

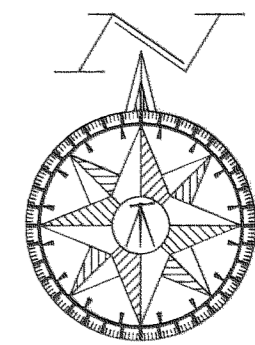
NARRATIVE

The purpose of this survey was to locate the boundaries of Tax Lots 1409 and 1603 in the Northwest Quarter of Section 31, Township 3 North, Range 11 East.

Upon inspection of the deeds, it was evident that Tax Lot 1603 was based on the surrounding deeds, and Tax Lot 1409 was a "remainder" parcel, bounded by the Old Highway and a strip of properties whose Western boundary is described as an easement. Said easement, while described by deed, is not defined by survey. Investigation of aerial photos from the time period of the creation of the easement showed that the traveled way had not been changed. While numerous surveys in the area had been filed, they were able to limit the extent of their surveys by either working within the "Magee Tracts" or were able to use the various Perkins plats of Plog Acres and Plog Addition to orientate their surveys. This has been satisfactory for most of the work in the area with ties to Perkins iron pipes, though it should be noted that the Perkins plats being used are preliminary in nature and never accepted as subdivision plats. The survey of these two parcels necessitated combining the surveys of the Magee tracts and the Perkins plats. It revolved around the location of the easement which is defined as twenty feet in width, yet shown as a fifty foot street by Perkins. The deeds East of Riverview Drive use Plog Acres' calls for distance and bearing, but also call "to the easement as it now exists"; the monuments found at the North of TL 701 are a reasonable representation of the Plog Acres Plat; therefore I held a point twenty-five feet Westerly of the PLS 872 representation of the street from Plog Acres. The twenty foot easement centered on that line straddles the developed Riverview Drive quite well. The County's location of the Old Highway was rotated to fit the found iron rods of PLS 1028 in CS #85006. At the North area of the project, along the North boundary of TL 701, three corners were found, one apparently from Perkins or State Highway, the other two from the PLS 872 CS #7512 survey that retraced the Perkins survey in regards to that property. Using the Perkins' monuments and the other found corners of the PLS 1028 survey #85006 resulted in the best alignment of the Old Highway within the area surveyed. Corners within the bounds of Plog Acres set by Perkins were then recovered. These were found to retrace the Perkins "working drawing" of 1960, and were held for direction of the property lines, but not for the right-of-way of the Old Highway. Efforts were then concentrated on finding interior property corners to define the location of those parcels whose descriptions were based on the Plog Addition Plat. These ties were then held and used to project the property lines to the South and West to fit the calls and found retracement monuments of portions of the Magee tracts. Two unrecorded monuments were found and not accepted as shown. The area extending South from the Plog-Magee easement that forms the Eastern leg of Riverside Drive was not monumented as not being pertinent to this project, and enveloped by the roadway.

NOTES:

- ① FD: 3/4" IP NEAR CALCULATED POSITION HORIZONTAL ON STEEP SLOPE
- ② FD: 3/4" IP, PERKINS @ N 10°-00' W, 6.7' FROM CALC.
- ③ FD: 3/4" IP, PERKINS @ CALCULATED POSITION
- ④ FD: 1/2" IR, NO RECORD, N 69°30' W, 1.7' FROM CALC.
- ⑤ FD: 3/4" IP, @ CALCULATED POSITION
- ⑥ FD: 1" IP, @ N 44°-46' W, 18.7'
- ⑦ FD: 5/8" IR, @ N 6°-10' W, 9.3'
- ⑧ FD: 1/2" IP, PERKINS @ CALCULATED POSITION
- ⑨ FD: 1/2" IR, @ CALCULATED POSITION CS #7512
- ⑩ FD: 1/2" IP, NO RECORD, N 59°00' W, 1.9' FROM CALC.



1" = 60'

BASIS of BEARING:

Southeast line of Tax Lot 1600 as per PLS 1028, CS# 85006 held as S 60°-03'-56" W

LOCATION:

Parcels located in the Northwest Quarter of Section 31, Township 3 North, Range 11 East, Willamette Meridian, Hood River County, Oregon.

REFERENCES:

- PLS 1815, CS# 87051, August 1987
- PLS 872, CS# 7512, November 1973
- PLS 1028, CS# 77003, Revised January 1977
- " " " CS# 77031, February 1977
- " " " CS# 84083, November 1984
- " " " CS# 85006, March 1985
- " " " CS# 92036, September 1991
- Plog Acres, Mart C. Perkins, Revised May 1956
- Addition to Plog Acres, Perkins, June 1958
- Plat of Land Transfer, Perkins, March 1959
- Plog Addition Working Drawing, Perkins, August 1960
- Various Highway Drawings at County Surveyor's Office Deeds as Noted on Plat

LEGEND:

- FOUND MONUMENT OF RECORD
- CALCULATED, NOT SET OR FOUND
- SET IRON ROD W/ RED PLASTIC CAP: "LS 2455"
- (XX.XX') DEED OR PLAT CALL
- ⊕ FOUND BRASS CAP AS NOTED
- 57/64 BOOK/PAGE, HOOD RIVER COUNTY DEED RECORDS
- 711218 FILM NUMBER, HOOD RIVER COUNTY DEED RECORDS

FILED

APR 2, 1996

Randal B. Johnston
COUNTY SURVEYOR
DEPLER

SURVEY for GLEN HAACK

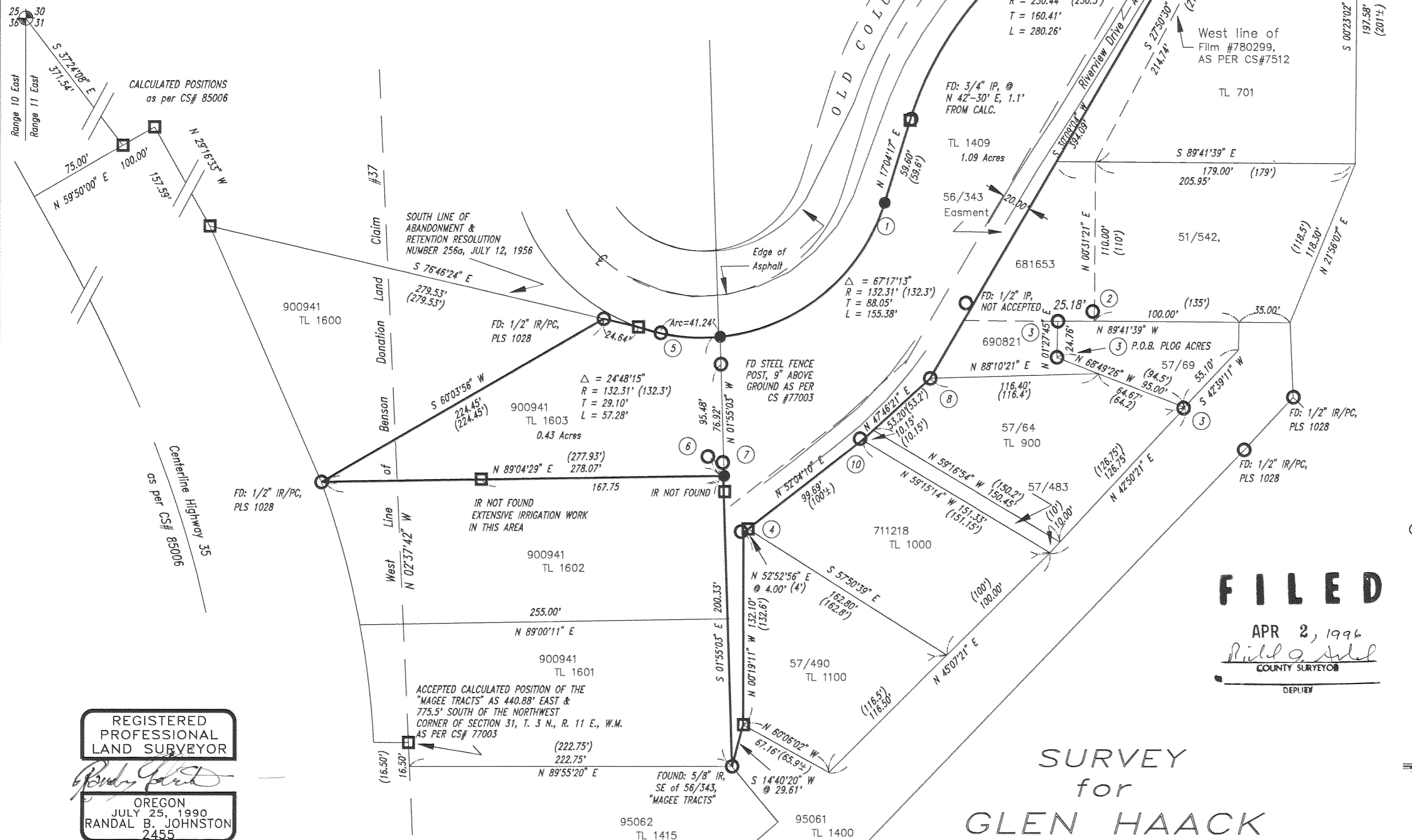


210 East Sherman Avenue
Hood River, Oregon 97031
(503) 386-1470

March, 1996

(3N 11 31B TL 1409 & TL 1603)

96012



REGISTERED PROFESSIONAL LAND SURVEYOR
Randal B. Johnston
OREGON
JULY 25, 1990
RANDAL B. JOHNSTON
2455

Next Date of Renewal:
December 31, 1997