

FILED

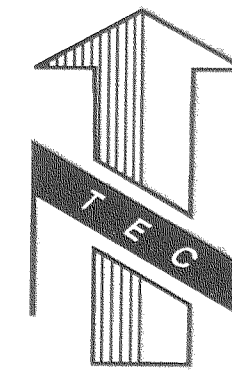
JUN 29 2005

Benjamin B. Beseda
COUNTY CLERK

CLERK

REFERENCES:

- 1) SURVEY FOR WILLBERN AND HUBER BY DANNY L. CRON, PLS 1028 FILED SEPTEMBER 4, 1979. CS 79083
- 2) PARTITION PLAT 94-18 BY FROST LAND SURVEYING AND CATTLE CO. RECORDED OCTOBER 19, 1994 CS 94103 (10/21/94)
- 3) PLAT OF SURVEY BY J.L. HENDERSON, MAY 7, 1908 C.S. 1519
- 4) SURVEY FOR JEFF HUNTER BY WYEAST SURVEYS RECORDED FEBRUARY 3, 2003 CS 2003-006
- 5) HOOD RIVER COUNTY PUBLIC WORKS DEPT. ROAD NOTES AND MAP FOR AVALON WAY & AVALON DRIVE.
- 6) AVALON WAY FINAL ORDER, MAY 6, 1921, HOOD RIVER COUNTY COURT JOURNAL 2, PG. 96 & 97
- 7) ROAD PLAT No. 127 GEO. A. HOLLER, ET, AL. BY A.R. CRUIKSHANK P.E. #545
- 8) TOPOGRAPHIC MAP FOR HOOD RIVER FIRST BAPTIST CHURCH BY TENNESON ENGINEERING CORP. W.O. #4038 RECORDED APRIL 29, 1969 C.S. #114



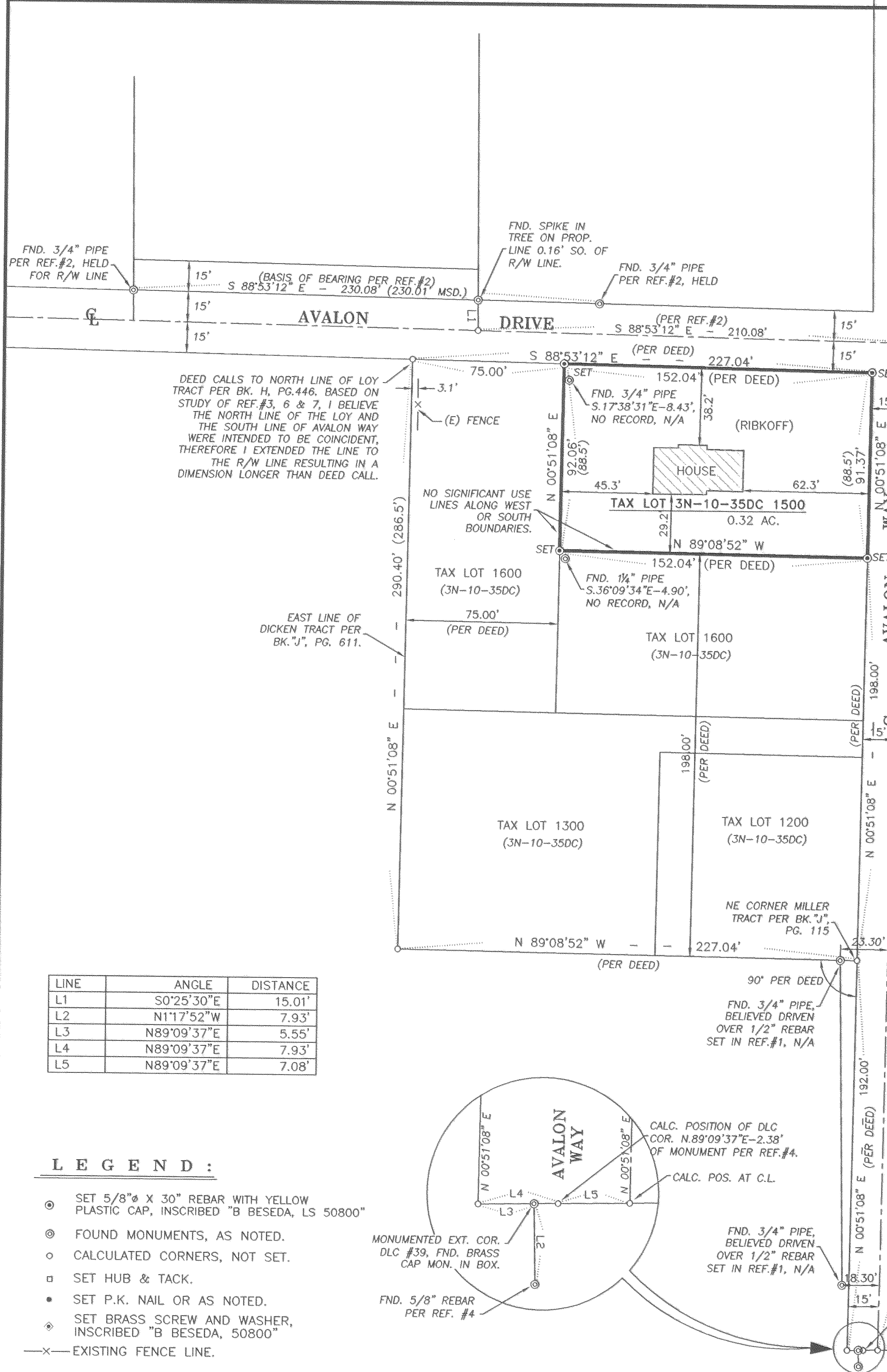
0' 10' 20' 30' 40' 80'
SCALE IN FEET

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY OF TAX LOT 3N 10E 35DC 1500. THE SUBJECT PROPERTY LIES IN THE SOUTHWEST CORNER OF THE INTERSECTION OF AVALON DRIVE AND AVALON WAY IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN.

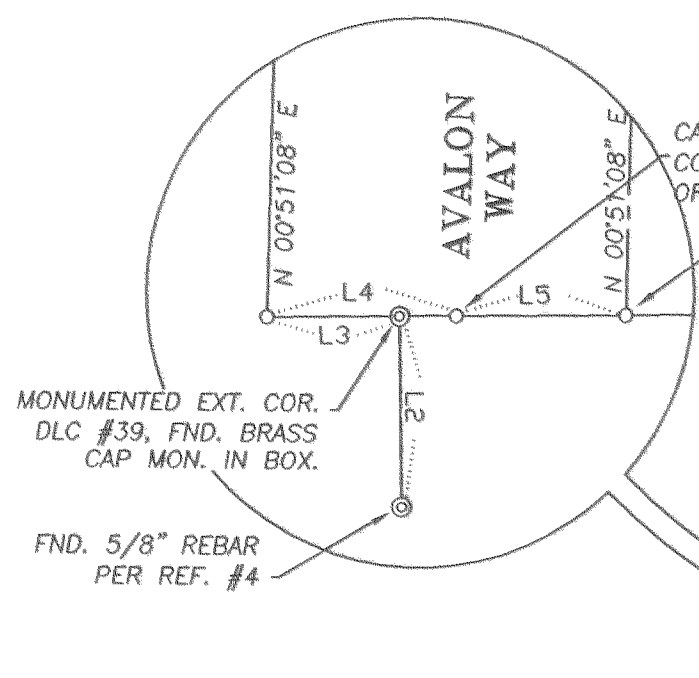
IN THE FIELD, MONUMENTS WERE LOCATED FROM THE VARIOUS REFERENCE SURVEYS AS SHOWN. IN ADDITION, EXTENSIVE RESEARCH WAS MADE INTO THE DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES, AS WELL AS SURVEYS OF RECORD, COUNTY ROAD NOTES, AND ROAD CREATION DOCUMENTS. BASED UPON STUDY OF THESE DOCUMENTS, THE RESOLUTION DEPICTED ON THIS SURVEY WAS DERIVED. THE NORTH LINE OF THE SUBJECT PROPERTY WAS HELD AS BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF AVALON DRIVE. AVALON DRIVE WAS ESTABLISHED FROM THE MONUMENT TIES SHOWN AND CALCULATIONS BASED ON REFERENCE #2. THE NORTH LINE OF THE SUBJECT PROPERTY AND THE SOUTH RIGHT-OF-WAY LINE OF AVALON DRIVE ARE BELIEVED TO BE COINCIDENT BECAUSE OF THE COMMON DISTANCE CALLS REFLECTED ON REFERENCES #3, #6, AND #7. AVALON WAY, ADJOINING THE SUBJECT PROPERTY TO THE EAST, WAS ESTABLISHED BY CALCULATING THE CENTERLINE INTERSECTION OF AVALON WAY AND AVALON DRIVE FROM REFERENCE #2 AND UTILIZING THE CALCULATED POSITION OF THE EXTERIOR CORNER OF DLC NO. 39 AS PER SURVEY REFERENCE #4. THIS CALCULATED POSITION OF THE DLC CORNER IS 2.38 FEET EAST OF THE MONUMENTED POSITION. THE DIFFERENCE BETWEEN THE CALCULATED AND MONUMENTED POSITIONS OF THIS CORNER WAS DETERMINED IN REFERENCE #4. A CONNECTING LINE FROM THE DLC CORNER TO THE CENTERLINE INTERSECTION WAS HELD AS THE CENTERLINE OF AVALON WAY. A 15 FOOT OFFSET PER THE RECORD HALF WIDTH ESTABLISHED THE WEST RIGHT-OF-WAY LINE. WITH ESTABLISHMENT OF THIS WEST RIGHT-OF-WAY LINE, DEED DIMENSIONS WERE HELD RUNNING NORTH AND WEST TO ESTABLISH THE SOUTH AND EAST BOUNDARIES OF THE SUBJECT PROPERTY. IT IS NOTED THAT THERE IS A DISCREPANCY IN DISTANCE WHICH RESULTED IN THE NORTH-SOUTH DEED CALLS OF THE SUBJECT PROPERTY BEING LONG WHEN THE LINES WERE EXTENDED TO THE SOUTH RIGHT-OF-WAY LINE OF AVALON DRIVE. THE DIFFERENCE IN DIMENSION IS NOTED ON THE SURVEY. ADDITIONAL NOTES RELATED TO BOUNDARY ESTABLISHMENT ARE SHOWN ON THE FACE OF THE SURVEY. WITH ESTABLISHMENT OF THE BOUNDARY OF THE SUBJECT PROPERTY, THE FOUR CORNERS WERE SET AS SHOWN.

SET MONUMENTS ARE 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA LS 50800".



LINE	ANGLE	DISTANCE
L1	S0°25'30"E	15.01'
L2	N1°17'52"W	7.93'
L3	N89°09'37"E	5.55'
L4	N89°09'37"E	7.93'
L5	N89°09'37"E	7.08'

- LEGEND:
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "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, INSCRIBED "B BESEDA, 50800"
 - x- EXISTING FENCE LINE.



CALC. POSITION OF R.R.S. FND. IN REF. #2 AT C.L. INX. WITH BELMONT, REF. #8 SHOWS THIS R.R.S. AS 0.98' NORTH OF THE SOUTH LINE OF THE WM. JENKINS DLC #38

REF. #6 & #7 CALL DIST. FROM DLC LINE TO C.L. AVALON WAY AS 1231.5'. REF. #2 DIST. OF 1232.22 - 0.98' = 1231.24' THIS IMPLIES AVALON WAY IS VERY CLOSE TO PLATTED LOCATION.

CALC. POSITION OF SPIKE SET IN REF. #2, LOCATED BUZZ IN ASPHALT AT THIS POINT. DID NOT DIG OUT.

FND. 5/8" REBAR "WYEAST" CAP, 31.91' FROM C.L.

FND. 5/8" REBAR "WYEAST" CAP, 33.02' FROM C.L.

FND. 5/8" REBAR "WYEAST" CAP, 34.31' FROM C.L.

FND. 5/8" REBAR "WYEAST" CAP, 34.89' FROM C.L.

90° PER DEED

FND. 3/4" PIPE, BELIEVED DRIVEN OVER 1/2" REBAR SET IN REF. #1, N/A

CALC. POSITION OF DLC COR. N.89°09'37"E-2.38' OF MONUMENT PER REF. #4.

CALC. POS. AT C.L.

FND. 3/4" PIPE, BELIEVED DRIVEN OVER 1/2" REBAR SET IN REF. #1, N/A

CALC. POSITION OF DLC COR. N.89°09'37"E-2.38' OF MONUMENT PER REF. #4.

REGISTERED PROFESSIONAL LAND SURVEYOR

B.B. Beseda

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/05

Date	No.	Revisions	By	App.
SURVEY FOR MARK RIBKOFF TAX LOT 3N-10-35DC 1500				
IN THE SW.1/4 OF THE SE.1/4, SECTION 35 TOWNSHIP 3 NORTH, RANGE 10 EAST, 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.		6/06/2005	1"=40'
Drawn	DWG. No.	Checked & App.	Work Order No.	Sheet
S.D.H.	11256svy	B.B.B.	11256	1 of 1

Reed: 6-7-05 1330 pd

CS 2005 047