

TERRA SURVEYING
PROPERTY LINE ADJUSTMENT SURVEY
 for
INTEGRITY BUILDING AND CONSTRUCTION LLC.

SITE ADDRESS:
 1310 22nd STREET
 HOOD RIVER, OR
 97031

ZONING:
 CITY OF HOOD RIVER
 R-2
 STANDARD DENSITY RESIDENTIAL

OWNER:
 INTEGRITY BUILDING AND CONSTRUCTION LLC
 P.O. BOX 1904
 HOOD RIVER, OR 97031

NOTE:
 THIS BOUNDARY LINE ADJUSTMENT
 MUST COMPLY WITH THE TERMS AND
 CONDITIONS OF MIDDLE HOUSING FILE
 #2023-18.

LINE	BEARING	DISTANCE
L1	N 01°00'43" E	10.00'
L2	S 00°54'08" W	10.00'

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



SCALE: 1" = 20'

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 CS# 2023 035
 DATE FILED: 8/30/2023
 BY: *HC*

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

TAX LOT 1700
 3N-10E-35BD

**NOTE REGARDING 22ND STREET
 RIGHT OF WAY, 22ND STREET
 ORIGINALLY HAD A 20 FOOT
 RIGHT OF WAY WEST OF THE
 EAST LINE OF LOT 9 OF APA,
 AN ADDITIONAL 10 FEET WAS
 GRANTED TO THE CITY OF
 HOOD RIVER ON INST#851053.
 IT IS UNCLEAR IF THIS
 ADDITIONAL 10 FEET WAS
 GRANTED ON TAX LOT 1700,
 SOUTH OF THE SUBJECT
 PROPERTY.**

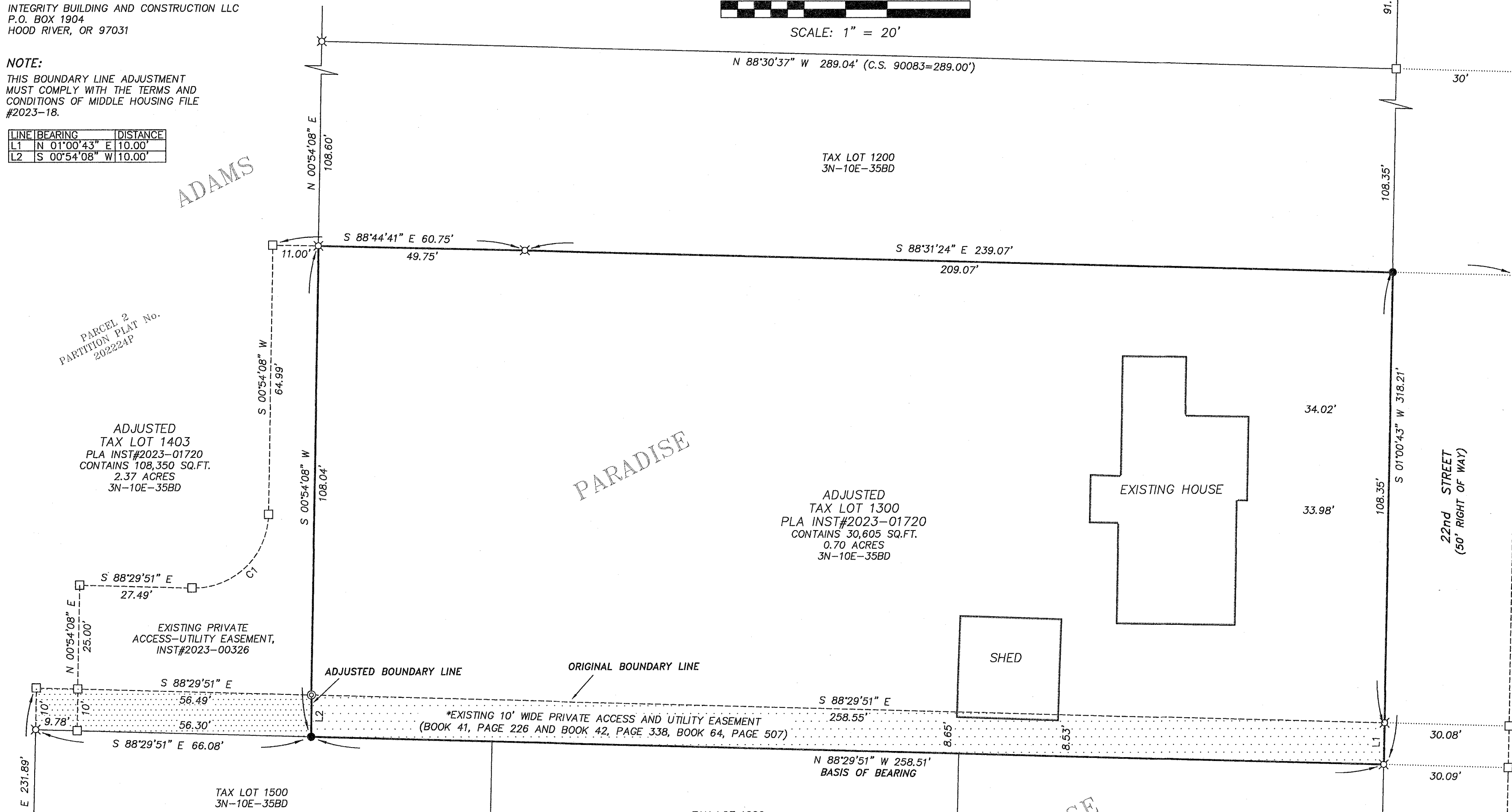
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306

Expires: December 31, 2023

TERRA SURVEYING

DATE: AUGUST 22, 2023
 SCALE: 1" = 20'
 PROJECT: 21180BLA
 ASSESSORS MAP: 3N-10E-35BD T.L. 1300
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net
 www.terrandsurveying.com



ADJUSTED
 TAX LOT 1403
 PLA INST#2023-01720
 CONTAINS 108,350 SQ.FT.
 2.37 ACRES
 3N-10E-35BD

ADJUSTED
 TAX LOT 1300
 PLA INST#2023-01720
 CONTAINS 30,605 SQ.FT.
 0.70 ACRES
 3N-10E-35BD

AREA TABLE: *AREA DOES NOT INCLUDE RIGHT OF WAY

TAX LOT	EXISTING TRACT SIZE	ADJUSTED TRACT SIZE
1300	0.64 ACRES, ±	0.70 ACRES, ±
1403	2.43 ACRES, ±	2.37 ACRES, ±

*ENTIRETY OF TAX LOT 1403 IS NOT SHOWN.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.09'	18.00'	89°23'58"	N 46°12'09" E	125.32'

REFERENCES:

SURVEYS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:
 PLAT OF ADAMS PARADISE ACREAGE, DATED: DECEMBER 1, 1908.
 C.S. No. 0741 SURVEY FOR SLOAT BY L.S. 3389, FILED: MAY 14, 1958.
 C.S. No. 7523 SURVEY FOR MULTICARE DEVELOPMENT CO. BY L.S. 859, FILED: MARCH 25, 1975.
 C.S. No. 90083, PARTITION PLAT No. 9014 FOR AKIYAMA BY DLC SURVEYING, L.S. 1028, FILED: OCTOBER 24, 1990.
 C.S. No. 93011 SURVEY FOR AKIYAMA BY L.S. 932, FILED: MARCH 29, 1993.
 C.S. No. 96047 SURVEY FOR FEY BY DLC SURVEYING, L.S. 1028, FILED: JULY 22, 1996.
 C.S. No. 2019-040, PARTITION PLAT No. 201908P FOR HANNERS BY TERRA SURVEYING, L.S. 72306, FILED: AUGUST 28, 2019.
 C.S. No. 2022-076, PARTITION RE-PLAT No. 202224P FOR IBC BY TERRA SURVEYING, L.S. 72306, FILED: DECEMBER 22, 2022.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (8/1/2023)
- FOUND MONUMENT OF RECORD, AS NOTED
- ✕ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. No. 90083)
- ⊗ FOUND 1/2" IRON ROD, (C.S. No. 96047)
- ⊙ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2022-076)
- CALCULATED CORNER
- () DIMENSION AS NOTED

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINE OF TAX LOT 1300 ON TAX MAP 3N-10E-35BD AND A 10 FOOT WIDE STRIP, BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO 202224P AS SHOWN ON THIS SURVEY.
 TAX LOT 1300 IS DESCRIBED AS A METES AND BOUNDS DESCRIPTION ON DEED INSTRUMENT #2021-04330, BEING THE SOUTH HALF OF A TRACT DESCRIBED WITHIN A PORTION OF THE LOT 9 OF ADAM'S PARADISE ACREAGE (APA). THE POINT OF BEGINNING OF SAID TRACT WAS MEASURED FROM THE SOUTHEAST CORNER OF SAID LOT 9, BEING 485.32 FEET NORTH OF SAID CORNER. WE DETERMINED THE POSITION OF SAID SOUTHEAST CORNER BY HOLDING HISTORIC CALCULATED POSITION DISTANCES FROM THE MONUMENTS TO THE NORTH AND WEST ON C.S.#90083 AND C.S.96047. THIS POSITION WAS ALSO USED ON C.S.2022-076. THE DEED CONTINUES WEST ALONG THE NORTH LINE OF DEED TO SHELDRAKE, (BOOK 37, PAGE 594) A DISTANCE OF 289 FEET TO AN IRON PIPE, WHICH WE DID NOT RECOVER. WE FOUND AND HELD A 1/2" IRON RODS, L.S. 1028 AT THAT POSITION. THE DEED CALLS SOUTH AND PARALLEL TO THE EAST LINE OF SAID LOT 9 A DISTANCE OF 216.7 FEET, WE FOUND AND HELD A 1/2" IRON ROD, L.S.1028 AT A DISTANCE OF 108.6 FEET AT THE NORTHWEST CORNER OF SAID SOUTH HALF. THE DEED CONTINUES SOUTH AND PARALLEL TO THE SOUTH THE NORTH LINE OF THE 10 FOOT STRIP OF SAID PARCEL 2, MONUMENTED BY A 5/8" IRON ROD, L.S.72306, SET ON C.S.2022-076. THE DEED THEN CALLS EAST AND PARALLEL TO THE NORTH LINE OF SAID SHELDRAKE DEED, WHICH IS COINCIDENT WITH SAID NORTH LINE TO THE EAST LINE OF LOT 9. WE FOUND A 1/2" IRON ROD, L.S.1028 AT THE 30 FOOT RIGHT OF WAY (C.S.90083). WE HELD THE MONUMENTS SET AND FOUND ON C.S.2022-078 FOR THE LOCATION OF THE TRACT BEING ADJUSTED ONTO TAX LOT 1300. THE BASIS OF BEARING IS TWO 1/2" IRON RODS, L.S.1028 FOUND ON THE SOUTH LINE OF THE 10 FOOT STRIP NORTH OF TAX LOTS 1500, 1600, 1700.

CS# 2023 035