

TERRA SURVEYING  
**PROPERTY BOUNDARY SURVEY**  
 for  
**STEVE ERICKSON**

**OWNER:**  
 10th STREET COTTAGES, LLC  
 920 10th STREET  
 HOOD RIVER, OR  
 97031

**ZONING:**  
 CITY OF HOOD RIVER  
 (C-1) OFFICE RESIDENTIAL

**LOCATION OF SURVEY:**  
 TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST 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.

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

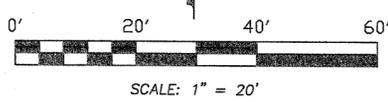
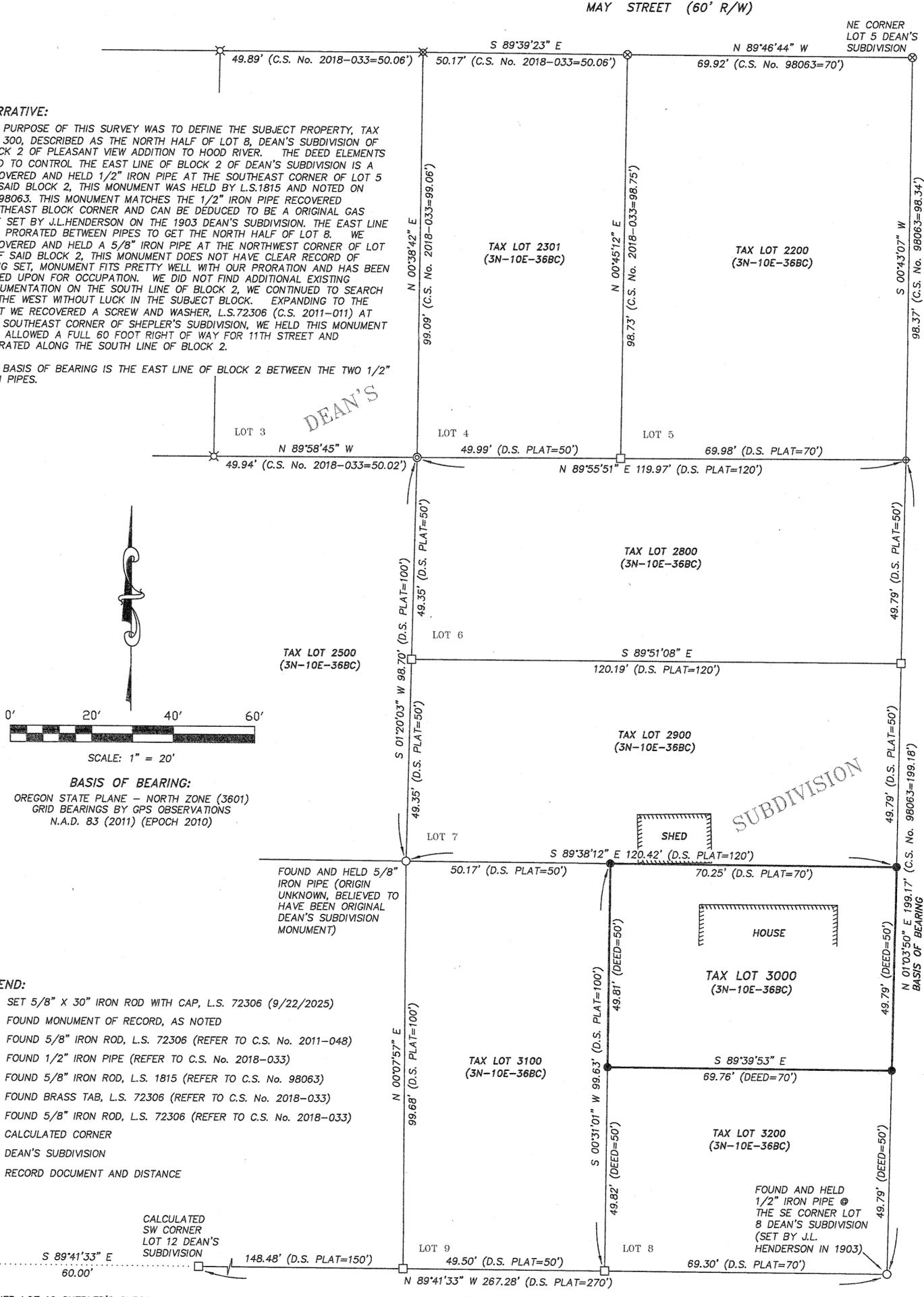
CS# 2025054  
 DATE FILED: 12/11/2025  
 BY: RL

CS# 2025054

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE SUBJECT PROPERTY, TAX LOT 300, DESCRIBED AS THE NORTH HALF OF LOT 8, DEAN'S SUBDIVISION OF BLOCK 2 OF PLEASANT VIEW ADDITION TO HOOD RIVER. THE DEED ELEMENTS HELD TO CONTROL THE EAST LINE OF BLOCK 2 OF DEAN'S SUBDIVISION IS A RECOVERED AND HELD 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 2, THIS MONUMENT WAS HELD BY L.S.1815 AND NOTED ON C.S.98063. THIS MONUMENT MATCHES THE 1/2" IRON PIPE RECOVERED SOUTHEAST BLOCK CORNER AND CAN BE DEDUCED TO BE A ORIGINAL GAS PIPE SET BY J.L.HENDERSON ON THE 1903 DEAN'S SUBDIVISION. THE EAST LINE WAS PRORATED BETWEEN PIPES TO GET THE NORTH HALF OF LOT 8. WE RECOVERED AND HELD A 5/8" IRON PIPE AT THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK 2, THIS MONUMENT DOES NOT HAVE CLEAR RECORD OF BEING SET, MONUMENT FITS PRETTY WELL WITH OUR PRORATION AND HAS BEEN RELIED UPON FOR OCCUPATION. WE DID NOT FIND ADDITIONAL EXISTING MONUMENTATION ON THE SOUTH LINE OF BLOCK 2, WE CONTINUED TO SEARCH TO THE WEST WITHOUT LUCK IN THE SUBJECT BLOCK. EXPANDING TO THE WEST WE RECOVERED A SCREW AND WASHER, L.S.72306 (C.S. 2011-011) AT THE SOUTHEAST CORNER OF SHEPLER'S SUBDIVISION, WE HELD THIS MONUMENT AND ALLOWED A FULL 60 FOOT RIGHT OF WAY FOR 11TH STREET AND PRORATED ALONG THE SOUTH LINE OF BLOCK 2.

THE BASIS OF BEARING IS THE EAST LINE OF BLOCK 2 BETWEEN THE TWO 1/2" IRON PIPES.



**BASIS OF BEARING:**  
 OREGON STATE PLANE - NORTH ZONE (3601)  
 GRID BEARINGS BY GPS OBSERVATIONS  
 N.A.D. 83 (2011) (EPOCH 2010)

**LEGEND:**

- SET 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (9/22/2025)
- FOUND MONUMENT OF RECORD, AS NOTED
- ⊗ FOUND 5/8" IRON ROD, L.S. 72306 (REFER TO C.S. No. 2011-048)
- ⊕ FOUND 1/2" IRON PIPE (REFER TO C.S. No. 2018-033)
- ⊗ FOUND 5/8" IRON ROD, L.S. 1815 (REFER TO C.S. No. 98063)
- ⊗ FOUND BRASS TAB, L.S. 72306 (REFER TO C.S. No. 2018-033)
- ⊗ FOUND 5/8" IRON ROD, L.S. 72306 (REFER TO C.S. No. 2018-033)
- CALCULATED CORNER
- D.S. DEAN'S SUBDIVISION
- ( ) RECORD DOCUMENT AND DISTANCE

CALCULATED SW CORNER LOT 12 DEAN'S SUBDIVISION  
 S 89°41'33" E 60.00'  
 SE CORNER LOT 16 SHEPLER'S SUBDIVISION FOUND AND HELD SCREW WITH WASHER, L.S. 72306, SET ON C.S. No. 2011-011

**REFERENCES:**

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
- C.S. No. 1676, PLAT OF DEAN'S SUBDIVISION TO HOOD RIVER, OREGON, FILED: OCTOBER 13, 1903.
  - C.S. No. 79099, BOUNDARY SURVEY FOR RATH BY BISHOP SURVEYING, L.S. 896, FILED: SEPTEMBER 4, 1979.
  - C.S. No. 80083, BOUNDARY SURVEY FOR HOOD RIVER COUNTY SCHOOL DISTRICT BY BISHOP SURVEYING, L.S. 896, FILED: SEPTEMBER 2, 1980.
  - C.S. No. 96029, BOUNDARY SURVEY FOR LOZOWSKI BY KLEIN AND ASSOC., L.S. 932, FILED: MAY 17, 1996.
  - C.S. No. 98063, BOUNDARY SURVEY FOR HARMAN BY TERRA SURVEYING, L.S. 1815, FILED: OCTOBER 5, 1998.
  - C.S. No. 2011-011, SURVEY FOR PROVIDENCE HOSPITAL BY TERRA SURVEYING, L.S.72306, FILED: MARCH 25, 2011.
  - C.S. No. 2011-048, BOUNDARY LINE ADJUSTMENT SURVEY FOR HOUSING FOR ALL, INC. BY TERRA SURVEYING, L.S. 72306, FILED: NOVEMBER 28, 2011.
  - C.S. No. 2018-033, BOUNDARY SURVEY FOR MOONEY BY TERRA SURVEYING, L.S. 72306, FILED: JUNE 7, 2018.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
  
**ERIK M. CARLSON**  
 72306  
 Expires: December 31, 2025

**TERRA SURVEYING**

DATE: SEPTEMBER 22, 2025  
 SCALE: 1" = 20'  
 PROJECT: 25109BOUND  
 ASSESSORS MAP: 3N-10E-36BC T.L. 3000  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net  
 www.terrandsurveying.com