



HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No: *CS 2007 046*
Filed Date: *APRIL 26 2007*
By: *Bradley J. Cross*

BASIS OF BEARINGS:

C.S.#2004071.

SYMBOL LEGEND:

- ① CORNER NOTE - SEE PAGE 2
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051".
- ⊙ SET 3" LONG NAIL WITH 1" TOP STAMPED "SURVEY MARK"
- ⊙ FOUND P.L.S 932 5/8" IRON ROD WITH YELLOW PLASTIC CAP
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED POSITION (NOTHING FOUND OR SET)
- ◇ CALCULATED POSITION WITH TIE TO FOUND MONUMENT NEARBY
- (50.00') DEED DISTANCE
- x — x — x — FENCE LINE
- SECTION CORNER - BRASS CAP FOUND IN MONUMENT CASE
- QUARTER SECTION CORNER - BRASS CAP FOUND IN MONUMENT CASE



SCALE 1 INCH = 60 FEET

RECORD OF SURVEY FOR GAVIN McALPINE

TAX LOT 2600 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-16,

LOCATED IN THE NW 1/4 OF SECTION 16 TOWNSHIP 2 NORTH, RANGE 10 EAST W.M., HOOD RIVER COUNTY, OREGON.

MARCH 21, 2007.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2007

PAGE 1 OF 2

PROJECT NUMBER: 2007007.
DATE OF SURVEY MONUMENTATION: MARCH 21 2007.
DATE OF DRAWING: APRIL 17 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-16.

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CS 2007 046-1

RECORD OF SURVEY FOR GAVIN McALPINE

TAX LOT 2600 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-16,

LOCATED IN THE NW 1/4 OF SECTION 16 TOWNSHIP 2 NORTH, RANGE 10 EAST W.M., HOOD RIVER COUNTY, OREGON .

MARCH 21, 2007.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: *CS 2007 046*

Filed Date: *April 26, 2007*

By: *Ronald Galata*

CORNER NOTES:

1. P.L.S. 932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND 0.05' SOUTH FROM THE NORTH LINE OF SECTION 16.
2. P.L.S. 932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND 0.17' NORTH FROM THE NORTH LINE OF SECTION 16.
3. P.L.S. 932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND N 40°27'34" E, 0.05' FROM THE CALCULATED NORTHEAST CORNER OF TAX LOT 2600.
4. 5/8" IRON ROD FOUND BENT- NO CAP, APPARENTLY SET BY C.S.#2000066 TO MONUMENT THE NORTHEAST CORNER OF TAX LOT 3200. THE ROD IS S51°41' 51" E, 51.70' FROM THE CALCULATED CORNER AND 6.82' FROM THE EAST LINE. THE ROD IS A BETTER FIT FOR THE LINE BETWEEN TAX LOTS 3200 & 2400 IF THE LINE IS INTERPRETED AS BEING TO THE AS CONSTRUCTED CENTER LINE OF PORTLAND DRIVE.
5. 1/2" IRON ROD WITH NO CAP FOUND N 43°06' W, 0.22' FROM THE CALCULATED SOUTHERLY CORNER OF TAX LOT 2400 PER DEED AND C.S.#81083- NO CAP.
6. CALCULATED SOUTHWEST CORNER OF TAX LOT 3200 PRIOR TO IT'S ADJUSTMENT BY C.S.#2000077. I FOUND A P.L.S. 932 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP N 03°02'14" E, 16.18' FROM THE CALCULATED CORNER, 0.09' EASTERLY FROM THE CALCULATED OLD WEST LINE OF TAX LOT 3200. IT APPEARS THAT P.L.S.932 HAS SET THE IRON ROD TO MONUMENT THE SAME POINT. I FOUND AN OLD FENCE CORNER 20.8' SOUTH FROM THE IRON ROD AND A NEW FENCE LINE HAS BEEN ERECTED ALONG THE C.S.#2000066 SOUTH LINE FOR THE OLD TAX LOT 3200 WHICH I BELIEVE IS INCORRECT.
7. P.L.S. 1028 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP S 35°05' E, 0.10' FROM THE CALCULATED POSITION PER THE DEED CALL AND C.S.#84079.
8. P.L.S. 932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND S 70°53'26" E, 20.47' FROM THE CALCULATED NORTHWEST CORNER OF TAX LOT 3200.
9. 3/4" IRON PIPE FOUND LOOSE, S 64° 29' E, 0.47' FROM THE CALCULATED POSITION PER C.S.#84079. C.S.#84079 FOUND A 3/4" IRON PIPE HERE 343.03 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF THE DEED FOR TAX LOT 3100, 24.97' FROM THE AS CONSTRUCTED CENTERLINE OF PORTLAND DRIVE, BUT DOES NOT APPEAR TO CONSIDER IT ON THE SOUTHERLY RIGHT OF WAY, I MEASURE 27.62' TO THE DEED CENTER LINE. C.S.#2000066 FOUND AN 1/2" IRON PIPE NEAR THIS LOCATION (CORNER NOTE #8) AND REPLACED IT WITH AN IRON ROD. THE LOCATION OF THE REPLACED 1/2" IRON PIPE IS FURTHER TO THE EAST THAN THE LOCATION STATED FOR THE 3/4" IRON PIPE. IT APPEARS THAT C.S.#2000066 ACCEPTED THE 1/2" IRON PIPE AS BEING ON THE SOUTHERLY RIGHT OF WAY OF PORTLAND DRIVE & BEING THE 3/4" IRON PIPE FOUND BY C.S.#84079. THE TIE TO THE 1/2" IRON ROD FOUND BY C.S.#2000066 TO THE SOUTH FITS EXACTLY WITH THE DISTANCE GIVEN ON C.S.#84079 WHICH IS UNLIKELY GIVEN THAT IT IS FURTHER EAST THAN THE LOCATION FOR THE 3/4" IRON PIPE SHOWN BY C.S.#84079. THE REMAINDER OF THE TIES SHOWN FOR MONUMENTS FOUND BY C.S.#2000066 FROM C.S.#84079 ARE ALSO EXACTLY THE SAME. A FENCE LINE IS SHOWN TO THE SOUTH OF TAX LOT 3200 ON C.S.#2000066 THAT WAS NOT CONSIDERED TO BE NEAR THE PROPERTY LINE, HOWEVER IT MAY HAVE BEEN SO GIVEN THE ERROR IN DISTANCE SHOWN BETWEEN THE SOUTHWEST CORNER OF TAX LOT 3200 AND THE NEXT IRON ROD SET TO THE SOUTH BY C.S.#84079.
10. P.L.S. 932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND N 49°30' E, 1.71' FROM THE CALCULATED INTERSECTION OF THE PORTLAND DRIVE RIGHT OF WAY AND THE NORTHERLY LINE OF TAX LOT 2800.
11. P.L.S. 932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND S 00°47' E, 0.55' FROM THE CALCULATED NORTHWEST CORNER OF TAX LOT 2800.
12. DEED FOR TAX LOT 3100 (MICROFILM #994000) CALLS THIS POINT AS THE CENTERLINE OF THE COUNTY ROAD. DEED FOR TAX LOT 3200, MICROFILM #20010067 CALLS THIS POINT AS BEING THE INTERSECTION OF PORTLAND DRIVE WITH A LINE THAT RUNS PARALLEL WITH AND 372 FEET EASTERLY OF THE WEST LINE OF SECTION 16. THE POINT AS CALCULATED FORM THE DEED FOR TAX LOT 3100 IS 371.07 FEET FROM THE WEST LINE OF SECTION 16, A MISCLOSE OF ONLY 0.93 FEET. P.L.S. 932 APPEARS TO HAVE NOT CONSIDERED THIS DEED POINT OF BEGINNING IN CONSTRUCTING HIS SURVEY FOR TAX LOT 3200.
13. POINT OF BEGINNING OF PARCEL 1 OF SUBJECT DEED FOR TAX LOT 2600. I FOUND A P.L.S. 932 5/8" IRON ROD WITH BROKEN YELLOW PLASTIC CAP APPROXIMATELY 7.2 FEET WEST UNDER A FALLEN TREE WHICH WAS NOT TIED BY THIS SURVEY. IT APPEARS TO MONUMENT THE SOUTHEAST CORNER OF TAX LOT 3500 TO THE NORTH.

REFERENCES:

AMERITITLE TITLE REPORT, POLICY NUMBER 349956, 29339, DATED APRIL 17, 2003. VESTEE: GAVIN J. McALPINE & MICHELE A. McALPINE.

HOOD RIVER COUNTY DEED DOCUMENTS:

WARRANTY DEED, RECORDED JULY 25, 2006, AS DOCUMENT #20063723. (TAX LOT 3101)
STATUTORY WARRANTY DEED, RECORDED MAY 22, 2006, AS DOCUMENT #20062564. (TAX LOT 2500)
STATUTORY WARRANTY DEED, RECORDED JUNE 27, 2005, AS DOCUMENT #20053346. (TAX LOT 2400)
WARRANTY DEED, RECORDED FEBRUARY 2, 2005, AS DOCUMENT #20050542. (TAX LOT 2900)
WARRANTY DEED, RECORDED AUGUST 22, 2002, AS DOCUMENT #20024008. (CONVEYS TAX LOT 2600 TO THE McALPINES)
DEED OF PERSONAL REPRESENTATIVE, RECORDED JANUARY 8, 2001, AS DOCUMENT #20010067. (TAX LOT 3200)
WARRANTY DEED, RECORDED DECEMBER 14, 2000, AS DOCUMENT #20004494. (TITLE REPORT EXCEPTION FROM COVERAGE #5)
CORRECTION BARGAIN AND SALE DEED, RECORDED SEPTEMBER 3, 1999, AS DOCUMENT #99400. (TAX LOT 3100)
WARRANTY DEED, RECORDED SEPTEMBER 30, 1997, AS MICROFILM #973249. (TAX LOT 3800)
WARRANTY DEED, RECORDED JANUARY 31, 1996, AS MICROFILM #960275. (TAX LOT 2700)
CORRECTION WARRANTY DEED, RECORDED SEPTEMBER 15, 1995, AS MICROFILM #952638. (TAX LOT 3600)
WARRANTY DEED, RECORDED SEPTEMBER 21, 1992, AS MICROFILM #922812. (TAX LOT 3500)
WARRANTY DEED, RECORDED MARCH 21, 1979, AS MICROFILM #790631. (TAX LOT 2800)
WARRANTY DEED, RECORDED MARCH 3, 1961, IN DEED BOOK 68, PAGE 254. (CALLED IN DEED FOR TAX LOT 3200)
WARRANTY DEED, RECORDED DECEMBER 5, 1951, IN DEED BOOK 46, PAGE 512. (CALLED IN DEED FOR TAX LOT 3200)
WARRANTY DEED, RECORDED DECEMBER 15, 1951, IN DEED BOOK 46, PAGE 567. (CALLED IN DEEDS FOR TAX LOTS 3100, 3101 & 3200)
WARRANTY DEED, RECORDED JANUARY 4, 1947, IN DEED BOOK 34, PAGE 57. (CALLED IN DEEDS FOR TAX LOTS 2800 & 2900)
WARRANTY DEED, RECORDED JANUARY 4, 1947, IN DEED BOOK 34, PAGE 58. (CALLED IN DEEDS FOR TAX LOTS 2800 & 2900)
WARRANTY DEED, RECORDED DECEMBER 29, 1922, IN DEED BOOK 17, PAGE 15. (CALLED IN DEED FOR TAX LOT 2400)
WARRANTY DEED, RECORDED DECEMBER 29, 1922, IN DEED BOOK 17, PAGE 16. (TITLE REPORT EXCEPTION FROM COVERAGE #4)

HOOD RIVER COUNTY SURVEYORS OFFICE:

C.S.#2007034, FILED APRIL 11, 2007.
C.S.#2004071, FILED OCTOBER 25, 2004.
C.S.#2002056, FILED AUGUST 13, 2002.
C.S.#2001029, FILED APRIL 18, 2001.
C.S.#2000020, FILED MARCH 15, 2000.
C.S.#2000066, FILED AUGUST 11, 2000.
C.S.#2000077, FILED SEPTEMBER 26, 2000.
C.S.#98082, FILED NOVEMBER 23, 1998.
C.S.#84079, FILED DECEMBER 17, 1984.
C.S.#81083, FILED NOVEMBER 01, 1981.
C.S.#430, DATED OCTOBER, 1963.
C.S.#428, DATED MARCH 24, 1953.
C.S.#425, DATED FEBRUARY 2, 1951.
C.S.#427, DATED OCTOBER 31, 1946.
PLAT OF PORTLAND DRIVE SURVEYED MARCH 21, 1898, WITH ACCOMPANYING SURVEYORS REPORT, PAGE 194, TRANSCRIBED FROM WASCO COUNTY ROAD RECORDS BOOK 2, PAGE 195.

UNRECORDED SURVEY BY KLEIN & ASSOC. DATED NOVEMBER 2000, JOB No.00069.

HOOD RIVER COUNTY ASSESSORS MAP 02N-10E-16, REVISED AUGUST 18, 2006.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT PORTIONS OF THE PROPERTY BOUNDARY OF TAX LOT 2600 OF HOOD RIVER COUNTY ASSESSORS MAP 02N-10E-16. TAX LOT 2600 IS DESCRIBED BY AMERITITLE TITLE REPORT POLICY NUMBER 349956, 29339, DATED APRIL 17, 2003 WITH THE MOST RECENT VESTING DEED BEING DOCUMENT #20024008.

THE NORTHWEST, WEST AND NORTHERLY SECTION AND QUARTER SECTION CORNER MONUMENTS WERE FOUND AS SHOWN. THE NORTHWEST CORNER OF TAX LOT 2600 WAS ESTABLISHED AS PER DEED 160 FEET ALONG THE NORTH LINE OF SECTION 9. ADDITIONAL MONUMENTS WERE FOUND ALONG THE NORTH LINE OF TAX LOT 2600 AS PER C.S.#2004071. CORNER POINTS #1, #2 & #3. C.S.#2004071 SHOWS THE NORTHEAST CORNER OF TAX LOT 2600 (CORNER POINT #3) AS BEING ON THE RIGHT OF WAY LINE OF PORTLAND DRIVE. I DISAGREE WITH THIS AND BELIEVE THAT THE DEED CALL FOR THE NORTHEAST CORNER FALLS ON THE CENTER LINE OF PORTLAND DRIVE WHICH WAS ESTABLISHED BY WASCO COUNTY SURVEYOR J.B. GOIT IN 1898. C.S.#2001029 HAS A DETAILED EXPLANATION OF THE LOCATION OF THE RIGHT OF WAY FOR PORTLAND DRIVE WHICH IS CLOSE TO THE LOCATION I HAVE ESTABLISHED BY THE SUBJECT DEED FOR TAX LOT 2600 (DOCUMENT #20024008). I HELD THE CALLS OF 522.70 FEET SOUTH ALONG THE WEST LINE OF SECTION 9 (AS PER THE DEEDS FOR TAX LOTS 2800 & 2900), THEN USED A DISTANCE DISTANCE INTERSECTION OF THE DEED CALL OF 227.3 FEET TO THE CENTERLINE OF PORTLAND DRIVE AND THE DEED DISTANCE OF 750.2 FEET FROM THE NORTHEAST CORNER OF THE DEED, SAID POINT BEING 763.2 FEET EAST ALONG THE NORTH LINE OF SECTION 9. THIS METHOD RESULTED IN A BEARING FOR THE CENTER LINE OF PORTLAND DRIVE BEING VERY CLOSE TO THAT REFERRED TO IN THE INITIAL SURVEY PLAT OF PORTLAND DRIVE FROM 1898, SAID BEARING BEING THE SAME AS THAT CALLED IN THE SUBJECT DEED. THE TRIANGULAR PORTION OF THE SUBJECT DEED ON THE EAST SIDE OF TAX LOT 2600 (PARCEL 2 ON THE DEED) CONTAINS WHAT I BELIEVE IS A MATHEMATICAL ERROR ON ITS WESTERLY LINE. THE TRIANGLE FORMED DOES NOT CLOSE MATHEMATICALLY AND I BELIEVE THE ERROR IS IN THE CALL OF 99.10 FEET AS THIS WOULD HAVE BEEN THE MORE DIFFICULT MATHEMATICAL COMPUTATION WHEN THE TRIANGULAR PORTION WAS CREATED. I HELD THE TWO CALLS OF 135 FEET FOR THE NORTH LINE AND THE DISTANCE ALONG PORTLAND DRIVE RESPECTIVELY AS SHOWN. THE SUBJECT DEED DOES NOT EXPLICITLY CALL THE CENTER OR RIGHT OF WAY FOR PORTLAND DRIVE. IN CONSTRUCTING THE LOCATIONS FOR TAX LOTS 2800 & 2900 BY THEIR RESPECTIVE DEEDS I FIND NO SIGNIFICANT ERRORS IN THE LOCATIONS FOR THESE LOTS. I ALSO DO NOT FIND ANY REASON TO BELIEVE THERE IS A GAP IN THE DEEDS AS SHOWN ON C.S.#2007034. AN UNRECORDED KLEIN SURVEY (KLEIN JOB No.00069, DATED NOVEMBER 2000) AND C.S.#2007034 SET MONUMENTS ON THE NORTHERLY LINE OF TAX LOTS 2800 AND 2900 FOR WHICH I HAVE SLIGHTLY DIFFERENT CALCULATED LOCATIONS AS SHOWN AT CORNER POINTS #10 & #11 RESPECTIVELY. THE DEEDS FOR TAX LOTS 2800 & 2900 DO EXPLICITLY CALL TO THE CENTERLINE OF PORTLAND DRIVE. THE CENTERLINE OF PORTLAND DRIVE AS PRESENTLY CONSTRUCTED FALLS VERY CLOSE TO CENTER LINE FOR THE RIGHT OF WAY AS SHOWN NEAR TAX LOTS 2800 & 2900, BUT IT VEERS TO THE EAST AS IT HEADS NORTHEASTERLY TOWARDS THE NORTH LINE OF SECTION 9. THE PLAT OF 1898 AND THE DEED LOCATIONS GIVE NO INDICATION OF A BEND IN THE RIGHT OF WAY. I FELT IT NECESSARY TO INVESTIGATE THE IMPACT ON THE LOCATION I HAVE SHOWN FOR THE RIGHT OF WAY ON THE LOTS TO THE SOUTH. TAX LOTS 3100 & 3101 ARE SHOWN AS CALCULATED BY THEIR RESPECTIVE DEEDS. THE DEEDS ALSO CALL C.S.#84079 FROM WHICH I FOUND CORNER POINTS #7 & #9 IN POSITIONS CLOSE TO THOSE CALCULATED. NEITHER DEED OR SURVEY OR THE SUBSEQUENT SURVEY C.S.#98082 ATTEMPT TO ESTABLISH THE RIGHT OF WAY FOR PORTLAND DRIVE BUT CALLS TO THE CONSTRUCTED CENTER LINE ARE CLOSE TO THOSE I MEASURE AND THEIR IS NO SIGNIFICANT AMBIGUITY CREATED IN THE LOCATION FOR THE RIGHT OF WAY. C.S.#2000066 APPEARS TO HAVE ATTEMPTED TO LOCATE TAX LOT 3200, AND SHOWS MONUMENTS SET ON THE SOUTHERLY RIGHT OF WAY OF PORTLAND DRIVE AT CORNER POINTS #4 & #8. C.S.#2000066 HAS NO NARRATIVE AS TO THE METHOD OF ESTABLISHMENT OF THE RIGHT OF WAY AND DOES NOT ATTEMPT TO VERIFY THE CORRECT LOCATION FOR THE DEED POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE LOT (CORNER POINT #12). I DISAGREE WITH THE LOCATIONS SHOWN FOR ALL THE LINES ON C.S.#2000066 WHICH WAS SUBSEQUENTLY ADJUSTED BY C.S.#2000077 EXCEPT POTENTIALLY FOR THE EASTERLY LINE. IF THE DEED FOR THE EASTERLY LINE IS INTERPRETED TO READ TO THE CENTER LINE OF PORTLAND DRIVE AS CONSTRUCTED THE DISTANCES FOR THIS LINE ONLY ARE A BETTER FIT, HOWEVER THE DEED DOES NOT CALL THE CONSTRUCTED OR SURVEYED CENTERLINE. CORNER POINT #4 WAS FOUND FROM C.S.#81083 AT THE SOUTHEAST CORNER OF TAX LOT 2400 IN A POSITION CLOSE TO THE DEED LOCATION. AS MENTIONED ABOVE FOR TAX LOT 3200, THE WESTERLY LINE OF TAX LOT 2400 (THE SAME AS THE EAST LINE OF TAX LOT 3200) HAS A SLIGHTLY AMBIGUOUS LOCATION AS THE DEED MAY REFER TO THE CENTERLINE OF PORTLAND DRIVE AS CONSTRUCTED AS THIS IS A BETTER FIT TO THE DEED LOCATIONS. HOWEVER I DO NOT BELIEVE THIS HAS ANY IMPACT ON THE CORRECT LOCATION FOR THE RIGHT OF WAY AS EXPLICITLY REFERRED TO IN THE 1898 PLAT THAT CREATED THIS PORTION OF PORTLAND DRIVE. THE ROADWAY IS OUTSIDE OF THE RIGHT OF WAY IN THIS LOCATION AND THE RIGHT OF WAY SHOULD BE CORRECTED TO BETTER FIT THE AS CONSTRUCTED LOCATION.

TAX LOT 2500 WAS POSITIONED AS PER THE DEED WITH THE EXCEPTION OF THE CORRECTED COURSE ON THE WESTERLY LINE OF THE TRIANGULAR PARCEL IN THE NORTHEAST CORNER OF TAX LOT 2400. C.S.#430 DEPICTS A SURVEY OF THE LOT WITH THE SAME CALLS AS THE DEED AND SHOWS IRON PIPES SET AT THE CORNERS. NONE OF THE PIPES WERE FOUND. C.S.#430 ALSO SHOWS THE NORTHERLY RIGHT OF WAY FOR PORTLAND DRIVE IN THE LOCATION OF THE CENTERLINE AS ASCERTAINED BY THIS SURVEY. A DECK AND SHED ENCRACH AS SHOWN. THE WEST LINE OF TAX LOT 2600 WAS THEN POSITIONED AS PER DEED HOLDING 165.70 FEET NORTHERLY ALONG THE WEST LINE OF SECTION 9 FROM THE PREVIOUSLY ESTABLISHED SOUTHWEST CORNER OF THE LOT, THEN HEADING 50 FEET EAST PARALLEL TO THE NORTH LINE OF SECTION 9, AND THEN NORTHEASTERLY TO THE POINT OF BEGINNING, INCLUDING PARCEL 3 OF THE DEED DESCRIPTION TO THE WEST OF THIS LINE BELOW TAX LOT 2700.

WARRANTY DEED RECORDED IN BOOK 17 PAGE 16 CONTAINS RIGHTS TO A SPRING FOR DOMESTIC PURPOSES, RESERVOIR AND PIPELINE EASEMENTS AS ARE LOCATED ON THE TRACT DESCRIBED. THEY ARE NOT SHOWN ON THIS SURVEY. THE TITLE REPORT INCLUDES THIS AS EXCEPTION FROM COVERAGE NUMBER 4. THE TRACT DESCRIBED BY BOOK 17, PAGE 16 FITS TAX LOT 2600 AS LAID OUT BY THIS SURVEY INCLUDING TAX LOT 2500 & 2700 AND APPEARS TO BE AN EARLIER DEED DESCRIBING THE PARCEL. IT CALLS THE TO THE CENTERLINE OF THE RIGHT OF WAY FOR PORTLAND DRIVE AS LOCATED BY THIS SURVEY.

THE TITLE REPORT MENTIONS DOCUMENT #20004494 AS CONTAINING AN EASEMENT FOR WATER DIVERSION AND PIPELINE PURPOSES AS EXCEPTION FROM COVERAGE NUMBER 5. A WIDTH IS GIVEN FOR THE EASEMENT OF 10 FEET EITHER SIDE OF THE EXISTING PIPELINES. THE SPRING AND PIPELINES WERE NOT LOCATED BY THIS SURVEY. THE EASEMENT BENEFITS TAX LOT 2400.

BUILDINGS WERE LOCATED AT THE OUTSIDE FACE OF SIDING.

PAGE 2 OF 2
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