

TERRA SURVEYING

PROPERTY BOUNDARY SURVEY
for
EMILY AND SCOTT MANNING

(DEED INST#2012-00530=920.30')

N 89°45'13" W 920.30'

(HELD DEED INST#2021-0441 914.10')

S 89°45'13" E 914.10'

(HELD DEED BOOK 52, PAGE 131=794.00')

N 89°45'13" W 794.00'

(DEED BOOK 2, PAGE 121=792.00')

N 89°45'13" W 792.00'

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2024051

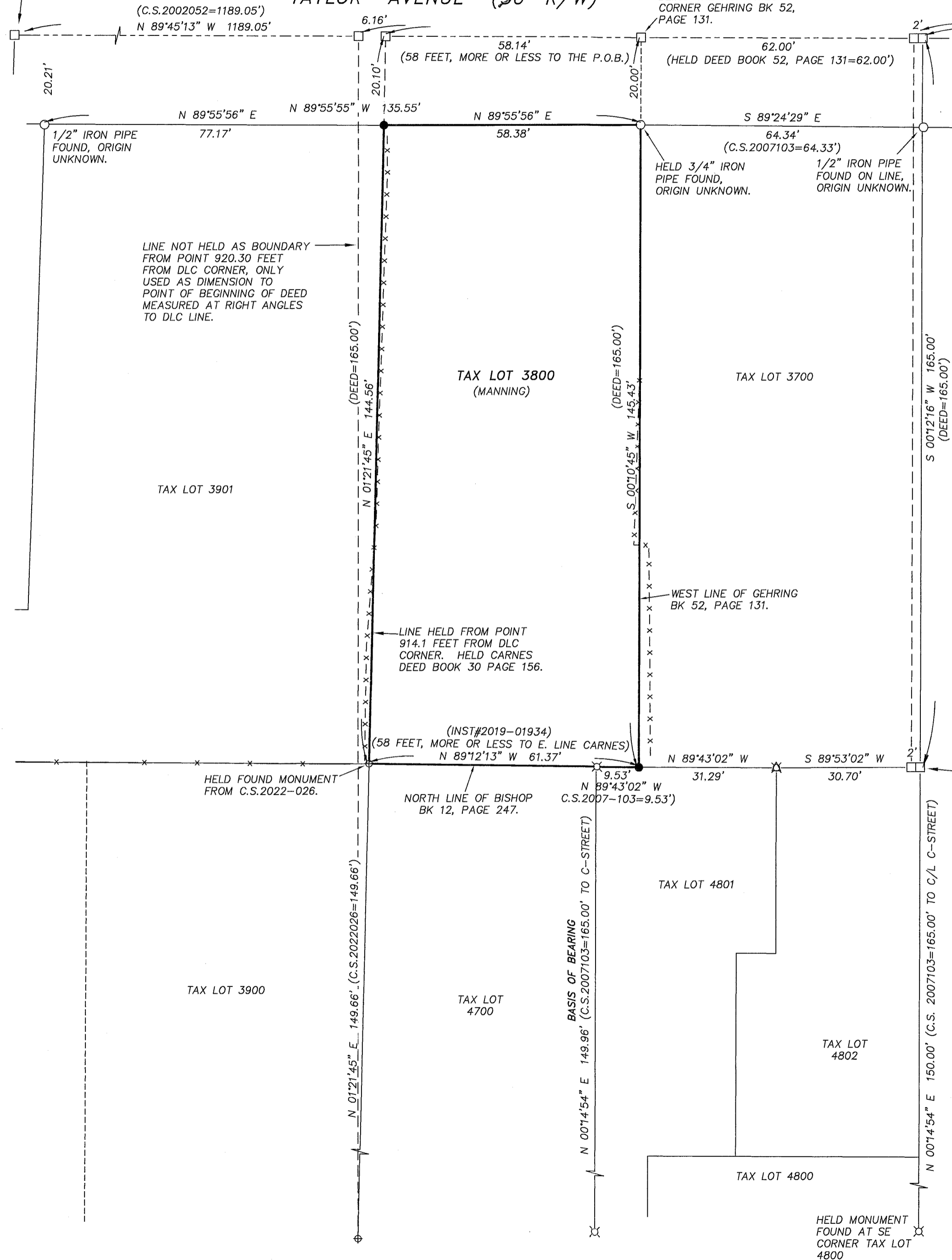
DATE FILED: 12/17/2024

BY: BA

CALCULATED POSITION OF CITY MONUMENT D-9,
BEING THE INTERIOR CORNER OF THE WILLIAM
JENKINS DLC, NO.38. POSITION BASED ON
C.S.2002052, THIS POSITION WAS CORROBORATED
WITH THE CITY CORNER MONUMENT BOOK IN THE
HOOD RIVER COUNTY SURVEYORS OFFICE. THIS
POSITION HOLDS THE WEST END FOR RIGHT OF WAY
ALIGNMENT.

TAYLOR AVENUE (50' R/W)

POINT OF BEGINNING,
BEING THE NORTHWEST
CORNER GEHRING BK 52,
PAGE 131.



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PREPARE RECORD OF SURVEY FOR TAX LOT #3800 AS DESCRIBED ON INST#2019-01934. THIS DEED, AS MOST OF THE ADJACENT DEEDS, BEGINS AT A POINT MEASURING A DISTANCE FROM THE MOST EASTERLY SOUTHEAST CORNER OF THE WILLIAM JENKINS DONATION LAND CLAIM (DLC), MONUMENTED BY A 1" IRON PIPE IN MONUMENT BOX (CITY MONUMENT K-1). THE WEST END OF SAID DLC WAS MISSING (CITY MONUMENT D-9). WE CALCULATED THE WEST END OF SAID LINE BASED ON THE DISTANCE REPORTED IN THE BOOK OF CITY MONUMENTS IN THE HOOD RIVER COUNTY SURVEYORS OFFICE. THIS DISTANCE WAS USED ON HISTORICAL SURVEYS IN THE AREA. 1) C.S. 88043 MEASURES 1189.05 FEET FROM EAST END OF THE LINE AND C.S. 2002052 CONCURS WITH THAT DISTANCE. THE EAST-WEST BEARING OF SAID DLC LINE WAS DETERMINED BY HOLDING A 20 FOOT OFFSET FROM A HELD 3/4" IRON PIPE RECOVERED AT THE NORTHEAST CORNER OF SUBJECT LOT. THIS METHOD WAS SIMILARLY USED ON C.S. 2007103.

THE SUBJECT DEED CALLS A DISTANCE OF 846 FEET WEST OF SAID DLC CORNER TO THE NORTHWEST CORNER OF THE F.L.GEHRING DEED (1954), BOOK 52, PAGE 131 IN HOOD RIVER COUNTY RECORDS. THE GEHRING DEED CALLS 794 FEET TO THE NORTHEAST CORNER OF SAID GEHRING DEED, THENCE WESTERLY 62 FEET TO THE NORTHWEST CORNER OF SAID GEHRING DEED, WHICH TOTALS 856 FEET FROM SAID DLC CORNER. WE HELD THE POSITION OF SAID GEHRING NORTHWEST CORNER PER DEED, RATHER THAN THE DEED DISTANCE OF 846 FEET. THE DEED CONTINUES TO CALLS 165 FEET SOUTH AND SOUTHERLY EXTENSION ALONG THE WEST LINE OF GEHRING DEED TO THE NORTH LINE OF A TRACT CONVEYED TO BISHOP ON BOOK 12, PAGE 247 IN HOOD RIVER COUNTY RECORDS, BEING 165 FEET SOUTH OF SAID DLC LINE. THE EAST-WEST DIRECTION OF SAID GEHRING DEED LINE IS CONTROLLED BY A HELD 5/8" IRON ROD, L.S.60051 FOUND AT THE SOUTHEAST CORNER OF TAX LOT 4800 (C.S. 2007103). THE DEED CALLS WEST ALONG SAID BISHOP NORTH LINE 58 FEET, MORE OR LESS, TO THE EAST LINE OF TRACT CONVEYED TO CARNES. WE RECOVERED THE 5/8" IRON ROD, L.S.72306 WE SET ON C.S. 2022-026, THIS POSITION HOLDS AS DESCRIBED ON SAID SURVEY. THENCE NORTH ALONG CARNES EAST LINE A DISTANCE OF 165 FEET TO THE CENTERLINE OF TAYLOR STREET, THENCE EAST 58 FEET TO THE POINT OF BEGINNING. THE NORTHWEST CORNER WAS SET ON LINE BETWEEN THE 3/4" IRON PIPE AT THE NORTHEAST CORNER OF SUBJECT AND A 1/2" IRON PIPE AT THE NORTHWEST CORNER OF TAX LOT 3901, BOTH OF THESE MONUMENTS HAVE A UNKNOWN ORIGIN, BUT LAND WELL WITH DEED POSITIONS.

THE BASIS OF BEARING FOR THIS SURVEY IS OREGON NORTH STATE PLANES COORDINATES, GRID BEARINGS USING TWO 5/8" IRON ROD, L.S.60051 MONUMENTING THE EAST LINE OF TAX LOT 4700

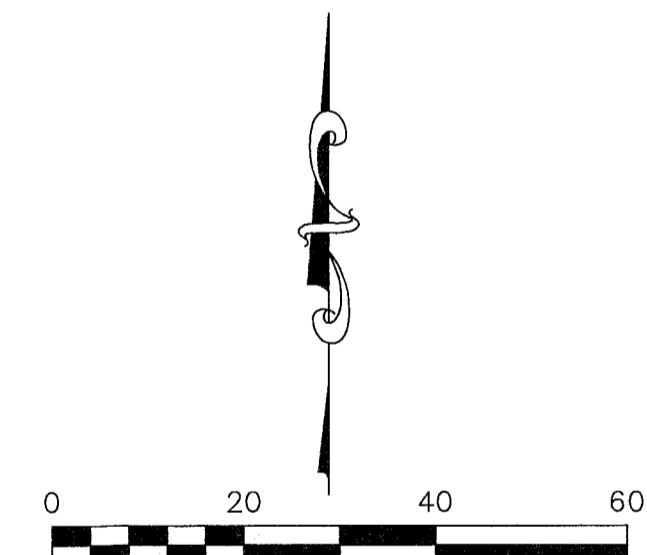
SURVEY REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:
C.S. No. 2007-103, BOUNDARY SURVEY FOR JOHNSON BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED: OCTOBER 4, 2007.
C.S. No. 2008-033 (PARTITION PLAT No. 200809P) BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED: APRIL 15, 2008.
C.S. No. 2022-026, BOUNDARY SURVEY FOR GARRISON BY TERRA SURVEYING, L.S. 72306, FILED: MAY 3, 2022.

CITY MONUMENT K-1
FOUND 1" IRON PIPE
IN MONUMENT CASE
ON MIDDLE OF
TAYLOR AVENUE

OWNERS:
EMILY AND SCOTT MANNING
1615 TAYLOR STREET
HOOD RIVER, OREGON
97031

ZONING:
R-2
URBAN STANDARD
DENSITY RESIDENTIAL



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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December 31, 2025

TERRA SURVEYING

DATE: SEPTEMBER 16, 2024
SCALE: 1" = 20'
PROJECT: 24090BOUND
ASSESSORS MAP: 03N-10E-35AD
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

LEGEND:

- SET 5/8" IRON ROD, L.S.72306 (SET 8/13/2024)
- FOUND MONUMENT AS NOTED
- ⊕ FOUND 5/8 IRON ROD, L.S. 72306 (C.S. 2022026)
- ⊗ FOUND 5/8 IRON ROD, L.S. 60051 (C.S. 2007103)
- ⊗ FOUND 5/8 IRON ROD, L.S. 60051 (C.S. 2008033)
- CALCULATED, NOT FOUND OR SET
- () REFERENCE DOCUMENT AND DISTANCE
- x - FENCE LINE

CS# 2024051