

PROPERTY ADDRESS:

1203 OAK STREET
HOOD RIVER, OREGON
97031

ZONING:

CITY OF HOOD
R-2
URBAN STANDARD DENSITY RESIDENTIAL

PROPERTY BOUNDARY SURVEY
for
FINN NORRIS-GREY

LOCATION:

TRACT OF LAND LOCATED IN A PORTION OF COE DONATION LAND CLAIM #37 IN THE
SOUTHWEST AND THE SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF
SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, CITY OF HOOD RIVER WILLAMETTE
MERIDIAN, HOOD RIVER COUNTY, OREGON.

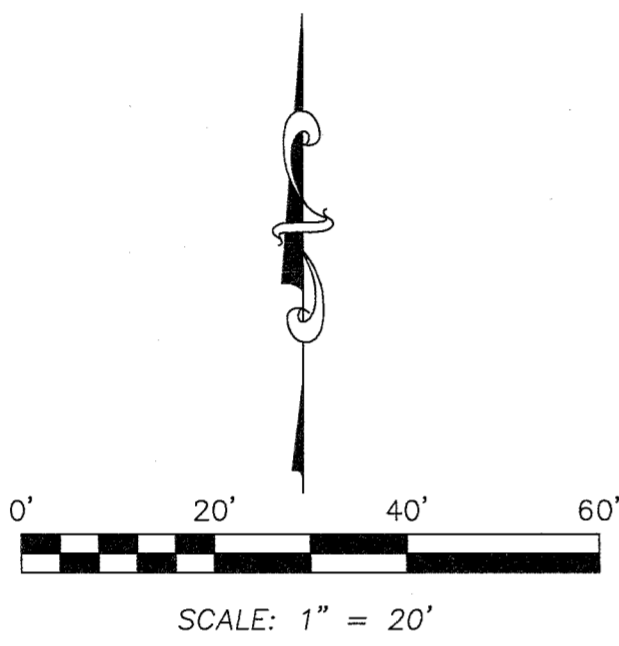
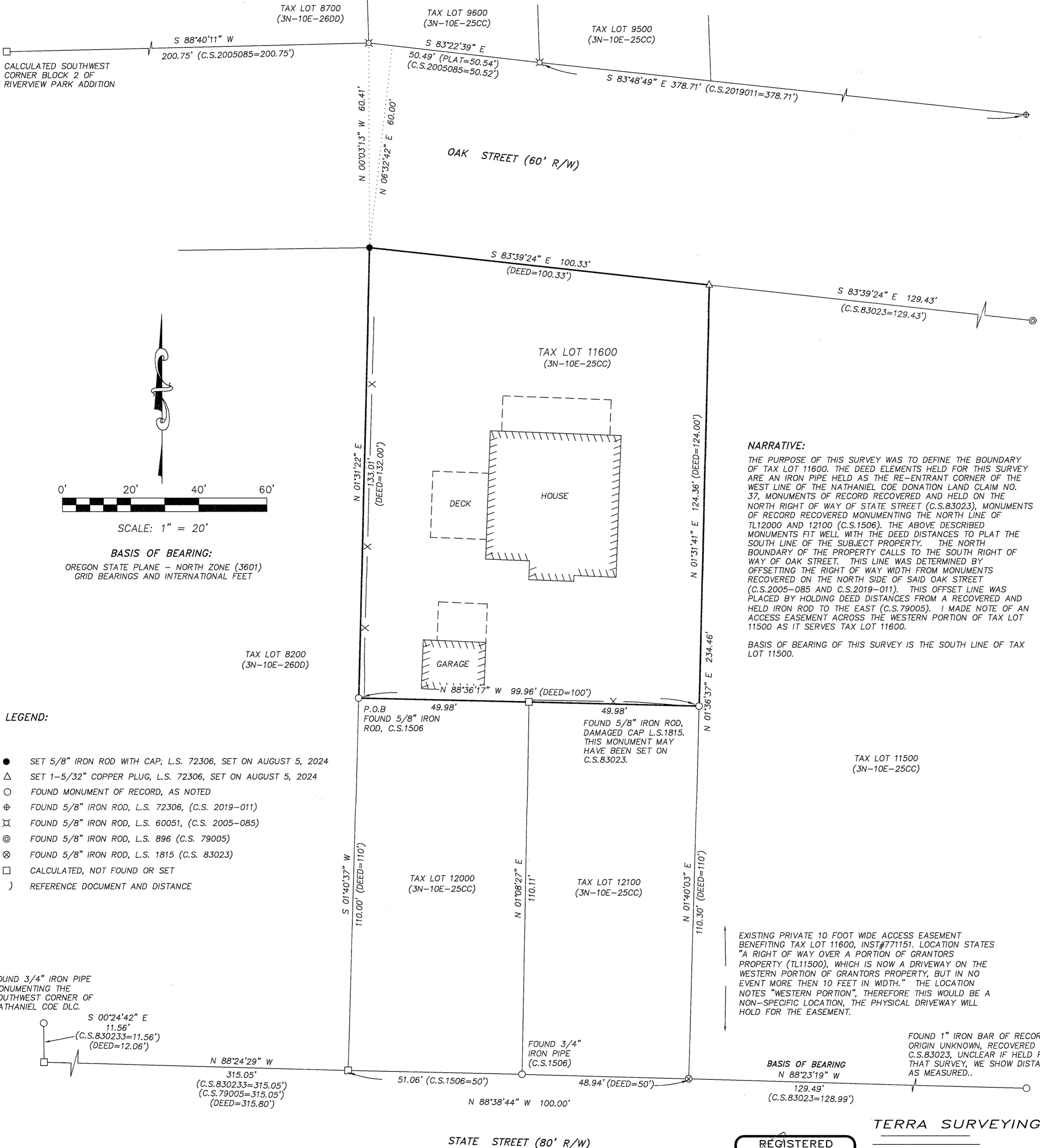
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2024050

DATE FILED: 11/26/2024

BY: [Signature]

CS# 2024050



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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF TAX LOT 11600. THE DEED ELEMENTS HELD FOR THIS SURVEY ARE AN IRON PIPE HELD AS THE RE-ENTRANT CORNER OF THE WEST LINE OF THE NATHANIEL COE DONATION LAND CLAIM NO. 37, MONUMENTS OF RECORD RECOVERED AND HELD ON THE NORTH RIGHT OF WAY OF STATE STREET (C.S.83023), MONUMENTS OF RECORD RECOVERED MONUMENTING THE NORTH LINE OF TL12000 AND 12100 (C.S.1506). THE ABOVE DESCRIBED MONUMENTS FIT WELL WITH THE DEED DISTANCES TO PLAT THE SOUTH LINE OF THE SUBJECT PROPERTY. THE NORTH BOUNDARY OF THE PROPERTY CALLS TO THE SOUTH RIGHT OF WAY OF OAK STREET. THIS LINE WAS DETERMINED BY OFFSETTING THE RIGHT OF WAY WIDTH FROM MONUMENTS RECOVERED ON THE NORTH SIDE OF SAID OAK STREET (C.S.2005-085 AND C.S.2019-011). THIS OFFSET LINE WAS PLACED BY HOLDING DEED DISTANCES FROM A RECOVERED AND HELD IRON ROD TO THE EAST (C.S.79005). I MADE NOTE OF AN ACCESS EASEMENT ACROSS THE WESTERN PORTION OF TAX LOT 11500 AS IT SERVES TAX LOT 11600.

BASIS OF BEARING OF THIS SURVEY IS THE SOUTH LINE OF TAX LOT 11500.

LEGEND:

- SET 5/8" IRON ROD WITH CAP, L.S. 72306, SET ON AUGUST 5, 2024
- △ SET 1-5/32" COPPER PLUG, L.S. 72306, SET ON AUGUST 5, 2024
- FOUND MONUMENT OF RECORD, AS NOTED
- ⊕ FOUND 5/8" IRON ROD, L.S. 72306, (C.S. 2019-011)
- ⊗ FOUND 5/8" IRON ROD, L.S. 60051, (C.S. 2005-085)
- ⊙ FOUND 5/8" IRON ROD, L.S. 896 (C.S. 79005)
- ⊗ FOUND 5/8" IRON ROD, L.S. 1815 (C.S. 83023)
- CALCULATED, NOT FOUND OR SET
- () REFERENCE DOCUMENT AND DISTANCE

EXISTING PRIVATE 10 FOOT WIDE ACCESS EASEMENT BENEFITING TAX LOT 11600, INST#771151. LOCATION STATES "A RIGHT OF WAY OVER A PORTION OF GRANTORS PROPERTY (TL11500), WHICH IS NOW A DRIVEWAY ON THE WESTERN PORTION OF GRANTORS PROPERTY, BUT IN NO EVENT MORE THEN 10 FEET IN WIDTH." THE LOCATION NOTES "WESTERN PORTION", THEREFORE THIS WOULD BE A NON-SPECIFIC LOCATION, THE PHYSICAL DRIVEWAY WILL HOLD FOR THE EASEMENT.

FOUND 1" IRON BAR OF RECORD, ORIGIN UNKNOWN, RECOVERED ON C.S.83023, UNCLEAR IF HELD FOR THAT SURVEY, WE SHOW DISTANCE AS MEASURED..

FOUND 3/4" IRON PIPE MONUMENTING THE SOUTHWEST CORNER OF NATHANIEL COE DLC.
S 00°24'42" E
11.56'
(C.S.83023=11.56')
(DEED=12.06')

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE.
- C.S. NO. 1506, PLOT PLAN FOR HOFFMAN BY KING, L.S.98, DATED: FEBRUARY 9, 1967.
- C.S. No. 79005, BOUNDARY SURVEY FOR HAWKINS BY BISHOP SURVEYING, L.S. 896, FILED: JANUARY 2, 1979.
- C.S. No. 83023, BOUNDARY SURVEY FOR HAYNIE BY TERRA SURVEYING, L.S. 1815, FILED: APRIL 29, 1983.
- C.S. No. 87058, BOUNDARY SURVEY FOR BROWN AND HENRY BY DLC SURVEYING, L.S. 1028, FILED: OCTOBER 4, 1987.
- C.S. No. 87063, BOUNDARY SURVEY FOR NASHLAND BY DLC SURVEYING, L.S. 1028, FILED: OCTOBER 21, 1987.
- C.S. No. 2005-085, BOUNDARY SURVEY FOR NELSON BY CRSM, L.S. 60051, FILED: OCTOBER 14, 2005.
- C.S. No. 2019-011, BOUNDARY SURVEY FOR MEYER BY TERRA SURVEYING, L.S. 72306, FILED: FEBRUARY 15, 2019.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

DATE: AUGUST 5, 2024
PROJECT: 24034BOUND
SCALE: 1" = 20'
ASSESSORS MAP: 3N-10E-25CC