

TERRA SURVEYING

PROPERTY LINE ADJUSTMENT SURVEY
for
DUCKWALL-FLAIZ

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2024045

DATE FILED: 10/28/2024

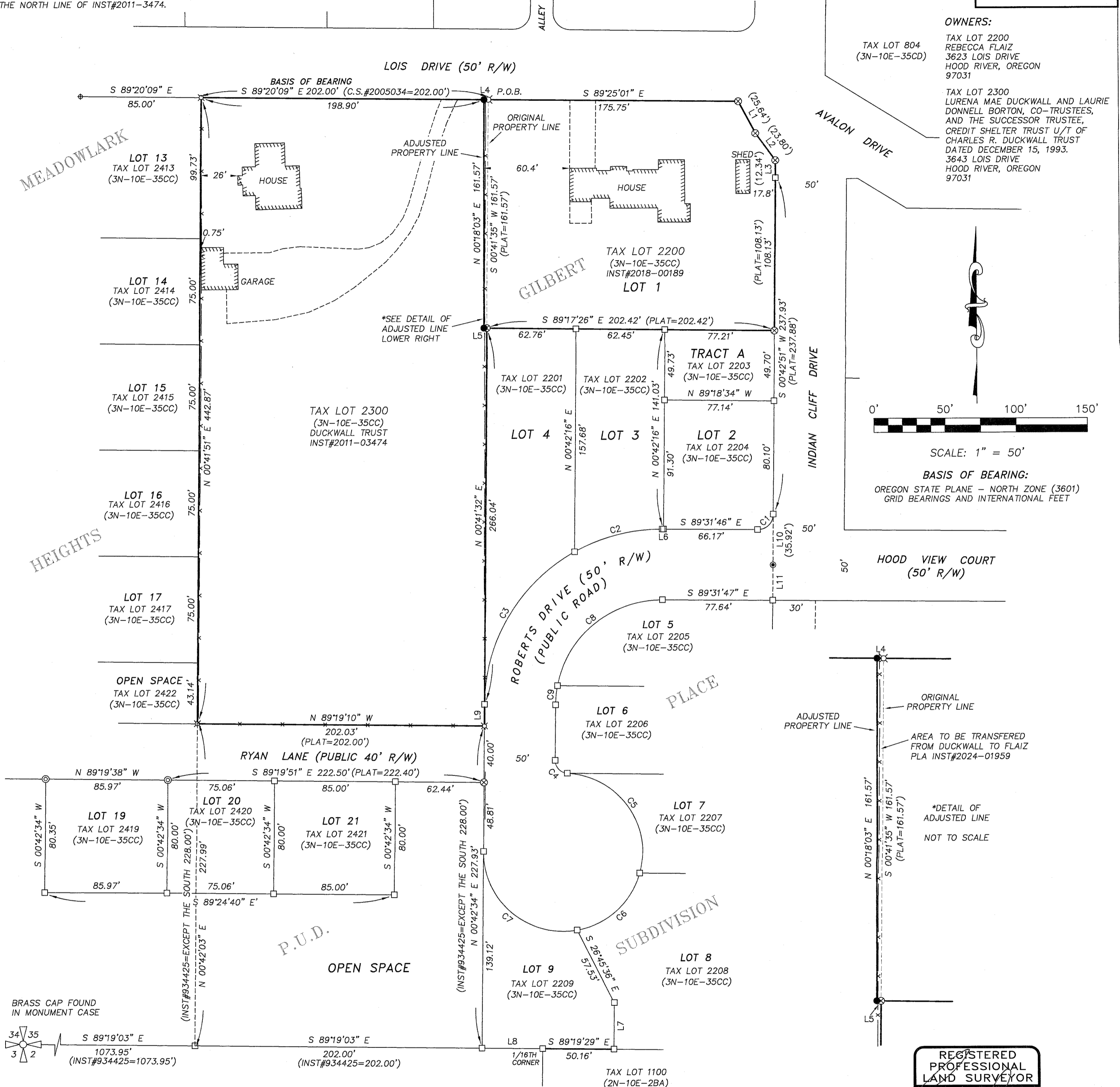
BY: RA

NARRATIVE:

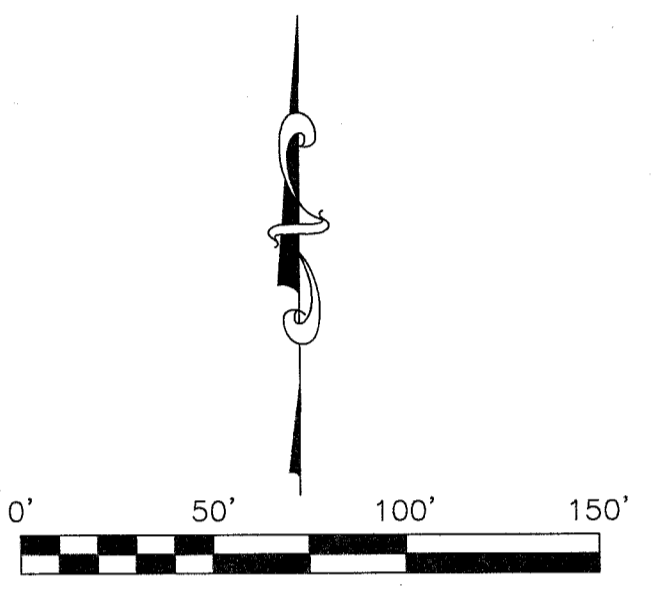
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON PROPERTY LINE BETWEEN TAX LOT 2200 AND TAX LOT 2300. THE PORTION BEING CONVEYED IS A PART OF INST#2011-3474 (DUCKWALL TRUST DEED). THE CONTROLLING ELEMENTS IS A BRASS CAP RECOVERED AT THE SOUTHWEST CORNER OF SECTION 35, THE DESCRIPTION IS BEGINS AT A POINT 1073.95 FEET EAST OF SAID MONUMENT. THE DEED CALLS NORTH 66.3 TO THE SOUTH LINE OF LOIS STREET, WHICH WE RECOVERED 5/8" IRON RODS TO CONTROL SAID SOUTH LINE (SET ON C.S.2005034). WE RECOVERED AND HELD ORIGINAL 5/8" IRON ROD FROM GILBERT PLACE AND MEADOWLARK HEIGHTS SUBDIVISIONS PLATS. THE ADJUSTED LINE IS CONTROLLED BY SAID MONUMENTS. THE BASIS OF BEARING IS 5/8" IRON RODS MONUMENTING THE NORTH LINE OF INST#2011-3474.

LOCATION OF SURVEY:

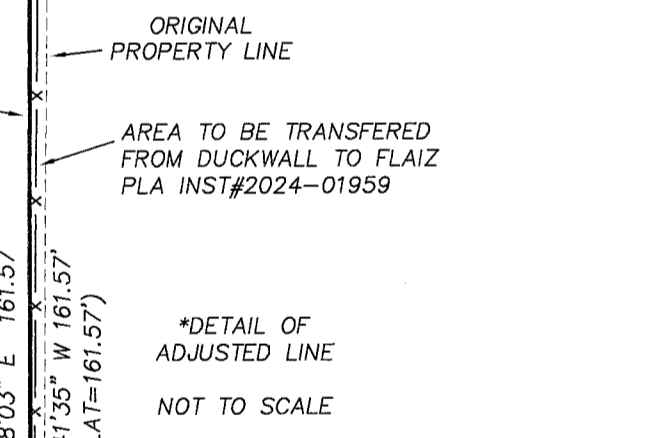
TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.



OWNERS:
TAX LOT 2200
REBECCA FLAIZ
3623 LOIS DRIVE
HOOD RIVER, OREGON
97031
TAX LOT 2300
LURENA MAE DUCKWALL AND LAURIE
DONNELL BORTON, CO-TRUSTEES,
AND THE SUCCESSOR TRUSTEE,
CREDIT SHELTER TRUST U/T OF
CHARLES R. DUCKWALL TRUST
DATED DECEMBER 15, 1993.
3643 LOIS DRIVE
HOOD RIVER, OREGON
97031



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



*DETAIL OF ADJUSTED LINE
NOT TO SCALE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ERIK M. CARLSON
72306
Expires: December 31, 2025

TERRA SURVEYING

DATE: SEPTEMBER 19, 2024
SCALE: 1" = 50'
PROJECT: 24019PLA
ASSESSORS MAP: 3N-10E-35CC T.L. 2200/2300
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
TAX LOT 2200	0.74 ACRES., ±	0.75 ACRES., ±
TAX LOT 2300	2.05 ACRES., ±	2.04 ACRES., ±

*ADJUSTED AREA 411 Sq. Ft. (0.01 ACRES)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.46'	10.44'	95°52'07"	S 45°41'26" W	15.50'
C2	64.42'	125.00'	129°31'35"	N 75°34'55" E	63.71'
C3	131.12'	125.00'	160°06'07"	N 30°45'37" E	125.19'
C4	13.72'	9.00'	87°22'32"	S 42°58'03" E	12.43'
C5	99.84'	56.00'	102°08'54"	N 35°34'52" W	87.13'
C6	63.12'	56.00'	64°34'40"	N 47°46'55" E	59.83'
C7	98.42'	56.00'	100°41'26"	S 49°34'56" E	86.24'
C8	103.74'	75.01'	79°14'27"	N 50°49'53" E	95.67'
C9	13.74'	75.14'	10°28'30"	S 05°57'20" W	13.72'

LINE	BEARING	DISTANCE
L1	S 28°08'54" E	25.64'
L2	N 36°04'45" W	23.77'
L3	N 00°12'51" E	12.34'
L4	S 89°20'09" E	3.10'
L5	N 89°16'44" W	1.99'
L6	N 90°00'00" E	1.00'
L7	S 00°40'31" W	32.99'
L8	N 89°19'03" W	38.49'
L9	S 00°42'36" W	15.32'
L10	N 00°45'10" E	35.90'
L11	N 00°50'48" E	25.10'

- LEGEND:
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (AUGUST 29, 2024)
 - FOUND MONUMENT OF RECORD AS NOTED ON PLAT
 - ⊗ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S. 72306, (C.S. 2018-001)
 - ⊗ FOUND 5/8" IRON ROD, L.S. 1815 (C.S. 2005-034)
 - ⊙ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. 2007-090)
 - ⊕ FOUND 1 1/2" ALUMINUM CAP, L.S. 72306 (C.S. 2007-090)
 - FOUND 1 1/2" ALUMINUM CAP, L.S. 72306 (C.S. 2018-001)
 - CALCULATED, NOT FOUND OR SET
 - () RECORD CALL

ZONING:
HOOD RIVER COUNTY
U-R-1
URBAN LOW DENSITY RESIDENTIAL

REFERENCES:
FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
c.s. No. 2005034, PROPERTY SURVEY FOR MEADOWLARK HEIGHTS BY TERRA SURVEYING, L.S. 1815, FILED: MAY 10, 2005.
C.S. No. 2007-090, "MEADOWLARK HEIGHTS P.U.D." PLAT BY TERRA SURVEYING, L.S. 72306, FILED: SEPTEMBER 12, 2007.
C.S. No. 2018-001, "GILBERT PLACE SUBDIVISION" PLAT BY TERRA SURVEYING, L.S. 72306, FILED: JANUARY 12, 2018.

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