

TERRA SURVEYING  
**PROPERTY BOUNDARY SURVEY**  
 for  
**HEATHER AND CRAIG MOGEL**

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

CS# 2022 056

DATE FILED: 11/9/2022

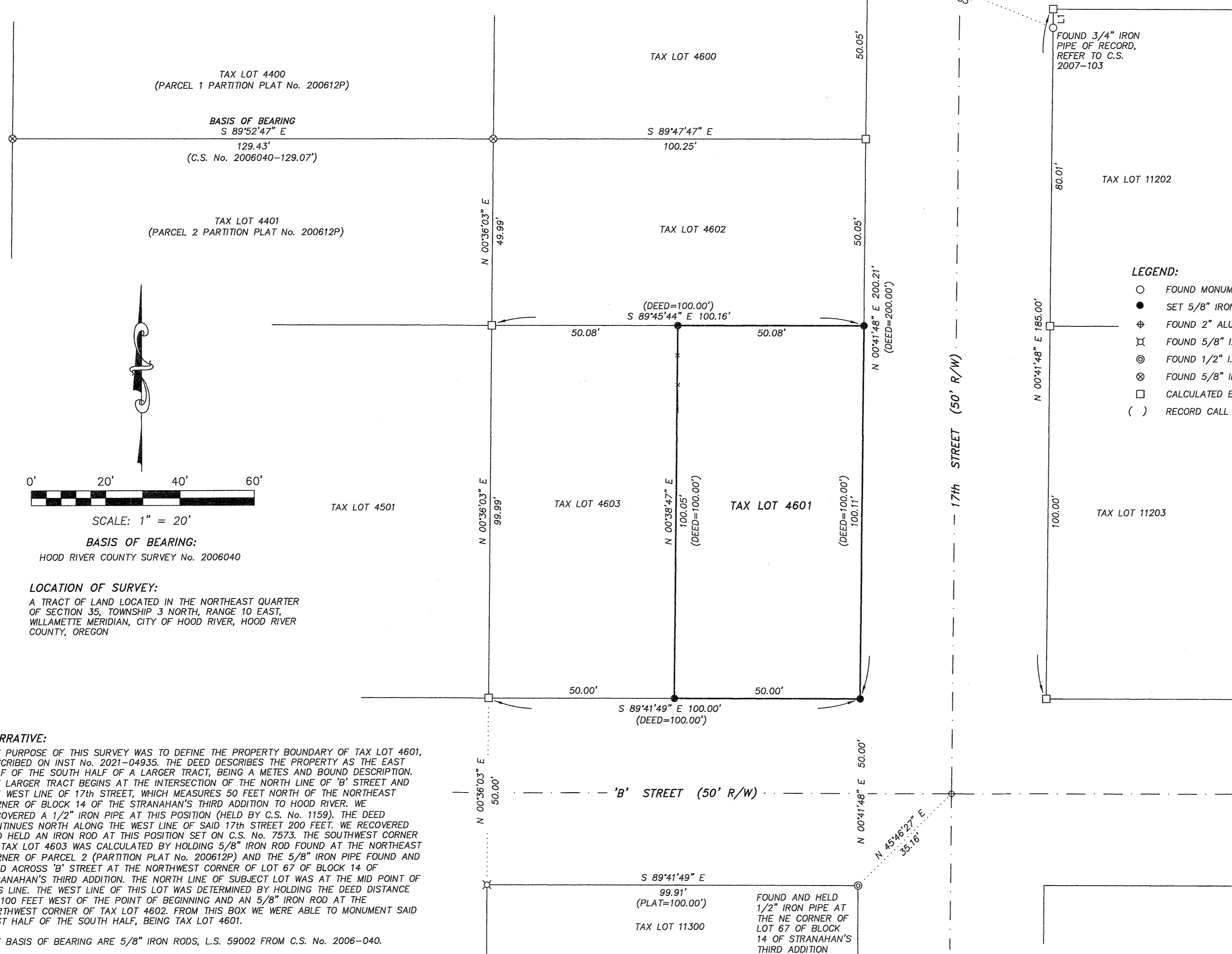
BY: ES

**REFERENCES:**

FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:  
 C.S. NO. 1159, BOUNDARY SURVEY BY FREY, P.E. 2319, DATED: APRIL 1965.  
 C.S. No. 7302, BOUNDARY SURVEY FOR DON BETZ BY RICHARD KING, L.S. 98, FILED: JANUARY 15, 1973.  
 C.S. No. 7342, BOUNDARY SURVEY FOR NUNAMAKER BY DIELSCHNEIDER AND ASSOCIATES, L.S. 932, FILED: AUGUST 28, 1975.  
 C.S. No. 7573, PLOT PLAN FOR DAVE SHORT BY P.H. CRAWFORD, L.S. 60, FILED: DECEMBER 6, 1974.  
 C.S. No. 2002-052, BOUNDARY SURVEY FOR JUDY NELSON BY KLEIN AND ASSOCIATES, L.S. 932, FILED: JULY 23, 2002.  
 C.S. No. 2006-040, PARTITION PLAT 200612P FOR CONNOLLY BY KLEIN AND ASSOCIATES, 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. 2010-027, RECORD OF SURVEY FOR CITY OF HOOD RIVER BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: JUNE 9, 2010.

**SITE ADDRESS:**  
 1704 'B' STREET  
 HOOD RIVER, OR  
 97031  
  
**ZONING:**  
 (R-2) URBAN STANDARD DENSITY RESIDENTIAL

LINE	BEARING	DISTANCE
LT	S 00°41'48" W	4.99'



**LEGEND:**

- FOUND MONUMENT OF RECORD
- SET 5/8" IRON ROD WITH CAP, L.S. 72306, SET ON MAY 26, 2022
- ⊕ FOUND 2" ALUMINUM CAP IN ASPHALT, L.S. 59002, (C.S. 2010-027)
- ⊗ FOUND 5/8" I.D. IRON PIPE (C.S. 2010-027)
- ⊙ FOUND 1/2" I.D. IRON PIPE, (FOUND ON C.S. 1159, ORIGIN UNKNOWN)
- ⊗ FOUND 5/8" IRON ROD WITH CAP, L.S. 59002 (C.S. 2006-040)
- CALCULATED BOUNDARY CORNER
- ( ) RECORD CALL



SCALE: 1" = 20'

**BASIS OF BEARING:**

HOOD RIVER COUNTY SURVEY No. 2006040

**LOCATION OF SURVEY:**

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

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PROPERTY BOUNDARY OF TAX LOT 4601, DESCRIBED ON INST No. 2021-04935. THE DEED DESCRIBES THE PROPERTY AS THE EAST HALF OF THE SOUTH HALF OF A LARGER TRACT, BEING A METES AND BOUND DESCRIPTION. THE LARGER TRACT BEGINS AT THE INTERSECTION OF THE NORTH LINE OF 'B' STREET AND THE WEST LINE OF 17th STREET, WHICH MEASURES 50 FEET NORTH OF THE NORTHEAST CORNER OF BLOCK 14 OF THE STRANAHAN'S THIRD ADDITION TO HOOD RIVER. WE RECOVERED A 1/2" IRON PIPE AT THIS POSITION (HELD BY C.S. No. 1159). THE DEED CONTINUES NORTH ALONG THE WEST LINE OF SAID 17th STREET 200 FEET. WE RECOVERED AND HELD AN IRON ROD AT THIS POSITION SET ON C.S. No. 7573. THE SOUTHWEST CORNER OF TAX LOT 4603 WAS CALCULATED BY HOLDING 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF PARCEL 2 (PARTITION PLAT No. 200612P) AND THE 5/8" IRON PIPE FOUND AND HELD ACROSS 'B' STREET AT THE NORTHWEST CORNER OF LOT 67 OF BLOCK 14 OF STRANAHAN'S THIRD ADDITION. THE NORTH LINE OF SUBJECT LOT WAS AT THE MID POINT OF THIS LINE. THE WEST LINE OF THIS LOT WAS DETERMINED BY HOLDING THE DEED DISTANCE OF 100 FEET WEST OF THE POINT OF BEGINNING AND AN 5/8" IRON ROD AT THE NORTHWEST CORNER OF TAX LOT 4602. FROM THIS BOX WE WERE ABLE TO MONUMENT SAID EAST HALF OF THE SOUTH HALF, BEING TAX LOT 4601.

THE BASIS OF BEARING ARE 5/8" IRON RODS, L.S. 59002 FROM C.S. No. 2006-040.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306

Expires: December 31, 2023

**TERRA SURVEYING**

DATE: MAY 26, 2022  
 SCALE: 1" = 20'  
 PROJECT: 22076  
 ASSESSORS MAP: 3N-10E-35AD T.L. 4601

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