION CO. TO BOARDMAN (1974), BOARDMAN TO JENSEN (1974), JENSEN TO LAWHON (2021), LAWHON TO GARRISON (2021). THIS DESCRIPTION HELD THROUGH TIME TO THE CURRENT CONVEYANCE TO GARRISON, WHICH IS THE EAST HALF OF THE SOUTH HALF OF THE ORIGINAL 1903 (254.10' X 330') L.C. STEPHENSON DEED.

THE PROPERTIES EAST OF THE EAST LINE OF THE ABOVE DESCRIPTIONS INTRODUCED VARIATIONS OF DESCRIPTIONS WHICH DID NOT FIT WELL WITH THE EAST LINE OF THE L.C. STEPHENSON DESCRIPTION. IN THE ABOVE TIMELINE, CARNES CONVEYED TO HATHORN IN 1909 (BOOK 2, PAGE 121) THE PROPERTY DESCRIBED TO BEGIN 48 RODS AND TWO FEET (794 FEET) WEST OF THE EAST DLC CORNER; THENCE SOUTH 10 RODS (330 FEET); THENCE WEST 7-4/5 RODS (128.7 FEET). THIS CONVEYANCE IS FOLLOWED BY HATHORN TO BISHOP IN 1918 (BOOK 12, PAGE 247) USING THIS SAME 1909 LEGAL DESCRIPTION. THIS CONVEYANCE IS FOLLOWED BY A CONVEYANCE FROM BISHOP BACK TO CARNES IN 1929 (BOOK 22, PAGE 11), THE DESCRIPTION USED WAS FROM THE ORIGINAL L.C. STEPHENSON DEED. FROM THIS POINT FORWARD, THE DESCRIPTION REMAINS THE SAME, AS I SHOW IN THE HISTORICAL CONVEYANCES ABOVE IN 1943 WHEN CARNES DEEDS TO HOLMAN ON BOOK 30, PAGE 241. THIS IS IMPORTANT TO THE CHAIN OF TITLE, AS BISHOP CONVEYS TO EARL MINOR IN 1936 (BOOK 25, PAGE 213) A TRACT OF LAND WITH A NEW DESCRIPTION WHICH HAS HELD OVER TIME TO THE CURRENT ADJACENT DEED, INST#2012-00530 TO BE DESCRIBED WITH THE FOLLOWING LANGUAGE, "BEGINNING AT A POINT 55 AND 4/5TH RODS (920.7') AND 10 RODS (165') SOUTH; THENCE EAST 55 FEET AND SO ON. THIS DESCRIPTION PRESENTED AN OVERLAP IN THE TWO DESCRIPTIONS. THE TROUBLE WAS WITH THE CONVEYANCE FROM BISHOP TO EARL MINOR IN 1936, BISHOP PREVIOUSLY CONVEYED TO CARNES THE ORIGINAL L.C. STEPHENSON DESCRIPTION MAKING THE EARL MINOR CONVEYANCE LIMITED TO THE PREVIOUSLY DESCRIBED EAST LINE AS IT WAS NOT BISHOPS PROPERTY TO CONVEY, IT WAS CARNES. THEREFORE, THE BOUNDARY LINE IS HELD AT THE ORIGINAL L.C. STEPHENSON DESCRIBED EAST LINE.

I FOUND THE MISALIGNMENT BETWEEN THESE DEEDS RELATES IN PART TO THE DETERMINATION OF THE CARDINAL DIRECTIONS IN THE DEED CALLS, SPECIFICALLY THE MORE PROBLEMATIC NORTH-SOUTH BEARING AND INTENT OF THESE CONVEYANCES. TO UNDERSTAND THE INTENT OF THESE DESCRIPTIONS, WE RELIED ON THE EVIDENCE LEFT BEHIND, WHICH ARE RECOVERED MONUMENTS. WE FOUND AN AXLE AT A POINT 20 FEET EAST OF THE EAST LINE OF THE DLC LINE ON 18TH STREET, WE ALSO FOUND 2 AXLES ON THE WEST LINE OF THE SUBJECT TRACT, THESE AXLES WERE RECOVERED ON C.S.2002052, A SURVEY FOR JUDY NELSON. THE DEED TO THE NELSON TRACT (INST#20020596) HAS A MORE OF LESS CALL TO THE WEST LINE OF THAT TRACT CONVEYED TO PAUL GILLILAND IN 1946 ON BOOK 33, PAGE 598 (SEE ABOVE FOR CHRONOLOGY). THIS DISCOVERY ALLOWED US TO WORK BACK FROM THE MONUMENTED WEST LINE OF GILLILAND TRACT TO UNDERSTAND THE NORTH-SOUTH BEARING OF THE EAST LINE OF THE ORIGINAL L.C. STEPHENSON DESCRIPTION. HOLDING SAID AXLES WE WERE ABLE TO PROJECT THE LINE NORTHERLY TO UNDERSTAND THE ENTIRE WEST LINE OF SAID GILLILAND TRACT AND HOW THE NORTHERN PROJECTION MEASURED AS IT INTERSECTED THE DLC LINE IN RELATIONSHIP TO THE EASTERN DLC MONUMENT, WE FOUND IT FITS GOOD AND WE USED THIS METHOD FOR THE WEST LINE OF THE SUBJECT. WE HELD THE CALCULATED POSITION ALONG THE NORTH LINE OF THE DLC THE FULL DEED DISTANCE OF 914.3 FEET WEST AS THE NORTHEAST CORNER OF THE ORIGINAL L.C. STEPHENSON DESCRIPTION. THE BEARING OF THE EAST LINE OF SUBJECT TRACT, BEING THE EAST LINE OF SAID L.C. STEPHENSON DESCRIPTION WAS DETERMINED BY HOLDING AN ORIGINAL DEED DISTANCE OF 128.7 FEET FROM THE SOUTHEAST CORNER OF THE CARNES TO HATHORN (1909) CONVEYANCE AS DESCRIBED IN DEED BOOK 2, PAGE 121. WE RECOVERED A 5/8" IRON ROD, L.S.60051 AT A POSITION 15 FOOT NORTH OF SAID HATHORN'S SOUTHEAST CORNER AS SET ON PARTITION PLAT NO.200809P. THIS IS A SOLUTION THAT FITS WELL WITH A FENCE ALONG THE SUBJECT PROPERTY EAST LINE AND YIELDS DISTANCES CONSISTENT WITH DEEDED DIMENSIONS. AN INTERESTING FINDING RELATING TO THE AXLE BEARINGS VERSUS USING THE RIGHT ANGLE TO THE DLC AS IT RELATES TO THE 914.1 FEET AND 920.3 FEET ISSUE, I FIND THE TWO CALLS INTERSECTION ROUGHLY NEAR THE SAME POINT OF BEGINNING OF BOTH TRACTS.

A SIMPLIFIED BREAKDOWN OF THE BOUNDARY RESOLUTION IS AS FOLLOWS: WE HELD THE MONUMENT AT THE EASTERLY SOUTHEAST CORNER OF THE WILLIAM JENKINS DLC. NEXT WE FOLLOWED THE SOUTHERN DLC LINE THE DEED DISTANCE OF 914.10 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE SOUTH A DISTANCE OF 329.32 FEET (DEED CALLS 330 FEET) TO A POINT ON DEED BOOK 2 PAGE 121, WHICH MEASURES 128.70 FEET WEST OF THE WEST LINE OF J.D.WALL, DEED BOOK M, PAGE 372. THIS DEED CALLS CONTROLS THE NORTH-SOUTH BEARING OF THE SUBJECTS EAST LINE, A MONUMENT WAS SET THE MIDPOINT OF SAID EAST LINE. FROM THE SOUTHEAST CORNER WE RECOVERED AND HELD THE AXLE FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY, BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE PARENT TRACT. WE RECOVERED AND HELD A SIMILAR AXLE AND A 5/8" IRON ROD, L.S.932 ALONG THE WEST LINE OF THE SUBJECT WITH THE INTENT OF BEING THE WEST LINE OF THE EAST HALF OF SAID PARENT TRACT. THE NORTH-SOUTH BEARING OF THE WEST BOUNDARY NORTH OF FOUND 5/8" IRON ROD WAS DETERMINED BY HOLDING THE MID-POINT POSITION ON THE SOUTH LINE OF SAID DLC WITHIN TAYLOR STREET. A MONUMENT WAS SET AT THE MID-POINT OF SAID WEST LINE..

THE BASIS OF BEARING FOR THIS SURVEY IS OREGON NORTH STATE PLANES COORDINATES, GRID BEARINGS USING TWO 5/8" IRON ROD, L.S.60051 MONUMENTING THE EAST LINE OF TAX LOT 4700

DEED REFERENCES:

RECORDED IN THE HOOD RIVER COUNTY RECORDERS OFFICE:
BOOK J, PAGE 246, DEED FROM O.L. STRAHANAN TO O.B. EVINGER, FEBRUARY 3, 1903.
BOOK E, PAGE 613, DEED FROM O.B. EVINGER TO L.C. STEPHENSON, OCTOBER 8, 1903.
BOOK M, PAGE 372, DEED TO J.D. WALL
BOOK H, PAGE 296, DEED FROM L.C. STEPHENSON TO JAMES F. CARNES, APRIL 23, 1906.
BOOK 2, PAGE 121, DEED FROM JAMES CARNES TO JAMES HATHORN, JANUARY 16, 1909.
BOOK 12, PAGE 247, DEED FROM JAMES HATHORN TO EDWIN BISHOP, FEBRUARY 28, 1918.
BOOK 22, PAGE 11, DEED FROM BISHOP TO CARNES, OCTOBER 18, 1929.
BOOK 25, PAGE 213, DEED FROM BISHOP TO EARL MINOR, FEBRUARY 3, 1936.
BOOK 30, PAGE 241, DEED FROM CARNES TO HOLMAN, AUGUST 30, 1943.
BOOK 33, PAGE 598, DEED TO HOLMAN TO GILLILAND, NOVEMBER 19, 1946.
INST#740393, RIGHT OF WAY DEED TO THE CITY OF HOOD RIVER, MARCH 7, 1974.
INST#740394, EASEMENT FOR ACCESS TO 17TH STREET, MARCH 4, 1974.
INST#2002-0596, DEED TO JUDY NELSON, FEBRUARY 5, 2002.
INST#2012-00530, DEED TO VAN HUIS, FEBRUARY 2, 2012.
INST#2021-04401, DEED TO GARRISON, SEPTEMBER 23, 2021.

SURVEY REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:
C.S. NO. 991, PLAT SHOWING DONATION LAND CLAIM.
C.S. No. 1756, PLAT OF STRANAHAN'S THIRD ADDITION, DATED OCTOBER 1909.
C.S. No. 7302, LOT SURVEY FOR DON BETZ BY RICHARD KING, L.S. 98, FILED: JANUARY 15, 1973.
C.S. No. 7573, PLOT PLAN FOR DAVE SHORT BY P.H. CRAWFORD, L.S. 60, FILED: DECEMBER 6, 1974.
C.S. NO. 88043, BOUNDARY SURVEY FOR KIRKWOOD BY TERRA, L.S.1815, FILED SEPTEMBER 13, 1988.
C.S. No. 2002-052, BOUNDARY SURVEY FOR JUDY NELSON BY KLEIN AND ASSOC., L.S. 932, FILED: JULY 23, 2002.
C.S. No. 2006-040, PARTITION PLAT 200612P FOR CONNOLLY BY KLEIN AND ASSOC., L.S. 59002, FILED: MAY 22, 2006.
C.S. No. 2007-103, BOUNDARY SURVEY FOR ALICE JOHNSON BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED: OCTOBER 4, 2007.
C.S. No. 2008-033, PARTITION PLAT 200809P FOR 'C' STREET P.U.D. BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED: APRIL 15, 2008.

REGISTERED
PROFESSIONAL
LAND SURVEYOR*Erik M. Carlson*OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2023

TERRA SURVEYING

DATE: FEBRUARY 17, 2022
SCALE: 1" = 30'
PROJECT: 21196BOUND
ASSESSORS MAP: 03N-10E-35AD
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

CS# 2022-026