FOUND HOOD RIVER COUNTY MONUMENT OF RECORD.

THE EASEMENT SHOWN CONNECTS TO YORK HILL ROAD AND IS COVERED BY A ROAD MAINTENANCE AGREEMENT, INSTRUMENT No. 911997 AFFECTING THE PARCEL DESCRIBED IN INSTRUMENT No. 892231, 880588 & THE EASEMENT NOTED ON THE RECORDED CONTRACT BETWEEN GLEN(N) & MARILYN ADAMS TO MICHAEL & DENISE McCRAVEY.

INSTRUMENT No. 20011956 GRANTS A 30 FOOT INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT TO THE GLENN ADAMS, INC. ITEM 5 OF THE EASEMENT CONDITIONS MUST BE REVIEWED PRIOR TO "ANY SUBDIVISION OR SALE OF ANY PORTION OF SUCH PROPERTY".

FOUND HOOD RIVER COUNTY BRASS CAP OF RECORD.

S 89°24'16" W 1346.14 850.98

S 89°24'16" W 495.15 (495')

20.00

99.95 247.18

S 89°37'23" E 2644.07

8 17

FOUND HOOD RIVER COUNTY BRASS CAP FOR SECTION CORNER 7/8/17/18 SET IN 1993.

PP & L 10 FOOT RIGHT OF WAY EASEMENT FOR UNDERGROUND DISTRIBUTION LINE. SEE INSTRUMENT 943354.

EASEMENT No. 20011954 PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS & INSTALLATION & MAINTENANCE OF UTILITIES OVER, UNDER AND ACROSS THE PORTION SHOWN ON PARCEL 2.

EASEMENTS OF RECORD:

INSTRUMENT No. 691426 CONTAINS A PROVISION WHICH THE SELLERS RESERVE THE RIGHT TO REMOVE FROM THE ENTIRE TRACT (PARCEL 3) 6 INCHES OF TOPSOIL, TO THE EXISTING CONTOUR AND REPLANT. (THE SELLERS ARE WALTER P. FORD JR., ET UX.)

INSTRUMENT No. 691436 ALSO CONTAINS A SET OF 10 PROTECTIVE RESTRICTIONS TO RUN WITH THE SHOWN PARCEL 3. (THESE RESTRICTIONS ARE IMPOSED BY THE SELLER AND DO NOT STATE WHO IS TO ENFORCE THEM OR WHAT PENALTIES WOULD BE IMPOSED FOR NONCOMPLIANCE.)

HOOD RIVER COUNTY COMMISSIONER'S JOURNAL, BOOK 5 AT PAGE 140, DATED APRIL 5, 1972, STATES THE COUNTY ACCEPTS THE 60 FOOT RIGHT OF WAY FOR YORK HILL ROAD IN THE SUBDIVISION AS PROPOSED BY WALTER P. FORD. (A FINAL PLAT OF THE FORD SUBDIVISION WAS NEVER FILED FOR RECORD SO THE ROAD RIGHT OF WAY MAY NOT EXIST.)

INSTRUMENT No. 691214 HAS AN AGREEMENT FOR AN EASEMENT BETWEEN THE FORDS & HOOD RIVER COUNTY. ACCEPTANCE BY THE HOOD RIVER COUNTY COMMISSIONERS REGARDING THE EASEMENT WAS UNCLEAR SO THIS EASEMENT MAY NOT EXIST. (THE NORTH-SOUTH PORTION OF THIS EASEMENT IS 30 FEET WIDE AND THE EAST-WEST PORTION IS 60 FOOT WIDE.)

SPECIAL EXCEPTION No. 11 APPEARS NOT TO BE A CORRECT REFERENCE FOR THE PROPERTY. MISCELLANEOUS BOOK 1 AT PAGE 151 APPEARS TO BE THE CORRECT AGREEMENT REFERENCE FROM CHARLES HALL, ET AL. TO JAMES W. CHURCH, ET AL. THE AGREEMENT WAS FOR THE TERM OF 40 YEARS FROM THE DATE OF MAY 3, 1910 AND WAS FOR THE CONSTRUCTION OF A RESERVOIR AND PIPELINE. THE AGREEMENT IF ANY WOULD ONLY AFFECT THE SOUTHERLY 100 FEET OF PARCEL 3 AND ALL OF PARCEL 1. (THE LOGICAL PLACE FOR THE RESERVOIR WOULD BE APPROXIMATELY 1,600 FEET SOUTH OF THE SECTION CORNER. SEE POINT ON PARCEL1.)

INSTRUMENT No. 840218 RESERVES A NONEXCLUSIVE EASEMENT 40 FEET IN WIDTH FOR ROADWAY & UTILITY PURPOSES OVER AND ACROSS THE SHOWN PARCEL 2. ALSO, THE SAME WIDTH & TYPE OF EASEMENT IS GRANTED OVER & ACROSS THE EAST 495 FEET OF THE WEST 825 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 18. (THIS DESCRIPTION HAS A 26.14 FOOT GAP BECAUSE THE QUARTER-QUARTER IS LONGER THAN 1320 FEET.)

INSTRUMENT No. 811498 GRANTS PACIFIC POWER A 10 FOOT EASEMENT FOR AN ELECTRIC UNDERGROUND DISTRIBUTION SYSTEM AND RIGHTS FOR THE FUNCTIONING OF THE SYSTEM WITHIN THE NORTH 100 FEET OF THE SHOWN PARCEL 2.

INSTRUMENT No. 802490 GRANTS A 40 FOOT EASEMENT OVER & ACROSS THE NORTH 40 FEET OF THE SHOWN PARCEL 2. (THE EASEMENT DOCUMENT DOES NOT STATE THE PURPOSE OF THE EASEMENT.)

(440') 439.93 N 00°46'35" E

N 89°33'40" W

(880') 819.81 (820')

60.00

FOUND LS 1028 1/2" IRON ROD LS 1028 AT THE P.O.B. OF PARCEL 3.

NORTHWEST CORNER OF THE NURNBERGER TRACT, INSTRUMENT No. 681286. FOUND 1/2" IRON ROD.

PARCEL 2
CONTAINS 14.97 ACRES, ±

INSTRUMENT No. 691425 RESERVES A 30.0 FOOT RIGHT OF WAY OVER THE NORTH, SOUTH AND WEST 30 FEET OF SHOWN PARCEL 1 FOR ROAD AND UTILITIES.

WELL

PORTION OF THE UNDERGROUND RIGHT OF WAY, 10 FEET IN WIDTH. INSTRUMENT No. 943354.

INSTRUMENT IN DEED BOOK 6 AT PAGE 228 DESCRIBES A 5' RIGHT OF WAY FOR A DITCH, CANAL OR FLUME AND TO USE THE SAME FOR LEGITIMATE PURPOSES CONNECTED THEREWITH IN FAVOR OF THE HOOD RIVER IRRIGATION DISTRICT (FARMERS IRRIGATION DISTRICT).

S 00°45'48" W 1317.84

INSTRUMENT No. 840791 GRANTS A 30 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES ACROSS THE EAST 30 FEET OF THE SHOWN PARCEL 2. THE EASEMENT IS FOR THE USE OF 2 PARCELS DESCRIBED IN SAID EASEMENT No. 840791.

440.01

PARCEL 3
CONTAINS 8.27 ACRES, ±

439.89 N 00°45'41" E

876.97

WALTER F. FORD, Jr. AND EVELYN K. FORD, ET UX., RETAINED A 20 FOOT EASEMENT FOR UNDERGROUND UTILITIES 440 FEET NORTH-SOUTH AND 500 FEET FROM THE WEST LINE. SEE INSTRUMENT No. 691425.

MEASURE THE HEIGHT OF 20' FROM THIS CORNER.

SHED

100.07

FOUND 1/2" IRON ROD, LS 1028

P.O.B. OF EASEMENT

N 00°45'24" E

P

N 89°34'11" W 819.77 (820')

P

S 87°07'27" W 100' 112.04

FOUND 5/8" TERRA IRON ROD

DEED BOOK 2 AT PAGE 428 REFERS TO THE LANDS OWNED BY JOSEPH E. HALL, JR. AND CHARLES HALL. A 1908 SURVEY BY J.L. HENDERSON INDICATE THAT THE HALL OWNERSHIP STARTED ABOUT 780 FEET SOUTH OF THE NORTH LINE OF SECTION 17. THIS WAS ALSO INDICATED IN A 1917 SURVEY BY L.A. HENDERSON. THE RESULTS OF THE TWO SURVEYS INDICATE THAT ONLY ABOUT THE SOUTH 100 FEET OF PARCEL 3 AND ALL OF PARCEL 1 COULD BE AFFECTED BY THE EASEMENT FOR RESERVOIR AND PIPELINE. THE RESERVOIR AND PIPELINE WERE NOT SHOWN ON THE SURVEYS.

PARCEL 1
CONTAINS 19.75 ACRES, ±

NEW: 20' IN HEIGHT VIEW EASEMENT. NO BUILDING, STRUCTURE OR VEGETATION OVER 20' IN HEIGHT AS MEASURED FROM THE NE CORNER OF THE EASEMENT. 200' 100'

SCALE: 1"=100 FEET
0 50 100 200

FILED
AUG 7 2001
COUNTY SURVEYOR
DEPUTY

LOCATION OF SURVEY:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OR.

BASIS OF BEARING:

PRIOR SURVEYS IN BOTH SECTIONS 17 AND 18.

HOUSE

REFERENCES:

SURVEY IN THE NORTHEAST QUARTER OF SECTION 18 BY JOHN L. HENDERSON IN 1908.
SURVEY IN THE NORTH HALF OF SECTION 17 BY JOHN L. HENDERSON IN 1908.
SURVEY OF THE JOS. E. HALL Jr. & THE EMMA B. CARROLL LANDS BY L.A. HENDERSON, MAY 22, 1917.
HOOD RIVER COUNTY COMMISSIONER'S JOURNAL, BOOK 5 AT PAGE 544, JULY 15, 1970.
UNRECORDED PRELIMINARY PLAT BY W.P. FORD OF YORK HILL ESTATES, PREPARED ABOUT 1971.
HOOD RIVER COUNTY COMMISSIONER'S JOURNAL, BOOK 5 AT PAGE 140, DATED APRIL 5, 1972.
SURVEY BY LS 1028 IN SECTION 18, FILED FOR RECORD JULY 12, 1978, No. 78079.
PARTITION SURVEY BY TERRA SURVEYING IN SECTION 17, DATED DECEMBER 16, 1983, No. 83072.
SURVEY BY LS 1028 IN SECTION 17, FILED FOR RECORD SEPTEMBER 13, 1988, No. 88054.
SURVEY BY LS 1028 IN SECTION 17, FILED FOR RECORD MAY 3, 1991, 1988, No. 91030.
SURVEY BY TERRA SURVEYING IN SECTION 17, FILED FOR RECORD NOVEMBER 5, 1991, No. 91078.
HOOD RIVER COUNTY SURVEYOR MOVED TERRA SURVEYING'S 1983 SET SECTION CORNER IN 1993.
SURVEY BY LS 1028 IN SECTION 17, FILED FOR RECORD OCTOBER 13, 1993, No. 93072.
SURVEY BY LS 1028 IN SECTION 18, FILED FOR RECORD DECEMBER 22, 1993, No. 93100.
H.R. COUNTY SURVEY DEPARTMENT SURVEY IN SECTION 7, FILED FOR RECORD FEBRUARY, 1994, No. 94006.
SURVEY BY TERRA SURVEYING IN SECTION 18, FILED FOR RECORD FEBRUARY 1999, No. 99009.

(924.9') 924.87 N 00°44'48" E

(495') 495.17 N 89°17'45" E

SEARCHED FOR LS 1028 IRON RODS FOUND IN 1995 WITHOUT SUCCESS. SET NEW IRON RODS AT THE CALCULATED POSITION.

S 00°47'53" W 490.40 (934, ±)

NARRATIVE:

UNDER THE SPECIAL EXCEPTIONS OF THE TITLE REPORT, (6) THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS, I RESEARCHED THE QUASI-PUBLIC RECORDS TO FIND WHICH IF ANY OF THE ROADS ON THE SUBJECT PROPERTY THE PUBLIC MAY HAVE ACCRUED RIGHTS. MY RESEARCH WAS INCONCLUSIVE AS TO THESE RIGHTS AND IF IN FACT THE COUNTY HAD ACCEPTED ANY OF THE TENTATIVE SUBDIVISION ROADS INTO THE COUNTY ROAD SYSTEM.

UNDERGROUND UTILITY LINES ARE NOT SHOWN.

A NEW VIEW EASEMENT IS SHOWN ON THIS SURVEY TO INDICATE WHERE THE LAND THAT IS ENCUMBERED BY THE EASEMENT IS LOCATED.

TOTAL PARCEL CONTAINS 42.99 ACRES, MORE OR LESS.

FEMA FLOOD ZONE 'C' DESIGNATION EXISTS FOR ALL 3 PARCELS. SEE FEMA MAP No. 410086 0050B DATED SEPTEMBER, 1984.

NO SOLID WASTE DUMP, SUMP OR LANDFILL APPEARS TO EXIST ON THE PROPERTY.

THE ELK/DEER FENCE SURROUNDING PORTIONS OF THE PARCELS IS TO KEEP ANIMALS OUT AND IS NOT FOR THE PURPOSE OF DETERMINING LAND OWNERSHIP.

LEGEND:

- ● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- ○ FOUND MONUMENT OF RECORD
- ■ CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- ⊙ WELL — WATER WELL
- -○P POWER POLE
- ⊠ POWER TRANSFORMER
- □P POWER VAULT

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 1979
ROY O. GAYLORD
1815
Expires: June, 2003

POSSIBLE RESERVOIR LOCATION ON PHELPS CREEK. ASSUMED SPRING WAS CLOSE TO THE CREEK. BOOK 2, PAGE 428.

W

SEARCHED FOR TERRA IRON ROD SET IN 1995 WITHOUT SUCCESS. SET NEW IRON ROD AT THE CALCULATED POSITION.

932.20 N 89°52'48" E

FOUND TERRA 5/8" IRON ROD

S 01°10'28" W 827.19

17 18

FOUND 1" IRON PIPE FOR THE QUARTER CORNER.

TERRA SURVEYING

DATE: JULY, 2001: REVISED AUGUST 7, 2001
SCALE: 1" = 100'
PROJECT: 201053ALTA

P.O. BOX 617
HOOD RIVER, OREGON 97031

PHONE & FAX: (541) 386-4531

terra@gorge.net

ALTA LAND TITLE SURVEY
for
DEIDRA WAGER

CS 2001 058

Paid 8-6-01 0900

2N 10 17 1704/1710
2N 10 18 102