

PROPERTY LINE ADJUSTMENT SURVEY
for
CHAD AND SARAH MUENZER

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

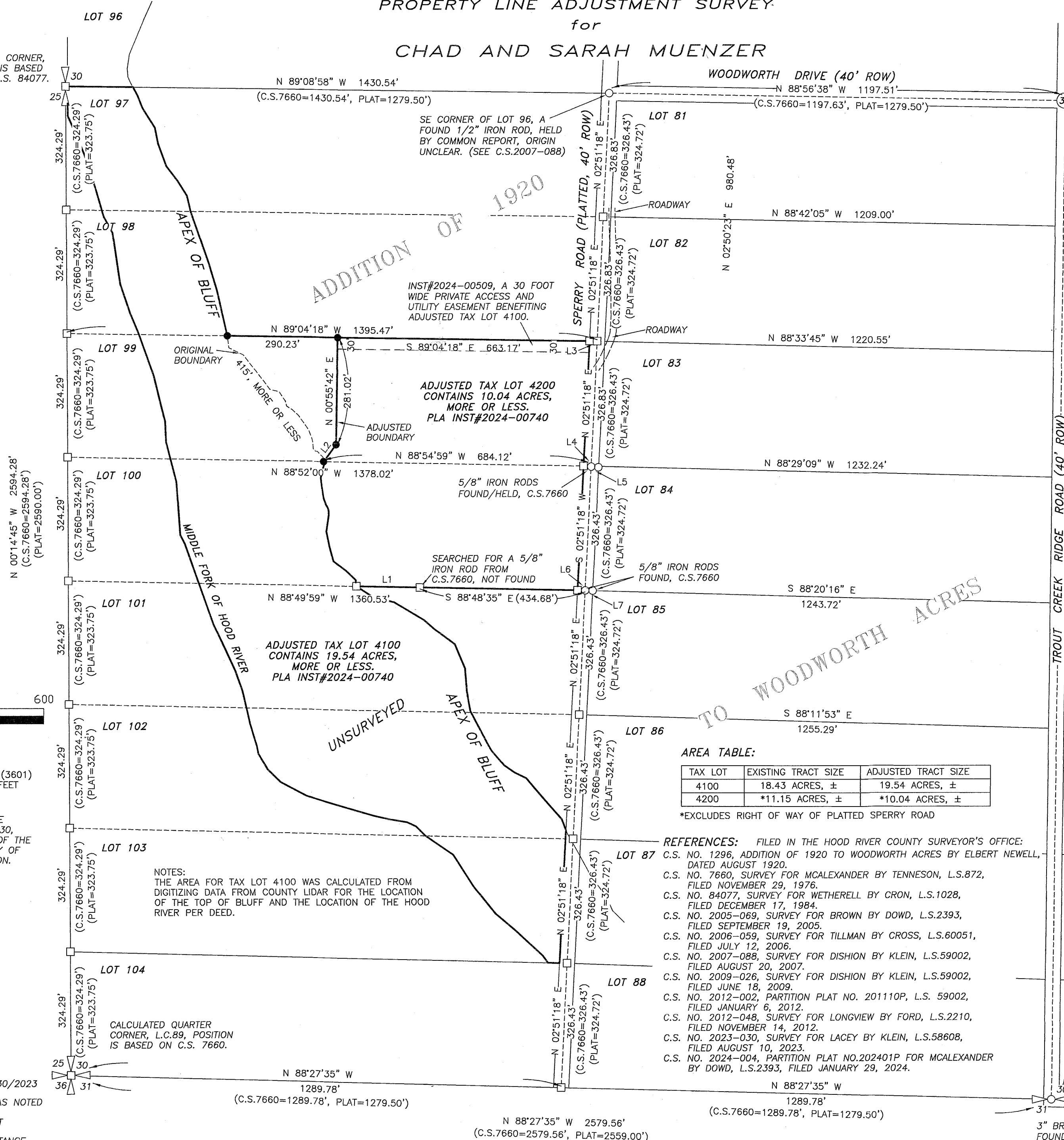
CS# 2024027

DATE FILED: 5/13/2024

BY: RL

CALCULATED QUARTER CORNER,
L.C.1025. POSITION IS BASED
ON C.S. 7660 AND C.S. 84077.

5/8" IRON ROD
FOUND AND HELD AT
CENTER QUARTER OF
SECTION 30, L.C.843



ADDITION OF 1920

TO WOODWORTH ACRES

TROUT CREEK RIDGE ROAD (40' ROW)
BASIS OF BEARING
N 00°49'56" E 2621.07'
(C.S.7660=2621.65', PLAT=2625.00')

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE COMMON LINE BETWEEN TAX LOTS 4100 (INST#2018-00784) AND TAX LOT 4200 (INST#2018-02147). THE BOUNDARY RESOLUTION WAS LARGELY BASED ON THE MONUMENTATION RECOVERED FROM C.S.7660.

WE RECOVERED AND HELD A 5/8" IRON ROD AT THE CENTER OF SECTION 30, 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 96 AND A BRASS CAP AT THE SOUTH QUARTER CORNER OF SECTION 30. THE SOUTHWEST CORNER OF LOT 104 WAS CALCULATED USING A DISTANCE - DISTANCE INTERSECTION FROM C.S.7660 BETWEEN SAID SOUTH QUARTER CORNER AND A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 101. THIS METHOD MATCHED CLOSELY WITH C.S.2024004 FOR THIS POSITION. THE CALCULATED SOUTHWEST SECTION CORNER POSITION IS PROJECTED WESTERLY BASED ON DISTANCE ON C.S.7660 FROM THE ABOVE CALCULATED SOUTHWEST CORNER OF LOT 104. THE SOUTHWEST SECTION CORNER DIFFERS FROM SAID C.S.2024004. WE DID NOT VISIT SAID CORNER AND HAS NO IMPACT ON THE RESOLUTION OF THIS SURVEY. IN ORDER TO CALCULATE THE NORTHWEST CORNER OF SECTION 30, WE HELD THE RECORD DISTANCE - DISTANCE FROM THE MONUMENTED SOUTHWEST CORNER OF LOT 96 AND THE CALCULATED SOUTHWEST SECTION CORNER AS DESCRIBED ABOVE. THE WEST LINE OF LOTS 97-104 WERE HELD AT 324.29 FEET PER C.S.7660. WE RECOVERED AND HELD 5/8" IRON RODS FROM C.S.7660 ON THE EAST LINE OF LOT 97-104.

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30.

SCALE: 1" = 200'

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

LOCATION OF SURVEY:
TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

LINE	BEARING	DISTANCE
L1	N 88°49'47" W	166.93'
L2	N 36°18'40" E	55.23'
L3	N 89°04'48" W	20.00'
L4	N 88°54'59" W	20.00'
L5	N 84°37'10" W	18.91'
L6	N 88°48'35" W	20.00'
L7	S 88°05'34" E	19.66'

- LEGEND:**
- 5/8" IRON ROD, L.S.72306, 10/30/2023
 - FOUND MONUMENT OF RECORD, AS NOTED
 - CALCULATED, NOT FOUND OR SET
 - () DEED/SURVEY/PLAT RECORD DISTANCE
 - ROW RIGHT OF WAY
 - L.C. COUNTY LAND CORNER CARD

SE CORNER OF LOT 96, A FOUND 1/2" IRON ROD, HELD BY COMMON REPORT, ORIGIN UNCLEAR. (SEE C.S.2007-088)

ADJUSTED TAX LOT 4200 CONTAINS 10.04 ACRES, MORE OR LESS. PLA INST#2024-00740

ADJUSTED TAX LOT 4100 CONTAINS 19.54 ACRES, MORE OR LESS. PLA INST#2024-00740

NOTES:
THE AREA FOR TAX LOT 4100 WAS CALCULATED FROM DIGITIZING DATA FROM COUNTY LIDAR FOR THE LOCATION OF THE TOP OF BLUFF AND THE LOCATION OF THE HOOD RIVER PER DEED.

AREA TABLE:

TAX LOT	EXISTING TRACT SIZE	ADJUSTED TRACT SIZE
4100	18.43 ACRES, ±	19.54 ACRES, ±
4200	*11.15 ACRES, ±	*10.04 ACRES, ±

*EXCLUDES RIGHT OF WAY OF PLATTED SPERRY ROAD

- REFERENCES:** FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
- C.S. NO. 1296, ADDITION OF 1920 TO WOODWORTH ACRES BY ELBERT NEWELL, DATED AUGUST 1920.
 - C.S. NO. 7660, SURVEY FOR MCALEXANDER BY TENNESON, L.S.872, FILED NOVEMBER 29, 1976.
 - C.S. NO. 84077, SURVEY FOR WETHERELL BY CRON, L.S.1028, FILED DECEMBER 17, 1984.
 - C.S. NO. 2005-069, SURVEY FOR BROWN BY DOWD, L.S.2393, FILED SEPTEMBER 19, 2005.
 - C.S. NO. 2006-059, SURVEY FOR TILLMAN BY CROSS, L.S.60051, FILED JULY 12, 2006.
 - C.S. NO. 2007-088, SURVEY FOR DISHION BY KLEIN, L.S.59002, FILED AUGUST 20, 2007.
 - C.S. NO. 2009-026, SURVEY FOR DISHION BY KLEIN, L.S.59002, FILED JUNE 18, 2009.
 - C.S. NO. 2012-002, PARTITION PLAT NO. 201110P, L.S. 59002, FILED JANUARY 6, 2012.
 - C.S. NO. 2012-048, SURVEY FOR LONGVIEW BY FORD, L.S.2210, FILED NOVEMBER 14, 2012.
 - C.S. NO. 2023-030, SURVEY FOR LACEY BY KLEIN, L.S.58608, FILED AUGUST 10, 2023.
 - C.S. NO. 2024-004, PARTITION PLAT NO.202401P FOR MCALEXANDER BY DOWD, L.S.2393, FILED JANUARY 29, 2024.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ERIK M. CARLSON
72306
Expires: December 31, 2025

TERRA SURVEYING

DATE: OCTOBER 30, 2023
SCALE: 1" = 200'
PROJECT: 18067PLA
ASSESSORS MAP: 1N-10E-30 T.L. 4100 & 4200
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

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