

PROPERTY BOUNDARY SURVEY FOR CHRIS BROWN
TAX LOTS 6000, 6100 & 6200, HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-25DC
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RESEARCH THE PROPERTY BOUNDARY BETWEEN TAX LOTS 6000 AND 6200 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-25DC.

THE LEGAL DESCRIPTION FOR TAX LOT 6200 IS CONTAINED IN HOOD RIVER COUNTY WARRANTY DEED, DOCUMENT #20022227, RECORDED MAY 10, 2002, AS PROVIDED IN AMERITITLE PRELIMINARY TITLE REPORT, TITLE NUMBER 0034142, DATED JULY 27, 2005. THIS LEGAL DESCRIPTION WAS APPARENTLY BASED ON P.L.S. 1815 MINOR PARTITION FOR ROSS & JOYCE DIBBLE FILED FEBRUARY 9, 1987 AS C.S.#87006. MONUMENTS FROM THIS SURVEY WERE LOCATED AS SHOWN AND USED TO CALCULATE THE OTHER CORNERS OF TAX LOTS 6100, 6200 AND 6300. THESE LOTS ARE COMPRISED OF LOTS 1 AND 2 OF BLOCK 1 AND LINCOLN STREET (NOW VACATED) OF THE SUBDIVISION PLAT OF HIGHLAND ADDITION DATED DECEMBER 24, 1900. THE LEGAL DESCRIPTION AND SURVEY ALSO SHOW A 25 FOOT BY 48 FOOT PARCEL TO THE WEST OF HIGHLAND ADDITION BEING A PORTION OF LOT R OF FIRST SOUTH ADDITION.

THE LEGAL DESCRIPTION FOR TAX LOT 6000 IS CONTAINED IN HOOD RIVER COUNTY WARRANTY DEED, DOCUMENT #980458, RECORDED FEBRUARY 9, 1998. THIS LEGAL DESCRIPTION DESCRIBES TAX LOT 6000 CONSISTING OF THE EAST 12 FEET OF LOT P AND ALL OF LOT Q, ALSO LOT R OF FIRST ADDITION SOUTH, EXCEPTING THEREFROM A DESCRIPTION OF A SIMILAR 25 FOOT BY 48 FOOT PORTION OF LOT R AS DESCRIBED IN THE LEGAL DESCRIPTION FOR TAX LOT 6200. THE LEGAL DESCRIPTION ALSO EXCLUDES ANY PORTION EAST OF THE NATHANIEL COE DONATION LAND CLAIM No. 37.

P.L.S. 896 SURVEY FOR MIKE FRAHM, FILED APRIL 7 1980 AS C.S.#80024 ESTABLISHED THAT AN ERROR WAS MADE IN ESTABLISHING THE COE D.L.C. LINE EAST OF ITS TRUE POSITION. THE EXTRA LAND CREATED BY THIS ERROR IS SHOWN ON SUBSEQUENT MAPS OF HOOD RIVER AS LOT R OF FIRST ADDITION SOUTH. THE ORIGINAL PLAT OF FIRST ADDITION SOUTH DATED 1882 AND APPARENTLY CREATED BY THE DECENDANTS OF NATHANIEL COE DOES NOT SHOW LOT R. ITS EASTERN EXTENT IS LOT Q. A SUBSEQUENT PLAT ALSO BY THE COE'S OF SECOND ADDITION WEST, DATED 1883 DOES NOT SHOW LOT R EITHER. IT IS NOT KNOWN IF THE COE'S INTENDED TO CONVEY ALL LAND UP TO THE D.L.C. LINE, OR IF LOT Q WAS INTENDED TO BE COINCIDENT WITH THE D.L.C. LINE. LOT R FIRST APPEARS ON THE PLAT OF HOOD RIVER PROPER DATED 1890. C.S.#80024 CONCLUDED THAT THE EAST LINE OF LOT Q AND THE D.L.C. LINE ARE COINCIDENT AND THAT THEREFORE LOT R DOES NOT EXIST. THE PLAT OF HIGHLAND ADDITION SHOWS THE EAST LINE OF LOT R AS BEING COINCIDENT WITH THE D.L.C. LINE AND THERE DOES NOT APPEAR TO BE ANY GAPS BETWEEN THE D.L.C. LINE AND THE WEST LINE OF HIGHLAND ADDITION, THE WEST LINE OF HIGHLAND ADDITION IS ALSO THE D.L.C. LINE. MORE RECENT SURVEYS SUPPORT THAT THERE IS INSUFFICIENT DISTANCE BETWEEN THE WEST LINE OF LOT A (ALSO THE EAST RIGHT OF WAY OF SIXTH STREET) AND THE D.L.C. LINE TO ALLOW FOR LOT R. A SURVEY FOR BOB JONES, THE CURRENT OWNER OF TAX LOT 6000 BY P.L.S.#2786, FILED FEBRUARY 26, 1998 AS C.S.#98017 SET THE CORNERS OF THE LAND DESCRIBED BY THE DEED FOR TAX LOT 6000, AND SHOWS THE EAST LINE OF LOT Q TO BE COINCIDENT WITH THE D.L.C. LINE.

BASED ON THE FIELD EVIDENCE GATHERED AND THE DETAILED ANALYSIS OF C.S.#80024 AND C.S.#98017 IT IS MY OPINION THAT LOT R DOES NOT EXIST AS SHOWN ON THE PLAT OF HOOD RIVER PROPER, AND THE EAST LINE OF LOT Q IS COINCIDENT WITH THE NATHANIEL COE D.L.C. No. 37 LINE. I AGREE WITH THE POSITION OF LOT Q AS SURVEYED BY C.S.#98017. I DO NOT BELIEVE IT TO BE IN THE BEST INTERESTS OF PROPERTY OWNERS TO THE WEST OF THE D.L.C. LINE TO PROPORTION LOT R INTO THESE PROPERTIES AS THE LARGE ERROR OF 25 FEET MAY CAUSE NUMEROUS ENCROACHMENTS ONCE PROPORTIONED. I AM UNSURE HOWEVER AS TO THE OWNERSHIP OF THE 25 FOOT BY 48 FOOT PARCEL OF LAND DESCRIBED AS BEING A PORTION OF LOT R AS SHOWN HATCHED ON THIS SURVEY. IT MAY HAVE BEEN THE INTENT TO CONVEY THIS PARCEL TO THE PROPERTY ADJACENT TO THE EAST AS SHOWN BY C.S.#87006 EVEN THOUGH THE LEGAL DESCRIPTION MAY NOT BE CORRECT.

SEE C.S.#98017 AND C.S.#87006 FOR ADDITIONAL IMPROVEMENTS ON THE PROPERTY

BASIS OF BEARING:

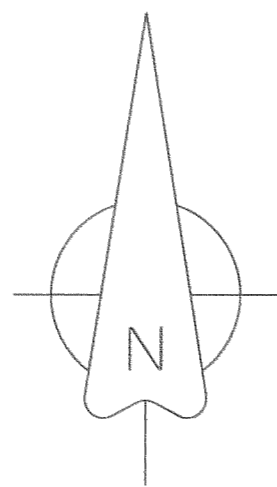
C.S.#98017 BEARING FOR NATHANIEL COE D.L.C. No.37 EAST LINE.

REFERENCES:

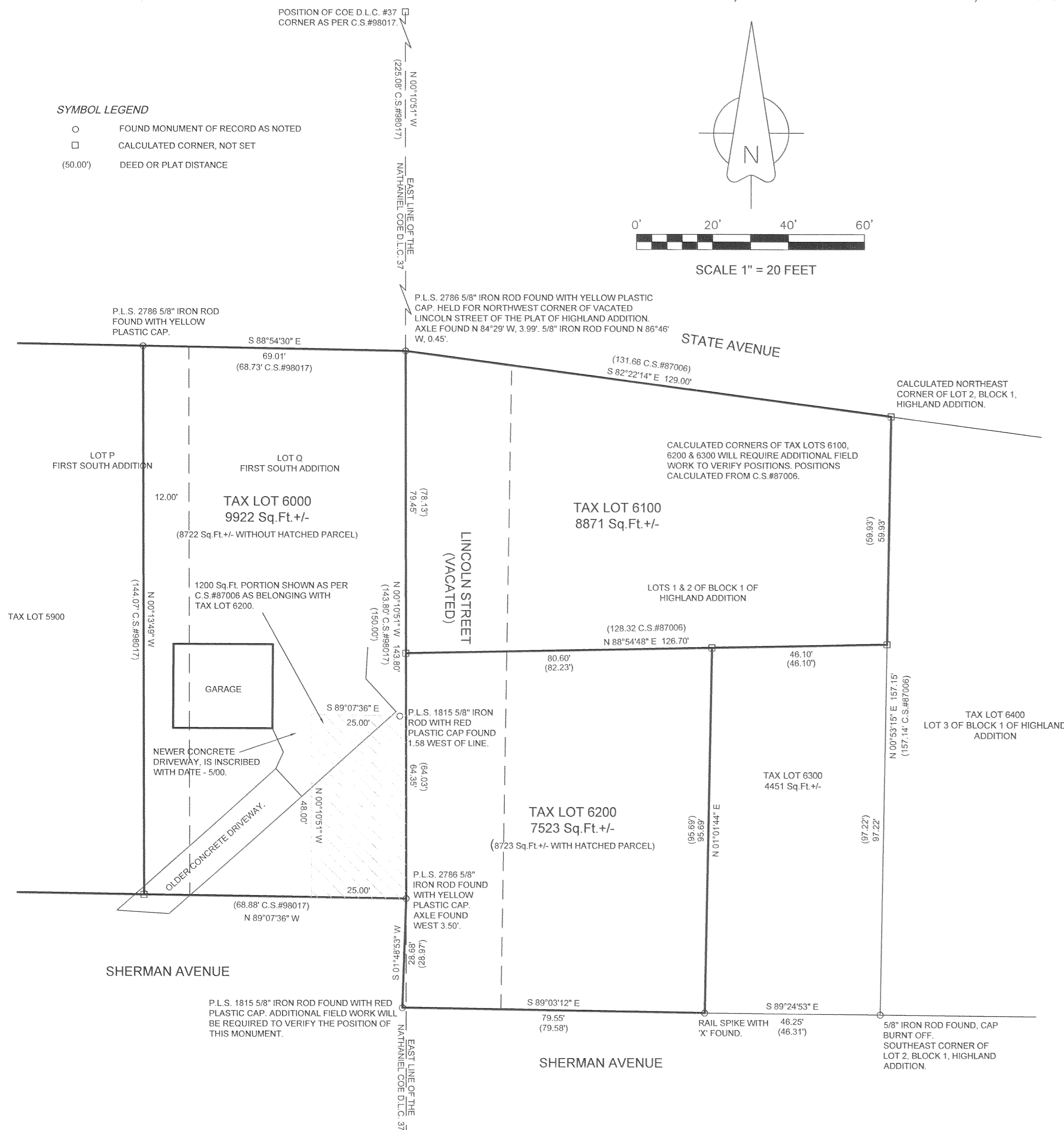
- HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-25DC.
- AMERITITLE PRELIMINARY TITLE REPORT, TITLE NUMBER 0034142, DATED JULY 27, 2005
- HOOD RIVER COUNTY WARRANTY DEED, RECORDED FEBRUARY 9, 1998 AS DOCUMENT #980458.
- HOOD RIVER COUNTY WARRANTY DEED, RECORDED MARCH 4, 1998 AS DOCUMENT #980788.
- HOOD RIVER COUNTY WARRANTY DEED, RECORDED MAY 10, 2002 AS DOCUMENT #20022227.
- SUBDIVISION PLAT OF ADDITIONS TO HOOD RIVER, DATED AUGUST 4, 1882.
- SUBDIVISION PLAT OF 2ND ADDITION WEST TO THE TOWN OF HOOD RIVER, DATED OCTOBER 3, 1883.
- SUBDIVISION PLAT OF HOOD RIVER PROPER, DATED APRIL, 1890.
- SUBDIVISION PLAT OF HIGHLAND ADDITION TO THE TOWN OF HOOD RIVER, DATED DECEMBER 24, 1900.
- C.S.#2002062, FILED AUGUST 21, 2002, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#98017, FILED FEBRUARY 26, 1998, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#98007, FILED FEBRUARY 26, 1998, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#94091, FILED SEPTEMBER 12, 1994, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#90010, FILED MARCH 21, 1990, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#90003, FILED FEBRUARY 13, 1990, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#87052, FILED OCTOBER 4, 1987, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#87006, FILED FEBRUARY 9, 1987, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#84028, FILED MAY 1, 1984, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#80024, FILED APRIL 7, 1980, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#7673, FILED DECEMBER 18, 1976, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#1010, FILED MARCH 25, 1971, HOOD RIVER COUNTY SURVEY OFFICE.
- C.S.#1009, FILED APRIL 5, 1971, HOOD RIVER COUNTY SURVEY OFFICE.

SYMBOL LEGEND

- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED CORNER, NOT SET
- (50.00') DEED OR PLAT DISTANCE



SCALE 1" = 20 FEET



FILED
 OCT 3 2005
Ronald J. Cross
 DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051

RENEWAL DATE: 12/31/2005

PROJECT NUMBER: 2005012
 DATE OF SURVEY: AUGUST 19 2005
 DATE OF DRAWING : SEPTEMBER 14 2005
 HOOD RIVER COUNTY ASSESSORS MAP: 3N-10E-25DC

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CS 2005 078