

TERRA SURVEYING  
PROPERTY BOUNDARY SURVEY

for  
CARLOS AND SOCORRO QUEZADA

LOCATION:

TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, STATE OF OREGON.

OWNER:  
CARLOS AND SOCORRO QUEZADA  
4470 COUNTRY CLUB ROAD  
HOOD RIVER, OR 97031

ZONING:  
HOOD RIVER COUNTY  
(GMA) RR-5  
RESIDENTIAL

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2024042

DATE FILED: 10/2/2024

BY: *BL*

POINT ON THE  
CENTERLINE OF TIED  
CREEK.

N 89°17'17" W 213.95'

N 89°17'17" W  
140.93'

TAX LOT 2204  
(3N-10E-33A)

N 89°09'09" W 718.02' (WEST PARALLEL TO SOUTH LINE OF QUARTER SECTION LINE TO THE CENTERLINE OF PHELPS CREEK)

S 89°09'42" E 351.42'

REFERENCES:

- C.S. No. 77102, SURVEY FOR EASTERLY BY CRON, L.S. 1028, FILED: OCTOBER 17, 1977.
- C.S. No. 83004, SURVEY FOR SCHULD BY CRON, L.S. 1028, FILED: APRIL 29, 1983.
- C.S. No. 87024, SURVEY FOR CEASE BY CRON, L.S. 1028, FILED: MAY 7, 1987.
- C.S. No. 88058, SURVEY FOR SHIVERS BY TERRA, L.S. 1815, FILED: OCTOBER 14, 1988.
- C.S. No. 96037, SURVEY FOR JOHNSON BY SPINNAKER, L.S. 2455, FILED: JUNE 25, 1996.
- C.S. No. 2005-103, BLA SURVEY FOR KRUTSCH BY TANGLEWOOD, L.S. 2878, FILED: NOVEMBER 21, 2005.
- C.S. No. 2007-057, BLA SURVEY FOR JONES AND DEBBAUT BY CRSM, L.S. 60051, FILED: MAY 14, 2007.
- C.S. No. 2020-046, SURVEY FOR CRANMER BY TERRA SURVEYING, L.S. 72306, FILED: NOVEMBER 22, 2020.

DEED CALLS FROM CENTERLINE OF  
PHELPS CREEK, "420 FEET TO A  
POINT WHICH IS 270 FEET NORTH  
AND 761.5 FEET WEST OF THE  
SOUTHEAST CORNER OF SAID  
QUARTER-QUARTER"

TAX LOT 2203  
(3N-10E-33A)

S 89°09'02" E 349.55' (DEED=420' TO A POINT WHICH IS 270 NORTH AND 761.5' WEST)

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TAX LOT 2202  
(3N-10E-33A)  
QUEZADA

INST#2024-01679, A PRIVATE  
VARIABLE WIDTH ACCESS EASEMENT  
BENEFITING TAX LOT 2101, THE  
INTENT IS TO FOLLOW 1.0 FOOT OFF  
THE EXISTING EDGE OF PAVEMENT.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.81'	125.00'	47°07'23"	S 89°36'18" W	99.93'
C2	44.15'	206.90'	12°13'29"	S 67°03'37" W	44.06'
C3	93.55'	176.90'	30°17'56"	S 76°33'12" W	92.46'

(2022PL RADIUS=176.90')

LINE	BEARING	DISTANCE
L1	N 00°14'29" E	27.00'
L2	N 00°14'29" E	14.83'
L3	N 00°49'16" E	55.05'
L4	S 00°53'28" W	2645.51'
L5	S 89°09'09" E	1310.00'
L6	N 00°14'29" E	23.75'
L7	N 00°12'28" E	45.00'
L8	N 00°14'29" E	21.45'
L9	S 00°06'18" W	33.57'
L10	N 89°53'42" W	56.16'
L11	S 89°09'09" E	66.32'
L12	N 89°09'09" W	20.00'
L13	N 89°09'09" W	166.25'
L14	N 37°24'22" W	10.73'
L15	N 28°35'46" W	19.39'

INST NO. 2020-04798, PRIVATE  
VARIABLE ACCESS AND UTILITY  
EASEMENT, BENEFITING TAX LOT 2204.

10'x10' UTILITY EASEMENT, INST  
No. 980568, BENEFITING UNITED  
TELEPHONE COMPANY.  
EASEMENT IS DESCRIBED AT  
THE SOUTHEAST CORNER OF  
PROPERTY, THE EASEMENT  
SHOWN IS WHERE THE PHYSICAL  
UTILITY IS LOCATED.

TAX LOT 2201  
(3N-10E-33A)

1/2" IRON ROD, L.S.  
1028 (C.S. No. 87024)  
40.20'  
(C.S. 2005103=40.20')

FOUND 1" IRON PIPE  
(C.S. No. 96037)

MAINTENANCE AND USE  
OF ROADWAY EASEMENT  
INST No. 790963

(DEED=285.89')

STA 8+10.05

N 00°12'28" E 270.00' (DEED=270.00')

PROPOSED LEGALIZATION OF POST CANYON ROAD SURVEY  
BY 45TH PARALLEL GEOMATICS, LLC. (2022)

N 88°17'33" W 405.13' (2022PL=405.13')

POST CANYON DRIVE (60' RIGHT OF WAY)

351.55' (351.50')

N 89°09'09" W 761.50' (DEED=761.50')

S 89°09'09" E 1321.88'

S 88°17'33" E 231.90' (2022PL=231.90')

S 89°09'09" E 410.00' (410.00')

(C.S. 2005103=1310')

SOUTHEAST CORNER OF THE  
SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF  
SECTION 33.

FOUND 3" BRASS CAP,  
MONUMENTING THE EAST 1/16TH  
C.C. 494

TERRA SURVEYING

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, JUNE 27, 2024
- FOUND MONUMENT AS NOTED
- △ FOUND 5/8" IRON ROD, L.S.90079, RIGHT OF WAY SURVEY, LEGALIZATION OF POST CANYON DRIVE, IN REVIEW.
- ⊙ FOUND 5/8" IRON ROD, L.S. 1815, C.S. No. 88058
- ⊗ FOUND 5/8" IRON ROD, L.S. 72306, C.S. No. 2020-046
- CALCULATED, NOT FOUND OR SET
- ( ) DEED DISTANCE CALL

C.C. COUNTY CORNER CARD

2022PL DRAFT OF THE 2022 POST LEGALIZATION SURVEY

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF TAX LOT 2202 (INST#2022-03294). TERRA SURVEYED TAX LOT 2203 (C.S.2020046) WHICH HAS THE SAME RESOLUTION AS TAX LOT 2202. WE RECOVERED MONUMENTS TO BE IN STABLE SHAPE. THE DEED ELEMENTS HELD ON THIS SURVEY WERE THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, AND THE CENTERLINE OF PHELPS CREEK. IN THE FIELD, WE TIED BRASS CAPS AT THE EAST 1/16TH TO THE SOUTH AND THE EAST QUARTER CORNER OF SECTION 33. THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER WAS CONTROLLED BY AN 1/2" IRON ROD, L.S. 1028 (SET ON C.S. No. 87024), WHICH MEASURED 995.97 FEET NORTH AND 40.20 FEET EAST OF THE EAST 1/16TH LINE (HELD DIMENSIONS PER C.S.2005103). THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER IS THE POINT OF COMMENCEMENT, WE DID NOT FIND A MONUMENT AT THIS POINT, THEREFORE WE CALCULATED IT BASED ON ABOVE SECTION TIES. ON SITE, WE RECOVERED MONUMENTS ON NORTH AND EAST LINES FROM C.S.2020-046 AND FOUND THEM TO BE IN GOOD CONDITION. THE CENTERLINE OF PHELPS CREEK WAS TIED IN THE AREA OF THE NORTHWEST AND SOUTHWEST CORNERS, MONUMENTS ARE SHOWN AND SET BASED ON CREEK TIES. THE RIGHT OF WAY OF POST CANYON ROAD IS IN PROCESS OF LEGALIZATION. WE USED FOUND MONUMENTS TIED ON SAID PROPOSED LEGALIZATION TO OFFSET AND PLACE THE CENTERLINE OF POST CANYON, SAID GEOMETRY IS A BEST FIT OF EXISTING TRAVELED CENTERLINE.

THE BASIS OF BEARING OF THIS SURVEY IS THE EAST LINE OF TAX LOT 2203.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Erik M. Carson*  
OREGON  
December 30, 2005  
ERIK M. CARSON  
72306  
Expires: December 31, 2025

DATE: JULY 5, 2024  
SCALE: 1" = 50'  
PROJECT: 24018BOUND  
ASSESSORS MAP: 3N-10E-33A T.L. 2202  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terrandsurveying.com

CS# 2024042