

PROPERTY BOUNDARY LINE ADJUSTMENT SURVEY

FOR COLIN WOOD, ELAINE MAAHS, CHARLES GEHLING & KAREN GEHLING

TAX LOTS 2000 & 2001 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-04,
LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M., HOOD RIVER COUNTY, OREGON.

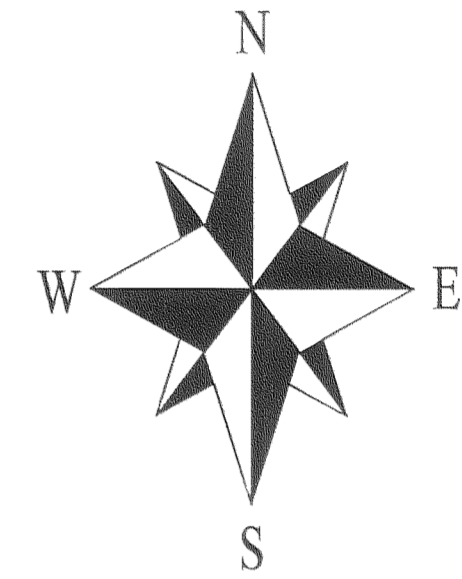
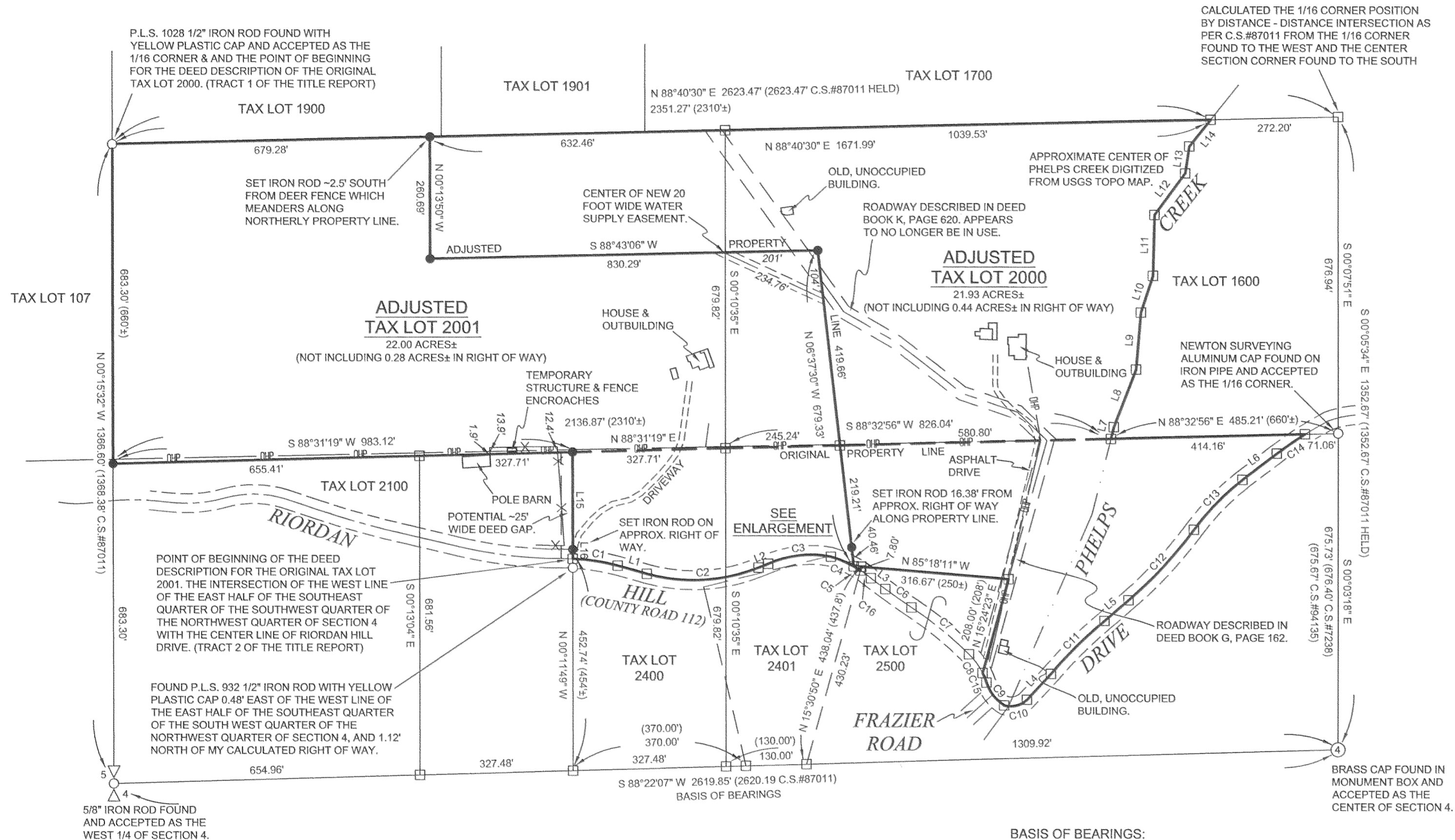
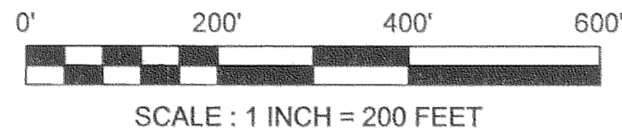
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: *CS 2007 067*

Filed Date: *June 5, 2007*

By: *Bradley J. Cross*

APRIL 10, 2007.

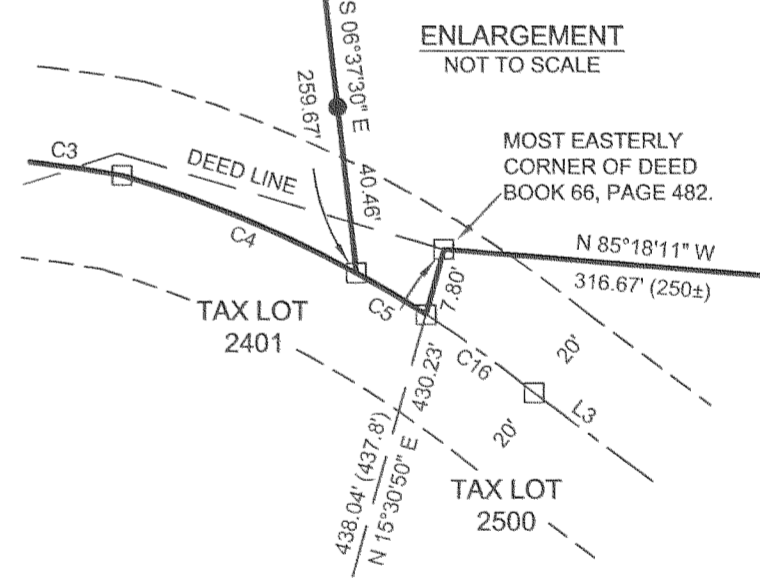


REGISTERED
PROFESSIONAL
LAND SURVEYOR

BC

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2007



BASIS OF BEARINGS:
C.S.#87011.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	496.65'	97.72'	97.56'	N 81°24'08" W	11°16'23"
C2	373.85'	243.63'	239.34'	S 86°47'38" W	37°20'16"
C3	232.16'	137.65'	135.65'	S 83°30'47" W	33°58'18"
C4	246.09'	52.97'	52.87'	N 67°23'32" E	12°19'59"
C5	246.09'	16.87'	16.88'	N 59°15'44" W	03°55'37"
C6	1271.88'	68.68'	68.68'	N 54°54'00" W	03°05'39"
C7	842.30'	158.97'	158.74'	N 51°02'25" W	10°48'49"
C8	148.63'	49.90'	49.66'	N 36°00'58" W	19°14'06"
C9	89.89'	63.11'	61.82'	N 38°00'16" W	40°13'30"
C10	48.58'	52.58'	50.05'	S 76°15'54" W	62°00'47"
C11	967.51'	161.35'	161.16'	S 45°15'02" W	09°33'18"
C12	902.13'	205.79'	205.34'	S 42°47'58" W	13°04'12"
C13	553.15'	149.34'	148.88'	S 43°59'55" W	15°28'06"
C14	793.49'	72.63'	72.60'	S 55°19'15" W	05°14'39"
C15	148.63'	22.07'	22.05'	N 22°08'43" W	08°30'24"
C16	246.09'	27.92'	27.91'	N 54°00'55" W	06°30'04"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 74°32'14" W	64.53'
L2	S 68°41'53" W	22.25'
L3	N 53°21'11" W	38.53'
L4	S 42°38'37" W	75.64'
L5	S 49°20'04" W	67.36'
L6	S 52°41'56" W	92.18'
L7	S 13°54'40" W	25.75'
L8	S 21°08'56" W	131.28'
L9	S 04°37'52" W	122.92'
L10	S 17°59'16" W	82.96'
L11	S 01°21'34" W	130.53'
L12	S 36°23'01" W	110.24'
L13	S 08°30'51" W	58.58'
L14	S 38°24'46" W	72.63'
L15	N 00°11'49" W	207.92'
L16	N 00°11'49" W	20.03'

SYMBOL LEGEND:

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051".
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED POSITION (NOTHING FOUND OR SET)
- (50.00) DEED DISTANCE
- 50.0' OFFSET OR EASEMENT DISTANCE
- X—X—X— FENCE LINE
- O—O—O— OVERHEAD POWER LINE
- ⊙ CENTER SECTION CORNER - BRASS CAP FOUND IN MONUMENT CASE
- ⊙ QUARTER SECTION CORNER - IRON ROD OF RECORD

SHEET 1 OF 2

PROJECT NUMBER: 2007009.
DATE OF SURVEY MONUMENTATION: APRIL 10 2007.
DATE OF DRAWING: MAY 19 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-04.

**COLUMBIA RIVER
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6-5-07 0900

CS 2007 067-1

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FOR COLIN WOOD, ELAINE MAAHS, CHARLES GEHLING & KAREN GEHLING
TAX LOTS 2000 & 2001 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-04,
LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M., HOOD RIVER COUNTY, OREGON .
APRIL 10, 2007.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: *CS 2007 067*

Filed Date: *June 5, 2007*

By: *Bradley J. Cross*

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST A PROPERTY BOUNDARY LINE BETWEEN TAX LOTS 2000 & 2001 OF HOOD RIVER COUNTY ASSESSORS MAP 02N-10E-04. SUFFICIENT MONUMENTATION WAS FOUND FROM C.S.#87011 & C.S.#7238 TO ESTABLISH THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, WHICH WAS SUBSEQUENTLY FURTHER SUBDIVIDED AS PER THE TITLE REPORT DESCRIPTION. THE PROPERTIES WERE ADJUSTED TO PROVIDE 22 ACRES FOR THE ADJUSTED TAX LOT 2000 AS PER CLIENT INSTRUCTION.

RIORDAN HILL DRIVE AND FRAZIER ROAD SHOWN ON THIS SURVEY ARE LOCATED AS PER THE CONSTRUCTED CENTER LINE. A WRITTEN DESCRIPTION FOR THESE ROADS FROM COUNTY ROAD RECORDS DESCRIBES THE 40 FOOT WIDE ROADS IN DIFFERENT LOCATIONS. THE DEED FOR TAX LOT 2001 DOES NOT DESCRIBE THE EXACT ROAD LOCATION BUT MAKES APPROXIMATE CALLS ALONG IT. NO ATTEMPT WAS MADE TO LOCATE THE WRITTEN DESCRIPTIONS BY THIS SURVEY AS THEY APPEAR TO POORLY REPRESENT THE ACTUAL ROAD LOCATIONS. THE RIGHT OF WAY LOCATIONS SHOWN ON THIS SURVEY MAY ULTIMATELY PROVE TO BE INCORRECT AND ARE SHOWN FOR THE PURPOSES OF ESTABLISHING ACREAGE ONLY UNLESS SUBSEQUENTLY ACCEPTED AS BEING THE TRUE RIGHT OF WAY. THE TAX MAP SHOWS A ROAD NAMED AS RIORDAN HILL DRIVE, WHILST THE ORIGINAL LEGAL DESCRIPTIONS REFER TO A ROAD NAMED AS RIORDAN HILL ROAD. I HAVE USED THE NAME RIORDAN HILL DRIVE TO BE CONSISTENT WITH CURRENT COUNTY ROAD NAMING CONVENTIONS.

THE CENTER OF PHELPS CREEK AS SHOWN ON THIS SURVEY WAS DIGITIZED FROM A U.S.G.S. TOPOGRAPHIC MAP FOR THE PURPOSE OF CALCULATING THE ACREAGE OF THE ADJUSTED TAX LOT 2000. THE TRUE LOCATION OF THE CREEK MAY BE DIFFERENT AND MAY RESULT IN A DIFFERENT ACREAGE.

THE SMALL SHED AND A FENCE LINE ENCROACH ALONG THE NORTHERLY LINE OF TAX LOT 2100 AS SHOWN.

THERE IS A POTENTIAL DEED GAP CREATED BETWEEN THE DEED DESCRIPTION FOR THE ORIGINAL TAX LOT 2001 AND THE EAST LINE OF THE DESCRIPTION FOR TAX LOT 2100 (MICROFILM No.882652), TAX LOT 2100 IS DESCRIBED AS BEING CONTAINED WITHIN THE WEST 15 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4. THIS PLACES THE EAST LINE OF TAX LOT 2100 APPROXIMATELY 25 FEET WEST OF THE WEST LINE OF THE DESCRIPTION FOR TAX LOT 2001.

ADDITIONAL SURVEY WILL BE REQUIRED TO CONFIRM THE LOCATION OF THAT PORTION OF TAX LOT 2500 TO THE NORTH OF RIORDAN HILL ROAD. IT IS SHOWN APPROXIMATE FOR THE PURPOSE OF CALCULATING THE ACREAGE OF THE ADJUSTED TAX LOT 2000. THE SOUTHERLY CORNER OF SAID PORTION OF TAX LOT 2500 IS APPROXIMATELY 90 FEET NORTHWESTERLY FROM THE CENTER OF THE BRIDGE OVER PHELPS CREEK AS PER DEED BOOK G, PAGE 162. THIS FIT THE CENTER OF THE DRIVEWAY WELL AND THE CENTER OF THE DORNHECKER RIGHT OF WAY AS REFERRED TO IN THE DEED DESCRIPTION FOR THE ORIGINAL TAX LOT 2001. THE DESCRIPTION FOR THE ORIGINAL TAX LOT 2001 DESCRIBES THE INTERSECTION OF FRAZIER ROAD AS BEING APPROXIMATELY 75 FEET FROM THE DORNHECKER RIGHT OF WAY, I MEASURE APPROXIMATELY 50 FEET BY THIS SURVEY.

TITLE REPORT SPECIAL EXCEPTION No.10 NOTES A 30 FOOT WIDE RIGHT OF WAY EASEMENT IN FAVOR OF FRED. N. DORNHECKER FOR ROAD PURPOSES. THE NORTHERLY PORTION DESCRIBED BY DEED BOOK K, PAGE 620, MAY NO LONGER BE PERTINENT AS THE ROADWAY IS NO LONGER IN USE. THE SOUTHERLY PORTION DESCRIBED BY DEED BOOK G, PAGE 162, IS CLOSE TO THE LOCATION OF THE ASPHALT DRIVEWAY TO THE RESIDENCE AS SHOWN. NO WIDTH IS GIVEN BUT IS SHOWN AS 30 FEET TO BE CONSISTENT WITH THE NORTHERLY PORTION. THE APPROXIMATE LOCATION OF THE EASEMENT IS SHOWN ON THIS SURVEY.

TITLE REPORT SPECIAL EXCEPTION No.11 NOTES A RIGHT OF WAY FOR ELECTRIC DISTRIBUTION LINE BY DEED BOOK 27, PAGE 189, IN FAVOR OF PACIFIC POWER & LIGHT COMPANY. NO WIDTH IS GIVEN. THE EASEMENT IS DESCRIBED TO THE WEST OF FRAZIER ROAD AND MAY NOT BE PERTINENT TO THE PROPERTY AND IS NOT SHOWN ON THIS SURVEY. THERE MAY HOWEVER EXIST A PRESCRIPTIVE RIGHT TO AN EASEMENT FOR THE OVER HEAD POWER LINES SHOWN.

TITLE REPORT SPECIAL EXCEPTION No.12 NOTES AN AGREEMENT FOR AN IRRIGATION WATER SYSTEM BY MICROFILM No.962358 THAT MAY BE AFFECTED BY THIS ADJUSTMENT.

TITLE REPORT SPECIAL EXCEPTION No.15 NOTES AN EASEMENT FOR INGRESS, EGRESS & UTILITIES BY DOCUMENT No.20065505 IN FAVOR OF CHARLES M. GEHLING ET. UX. THE EASEMENT IS 30 FEET WIDE CENTERED OVER THE EXISTING DRIVEWAY TO THE RESIDENCE ON ADJUSTED TAX LOT 2000. THIS EASEMENT MAY NO LONGER BE NECESSARY AS THE RESIDENCE AND DRIVEWAY WILL BE ON THE SAME PARCEL.

THE TAX MAP SHOWS A POTENTIAL PUBLIC RIGHT OF WAY ROUGHLY BISECTING THE PROPERTY. NO REFERENCE TO THIS RIGHT OF WAY WAS FOUND AND NO PHYSICAL ROADWAY EXISTS.

A NEW 20 FOOT WIDE WATER SUPPLY EASEMENT IS TO BE CREATED IN FAVOR OF THE ADJUSTED TAX LOT 2000 OVER THE ADJUSTED TAX LOT 2001.

REFERENCES:

AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0037475, DATED APRIL 17, 2007.

HOOD RIVER COUNTY DEED DOCUMENTS:

BARGAIN & SALE DEED, RECORDED NOVEMBER 13, 2006, AS DOCUMENT #20065506. (TAX LOT 2000)
BARGAIN & SALE DEED, RECORDED NOVEMBER 13, 2006, AS DOCUMENT #20065505. (TAX LOT 2001)
WARRANTY DEED, RECORDED NOVEMBER 15, 1988, AS MICROFILM #882652. (TAX LOT 2100)
WARRANTY DEED, RECORDED MARCH 29, 1960, IN DEED BOOK 66, PAGE 482.
WARRANTY DEED, RECORDED DECEMBER 1, 1913, IN DEED BOOK 8, PAGE 570.
DEED, RECORDED MAY 5, 1904, IN DEED BOOK K, PAGE 620.
BARGAIN & SALE DEED, RECORDED JANUARY 28, 1905, IN DEED BOOK G, PAGE 162.
EASEMENT DEED, RECORDED DECEMBER 8, 1938, IN DEED BOOK 27, PAGE 189.
IRRIGATION WATER SYSTEM AGREEMENT, RECORDED JULY 21, 1996, AS MICROFILM #962358.
COUNTY ROAD FILE FOR RIORDAN HILL ROAD, CONTAINING SURVEYORS REPORT, FILED JULY 2, 1892, AND COMMISSIONERS JOURNAL A, PAGES 78 & 79.

HOOD RIVER COUNTY SURVEYORS OFFICE:

C.S.#7238, FILED JUNE 12, 1972.
C.S.#87011, FILED MARCH 9, 1987.
C.S.#92019, FILED MARCH 18, 1992.
C.S.#94135, FILED DECEMBER 29, 1994..

HOOD RIVER COUNTY ASSESSORS MAP 02N-10E-04, REVISED JUNE 5, 2006.

U.S.G.S. 7.5 MINUTE TOPOGRAPHIC MAP, HOOD RIVER QUADRANGLE, DATED 1994.

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SHEET 2 OF 2

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