

PROPERTY LINE ADJUSTMENT SURVEY
for
CASCADE SLOPE, LLC.

TAX LOTS 1000 & 1002 (3N-10E-26CC)

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

TAX LOT 1600
WALMART

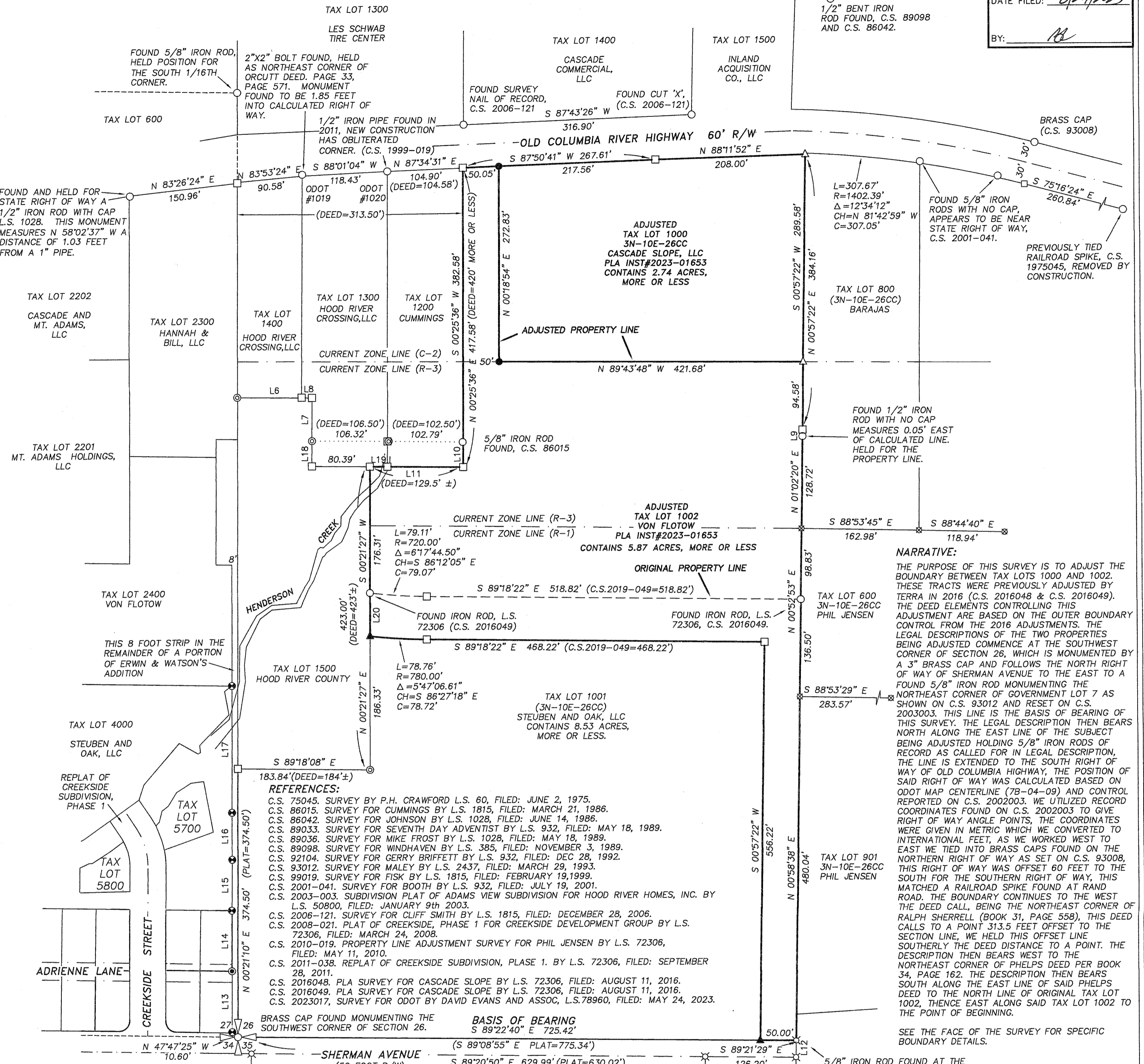
CS# 2023 032

DATE FILED: 8/24/2023

BY: *ERIK M. CARLSON*

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN,
CITY OF HOOD RIVER, HOOD RIVER COUNTY,
OREGON.



NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE
BOUNDARY BETWEEN TAX LOTS 1000 AND 1002.
THESE TRACTS WERE PREVIOUSLY ADJUSTED BY
TERRA IN 2016 (C.S. 2016048 & C.S. 2016049).
THE DEED ELEMENTS CONTROLLING THIS
ADJUSTMENT ARE BASED ON THE OUTER BOUNDARY
CONTROL FROM THE 2016 ADJUSTMENTS. THE
LEGAL DESCRIPTIONS OF THE TWO PROPERTIES
BEING ADJUSTED COMMENCE AT THE SOUTHWEST
CORNER OF SECTION 26, WHICH IS MONUMENTED BY
A 3" BRASS CAP AND FOLLOWS THE NORTH RIGHT
OF WAY OF SHERMAN AVENUE TO THE EAST TO A
FOUND 5/8" IRON ROD MONUMENTING THE
NORTHEAST CORNER OF GOVERNMENT LOT 7 AS
SHOWN ON C.S. 93012 AND BASED ON C.S.
2003003. THIS LINE IS THE BASIS OF BEARING OF
THIS SURVEY. THE LEGAL DESCRIPTION THEN BEARS
NORTH ALONG THE EAST LINE OF THE SUBJECT
BEING ADJUSTED HOLDING 5/8" IRON RODS OF
RECORD AS CALLED FOR IN LEGAL DESCRIPTION,
THE LINE IS EXTENDED TO THE SOUTH RIGHT OF
WAY OF OLD COLUMBIA HIGHWAY, THE POSITION OF
SAID RIGHT OF WAY WAS CALCULATED BASED ON
ODOT MAP CENTERLINE (7B-04-09) AND CONTROL
REPORTED ON C.S. 2002003. WE UTILIZED RECORD
COORDINATES FOUND ON C.S. 2002003 TO GIVE
RIGHT OF WAY METRIC POINTS, THE COORDINATES
WERE GIVEN IN METRIC WHICH WE CONVERTED TO
INTERNATIONAL FEET, AS WE WORKED WEST TO
EAST WE TIED INTO BRASS CAPS FOUND ON THE
NORTHERN RIGHT OF WAY AS SET ON C.S. 93008,
THIS RIGHT OF WAY WAS OFFSET 60 FEET TO THE
SOUTH FOR THE SOUTHERN RIGHT OF WAY, THIS
MATCHED A RAILROAD SPIKE FOUND AT RAND
ROAD. THE BOUNDARY CONTINUES TO THE WEST
OF THE DEED CALL, BEING THE NORTHEAST CORNER
OF RALPH SHERRELL (BOOK 31, PAGE 558), THIS DEED
CALLS TO A POINT 313.5 FEET OFFSET TO THE
SECTION LINE, WE HELD THIS OFFSET LINE
SOUTHERLY THE DEED DISTANCE TO A POINT. THE
DESCRIPTION THEN BEARS WEST TO THE
NORTHEAST CORNER OF PHELPS DEED PER BOOK
34, PAGE 162. THE DESCRIPTION THEN BEARS
SOUTH ALONG THE EAST LINE OF SAID PHELPS
DEED TO THE NORTH LINE OF ORIGINAL TAX LOT
1002, THENCE EAST ALONG SAID TAX LOT 1002 TO
THE POINT OF BEGINNING.

SEE THE FACE OF THE SURVEY FOR SPECIFIC
BOUNDARY DETAILS.

REFERENCES:

- C.S. 75045. SURVEY BY P.H. CRAWFORD L.S. 60, FILED: JUNE 2, 1975.
- C.S. 86015. SURVEY FOR CUMMINGS BY L.S. 1815, FILED: MARCH 21, 1986.
- C.S. 86042. SURVEY FOR JOHNSON BY L.S. 1028, FILED: JUNE 14, 1986.
- C.S. 89033. SURVEY FOR SEVENTH DAY ADVENTIST BY L.S. 932, FILED: MAY 18, 1989.
- C.S. 89036. SURVEY FOR MIKE FROST BY L.S. 1028, FILED: MAY 18, 1989.
- C.S. 89098. SURVEY FOR WINDHAVEN BY L.S. 385, FILED: NOVEMBER 3, 1989.
- C.S. 92104. SURVEY FOR GERRY BRIFFETT BY L.S. 932, FILED: DEC 28, 1992.
- C.S. 93012. SURVEY FOR MALEY BY L.S. 2437, FILED: MARCH 29, 1993.
- C.S. 99019. SURVEY FOR FISK BY L.S. 1815, FILED: FEBRUARY 19, 1999.
- C.S. 2001-041. SURVEY FOR BOOTH BY L.S. 932, FILED: JULY 19, 2001.
- C.S. 2003-003. SUBDIVISION PLAT OF ADAMS VIEW SUBDIVISION FOR HOOD RIVER HOMES, INC. BY L.S. 50800, FILED: JANUARY 9th 2003.
- C.S. 2006-121. SURVEY FOR CLIFF SMITH BY L.S. 1815, FILED: DECEMBER 28, 2006.
- C.S. 2008-021. PLAT OF CREEKSIDE, PHASE 1 FOR CREEKSIDE DEVELOPMENT GROUP BY L.S. 72306, FILED: MARCH 24, 2008.
- C.S. 2010-019. PROPERTY LINE ADJUSTMENT SURVEY FOR PHIL JENSEN BY L.S. 72306, FILED: MAY 11, 2010.
- C.S. 2011-038. REPLAT OF CREEKSIDE SUBDIVISION, PHASE 1. BY L.S. 72306, FILED: SEPTEMBER 28, 2011.
- C.S. 2016048. PLA SURVEY FOR CASCADE SLOPE BY L.S. 72306, FILED: AUGUST 11, 2016.
- C.S. 2016049. PLA SURVEY FOR CASCADE SLOPE BY L.S. 72306, FILED: AUGUST 11, 2016.
- C.S. 2023017. SURVEY FOR ODOT BY DAVID EVANS AND ASSOC, L.S. 78960, FILED: MAY 24, 2023.

BRASS CAP FOUND MONUMENTING THE
SOUTHWEST CORNER OF SECTION 26.
BASIS OF BEARING
S 89°22'40" E 725.42'

AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
1002	1.47 ACRES., ±	5.87 ACRES., ±
1000	7.14 ACRES., ±	2.74 ACRES., ±

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET 8/7/2023
- △ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306, SET 8/7/2023
- FOUND MONUMENT OF RECORD, DETAILS NOTED ON FACE OF SURVEY.
- ▲ FOUND 5/8" IRON ROD WITH RED CAP, LS 72306, SET ON C.S. 2016-048
- FOUND 5/8" IRON ROD WITH RED CAP, LS 72306, SET ON C.S. 2008-021
- ▲ FOUND 5/8" IRON ROD WITH RED CAP, LS 72306, SET ON C.S. 2010-019
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP, LS 72306, SET ON C.S. 2008-021
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932, SET ON C.S. 92104
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 50800, SET ON C.S. 2003-003
- CALCULATED, NOT FOUND OR SET
- () RECORD DIMENSION

BASIS OF BEARING
ADAMS VIEW SUBDIVISION PLAT, PHASE FIVE.
C.S. 2003-003

BASED ON NAD83, STATE PLANE COORDINATES, OREGON NORTH
ANGLE ADJUSTMENT 0'13'45" TO MATCH C.S. 2003-003



SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	N 89°42'03" W	21.39'
L2	N/A	
L3	N/A	
L4	N/A	
L5	N/A	
L6	S 89°37'28" E	103.89'
L7	S 00°10'19" W	60.24'
L8	S 89°05'22" E	14.41'
L9	N 00°36'01" E	9.13'
L10	S 00°54'17" E	35.00'
L11	N 89°26'37" W	129.63'
L12	N 00°56'33" E	23.32'
L13	N 00°17'01" E	85.00'
L14	N 00°07'08" E	84.57'
L15	N 00°37'55" E	70.92'
L16	N 00°21'10" E	65.67'
L17	N 00°21'10" E	176.89'
L18	N 00°35'45" E	35.30'
L19	S 89°26'37" E	24.29'
L20	S 00°21'27" W	60.37'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

TERRA SURVEYING

DATE: AUGUST 7, 2023
SCALE: 1" = 100'
PROJECT: 21176PLA
ASSESSORS MAP: 3N-10E-26CC
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

CS# 2023032