

PROPERTY BOUNDARY SURVEY FOR JAMES AND JODI DEAN

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2024052

DATE FILED: 12/17/2024

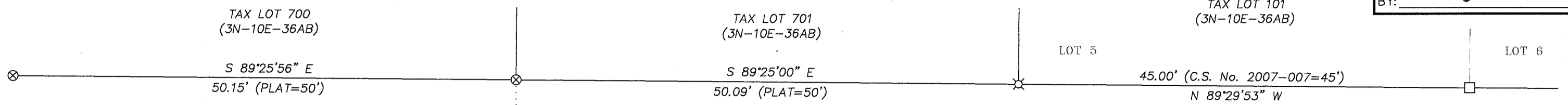
BY: [Signature]

CS# 2024052

OWNER: JAMES AND JODI DEAN, 309 EAST EUGENE STREET, HOOD RIVER, OR 97031

ZONING: CITY OF HOOD RIVER R-3 HIGH DENSITY RESIDENTIAL

LOCATION OF SURVEY: TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.



NARRATIVE:

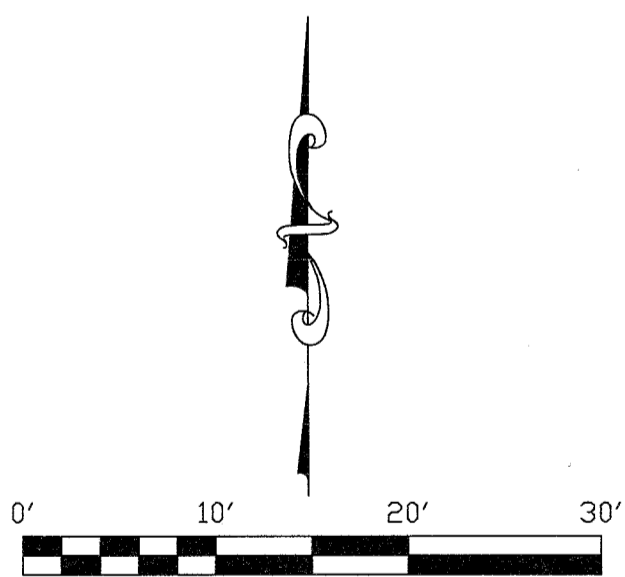
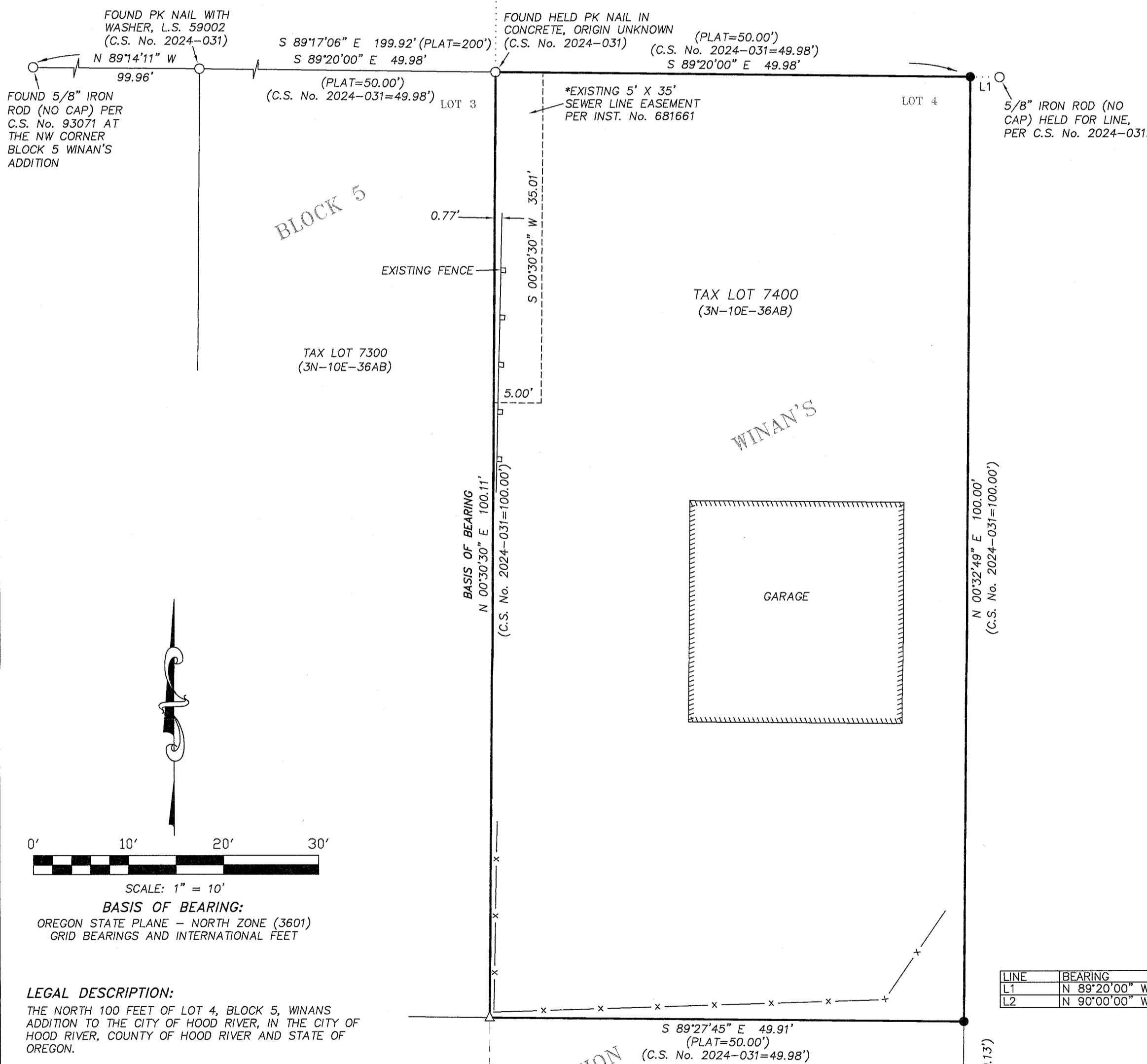
THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A BOUNDARY SURVEY ON TAX LOT 7400, DESCRIBED AS THE NORTH 100 FEET OF LOT 4, BLOCK 5, WINAN'S ADDITION TO THE CITY OF HOOD RIVER. THE PROPERTY TO THE WEST HAS BEEN RECENTLY SURVEYED (C.S. No. 2024-031). WE TIED INTO COMMON MONUMENTS WITH SAID SURVEY IN ORDER TO UNDERSTAND THE BOUNDARIES OF LOT 4 OF SAID WINAN'S ADDITION RESULTING IN HARMONY BETWEEN THE SURVEYS. THE MONUMENTS RECOVERED ON THE SUBJECT WEST LINE WERE HELD FROM C.S. No. 2024-031. THE NORTHEAST CORNER WE RECOVERED A 5/8" IRON ROD (NO CAP), WHICH WAS GIVEN A HELD REFERENCE DISTANCE TO SUBJECT TRUE NORTHEAST CORNER. THE SOUTHEAST CORNER WE HELD ANOTHER REFERENCE MONUMENT SET ON C.S. No. 78104. THESE TWO REFERENCE MONUMENTS WITH DIMENSIONS POSITIONED THE EAST LINE OF SUBJECT TRACT.

THE BASIS OF BEARING WAS FOR THIS SURVEY IS A NAIL RECORDED AND HELD AT THE NORTHWEST BOUNDARY AND A 5/8" IRON ROD, L.S. 59002 AT THE SOUTHWEST BOUNDARY CORNER.

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE. C.S. 1766, PLAT OF WINAN'S ADDITION TO HOOD RIVER BY WILSON, FILED: OCTOBER 19, 1888. C.S. No. 78104, BOUNDARY SURVEY FOR RHODES BY BISHOP SURVEYING, L.S. 896, DATED: AUGUST 15, 1978. C.S. No. 90090, BOUNDARY SURVEY FOR DIMOND BY DLC SURVEYING, L.S. 1028, FILED: NOVEMBER 2, 1990. C.S. No. 93071, BOUNDARY SURVEY FOR BRENDEN BY WYEAST SURVEYS, L.S. 2393, FILED: SEPTEMBER 21, 1993. C.S. No. 2004-046, BOUNDARY LINE ADJUSTMENT SURVEY FOR JONES AND WILSON BY TERRA SURVEYING, L.S. 1815, FILED: AUGUST 2, 2004. C.S. No. 2005-040, PROPERTY LINE ADJUSTMENT SURVEY FOR SKELTON BY WYEAST SURVEYS, L.S. 2393, FILED: JUNE 20, 2005. C.S. No. 2005-063, PROPERTY LINE ADJUSTMENT SURVEY FOR SKELTON BY WYEAST SURVEYS, L.S. 2393, FILED: AUGUST 18, 2005. C.S. No. 2007-007, RECORD OF SURVEY FOR NICOL AND PEDERSEN BY KLEIN AND ASSOC., L.S. 59002, FILED: JANUARY 8, 2007. C.S. No. 2024-031, RECORD OF SURVEY FOR EBBERT BY KLEIN AND ASSOC., L.S. 59002, FILED: JUNE 20, 2024.

EUGENE AVENUE (50' RIGHT OF WAY)



SCALE: 1" = 10' BASIS OF BEARING: OREGON STATE PLANE - NORTH ZONE (3601) GRID BEARINGS AND INTERNATIONAL FEET

Table with columns: LINE, BEARING, DISTANCE. Contains data for lines L1 and L2.

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF LOT 4, BLOCK 5, WINAN'S ADDITION TO THE CITY OF HOOD RIVER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

LEGEND:

- SET 5/8" IRON ROD, L.S. 72306 (10/22/24)
○ FOUND MONUMENT OF RECORD, AS NOTED
⊗ FOUND AND HELD 5/8" IRON ROD, L.S. 1815 (C.S. No. 2004-046)
⊗ FOUND AND HELD 5/8" IRON ROD, L.S. 2393 (C.S. No. 93071)
△ FOUND AND HELD 5/8" IRON ROD, L.S. 59002 (C.S. No. 2024-031)
□ CALCULATED CORNER
() REFERENCE DOCUMENT AND DISTANCE

TAX LOT 7401 (3N-10E-36AB)

FOUND AND HELD AS REFERENCE MONUMENT A 5/8" IRON ROD, NO CAP (C.S. No. 2024-031 AND C.S. No. 78104)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December 31, 2025

TERRA SURVEYING

DATE: OCTOBER 17, 2024 SCALE: 1" = 10' PROJECT: 23095TOPO ASSESSORS MAP: 3N-10E-36AB T.L. 7400 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terrandsurveying.com