

CONSULTING  
*Engineers* — TENNESON ENGINEERING CORPORATION

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THE DALLES, ORE. 97058

January, 1983

W.O. #4038)  
W.O. #5196} Supplemental Field Notes

CREW: Lawrence E. Jones, Partychief  
Robert Ulrich, Chainman

SURVEY RESEARCH: Donald J. Branton

In March, 1969, Tenneson Engineering Corporation was retained by the Hood River First Baptist Church to provide a topographic and boundary survey for property they were acquiring from Mr. Ira Peterson in the Southeast 1/4 of Section 35, Township 3 North, Range 10 East, W.M. The tract is located south of Belmont Road and immediately west of Avalon Way.

Prior to the starting of the survey, the crew researched the County survey records and located a map of a survey performed by John Leland Henderson, dated May 7, 1910. In this map, Mr. Henderson had laid out a number of tracts south of Belmont between Avalon Way and the southwest corner of Jenkins Donation Land Claim. It was quite apparent from the survey that the legal descriptions drawn up for all of the parcels in this area were based on that survey. It was the intent of the Church to acquire the west 175 feet of Mr. Peterson's ownership, abutting against his westerly line. A search in the field located the southeasterly corner of the William Jenkins Donation Land Claim (an iron pipe in a street receptable box) just east of the intersection of Belmont and Avalon Way, and the southwesterly corner of Jenkins Donation Land Claim (a 3/4" iron pipe) 126 feet west of the north-south corner intersection of Belmont. The deed call distance was laid out along the D.L.C. starting at the southeast corner and measuring west 462 feet, or 7 chains. An iron pipe was found along this line at 4.95 feet east of the deed call distance and .45 foot south of the true D.L.C. line as established by the found monuments. It was apparent from the occupancy lines in the field, consisting of a concrete curb and discussion with the adjacent property owners who have been living on the property for a number of years, and existing buildings, that this iron pipe was the corner as established by the 1910 Henderson survey as the east line of the Peter Kopke tract as recorded in Book L, Page 299, Deed Records of Hood River County, Oregon, although it was physically some 5 feet east of the deed call distance from the Donation Land corner. It was determined in the 1969 survey by the surveyor of

# 83009

our firm, Mr. Verl Fraley, to utilize this line as occupied rather than coming the deed call distance. Accordingly, the tract was laid out using the remainder of the calls in the deed for a 175 foot east-west width. The plat map was prepared and filed with the County Records at that time, indicating on the map the necessity for a quit claim deed to resolve the 5 foot discrepancy along the west line. Church personnel were advised of this problem at that time and it was recommended that corrective deed be obtained.

Thereafter, in 1975, under W.O. #5196, our firm was retained by James Willcox to survey the balance of the property lying east of the Church, which he was acquiring from the heirs of Mr. Peterson, who had since passed away. The survey was conducted using the previously established monuments for the Baptist Church line as the west boundary of the Willcox tract. Copies of this survey were also filed with the Hood River County Engineers Office, under Tenneson Engineering Corporation Work Order No. 5196.

In October of 1982, Mr. Willcox undertook to develop an easement between himself and the Baptist Church property along his west boundary and the east line of the Baptist Church property. At said point, it was brought to the attention of Tenneson Engineering that the deeds used by both the Baptist Church and Mr. Willcox had never been corrected to eliminate the 5 foot discrepancy between the occupancy lines and monumentation of the 1910 survey and the deed call distance. At the request of Mr. Willcox and because of this discrepancy, Tenneson Engineering in November, 1982, rest the west line of the Willcox survey (W.O. #5196) and the east line of the Baptist Church property (W.O.#4038) 5 feet to the west to reflect the property lines based on the deed descriptions--noting the discrepancy between the property lines and the occupancy situation on said drawings. Additional monuments set on TEC W.O. #4038, Revision 1, and W.O. #5196, Revision 3, which are attached and hereby referred to as a portion of these notes.

I certify this work was done under my direct supervision.

Signed: *Donald J. Branton*  
Donald J. Branton

**FILED**

FEB 1983

*Richard G. Arnold*  
COUNTY SURVEYOR

By \_\_\_\_\_  
DEP. CIV.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

GRANTON  
OCTOBER 15, 1956  
DONALD J. BRANTON  
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