

TERRA SURVEYING
PROPERTY BOUNDARY SURVEY
 for
ALEX NELSON

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

CS 2024009

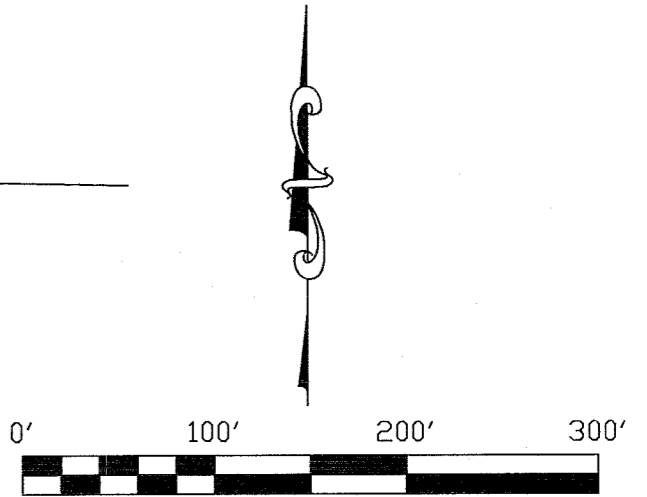
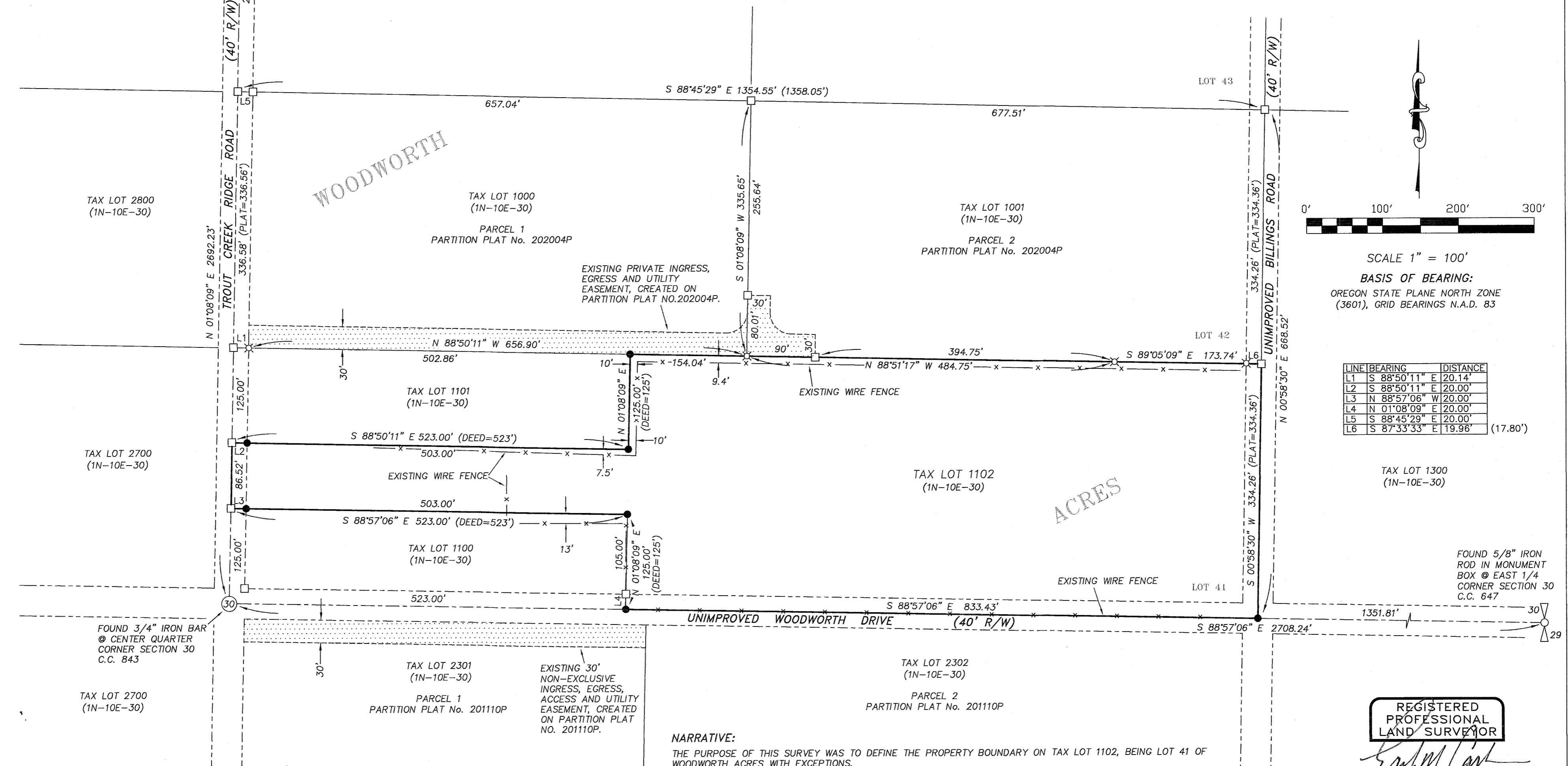
DATE FILED: 1/30/24

BY: AL

OWNER:
 ALEX NELSON AND ELIZA PRITCHARD
 6465 TROUT CREEK RIDGE ROAD
 MT. HOOD PARKDALE
 97041

ZONING:
 HOOD RIVER COUNTY
 RR-5
 RURAL RESIDENTIAL

LOCATION OF SURVEY:
 TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1
 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,
 HOOD RIVER COUNTY, OREGON.



SCALE 1" = 100'
BASIS OF BEARING:
 OREGON STATE PLANE NORTH ZONE
 (3601), GRID BEARINGS N.A.D. 83

LINE	BEARING	DISTANCE
L1	S 88°50'11" E	20.14'
L2	S 88°50'11" E	20.00'
L3	N 88°57'06" W	20.00'
L4	N 01°08'09" E	20.00'
L5	S 88°45'29" E	20.00'
L6	S 87°33'33" E	19.96'

(17.80')

- LEGEND:**
- SET 5/8" X 30" IRON ROD, L.S. 72306 (DECEMBER 14, 2023)
 - FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
 - ⊗ FOUND 5/8" IRON ROD, L.S. 59002, (C.S. 2020-008)
 - CALCULATED BOUNDARY CORNER
 - () RECORD CALL
 - C.C. COUNTY CORNER CARD

REFERENCES:
 FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
 C.S. No. 0135, PLAT OF WOODWORTH ACRES, RECORDED: JULY 3, 1919.
 C.S. No. 89065, BOUNDARY SURVEY FOR GLAZE BY KLEIN AND ASSOC., L.S. 932, FILED: JULY 3, 1989.
 C.S. No. 91044, BOUNDARY LINE ADJUSTMENT SURVEY FOR TRANSAMERICA FINANCIAL SERVICE BY KLEIN AND ASSOC., L.S. 932, FILED: JUNE 11, 1991.
 C.S. No. 2012-002, PARTITION PLAT No. 201110P FOR BERRETH BY KLEIN AND ASSOC., L.S. 59002, FILED: JANUARY 6, 2012.
 C.S. No. 2018-053, RECORD OF SURVEY FOR BLOSMAN BY KLEIN AND ASSOC., L.S. 59002, FILED: OCTOBER 10, 2018.
 C.S. No. 2020-008, PARTITION PLAT No. 202004P FOR GORGE FARMS AND VINYARDS BY KLEIN AND ASSOC., L.S. 59002, FILED: FEBRUARY 27, 2020.

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PROPERTY BOUNDARY ON TAX LOT 1102, BEING LOT 41 OF WOODWORTH ACRES WITH EXCEPTIONS.

IN THE FIELD, WE TIED INTO THE MONUMENTS DEFINING THE NORTHEAST QUARTER OF SECTION 30. THE NORTH QUARTER CORNER IS A 3-1/2" BRASS CAP, THE EAST QUARTER IS A 5/8" IRON ROD AND A 3/4" IRON PIPE AT THE CENTER QUARTER. THE DIMENSIONING ON THE ORIGINAL PLAT OF WOODWORTH ACRES MEASURED TO THE CENTERLINE OF THE ROADS, IMPROVED OR UNIMPROVED. THE SOUTH LINE OF SAID LOT 41 IS LOCATED AT THE CENTERLINE OF UNIMPROVED WOODWORTH DRIVE, FOLLOWING ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER. THIS LINE IS DEFINED BY THE ABOVE DESCRIBED BREAKDOWN. THE WEST LINE OF LOT 41 IS LOCATED BY THE WEST LINE OF ABOVE DESCRIBED BREAKDOWN. THE NORTH LINE OF LOT 41 HOLDS THE SOUTH LINE AND EAST LINE OF MONUMENTED PARTITION PLAT NO. 202004P. MONUMENTS RECOVERED FIT WITH THE ORIGINAL PLAT DIMENSIONS. THE DEED DESCRIPTIONS EXCEPT THE SOUTH 125 FEET OF THE WEST 523 FEET AND THE NORTH 125 FEET OF THE 523 FEET AS SHOWN.

THE BASIS OF BEARINGS IS OREGON NORTH, STATE PLANE COORDINATES DEFINED BY A 3/4" IRON PIPE AT THE CENTER OF THE SECTION AND A BRASS CAP MONUMENTING THE NORTH QUARTER OF SECTION 30.

LEGAL DESCRIPTION:
 LOT 41, WOODWORTH ACRES, BEING IN SECTION 30, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

EXCEPTING THEREFROM THE SOUTH 125 FEET OF THE WEST 523 FEET AND THE NORTH 125 FEET OF THE WEST 523 FEET THEREOF.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

ERIK M. CARLSON
 72306
 OREGON
 December 30, 2005

Expires: December 31, 2025

TERRA SURVEYING

DATE: JANUARY 22, 2024
 SCALE: 1" = 100'
 PROJECT: 23147
 ASSESSORS MAP: 1N-10E-30 T.L. 1102
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net
 www.surveying.com

CS# 2024009