

PROPERTY BOUNDARY SURVEY for ROBERT AND HEIDI HUSKEY

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN GOVERNMENT LOT 12, IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

OWNER: ROBERT AND HEIDI HUSKEY 1502 C. STREET HOOD RIVER, OR 97031

HOOD RIVER COUNTY SURVEYOR'S OFFICE

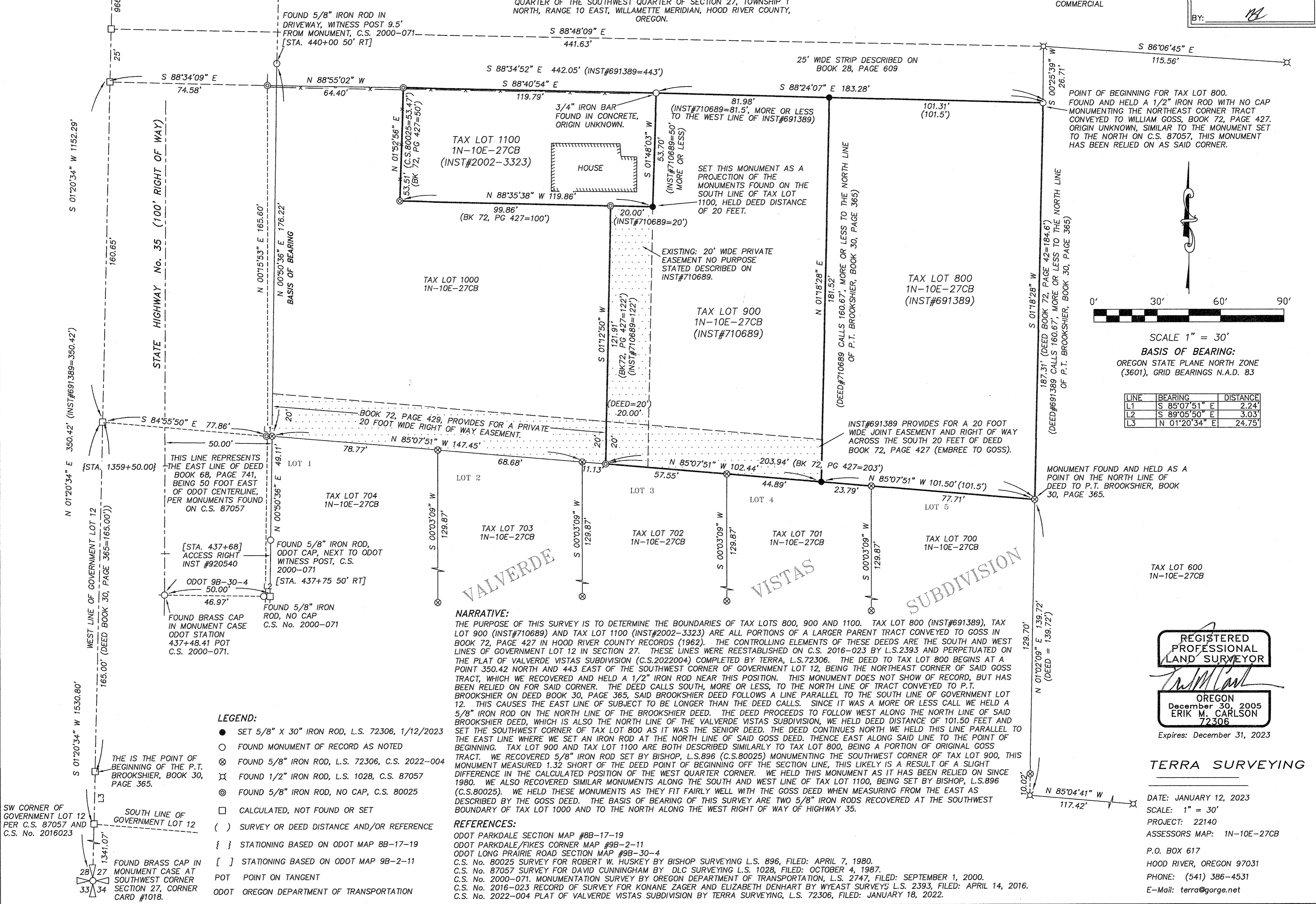
CS# 2023 003

DATE FILED: 3/8/2023

BY: [Signature]

ZONING: MH-C1 COMMERCIAL

CALCULATED QUARTER CORNER OF SECTION 27, CORNER CARD #1020. THIS POSITION IS BASED ON C.S. 2016-023



POINT OF BEGINNING FOR TAX LOT 800. FOUND AND HELD A 1/2" IRON ROD WITH NO CAP MONUMENTING THE NORTHEAST CORNER TRACT CONVEYED TO WILLIAM GOSS. BOOK 72, PAGE 427. ORIGIN UNKNOWN, SIMILAR TO THE MONUMENT SET TO THE NORTH ON C.S. 87057, THIS MONUMENT HAS BEEN RELIED ON AS SAID CORNER.



SCALE 1" = 30' BASIS OF BEARING: OREGON STATE PLANE NORTH ZONE (3601), GRID BEARINGS N.A.D. 83

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1, L2, L3.

VALVERDE

VISTAS

SUBDIVISION

NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARIES OF TAX LOTS 800, 900 AND 1100. TAX LOT 800 (INST#691389), TAX LOT 900 (INST#710689) AND TAX LOT 1100 (INST#2002-3323) ARE ALL PORTIONS OF A LARGER PARENT TRACT CONVEYED TO GOSS IN BOOK 72, PAGE 427 IN HOOD RIVER COUNTY RECORDS (1962). THE CONTROLLING ELEMENTS OF THESE DEEDS ARE THE SOUTH AND WEST LINES OF GOVERNMENT LOT 12 IN SECTION 27. THESE LINES WERE REESTABLISHED ON C.S. 2016-023 BY L.S.2393 AND PERPETUATED ON THE PLAT OF VALVERDE VISTAS SUBDIVISION (C.S.2022004) COMPLETED BY TERRA, L.S.72306. THE DEED TO TAX LOT 800 BEGINS AT A POINT 350.42 NORTH AND 443 EAST OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 12, BEING THE NORTHEAST CORNER OF SAID GOSS TRACT, WHICH WE RECOVERED AND HELD A 1/2" IRON ROD NEAR THIS POSITION. THIS MONUMENT DOES NOT SHOW OF RECORD, BUT HAS BEEN RELIED ON FOR SAID CORNER. THE DEED CALLS SOUTH, MORE OR LESS, TO THE NORTH LINE OF TRACT CONVEYED TO P.T. BROOKSHIER ON DEED BOOK 30, PAGE 365, SAID BROOKSHIER DEED FOLLOWS A LINE PARALLEL TO THE SOUTH LINE OF GOVERNMENT LOT 12. THIS CAUSES THE EAST LINE OF SUBJECT TO BE LONGER THAN THE DEED CALLS. SINCE IT WAS A MORE OR LESS CALL WE HELD A 5/8" IRON ROD ON THE NORTH LINE OF THE BROOKSHIER DEED. THE DEED PROCEEDS TO FOLLOW WEST ALONG THE NORTH LINE OF SAID BROOKSHIER DEED, WHICH IS ALSO THE NORTH LINE OF THE VALVERDE VISTAS SUBDIVISION, WE HELD DEED DISTANCE OF 101.50 FEET AND SET THE SOUTHWEST CORNER OF TAX LOT 800 AS IT WAS THE SENIOR DEED. THE DEED CONTINUES NORTH WE HELD THIS LINE PARALLEL TO THE EAST LINE WHERE WE SET AN IRON ROD AT THE NORTH LINE OF SAID GOSS DEED. THENCE EAST ALONG SAID LINE TO THE POINT OF BEGINNING. TAX LOT 900 AND TAX LOT 1100 ARE BOTH DESCRIBED SIMILARLY TO TAX LOT 800, BEING A PORTION OF ORIGINAL GOSS TRACT. WE RECOVERED 5/8" IRON ROD SET BY BISHOP, L.S.896 (C.S.80025) MONUMENTING THE SOUTHWEST CORNER OF TAX LOT 900, THIS MONUMENT MEASURED 1.32 SHORT OF THE DEED POINT OF BEGINNING OFF THE SECTION LINE, THIS LIKELY IS A RESULT OF A SLIGHT DIFFERENCE IN THE CALCULATED POSITION OF THE WEST QUARTER CORNER. WE HELD THIS MONUMENT AS IT HAS BEEN RELIED ON SINCE 1980. WE ALSO RECOVERED SIMILAR MONUMENTS ALONG THE SOUTH AND WEST LINE OF TAX LOT 1100, BEING SET BY BISHOP, L.S.896 (C.S.80025). WE HELD THESE MONUMENTS AS THEY FIT FAIRLY WELL WITH THE GOSS DEED WHEN MEASURING FROM THE EAST AS DESCRIBED BY THE GOSS DEED. THE BASIS OF BEARING OF THIS SURVEY ARE TWO 5/8" IRON RODS RECOVERED AT THE SOUTHWEST BOUNDARY OF TAX LOT 1000 AND TO THE NORTH ALONG THE WEST RIGHT OF WAY OF HIGHWAY 35.

REFERENCES: ODOT PARKDALE SECTION MAP #8B-17-19 ODOT PARKDALE/FIKES CORNER MAP #9B-2-11 ODOT LONG PRAIRIE ROAD SECTION MAP #9B-30-4 C.S. No. 80025 SURVEY FOR ROBERT W. HUSKEY BY BISHOP SURVEYING L.S. 896, FILED: APRIL 7, 1980. C.S. No. 87057 SURVEY FOR DAVID CUNNINGHAM BY DLG SURVEYING L.S. 1028, FILED: OCTOBER 4, 1987. C.S. No. 2000-071 MONUMENTATION SURVEY BY OREGON DEPARTMENT OF TRANSPORTATION, L.S. 2747, FILED: SEPTEMBER 1, 2000. C.S. No. 2016-023 RECORD OF SURVEY FOR KONANE ZAGER AND ELIZABETH DENHART BY WYEAST SURVEYS L.S. 2393, FILED: APRIL 14, 2016. C.S. No. 2022-004 PLAT OF VALVERDE VISTAS SUBDIVISION BY TERRA SURVEYING, L.S. 72306, FILED: JANUARY 18, 2022.

- LEGEND: SET 5/8" x 30" IRON ROD, L.S. 72306, 1/12/2023 FOUND MONUMENT OF RECORD AS NOTED FOUND 5/8" IRON ROD, L.S. 72306, C.S. 2022-004 FOUND 1/2" IRON ROD, L.S. 1028, C.S. 87057 FOUND 5/8" IRON ROD, NO CAP, C.S. 80025 CALCULATED, NOT FOUND OR SET SURVEY OR DEED DISTANCE AND/OR REFERENCE STATIONING BASED ON ODOT MAP 8B-17-19 STATIONING BASED ON ODOT MAP 9B-2-11 POT POINT ON TANGENT ODOT OREGON DEPARTMENT OF TRANSPORTATION

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON 72306

Expires: December 31, 2023

TERRA SURVEYING

DATE: JANUARY 12, 2023 SCALE: 1" = 30' PROJECT: 22140 ASSESSORS MAP: 1N-10E-27CB P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net

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