

FIELD NOTES: Work Order No. 6919

CREW: David L. Tuttle, Partychief  
Robert L. Ulrich, Assistant

DATE COMPLETED: Initial survey only - June 8, 1987  
Final survey not yet requested

REFERENCES: Prior Tenneson Engineering Corporation Work Order for  
Bonniwhite, Inc. No. 5412.  
Prior Tenneson Engineering Corporation Work Order #3549  
plot plan in Section 35, T.3 N., R. 10 E., W.M.  
Terra Surveying Boundary Line Adjustment, Hood River  
County No. 87003.  
Bishop Surveying Hood River County No. 87016

**F I L E**

OCT 21 1987

*Richard J. Ansel*  
COUNTY SURVEYOR  
DEPUTY

On April 24, 1987, Tenneson Engineering Corporation was retained by Health Care Financial Services, Inc. of Portland, Oregon, acting on behalf of the J.R. Downs Memorial Retirement Home Trust, to provide a boundary line and topography map of Tax Lot 400, Assessor's Map 3N-10-35DD, together with access strip easements to the South across Tax Lot 1000 and to the East to 12th Street.

Tenneson Engineering records were researched for prior surveys in the area. The above referenced surveys were found in our office and the Hood River County Surveyor's office. Copies of all pertinent legal descriptions previously segregated from Tax Lot 400 were obtained.

The survey was started at the Southwest corner of Section 35, said point being a railroad spike of record in the centerline of 12th Street. Deed call distances were laid out West along the centerline of Brookside Drive to the West line of the Bonniwhite tract where previously set points by Tenneson Engineering Corporation were recovered along the West line of said parcel. The survey also was extended deed call distances down to the East line of the Campbell parcel where a 25 foot offset was located along that line. Survey traverse was run around the exterior of the previously segregated parcels up to the North line of the parent Tax Lot 400.

At that point a discrepancy developed in the record information as to where that line exists in the field. The line is described as being the South line of the conveyance to Jones recorded in Book Q, page 433, Deed Records of Wasco County, Book D, page 289, Hood River County. The Jones deed placed this line 13 chains South of the Northeast corner of the James Benson Donation Land Claim No. 39. Prior Tenneson Engineering Work Order No. 3949 had determined said Benson corner was not available being buried in numerous feet of fill and under new highway construction, if in existence at all. However, the survey had made ties to some old long-standing monuments to the immediate West of the corner referenced to the Benson corner. Further search in the field determined the Northwest corner of the Benson claim was in, a County Surveyor's brass cap monument. Survey by Larry Bishop, County Survey 87016, had indicated the same conditions to be found and had marked the South line of the Jones property being located at 718.50 feet North of the Southeast corner of Section 35, being the recorded deed call distances. The Bishop survey referred to a George Frye survey which, when examined, was rejected because of some rather obvious discrepancies in the overall measurement between the parent corner position of the Benson claim and the Southeast corner of Section 35. It was our belief Mr.

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Frye did the work based on deeds and did not, in fact, ever find the Benson DLC corner. It was determined the deed call distance of 718.50 feet North of the Southeast corner of Section 35 would be utilized as the Southeast corner of the Jones deed description. The Southwest corner of the subject Tax Lot was described as the intermediate corner of the James Benson Claim. At a distance of 863.43 feet South of the found brass cap at the Northeast corner of the DLC, a 1 1/4" pipe was found which is believed to be the original corner of the Jones description as was accepted as the Northwest corner of Tax Lot 400.

Line was produced from that found 1 1/4" pipe South to the deed call distances along Brookside Road from the Southeast corner of Section 35 to establish the East line of the Campbell tract, being the West line of Tax Lot 400 and 1000. The Southwest corner of the parcel was established at the deed call distance North of the centerline of Brookside Drive at 359.00 feet. The South line was run from that point to the Northwest corner of the Bonniwhite tract. It became apparent at this point in examining the deed descriptions, the surveys of record and the monuments found in the field, there were some discrepancies involving the abutting properties to the East and South which previously had been conveyed out of Tax Lot 400. The majority of the problem appeared to be created by the found iron pipes at the Northwest and Southwest corners of the Hyatt property, Tax Lot 500, which appeared to be out of position by approximately 1.0 foot to 1.3 foot at the North and somewhat to the West of where the deeds placed them. These pipes have been utilized by Terra Surveying, County Survey No. 87003, in making their boundary line adjustments creating a discrepancy between field measurements and deed call distances between the found points.

Discussion with the attorney for the seller of the property, Wayne Annala, the affected property owners, Prudeau and Howlitz, agreement was made to establish the monumentation at the exact deed call distances to resolve the problem. Monuments were then set at correct deed call distances relative to the South line of Section 35 and the East line of Section 35 as established by existing monumentation shown on the attached survey map, Tenneson Engineering Corporation Work Order No. 6919 which is, by reference, made a part of these notes, all found monuments, measurements, bearings shown on said map.

Survey was then extended to cover the cover necessary access easements, topographic and other utility easements on said parcel. Legal description of the tract was prepared to convey the entire parcel as directed by the survey order.

Signed David L. Tuttle  
David L. Tuttle, Oregon Land Surveyor #872



CHECKED AND APPROVED:

TENNESON ENGINEERING CORPORATION  
Donald J. Branton  
Donald J. Branton, President

