

PROPERTY BOUNDARY SURVEY  
for  
DAVID AND DOREEN PICERNE

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

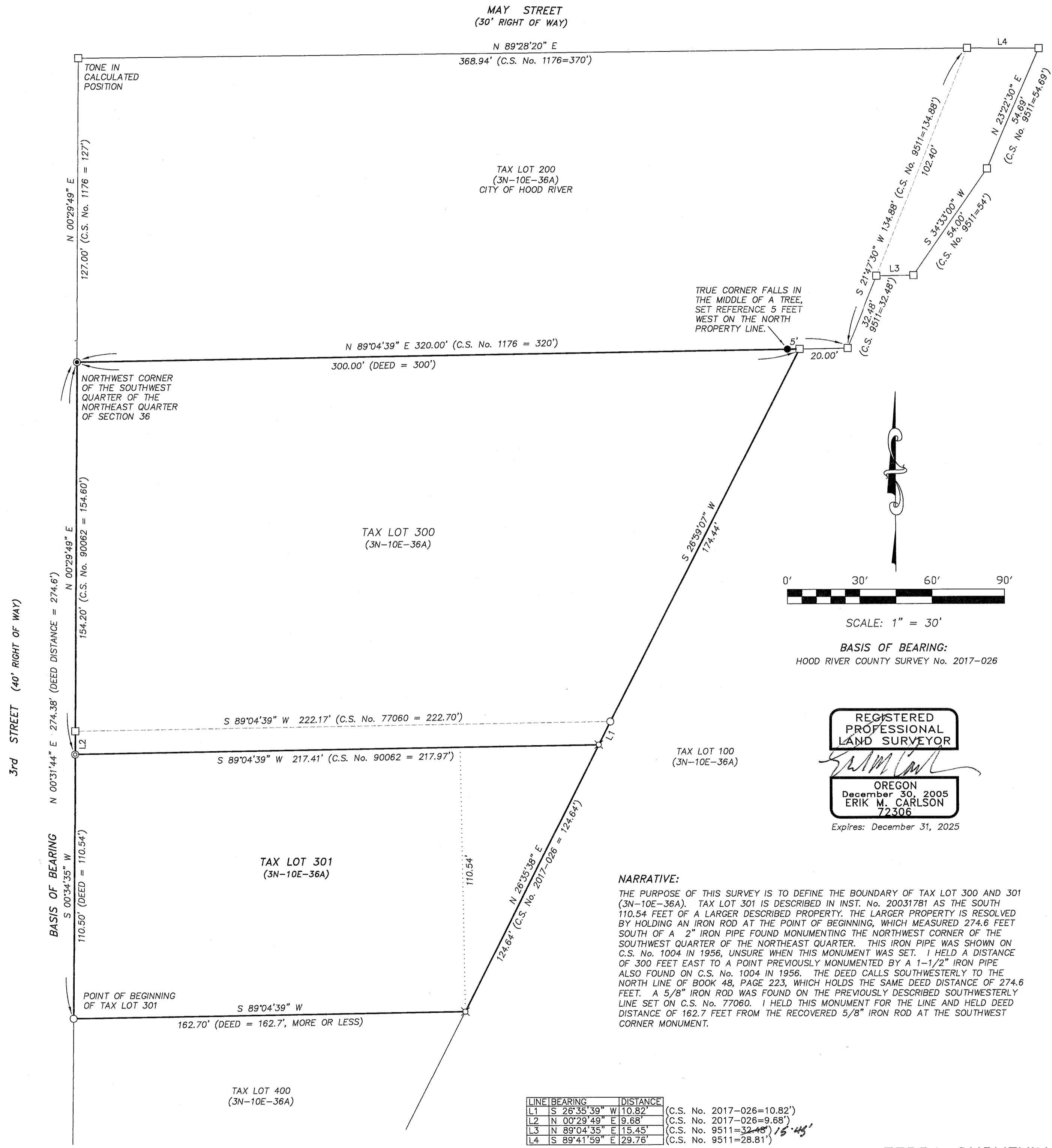
CS# 2024053  
DATE FILED: 12/17/2024  
BY: *hs*

OWNERS:  
DAVID AND DOREEN PICERNE OVERLOOK AT COLUMBIA GORGE, LLC  
TAX LOT 300 (3N-10E-36A) 911 3rd STREET HOOD RIVER, OREGON 97031  
TAX LOT 301 (3N-10E-36A) 1001 3rd STREET HOOD RIVER, OREGON 97031

ZONING:  
CITY OF HOOD RIVER (R-2)  
URBAN STANDARD DENSITY RESIDENTIAL

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

CS# 2024053



0' 30' 60' 90'  
SCALE: 1" = 30'  
BASIS OF BEARING:  
HOOD RIVER COUNTY SURVEY No. 2017-026

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

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF TAX LOT 300 AND 301 (3N-10E-36A). TAX LOT 301 IS DESCRIBED IN INST. No. 20031781 AS THE SOUTH 110.54 FEET OF A LARGER DESCRIBED PROPERTY. THE LARGER PROPERTY IS RESOLVED BY HOLDING AN IRON ROD AT THE POINT OF BEGINNING, WHICH MEASURED 274.6 FEET SOUTH OF A 2" IRON PIPE FOUND MONUMENTING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER. THIS IRON PIPE WAS SHOWN ON C.S. No. 1004 IN 1956, UNSURE WHEN THIS MONUMENT WAS SET. I HELD A DISTANCE OF 300 FEET EAST TO A POINT PREVIOUSLY MONUMENTED BY A 1-1/2" IRON PIPE ALSO FOUND ON C.S. No. 1004 IN 1956. THE DEED CALLS SOUTHWESTERLY TO THE NORTH LINE OF BOOK 48, PAGE 223, WHICH HOLDS THE SAME DEED DISTANCE OF 274.6 FEET. A 5/8" IRON ROD WAS FOUND ON THE PREVIOUSLY DESCRIBED SOUTHWESTERLY LINE SET ON C.S. No. 77060. I HELD THIS MONUMENT FOR THE LINE AND HELD DEED DISTANCE OF 162.7 FEET FROM THE RECOVERED 5/8" IRON ROD AT THE SOUTHWEST CORNER MONUMENT.

LINE	BEARING	DISTANCE	REFERENCE
L1	S 26°35'39" W	10.82'	(C.S. No. 2017-026=10.82')
L2	N 00°29'49" E	9.68'	(C.S. No. 2017-026=9.68')
L3	N 89°04'35" E	15.45'	(C.S. No. 9511=32.48') 15.45'
L4	S 89°41'59" E	29.76'	(C.S. No. 9511=28.81')

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (10/15/24)
  - FOUND 5/8" IRON ROD, NO CAP (C.S. No. 77060)
  - ⊙ FOUND 5/8" IRON ROD, NO CAP (ASSUMED SET ON C.S. No. 90062)
  - ⊙ FOUND 2" IRON PIPE (C.S. No. 1004)
  - ⊗ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2017-026)
  - CALCULATED, NOT FOUND OR SET
  - ( ) REFERENCE DOCUMENT AND DISTANCE

- REFERENCES:**
- SURVEYS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:  
 C.S. No. 1004, BOUNDARY SURVEY FOR A.G.A BY PERKINS, DATED: DECEMBER 1, 1956.  
 C.S. No. 1176, BOUNDARY SURVEY FOR NEIGHBORHOOD PARK BY T.E.C., L.S. 385, FILED: AUGUST 28, 1969.  
 C.S. No. 77060, BOUNDARY SURVEY FOR FEDERICI BY DLC SURVEYING, L.S. 1028, FILED: AUGUST 22, 1977.  
 C.S. No. 85046, BOUNDARY SURVEY FOR EDMUNDSON BY TERRA SURVEYING, L.S. 1815, FILED: JULY 12, 1985.  
 C.S. No. 90062, BOUNDARY SURVEY FOR PICERNE BY DLC SURVEYING, L.S. 1028, FILED: SEPTEMBER 18, 1990.  
 C.S. No. 95111, BOUNDARY SURVEY FOR PACIFIC CORP. BY HEIDECKE, L.S. 2132, FILED: NOVEMBER 7, 1995.  
 C.S. No. 2004-027, PLA SURVEY FOR SHEPHERD BY WYEAST SURVEYS, L.S. 2393, FILED: JUNE 23, 2004.  
 C.S. No. 2017-026, BOUNDARY SURVEY FOR SWANSON BY TERRA SURVEYING, L.S. 72306, FILED: JULY 13, 2017.

**TERRA SURVEYING**  
 DATE: DECEMBER 16, 2024  
 SCALE: 1" = 30'  
 PROJECT: 20152BOUNDARY  
 ASSESSORS MAP: 3N-10E-36A T.L. 300 T.L. 301  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net  
 www.terralandsurveying.com