

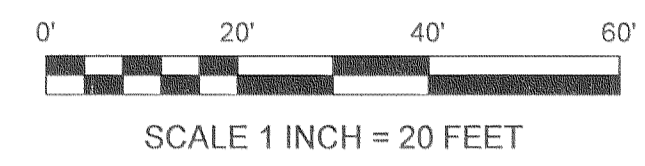
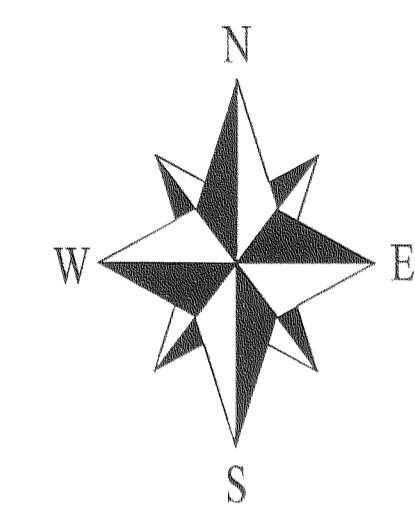
# RECORD OF SURVEY FOR RONALD Q. ANDERSON & JONNIE KAE ANDERSON

LOCATED IN LOT 1 OF ADAMS PARADISE ACREAGE  
 IN THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.  
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

TAX LOT 7600, 3N-10E-26DD

FEBRUARY 22 2007

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE  
 Survey No: CS 2007 045  
 Filed Date: April 26, 2007  
 By: Ronald Q. Anderson



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE PROPERTY BOUNDARY OF TAX LOT 7600 OF HOOD RIVER COUNTY ASSESSORS MAP 03N-10E-26DD, TAX LOT 7600 IS DESCRIBED BY ALTA OWNER'S POLICY, POLICY NUMBER 272457, 29886, DATED JULY 15, 2003 AS PROVIDED BY THE CLIENT RONALD ANDERSON.

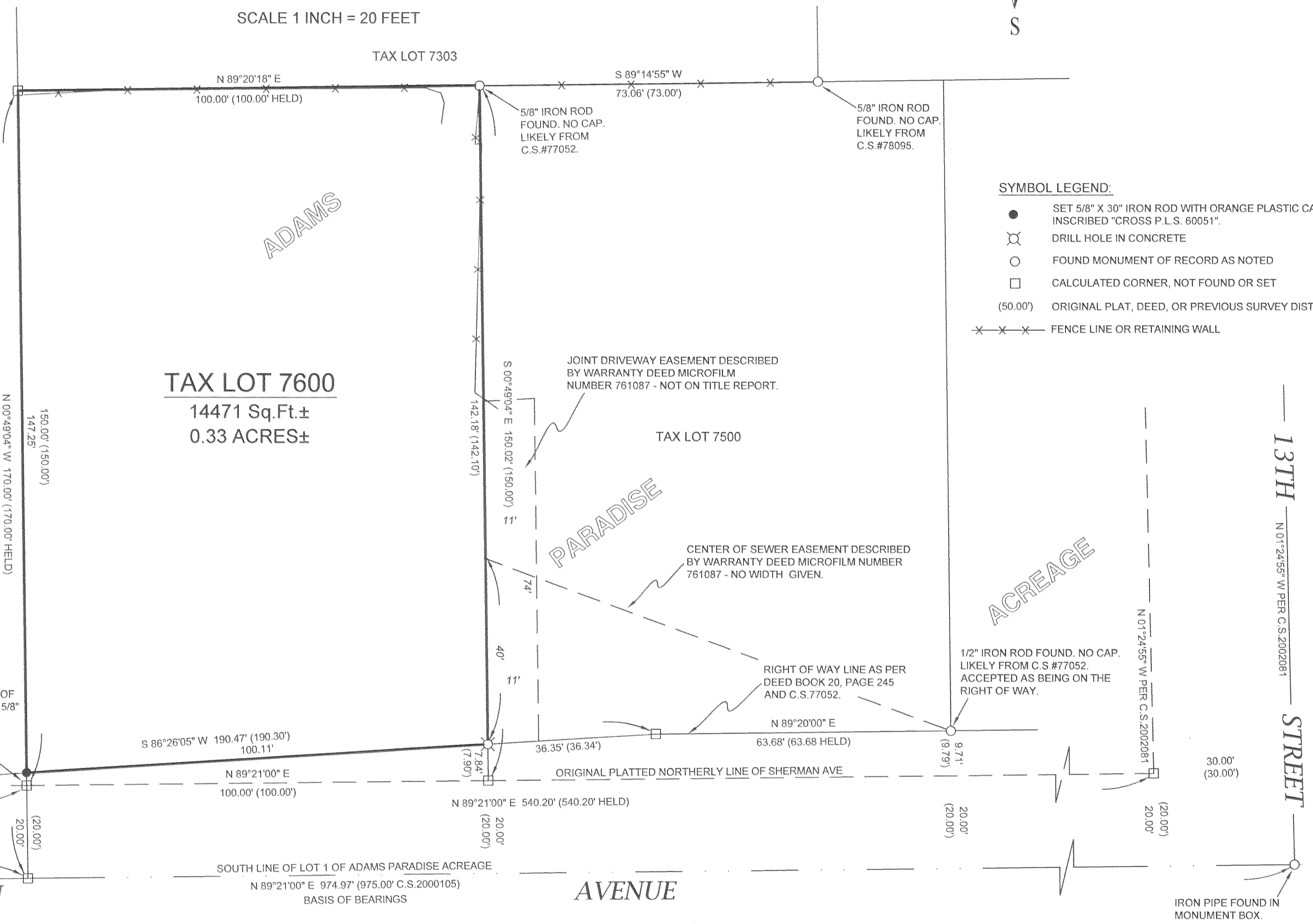
THE SOUTH LINE OF LOT 1 OF ADAMS PARADISE ACREAGE WAS ESTABLISHED BETWEEN THE RAIL SPIKE FOUND IN A MONUMENT BOX TO THE WEST ON SHERMAN AVE & THE PIPE FOUND IN A MONUMENT BOX AT THE INTERSECTION OF SHERMAN AVE AND 13TH STREETS. THE SOUTHWEST CORNER OF LOT 1 OF ADAMS PARADISE ACRES WAS CALCULATED 30 FEET TO THE WEST OF THE RAIL SPIKE AS PER PREVIOUS SURVEYS. THE POINT OF BEGINNING OF THE LEGAL DESCRIPTION WAS THEN ESTABLISHED 488.5 FEET EAST AND 20 FEET NORTH ON THE ORIGINAL NORTHERLY LINE OF SHERMAN AVE. THE NORTHWEST CORNER OF TAX LOT 7600 WAS CALCULATED BY DISTANCE-DISTANCE INTERSECTION FROM THE LEGAL DESCRIPTION DISTANCES, 170.00 FEET NORTHERLY FROM THE POINT OF BEGINNING AND 100.00 FEET EASTERLY FROM THE IRON ROD FOUND AND ACCEPTED AS THE NORTHEAST CORNER OF TAX LOT 7600. AN IRON PIPE WAS FOUND BURIED 1 FOOT, 1.14 FEET WEST AND 0.29 FEET SOUTH OF THE CALCULATED NORTHWEST CORNER IN A SIMILAR POSITION AS DESCRIBED BY C.S. 89063 WHICH SET AN IRON ROD AT THE CALCULATED POSITION. C.S. 89063 ALSO FOUND ANOTHER MONUMENT NEAR THIS LOCATION. I FOUND ONLY THE PIPE AND NO EVIDENCE OF THE OTHER TWO MONUMENTS. I ACCEPTED THE CALCULATED POSITION. NO NEW MONUMENT WAS SET AT THE NORTHWEST CORNER OF TAX LOT 7600. C.S. 99034 MENTIONS A CORNER OF RECORD WAS FOUND IN A SIMILAR LOCATION TO THE CALCULATED NORTHWEST CORNER BUT DOES NOT DESCRIBE THE MONUMENT. THE SOUTHEAST CORNER OF THE FIRST PART OF THE LEGAL DESCRIPTION WAS CALCULATED AT THE LEGAL DESCRIPTION LOCATION 100 FEET EAST OF THE POINT OF BEGINNING ALONG THE ORIGINAL NORTHERLY LINE OF SHERMAN AVE.

THE RIGHT OF WAY EXCEPTED FROM THE LEGAL DESCRIPTION AS DESCRIBED BY DEED BOOK 20, PAGE 245 WAS THEN POSITIONED BY HOLDING THE MONUMENT FOUND AND ACCEPTED AS BEING ON THE RIGHT OF WAY AS ESTABLISHED BY C.S. 77052. I THEN HELD THE LEGAL DESCRIPTION BEARING AND DISTANCE TO ESTABLISH THE NEXT ANGLE POINT TO THE WEST. I THEN HELD THE LEGAL DESCRIPTION DISTANCE OF 540.20 FEET FROM THE ORIGINAL NORTHWESTERLY RIGHT OF WAY INTERSECTION OF SHERMAN AVE AND 13TH STREETS AS ESTABLISHED BY C.S. 2002081 WHICH RESULTED IN A GOOD FIT FOR THE MISSING REMAINING LINE OF THE RIGHT OF WAY. MONUMENTS WERE THEN SET ON THE RIGHT OF WAY TO ESTABLISH THE SOUTHWEST AND SOUTHEAST CORNERS OF TAX LOT 7600. THE SOUTHEAST CORNER IS MONUMENTED BY A DRILL HOLE IN THE CONCRETE DRIVE, A DRILL BIT IS BROKEN OFF IN THE HOLE.

TAX LOT 7600 PRESENTLY HAS ACCESS FROM THE ADJACENT TAX LOT 7500. NO EASEMENT IS REFERENCED ON THE TITLE REPORT PROVIDED FOR THIS ACCESS, HOWEVER WARRANTY DEED MICROFILM 761087 DOES PROVIDE FOR A JOINT DRIVEWAY EASEMENT AS SHOWN. IT IS NOT KNOWN IF THIS EASEMENT IS STILL PERTINENT TO THE PROPERTY AND SHOULD BE VERIFIED BY A TITLE COMPANY.

THE TITLE REPORT MENTIONS A SEWER LINE EASEMENT RECORDED MAY 20, 1952, IN DEED BOOK 47, PAGE 613. THE EASEMENT IS FOR AN EXISTING SEWER LINE AND NO WIDTH IS GIVEN. THE SEWER LINE WAS NOT LOCATED BY THIS SURVEY.

THE REMAINING SEWER EASEMENT REFERENCED ON THE TITLE REPORT DESCRIBED BY WARRANTY DEED MICROFILM NUMBER 761087 IS SHOWN. NO WIDTH IS GIVEN. IT MAY ALSO BE THAT THE EASEMENT IS INTENDED TO START 40 FEET NORTHERLY OF THE SOUTHEAST CORNER OF THE LOT IF THE RIGHT OF WAY WERE NOT EXCLUDED. THE PHYSICAL LOCATION OF THE SEWER LINE SHOULD BE LOCATED TO VERIFY THE EASEMENT LOCATION.



- SYMBOL LEGEND:**
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051".
  - ⊗ DRILL HOLE IN CONCRETE
  - FOUND MONUMENT OF RECORD AS NOTED
  - CALCULATED CORNER, NOT FOUND OR SET
  - (50.00') ORIGINAL PLAT, DEED, OR PREVIOUS SURVEY DISTANCE.
  - X — X — X — FENCE LINE OR RETAINING WALL

**REFERENCES:**

- ALTA OWNER'S POLICY, POLICY NUMBER 272457, 29886, DATED JULY 15, 2003, VESTED IN RONALD Q. ANDERSON & JONNIE KAE ANDERSON.
- SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE:  
 C.S. #2004039, FILED JULY 12, 2004.  
 C.S. #2002081, FILED DECEMBER 19, 2002.  
 C.S. #2000105, FILED DECEMBER 19, 2000.  
 C.S. #99034, FILED JUNE 16, 1999.  
 C.S. #89063, FILED JULY 3, 1989.  
 C.S. #78095, DATED SEPTEMBER 21, 1978.  
 C.S. #77052, FILED JUNE 22, 1977.  
 PLAT OF ADAMS PARADISE ACREAGE, DATED DECEMBER 1, 1908.
- HOOD RIVER COUNTY DEED RECORDS:  
 DEED RECORDED MAY 11, 1927 IN BOOK 20, PAGE 245.  
 WARRANTY DEED RECORDED JULY 31, 1951 IN BOOK 45, PAGE 533.  
 EASEMENT DEED RECORDED MAY 20, 1952 IN BOOK 47, PAGE 613.  
 WARRANTY DEED, RECORDED MAY 27, 1976 AS MICROFILM NUMBER 761087.  
 WARRANTY DEED, RECORDED NOVEMBER 5, 1991 AS MICROFILM NUMBER 912577.

**BASIS OF BEARINGS:**  
 C.S. #77052, HOOD RIVER COUNTY SURVEYORS OFFICE.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 15, 2002  
 BRADLEY J. CROSS  
 60051

RENEWAL DATE: 12/31/2007

PROJECT NUMBER: 2007002.  
 DATE OF SURVEY MONUMENTATION: FEBRUARY 22 2007.  
 DATE OF DRAWING: FEBRUARY 22 2007.  
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-26DD.

**COLUMBIA RIVER  
 SURVEYING  
 & MAPPING**

216 CASCADE AVE, SUITE 23  
 HOOD RIVER, OREGON, 97031  
 PHONE/FAX: 541-386-9002  
 EMAIL: INFO@COLUMBIASURVEYING.COM

4-17-07 0820

CS 2007 045