

RECORD OF SURVEY

FOR NV5
IN THE NW 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

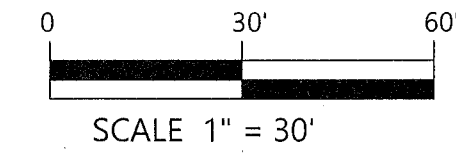
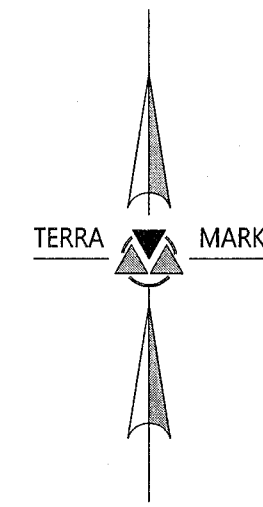
FEBRUARY 14, 2024

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS#: 2025 006

BY: PL

DATE FILED: 2/18/2025



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW AND MONUMENT THE BOUNDARY OF THE PROPERTY DESCRIBED IN THAT STATUTORY WARRANTY DEED RECORDED JUNE 23, 2013 AS DOC. NO. 2024-01944, HOOD RIVER COUNTY RECORDS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF RAND ROAD AS ESTABLISHED BY HOLDING A 1" IRON PIPE AT THE INTERSECTION OF MAY AND RAND STREET AND A 5/8" IRON ROD IN A MONUMENT BOX NORTH ON RAND STREET AT A LOCATION AS SHOWN ON A RECORD OF SURVEY FILED AS C.S. NO. 1996078. THE CENTERLINE OF MAY STREET WAS ESTABLISHED BY HOLDING THE SAME 1" IRON PIPE, TOGETHER WITH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP IN A MONUMENT CASE AT THE INTERSECTION OF MAY STREET AND 25TH STREET PER THE PLAT OF CHILDS BLOSSOM HILL ADDITION, FILED AS C.S. NO. 1981110, AND A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP ON THE SOUTH RIGHT-OF-WAY LINE OF MAY STREET PER C.S. NO. 1995066. THE NORTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED 305.20 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF MAY STREET, WHICH FIT THE LOCATION OF A 1/2" IRON ROD PER A RECORD OF SURVEY FILED AS C.S. 1996078. TWO 5/8" IRON RODS WITH RED PLASTIC CAPS PER A PARTITION REPLAT FILED AS C.S. NO. 2022075 WERE ALSO FOUND ALONG THE NORTH LINE, BUT WERE NOT HELD, AS THEY DID NOT AGREE WITH THE THE LINE ESTABLISHED PER ORIGINAL MONUMENTS. THE EAST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD ANGLES TO THE CENTERLINE OF MAY STREET AND BY HOLDING A 1/2" IRON ROD PER SAID PLAT OF CHILDS BLOSSOM HILL ADDITION. THE WEST LINE OF THE SUBJECT PROPERTY WAS HELD 281.50 FEET WESTERLY OF AND PARALLEL THE EAST LINE OF THE SUBJECT PROPERTY, WHICH FIT THE LOCATION OF A 1/2" IRON ROD PER A RECORD OF SURVEY FILED AS C.S. 1988070.

REFERENCES

- (R1) C.S. NO. 1665, PLAT OF CHILDS BLOSSOM HILL ADDITION BY DONALD ROHDE, FILED SEPTEMBER 21, 1965
(R2) C.S. NO. 1981110, PLAT OF DIXON HEIGHTS ADDITION BY DANNY L. CRON, FILED DECEMBER 30, 1981
(R3) C.S. NO. 1988070, RECORD OF SURVEY FOR WARREN ORFALL BY DANNY L. CRON, FILED DECEMBER 22, 1988
(R4) C.S. NO. 1995041, PARTITION PLAT NO. 9516 FOR CHARLES F. BEARDSLEY BY WILLIAM J. FROST, FILED JUNE 2, 1995
(R5) C.S. NO. 1995066, PARTITION PLAT NO. 9525 FOR NORMAN PATTON BY KEVIN DOWD, FILED JULY 19, 1995
(R6) C.S. NO. 1996078, RECORD OF SURVEY FOR MARY HOKE BY DANNY L. CRON, FILED NOVEMBER 9, 1996
(R7) C.S. NO. 2022075, PARTITION REPLAT 202223P FOR JOHN AND JESSICA METTA AND LUCILLE KIDD-SONNENBER, TRUSTEE BY ERIK M. CARLSON, FILED DECEMBER 22, 2022

LEGEND

- (C) CALCULATED DATA
C.L. CENTER LINE
(D) DEED DATA
FD. FOUND
I.P. IRON PIPE
I.R. IRON ROD
(M) MEASURED DATA
P.O.B. POINT OF BEGINNING
P.O.E. POINT OF ENTRY
R.P.C. RED PLASTIC CAP
T.P.O.B. TRUE POINT OF BEGINNING
Y.P.C. YELLOW PLASTIC CAP
● FOUND MONUMENT AS NOTED
○ SET 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS 57487"

SURVEYED BY:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 19, 1999
MICHAEL A. HOFFMANN
57847LS
EXPIRES: 30 JUNE, 2025

8196 SW HALL BOULEVARD, SUITE #111
BEAVERTON, OR 97008; PH: 503/860-2255

SHEET: 1 OF 1

RAND ROAD

N00°01'45"E (M,R1,R3,R6) 593.78' (M) N00°02'11"E 593.76' (R4) "BASIS OF BEARINGS"
FD. 5/8" I.R. IN MON CASE IN LIEU OF 1/2" I.R. NOTED IN (R4); HELD
306.88' (M) 306.81' (R4)

286.90' (M) 286.95' (R4)
305.20' (C,R6)

DOC. NO. 2021-3806

LOT 22

PARCEL 2 (R7)

LOT 16

LOT 15

LOT 14

PLAT OF CHILDS BLOSSOM
HILL ADDITION
BLOCK 1

LOT 12

LOT 11

S89°05'01"E 444.46' (R2)
S89°48'45"E 444.42' (M) 444.45' (R6)
S89°48'45"E 392.00' (C,D,R3)

FD. 1" I.P.; HELD AS THE
SW CORNER OF LOT 18 OF ADAMS PARADISE ACREAGE;
INITIAL CORNER OF JENKINS DLC NO.38
P.O.B. (DEED)

N00°01'45"E 30.00' (C,R3)

N00°01'45"E 305.20' (C,D)
N00°01'45"E 275.20' (C)
180.02' (C) 180.00' (R3)

T.P.O.B. (DEED)

FD. 5/8" I.R. W/Y.P.C. MARKED "LS 1028"
IN MON CASE PER (R2); HELD

MAY STREET (60' PUBLIC RIGHT-OF-WAY)

"EXCEPT" THE SOUTHERLY 30' (DEED)

S89°48'45"E 714.87' (C) N90°00'00"W 714.89' (R5)

N89°48'45"W 281.50' (C)

CORNER OBSTRUCTED BY LARGE
ORNAMENTAL BOULDER
SET 2 MONUMENTS N89°48'45"W 6.00'
AND S00°01'45"W 4.25'

FD. 1/2" I.R. W/Y.P.C. MARKED
"LS 1028" PER (R3); S89°58'15"E 0.19'

FD. BENT 1/2" I.R. PER (R1); HELD P.O.E.

S89°48'45"E 281.50' (C,D,R3)
FD. 5/8" I.R. W/R.P.C. MARKED "TERRA
LS 72306" PER (R7); S44°01'20"E 0.25'

FD. 1/2" I.R. PER (R1); HELD

DOC. NO. 2024-01944