

TERRA SURVEYING
PROPERTY BOUNDARY SURVEY
 for
CHERYL THOMAS

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

PAGE 1 OF 2

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

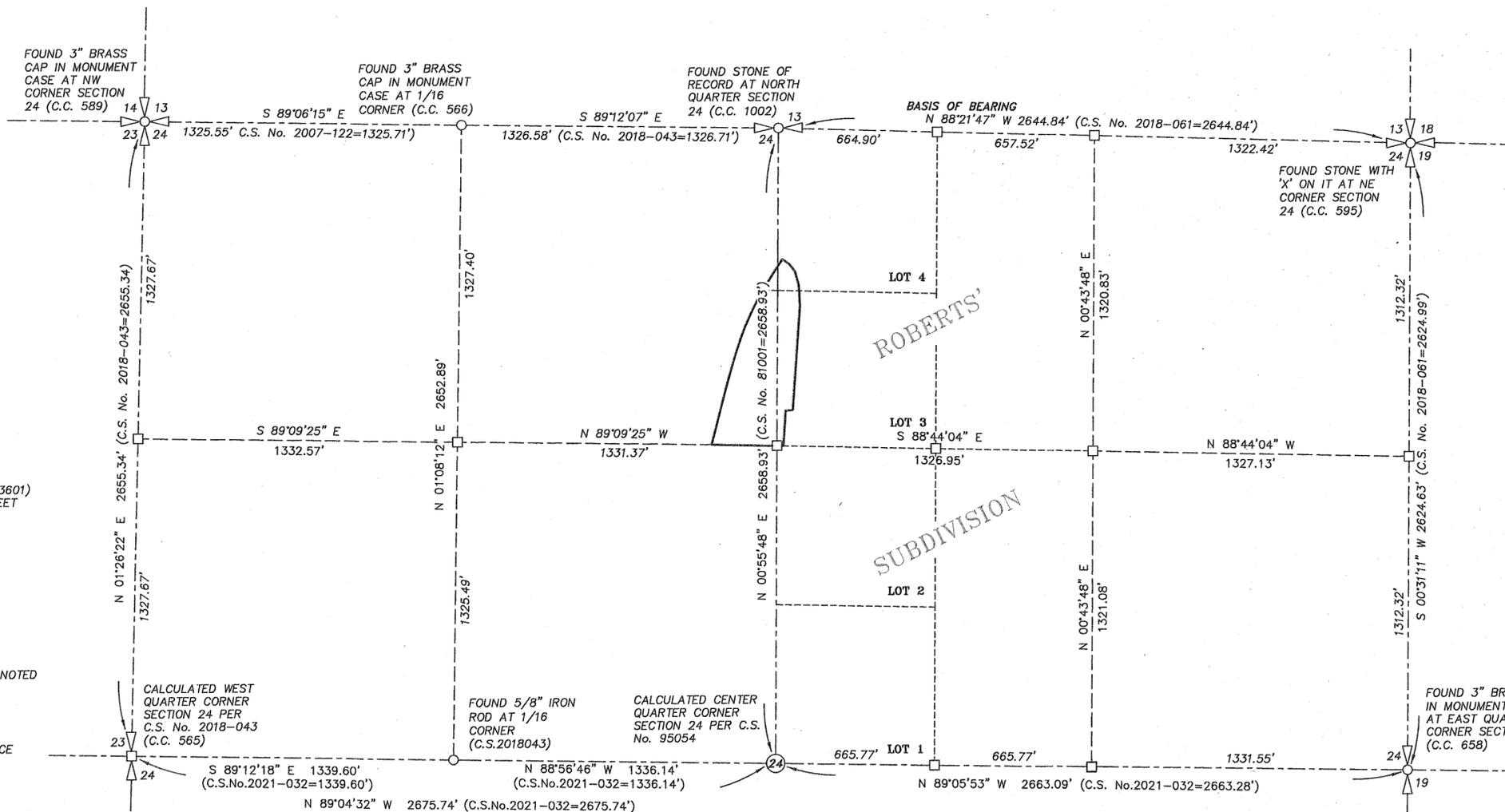
CS# 2025048

DATE FILED: 10/21/2025

BY: *TS*

OWNER:
 (TAX LOT 1200)
 CHERYL THOMAS
 2628 MEADOWBROOK ROAD
 HOOD RIVER, OREGON
 97031

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



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

LEGEND:

- FOUND MONUMENT OF RECORD, AS NOTED
- CALCULATED CORNER
- C.C. CORNER CARD
- () REFERENCE DOCUMENT AND DISTANCE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE PROPERTY BOUNDARY DESCRIBED ON CLIENTS DEED (INST#792572). THE DEED REFERENCES LOTS 3 AND 4 FROM THE ROBERTS' SUBDIVISION PLAT OF 1907 AS A PART OF THE NORTH HALF OF SECTION 24. THE SECTION BREAKDOWN WAS CONDUCTED BY TYING INTO THE EXTERIOR QUARTER CORNERS AND SECTION CORNERS DEFINING THE NORTH HALF OF SECTION 24. WE RECOVERED CORNERS EXCEPT THE CENTER QUARTER AND THE WEST QUARTER OF SECTION 24. WE CALCULATED THE WEST QUARTER CORNER BY HOLDING SURVEY DISTANCES FROM A 5/8" IRON ROD RECOVERED AT THE CENTER WEST 1/16TH AND THE BRASS CAP AT THE NORTHWEST SECTION CORNER (C.S.2021-032). THE CENTER QUARTER WAS CALCULATED BY HOLDING THE RECORD DISTANCE TO A STONE FOUND AT THE NORTH QUARTER CORNER (C.S.81001) AND THE RECORD DISTANCE AT SAID 5/8" IRON ROD AT THE CENTER WEST 1/16TH (C.S.2021-032). USING THE ABOVE DESCRIBED SECTION BREAKDOWN, WE WERE ABLE TO PLACE THE POINT OF BEGINNING OF SAID DEED, BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24. THE DEED ELEMENT HELD FOR THE WEST LINE OF THIS SURVEY IS THE CENTERLINE OF THE FIELD LOCATED RAILROAD TRACKS OFFSET 30 FEET EAST FOR THE EAST RIGHT OF WAY. THE DEED ELEMENT HELD FOR THE EAST LINE OF THIS SURVEY IS THE CENTERLINE OF VACATED MEADOWBROOK ROAD (BOARD OF COMMISSIONERS MEETING DATED DECEMBER 7TH 1981). THE ROAD WAS VACATED FROM THE NORTH RIGHT OF WAY OF GLASS ROAD, NORTHERLY TO THE SOUTH RIGHT OF WAY OF MOUNT HOOD RAILROAD. WE MAPPED THE EXISTING EDGE OF PAVEMENT OF FORMER MEADOWBROOK ROAD AND SPLIT THE DISTANCE TO FIND CENTERLINE. THE DEED ELEMENT FOR THE SOUTH BOUNDARY IS SOUTH BOUNDARY OF LOT 3 OF ROBERTS SUBDIVISION, BEING THE SAME AS THE 1/16TH LINE. THIS LINE EXTENDS TO THE WEST RIGHT OF WAY OF EXISTING MEADOWBROOK ROAD, THEN NORTH TO THE WESTERN EXTENSION OF THE NORTH LINE OF GLASS ROAD. IN ADDITION WE TIED A 5/8" IRON ROD, NO CAP, AT THE SOUTHEAST CORNER OF TAX LOT 1000. THIS MONUMENT IS REFERENCED ON C.S. No. 2000-048 AND WAS USED TO DETERMINE THE WESTERLY RIGHT OF WAY OF HIGHWAY 35.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24.

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE.
 PLAT OF ROBERTS' SUBDIVISION BY J.L.H., DATED: NOVEMBER 1907.
 C.S. No. 81001, BOUNDARY SURVEY FOR GUISTO BY D.L.C. SURVEYING, L.S. 1028, FILED: JANUARY 25, 1981.
 C.S. No. 95054, BOUNDARY SURVEY FOR WALTER WELLS AND SONS BY D.L.C. SURVEYING, L.S. 1028, FILED: JUNE 27, 1995.
 C.S. No. 2000-048, PROPERTY LINE ADJUSTMENT SURVEY FOR MCGILL BY WYEAST SURVEYS, L.S. 2393, FILED: JUNE 22, 2000.
 C.S. No. 2006-108, BOUNDARY LINE ADJUSTMENT SURVEY FOR HUKARI BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: NOVEMBER 30, 2006.
 C.S. No. 2007-122, PARTITION PLAT No. 200736P FOR WEBSTER ORCHARDS BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051, FILED: DECEMBER 10, 2007.
 C.S. No. 2018-043, BOUNDARY SURVEY FOR HUGHES BY TERRA SURVEYING, L.S. 72306, FILED: AUGUST 16, 2018.
 C.S. No. 2018-061, PROPERTY LINE ADJUSTMENT SURVEY FOR NEWCOM BY TERRA SURVEYING, L.S. 72306, FILED: DECEMBER 7, 2018.
 C.S. No. 2021-032, PROPERTY LINE ADJUSTMENT SURVEY FOR NISHIMOTO BY TERRA SURVEYING, L.S. 72306, FILED: SEPTEMBER 23, 2021.

VICINITY MAP
 NE AND NW QUARTER SECTION 24 BREAKDOWN
 SCALE: 1"=400'



LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE EAST 30 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE OLD MOUNT HOOD LOOP HIGHWAY AS SAID HIGHWAY EXISTED JUNE 17, 1936, DATE OF THAT CERTAIN DEED TO R.E. OLSON, RECORDED NOVEMBER 21, 1939, IN BOOK 27 PAGE 610, DEED RECORDS HOOD RIVER COUNTY; THENCE NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY TO THE WEST LINE OF LOT 4, ROBERTS' SUBDIVISION, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 4 AND 3 OF SAID ROBERTS' SUBDIVISION, BEING ALONG THE EAST LINE OF THE RIGHT OF WAY OF THE MOUNT HOOD RAILROAD COMPANY AND ALONG THE EAST LINE OF A MILL RACE SITUATED 15 FEET, MORE OR LESS, EAST OF THE EAST LINE OF SAID RAILROAD RIGHT OF WAY TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, TO THE PLACE OF BEGINNING.

TOGETHER WITH THE PORTION OF VACATED MEADOWBROOK ROAD.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306

Expires: December 31, 2025

TERRA SURVEYING

DATE: JULY 31, 2025
 SCALE: 1"=400'
 PROJECT: 25059BOUND
 ASSESSORS MAP: 2N-10E-24 T.L. 1200
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net
 www.terrolandsurveying.com

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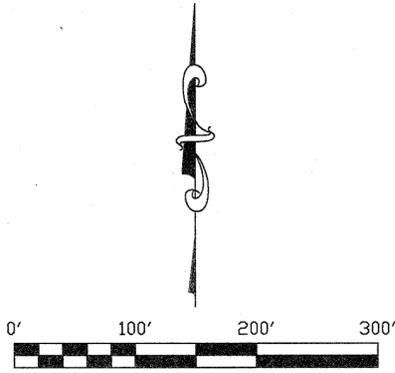
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LOCATION OF SURVEY:
 TRACT OF LAND LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 24, TOWNSHIP 2
 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND
 STATE OF OREGON.

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FOUND STONE OF
 RECORD AT NORTH
 QUARTER SECTION
 24 (C.C. 1002)

NORTHEAST CORNER
 OF LOT 4 OF R.S.P.

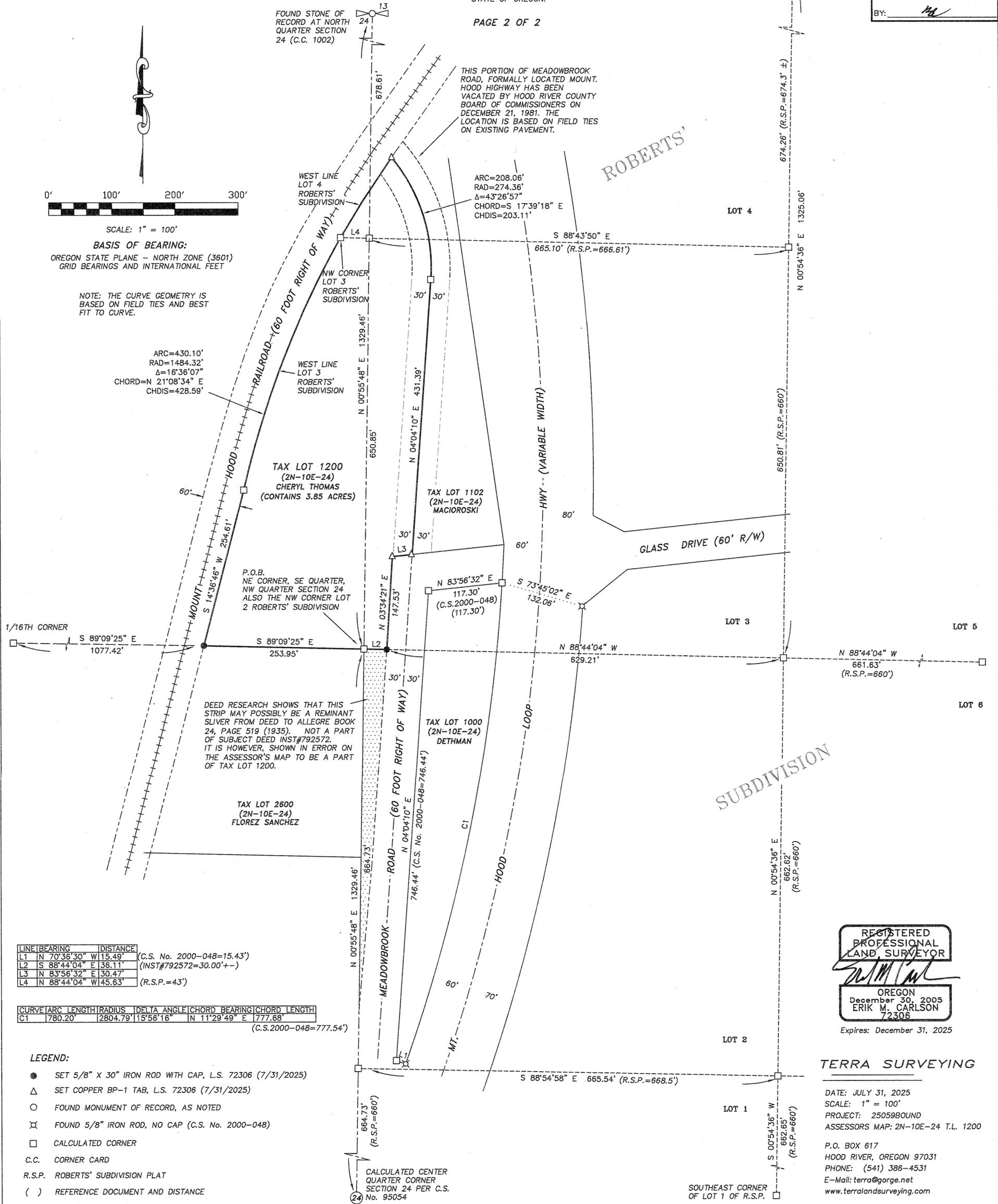


SCALE: 1" = 100'
 BASIS OF BEARING:
 OREGON STATE PLANE - NORTH ZONE (3601)
 GRID BEARINGS AND INTERNATIONAL FEET

NOTE: THE CURVE GEOMETRY IS
 BASED ON FIELD TIES AND BEST
 FIT TO CURVE.

ARC=430.10'
 RAD=1484.32'
 Δ=16°36'07"
 CHORD=N 21°08'34" E
 CHDIS=428.59'

THIS PORTION OF MEADOWBROOK
 ROAD, FORMALLY LOCATED MOUNT.
 HOOD HIGHWAY HAS BEEN
 VACATED BY HOOD RIVER COUNTY
 BOARD OF COMMISSIONERS ON
 DECEMBER 21, 1981. THE
 LOCATION IS BASED ON FIELD TIES
 ON EXISTING PAVEMENT.



LINE	BEARING	DISTANCE	
L1	N 70°36'30" W	15.49'	(C.S. No. 2000-048=15.43')
L2	S 88°44'04" E	36.11'	(INST#792572=30.00'+-)
L3	N 83°56'32" E	30.47'	
L4	N 88°44'04" W	45.63'	(R.S.P.=43')

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	780.20'	2804.79'	15°56'16"	N 11°29'49" E	1777.68'

(C.S.2000-048=777.54')

LEGEND:

- SET 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (7/31/2025)
- △ SET COPPER BP-1 TAB, L.S. 72306 (7/31/2025)
- FOUND MONUMENT OF RECORD, AS NOTED
- ⊗ FOUND 5/8" IRON ROD, NO CAP (C.S. No. 2000-048)
- CALCULATED CORNER
- C.C. CORNER CARD
- R.S.P. ROBERTS' SUBDIVISION PLAT
- () REFERENCE DOCUMENT AND DISTANCE

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