

PROPERTY BOUNDARY SURVEY for PAUL CARLOSS

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

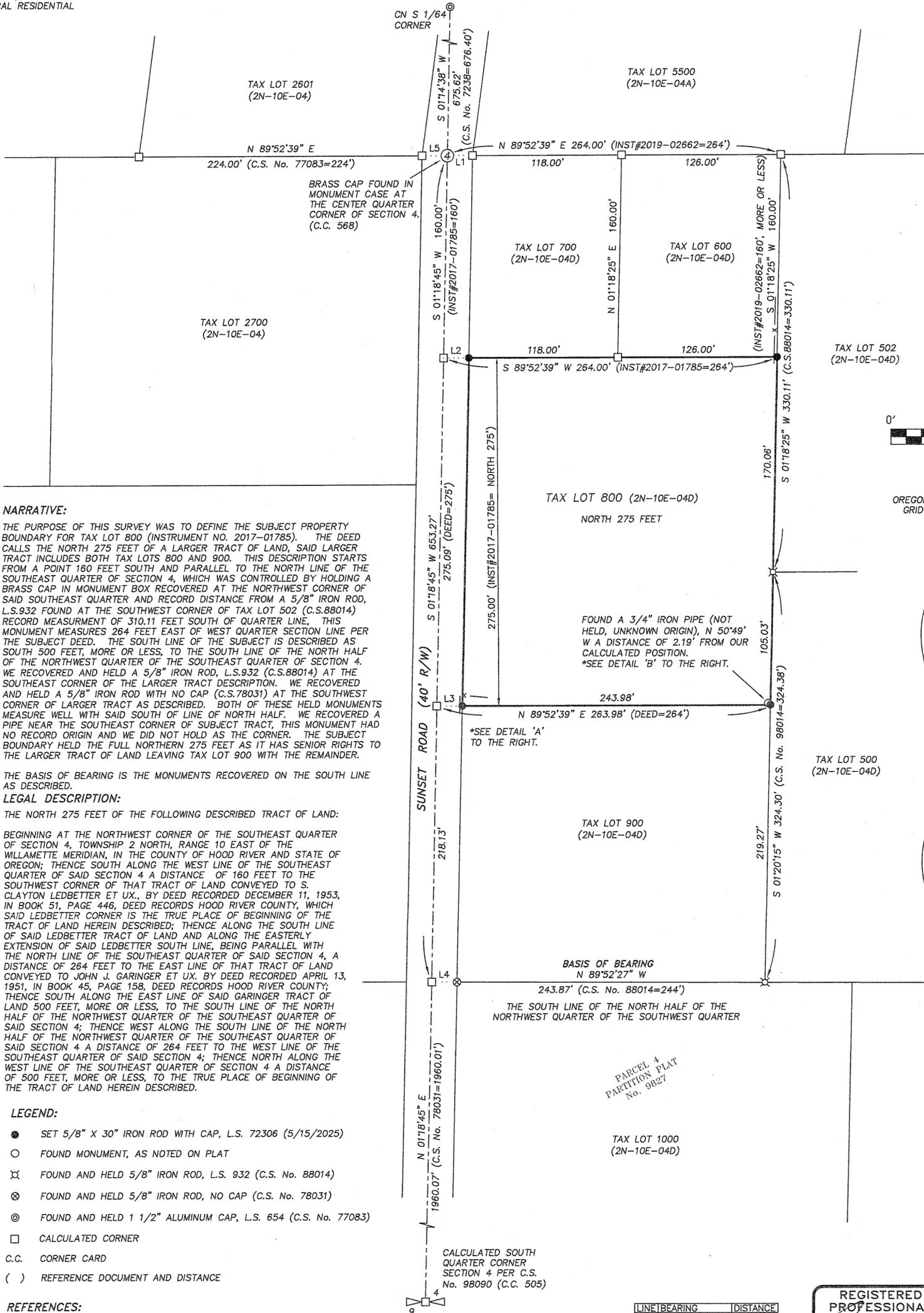
CS# 2025037

DATE FILED: 8/21/2025

BY: [Signature]

OWNER: (TAX LOT 800) PAUL CARLOSS 1245 SUNSET ROAD HOOD RIVER, OREGON 97031

ZONING: HOOD RIVER COUNTY RR 2 1/2 RURAL RESIDENTIAL



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE SUBJECT PROPERTY BOUNDARY FOR TAX LOT 800 (INSTRUMENT NO. 2017-01785). THE DEED CALLS THE NORTH 275 FEET OF A LARGER TRACT OF LAND, SAID LARGER TRACT INCLUDES BOTH TAX LOTS 800 AND 900. THIS DESCRIPTION STARTS FROM A POINT 160 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, WHICH WAS CONTROLLED BY HOLDING A BRASS CAP IN MONUMENT BOX RECOVERED AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER AND RECORD DISTANCE FROM A 5/8" IRON ROD, L.S.932 FOUND AT THE SOUTHWEST CORNER OF TAX LOT 502 (C.S.88014) RECORD MEASUREMENT OF 310.11 FEET SOUTH OF QUARTER LINE, THIS MONUMENT MEASURES 264 FEET EAST OF WEST QUARTER SECTION LINE PER THE SUBJECT DEED. THE SOUTH LINE OF THE SUBJECT IS DESCRIBED AS SOUTH 500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4. WE RECOVERED AND HELD A 5/8" IRON ROD, L.S.932 (C.S.88014) AT THE SOUTHWEST CORNER OF THE LARGER TRACT DESCRIPTION. WE RECOVERED AND HELD A 5/8" IRON ROD WITH NO CAP (C.S.78031) AT THE SOUTHWEST CORNER OF LARGER TRACT AS DESCRIBED. BOTH OF THESE HELD MONUMENTS MEASURE WELL WITH SAID SOUTH OF LINE OF NORTH HALF. WE RECOVERED A PIPE NEAR THE SOUTHWEST CORNER OF SUBJECT TRACT, THIS MONUMENT HAD NO RECORD ORIGIN AND WE DID NOT HOLD AS THE CORNER. THE SUBJECT BOUNDARY HELD THE FULL NORTHERN 275 FEET AS IT HAS SENIOR RIGHTS TO THE LARGER TRACT OF LAND LEAVING TAX LOT 900 WITH THE REMAINDER.

THE BASIS OF BEARING IS THE MONUMENTS RECOVERED ON THE SOUTH LINE AS DESCRIBED.

LEGAL DESCRIPTION:

THE NORTH 275 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 160 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO S. CLAYTON LEDBETTER ET UX., BY DEED RECORDED DECEMBER 11, 1953, IN BOOK 51, PAGE 446, DEED RECORDS HOOD RIVER COUNTY, WHICH SAID LEDBETTER CORNER IS THE TRUE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG THE SOUTH LINE OF SAID LEDBETTER TRACT OF LAND AND ALONG THE EASTERLY EXTENSION OF SAID LEDBETTER SOUTH LINE, BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 264 FEET TO THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO JOHN J. GARINGER ET UX. BY DEED RECORDED APRIL 13, 1951, IN BOOK 45, PAGE 158, DEED RECORDS HOOD RIVER COUNTY; THENCE SOUTH ALONG THE EAST LINE OF SAID GARINGER TRACT OF LAND 500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 264 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4 A DISTANCE OF 500 FEET, MORE OR LESS, TO THE TRUE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (5/15/2025)
○ FOUND MONUMENT, AS NOTED ON PLAT
⊗ FOUND AND HELD 5/8" IRON ROD, L.S. 932 (C.S. No. 88014)
⊗ FOUND AND HELD 5/8" IRON ROD, NO CAP (C.S. No. 78031)
⊙ FOUND AND HELD 1 1/2" ALUMINUM CAP, L.S. 654 (C.S. No. 77083)
□ CALCULATED CORNER
C.C. CORNER CARD
() REFERENCE DOCUMENT AND DISTANCE

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE.
C.S. No. 7235, BOUNDARY SURVEY FOR MONAGEN BY KING, L.S. 98, FILED: SEPTEMBER 11, 1972.
C.S. No. 7238, BOUNDARY SURVEY FOR LEE BY NEWTON SURVEYING, L.S. 654, FILED: JUNE 12, 1972.
C.S. No. 77083, BOUNDARY SURVEY FOR MALLERY BY DLC SURVEYING, L.S. 1028, FILED: SEPTEMBER 20, 1977.
C.S. No. 78031, BOUNDARY SURVEY FOR LOCKWOOD BY DLC SURVEYING, L.S. 1028, FILED: MARCH 28, 1978.
C.S. No. 79041, BOUNDARY SURVEY FOR CHENEY BY BISHOP SURVEYING, L.S. 896, FILED: FEBRUARY 26, 1979.
C.S. No. 88014, BOUNDARY SURVEY FOR HANDEL BY WELLMAN ASSOCIATES, L.S. 932, FILED: APRIL 15, 1988.
C.S. No. 95021 (PARTITION PLAT No. 9513) FOR DALLMAN BY DLC SURVEYING, L.S. 1028, FILED: APRIL 3, 1995.
C.S. No. 98090 (PARTITION PLAT No. 9827) FOR KENYON BY FROST'S LAND SURVEYING, L.S. 1071, FILED: OCTOBER 22, 1998.
C.S. No. 2022-065, BOUNDARY LINE ADJUSTMENT SURVEY FOR REED AND LEE BY TERRA SURVEYING, L.S. 72306, FILED: DECEMBER 1, 2022.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1 through L5.

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON December 30, 2005 72306

Expires: December 31, 2025

TERRA SURVEYING

DATE: MAY 15, 2025
SCALE: 1" = 60'
PROJECT: 24149BOUND
ASSESSORS MAP: 2N-10E-04D T.L. 800
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

CS# 2025037