

FILED

NOV 24 2003

Barbara Bebeda

REGISTERED PROFESSIONAL LAND SURVEYOR

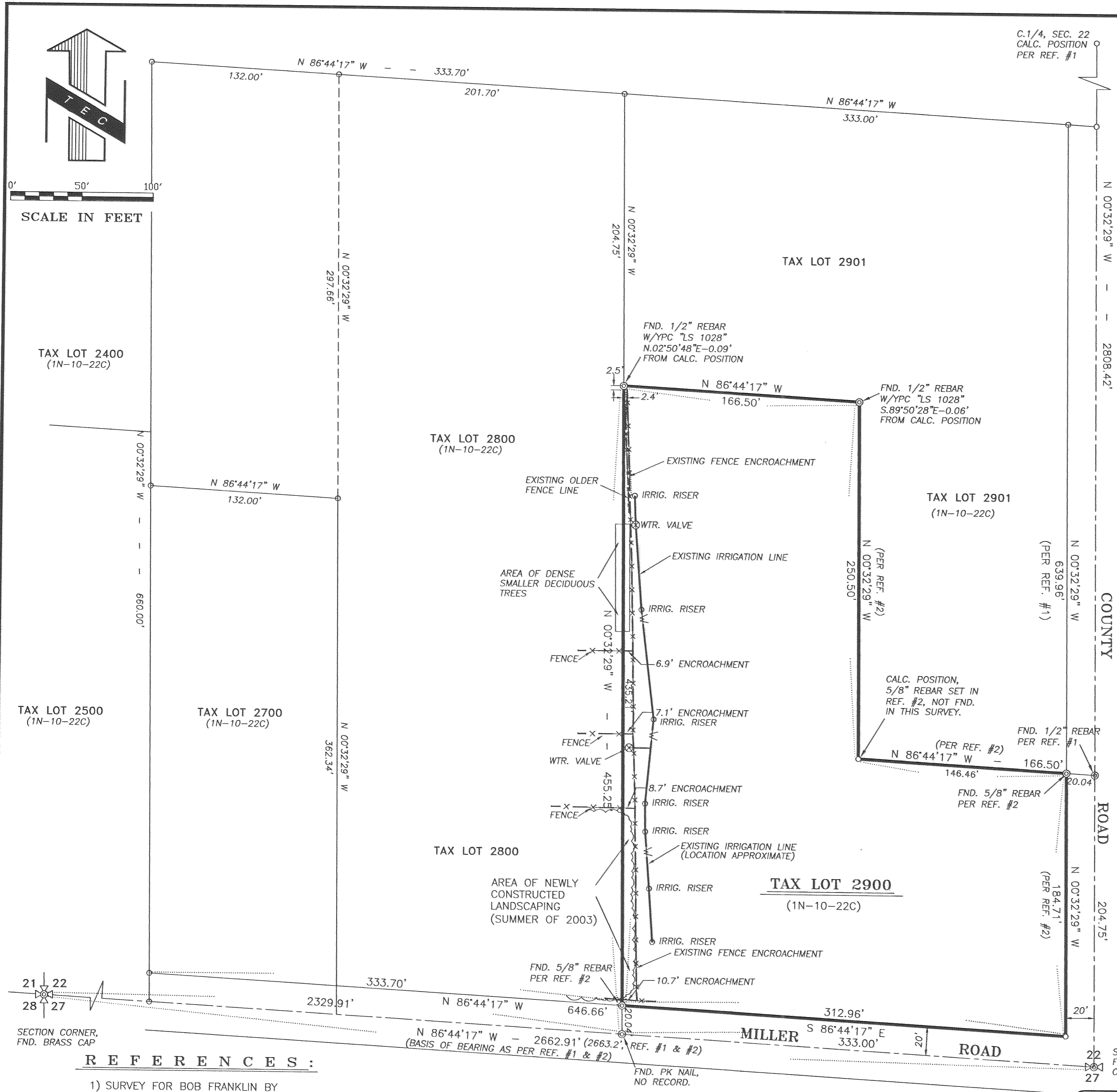
- LEGEND :**
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA LS 50800"
 - ⊙ FOUND MONUMENTS, AS NOTED.
 - CALCULATED CORNERS, NOT SET.
 - SET HUB & TACK.
 - SET P.K. NAIL OR AS NOTED.
 - ◆ SET BRASS SCREW AND WASHER, (B BESEDA LS 50800)
 - X— EXISTING FENCE LINE.
- W/YPC "WITH YELLOW PLASTIC CAP"

NARRATIVE :

THE PURPOSE OF THIS SURVEY WAS TO INVESTIGATE THE POSSIBILITY OF ANY PATENT DEED CONFLICT BETWEEN TAX LOTS 2800 AND 2900 OF ASSESSOR'S MAP 1N-10-22C, TO VERIFY PRIOR SURVEYS CONDUCTED ON AND BORDERING TAX LOT 2900, AND TO ILLUSTRATE THE ENCROACHMENT OF IMPROVEMENTS ONTO TAX LOT 2900 FROM TAX LOT 2800. THE FIRST STEP IN THIS PROJECT WAS TO RESEARCH THE DEEDS OF THE SUBJECT PROPERTY AND PROPERTY ADJOINING TO THE WEST AND TO RESEARCH PRIOR SURVEYS WITHIN THIS PORTION OF SECTION 22. RESEARCH OF THE SUBJECT PROPERTIES AND PROPERTY ADJOINING TO THE WEST SHOWED NO PATENT CONFLICT WITHIN THE LEGAL DESCRIPTIONS. THERE WERE NO APPARENT GAPS OR OVERLAPS. THE SURVEY RESEARCH YIELDED THREE PRIOR SURVEYS CONDUCTED ON OR NEAR THE SUBJECT PROPERTY. SURVEY REFERENCE #1 CONDUCTED IN 1983 SURVEYED THE PROPERTY ADJOINING THE SUBJECT PROPERTY TO THE NORTH. SURVEY REFERENCE #2 CONDUCTED IN 1999 FOR THE SAME CLIENT AS THIS SURVEY ESTABLISHED THE BOUNDARY OF THE SUBJECT PROPERTY. THIS SECOND SURVEY UTILIZED THE SAME BASIS OF BEARING AND 1/4 SECTION BREAKDOWN AS THE 1983 SURVEY. SURVEY REFERENCE #3 CONDUCTED BY GEORGE A. FREY, PROFESSIONAL ENGINEER #2319, IN JANUARY, 1967, SURVEYED THE EXTERIOR BOUNDARY OF THE PARENT TRACT TO TAX LOTS 2900 AND 2901. THIS SURVEY SHOWS BOUNDARY LINES AND IMPROVEMENTS EXISTING AT THE TIME OF THE SURVEY. IT DOES NOT STATE IF MONUMENTS WERE SET AT THE CORNERS OF THE PROPERTY.

FIELD WORK IN THIS SURVEY LOCATED A PK NAIL AT THE CENTERLINE OF MILLER ROAD AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THIS PIN FIT THE CURRENT BOUNDARY RESOLUTION. IT MAY HAVE BEEN SET AS A WORK POINT IN REFERENCE NO. 2. THE FIELD WORK FOR THIS SURVEY UTILIZED THE SAME 1/4 SECTION BREAKDOWN AS SURVEY REFERENCES #1 AND #2. THE SOUTH 1/4 CORNER OF THE SECTION WAS FOUND, AS WELL AS THE SOUTHWEST CORNER OF THE SECTION. THE SOUTH 1/4 CORNER WAS HELD AS FOUND AND BEARINGS WERE BASED UPON THE SOUTH LINE OF THE SOUTHWEST 1/4, AS UTILIZED IN REFERENCES #1 AND #2. THE DISTANCE BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST SECTION CORNER WAS FOUND TO VARY FROM THE RECORD DIMENSION BY 0.29 FOOT. THEREFORE, THE SOUTHWEST CORNER WAS HELD FOR BEARING ONLY. THE BOUNDARY OF THE SUBJECT PROPERTY WAS THEN CALCULATED PER DEED, WHICH ALSO MATCHED SURVEY REFERENCES #1 AND #2. RESOLUTION IN THIS MANNER RESULTED IN A VERY CLOSE FIT TO MONUMENTS FOUND ON THE BOUNDARY OF THE SUBJECT PROPERTY PER REFERENCES #1 AND #2. WITH ESTABLISHMENT OF THE SUBJECT PROPERTY'S BOUNDARY, THE ENCROACHMENTS ON THE WEST PROPERTY LINE WERE TIED IN DETAIL AND ARE SHOWN ON THE SURVEY. THE ENCROACHMENTS INCLUDED FENCE LINES AND AN AREA OF NEW LANDSCAPING CONSTRUCTED IN THE SUMMER OF 2003, FOLLOWING THE OWNER OF THE SUBJECT PROPERTY'S INQUIRY WITH THE ADJOINING PROPERTY OWNER AS TO THE ACTUAL LOCATION OF THE PROPERTY LINE. OTHER THAN THE NEW LANDSCAPING, THE ENCROACHMENTS APPEAR TO HAVE BEEN IN PLACE FOR SOME TIME. THE ENCROACHMENTS ARE NOT SHOWN ON ANY OF THE SURVEY REFERENCES; THEREFORE, IT IS DIFFICULT TO ASCERTAIN THEIR EXACT AGE.

NO MONUMENTS WERE SET IN THIS SURVEY.



- REFERENCES :**
- 1) SURVEY FOR BOB FRANKLIN BY D.L.C. SURVEYING, MAY, 1983, CS 1285
 - 2) SURVEY FOR JANIS KAUFMAN BY WYEAST SURVEYING, MAY, 1999, CS 99042
 - 3) SURVEY OF BEN MINOR RANCH BY GEORGE A FREY, P.E. #2319, C.S. 1285

NOTES :

BEARINGS BASED ON THE SOUTH LINE OF THE SW.1/4 AS USED IN SURVEY REFERENCES #1 AND #2.

REGISTERED PROFESSIONAL LAND SURVEYOR

B.B.

OREGON

JULY 13, 1999

BENJAMIN B. BESEDA

50800

EXPIRES: 12/31/03

Date	No.	Revisions	By	App.
SURVEY OF TAX LOT 2900, MAP 1N-10-22C FOR JANIS MAE KAUFMAN-JOHNSON AND GREGORY D. KAUFMAN IN THE SW.1/4, SECTION 22, TWP.1 N., RANGE 10 E. W.M. HOOD RIVER COUNTY, OREGON				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS 409 LINCOLN STREET THE DALLES, OREGON 97058 541-296-9177 FAX 541-296-6657				
Survey	Calculation	Design	Date	Scale
B.R.H.	B.B.B.		11/04/2003	1"=50'
Drawn	DWG. No.	Checked & App.	Work Order No.	Sheet
S.D.H.	10881		10881	1 of 1

Rec'd 11/14/03 1230

CS 2003 076