

LEGEND :

- ADJUSTED PROPERTY LINE
 - OWNERSHIP LINE
 - ORIGINAL PROPERTY LINE
- (3N-10-27D) ASSESSOR'S MAP NUMBER
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA, LS 50800"
 - ⊙ FOUND MONUMENTS, AS NOTED.
 - CALCULATED CORNERS, NOT SET.

FILED

MAR 3 2004
Randy Olmstead
 COUNTY CLERK
 DEPUTY

NARRATIVE :

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE COMMON BOUNDARY BETWEEN TAX LOTS 2200 AND 2400 OF ASSESSOR'S MAP 3N-10-27D, BEING THOSE TRACTS OF LAND DESCRIBED IN MICROFILM 20037364, DEED RECORDS OF HOOD RIVER COUNTY. THE BASIS OF BEARING FOR THIS SURVEY WAS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27 AS USED IN SURVEY REFERENCE #2, THE PLAT OF FOX HOLLOW SUBDIVISION. THE SUBJECT PROPERTIES COMPRISE BLOCKS 2 AND 3 AND ADJOINING VACATED STREETS OF THE PLAT OF ERWIN AND WATSON'S SECOND ADDITION TO HOOD RIVER. RESOLUTION OF THE BOUNDARIES OF THESE TRACTS THEREFORE REQUIRED ESTABLISHMENT OF THE ROADS AND BLOCKS WITHIN THIS PORTION OF THE PLAT.

IN THE FIELD, THE SOUTHEAST CORNER OF SECTION 27 WAS LOCATED AS PER PRIOR SURVEYS OF RECORD AND THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27 HELD AS USED IN THE FOX HOLLOW SUBDIVISION PLAT. ALSO IN THE FIELD, TIES WERE MADE TO THE SOUTH 1/16 CORNER, BEING A 5/8" REBAR AND A 1/2" PIPE FOUND AT THE NORTHEAST CORNER OF BLOCK 8.

FROM THESE MONUMENTS, THIS AREA OF ERWIN AND WATSON'S SUBDIVISION WAS BROKEN DOWN PER STANDARD SURVEY PRACTICE. THIS BREAKDOWN YIELDED A RESOLUTION CLOSE TO THAT USED IN SURVEY REFERENCES #3 AND #4. OF NOTE IS THE TIE TO THE 1/16 CORNER. SURVEY REFERENCE #3, CONDUCTED IN 1980 BY DAN CRON, NOTES THIS MONUMENT AS BEING A 2" BRASS CAP. THE MONUMENT AS FOUND WAS BURIED APPROXIMATELY 1/2 FOOT. EXCAVATION WAS MADE AROUND THIS MONUMENT TO DETERMINE IF TWO MONUMENTS EXIST. NO OTHER MONUMENT WAS FOUND. THE MONUMENT FOUND DID NOT APPEAR TO BE DISTURBED. IN RESEARCHING OTHER SURVEYS IN THE AREA, SOME NOTE FINDING THE BRASS CAP AND SOME NOTE FINDING A 5/8" REBAR. IT IS UNCLEAR IF THE BRASS CAP WAS FORMERLY SET ON THE REBAR OR IF THE MONUMENT HAS BEEN REPLACED AT SOME TIME. THERE ARE SOME DIFFERENCES IN DIMENSION ON THE EAST AND NORTH LINES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, BETWEEN THIS SURVEY AND REFERENCE #3, ALTHOUGH NOT UNUSUALLY LARGE, SOMEWHAT LARGER THAN WOULD BE EXPECTED. THE SURVEY SHOWS CURRENT AND RECORD DIMENSIONS.

UTILIZING BREAKDOWN AND BOUNDARY RESOLUTION ESTABLISHED AS DESCRIBED ABOVE YIELDED AN ACCEPTABLE FIT TO MONUMENTS FOUND ALONG THE BOUNDARY FROM SURVEY REFERENCE #4. IT IS BELIEVED THAT SOME OF THE FALLINGS NOTED ARE DUE TO DIFFICULTIES OF SETTING POINTS IN THE ROCKY TERRAIN ENCOUNTERED.

WITH ESTABLISHMENT OF THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTIES, THE COMMON LINE WAS ADJUSTED PER LANDOWNER'S DIRECTION, AS SHOWN ON THE SURVEY. SET 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA, LS 50800" ON THE ADJUSTED LINE AND WHERE REQUIRED ON THE BOUNDARY OF THE SUBJECT PROPERTIES.

TAX LOT 1001
(3N-10-26CC)

SECTION CORNER,
FND. BRASS CAP
MON. OF RECORD

Date	No.	Revisions	By	App.
PROPERTY LINE ADJUSTMENT SURVEY FOR COLUMBIA LANDSHARES, LLC				
TAX LOT 2200 AND 2400, MAP 3N-10-27D				
IN BLOCKS 2 & 3, ERWIN & WATSON'S 2ND. ADD				
IN THE SE.1/4, SECTION 27, TWP.3 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.	D.O.E.		2/25/2004	1"=60'
Drawn	DWG. No.	Checked & App.	Work Order No.	Sheet
S.D.H.	10978adj	<i>RHS</i>	10978	1 of 1

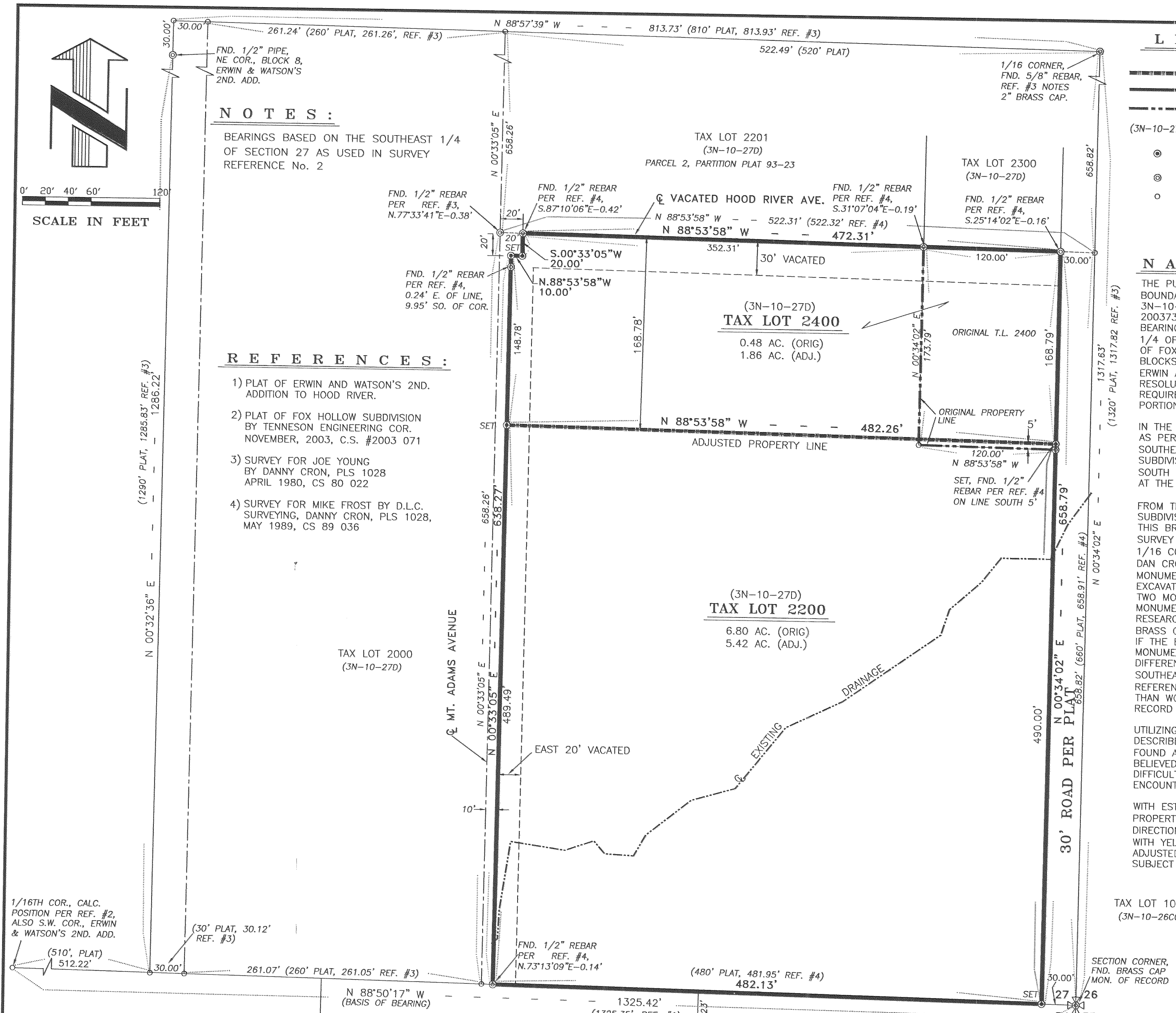
NOTES :

BEARINGS BASED ON THE SOUTHEAST 1/4 OF SECTION 27 AS USED IN SURVEY REFERENCE No. 2

REFERENCES :

- 1) PLAT OF ERWIN AND WATSON'S 2ND. ADDITION TO HOOD RIVER.
- 2) PLAT OF FOX HOLLOW SUBDIVISION BY TENNESON ENGINEERING COR. NOVEMBER, 2003, C.S. #2003 071
- 3) SURVEY FOR JOE YOUNG BY DANNY CRON, PLS 1028 APRIL 1980, CS 80 022
- 4) SURVEY FOR MIKE FROST BY D.L.C. SURVEYING, DANNY CRON, PLS 1028, MAY 1989, CS 89 036

SCALE IN FEET
 0' 20' 40' 60' 120'



TAX LOT	ORIGINAL	ADJUSTED
T.L. 2400	0.48 AC.	1.86 AC.
T.L. 2200	6.80 AC.	5.42 AC.
TOTAL	7.28 AC.	7.28 AC.

(6.82 AC.) T.L. 2200 ASSESSOR'S MAP

OWNERS:

TAX LOT 2200 & 2400 (3N-10-27D)
 COLUMBIA LANDSHARES, LLC
 1401 BELMONT DRIVE
 HOOD RIVER, OREGON. 97031
 CONTACT: RANDY OLMSTEAD
 PH. (541) 490-5883

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

EXPIRES: 12/31/05

12001 2-26-04 1980

C.S 2004 009