

PROPERTY BOUNDARY SURVEY FOR ELIZABETH ANN ROSSKNECHT

TAX LOT 3800 OF HOOD RIVER COUNTY ASSESSORS MAP 01N-10E-30,
LOT 95 OF ADDITION OF 1920 TO WOODWORTH ACRES, LOCATED IN THE NW 1/4 OF SECTION 30
TOWNSHIP 1 NORTH, RANGE 10 EAST W.M., HOOD RIVER COUNTY, OREGON.

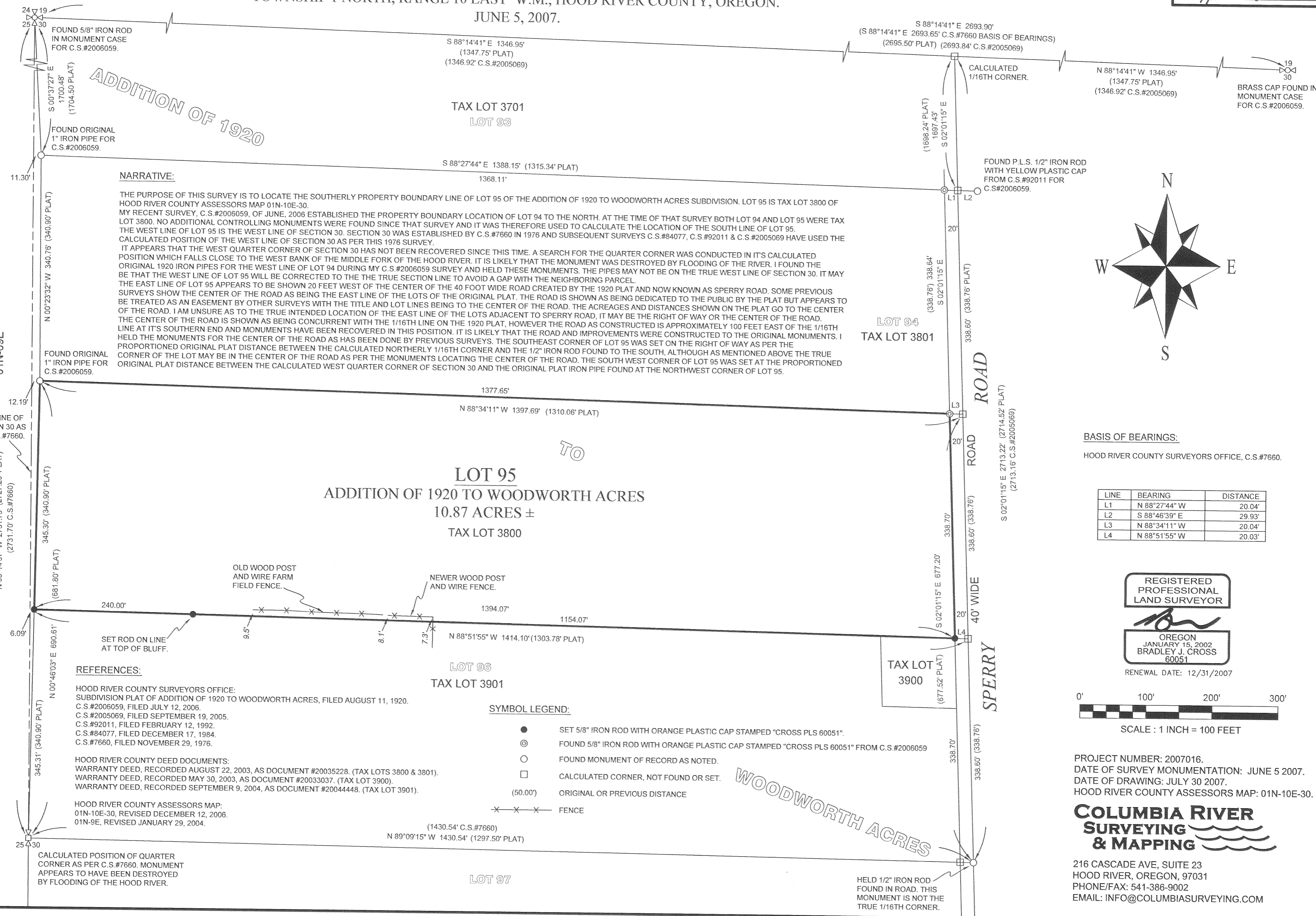
JUNE 5, 2007.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: **CS 2007 084**

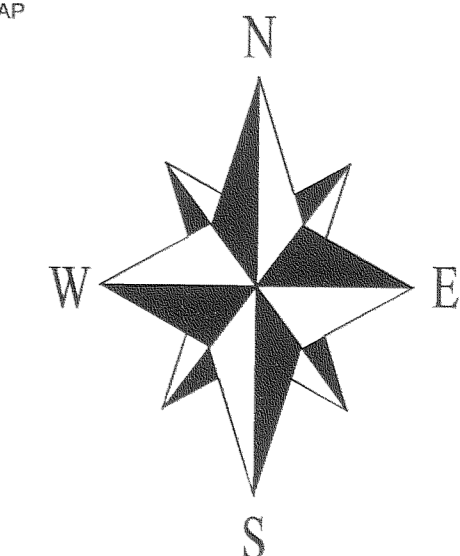
Filed Date: **August 9, 2007**

By: *Paul J. Cross*



NARRATIVE:

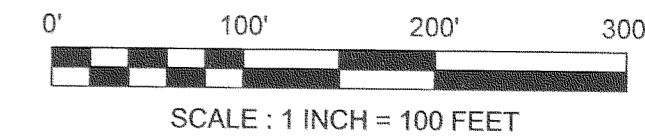
THE PURPOSE OF THIS SURVEY IS TO LOCATE THE SOUTHERLY PROPERTY BOUNDARY LINE OF LOT 95 OF THE ADDITION OF 1920 TO WOODWORTH ACRES SUBDIVISION. LOT 95 IS TAX LOT 3800 OF HOOD RIVER COUNTY ASSESSORS MAP 01N-10E-30. MY RECENT SURVEY, C.S.#2006059, OF JUNE, 2006 ESTABLISHED THE PROPERTY BOUNDARY LOCATION OF LOT 94 TO THE NORTH. AT THE TIME OF THAT SURVEY BOTH LOT 94 AND LOT 95 WERE TAX LOT 3800. NO ADDITIONAL CONTROLLING MONUMENTS WERE FOUND SINCE THAT SURVEY AND IT WAS THEREFORE USED TO CALCULATE THE LOCATION OF THE SOUTH LINE OF LOT 95. THE WEST LINE OF LOT 95 IS THE WEST LINE OF SECTION 30. SECTION 30 WAS ESTABLISHED BY C.S.#7660 IN 1976 AND SUBSEQUENT SURVEYS C.S.#84077, C.S.#92011 & C.S.#2005069 HAVE USED THE CALCULATED POSITION OF THE WEST LINE OF SECTION 30 AS PER THIS 1976 SURVEY. IT APPEARS THAT THE WEST QUARTER CORNER OF SECTION 30 HAS NOT BEEN RECOVERED SINCE THIS TIME. A SEARCH FOR THE QUARTER CORNER WAS CONDUCTED IN ITS CALCULATED POSITION WHICH FALLS CLOSE TO THE WEST BANK OF THE MIDDLE FORK OF THE HOOD RIVER. IT IS LIKELY THAT THE MONUMENT WAS DESTROYED BY FLOODING OF THE RIVER. I FOUND THE ORIGINAL 1920 IRON PIPES FOR THE WEST LINE OF LOT 94 DURING MY C.S.#2006059 SURVEY AND HELD THESE MONUMENTS. THE PIPES MAY NOT BE ON THE TRUE WEST LINE OF SECTION 30. IT MAY BE THAT THE WEST LINE OF LOT 95 WILL BE CORRECTED TO THE TRUE SECTION LINE TO AVOID A GAP WITH THE NEIGHBORING PARCEL. THE EAST LINE OF LOT 95 APPEARS TO BE SHOWN 20 FEET WEST OF THE CENTER OF THE 40 FOOT WIDE ROAD CREATED BY THE 1920 PLAT AND NOW KNOWN AS SPERRY ROAD. SOME PREVIOUS SURVEYS SHOW THE CENTER OF THE ROAD AS BEING THE EAST LINE OF THE LOTS OF THE ORIGINAL PLAT. THE ROAD IS SHOWN AS BEING DEDICATED TO THE PUBLIC BY THE PLAT BUT APPEARS TO BE TREATED AS AN EASEMENT BY OTHER SURVEYS WITH THE TITLE AND LOT LINES BEING TO THE CENTER OF THE ROAD. THE ACREAGES AND DISTANCES SHOWN ON THE PLAT GO TO THE CENTER OF THE ROAD. I AM UNSURE AS TO THE TRUE INTENDED LOCATION OF THE EAST LINE OF THE LOTS ADJACENT TO SPERRY ROAD, IT MAY BE THE RIGHT OF WAY OR THE CENTER OF THE ROAD. THE CENTER OF THE ROAD IS SHOWN AS BEING CONCURRENT WITH THE 1/16TH LINE ON THE 1920 PLAT, HOWEVER THE ROAD AS CONSTRUCTED IS APPROXIMATELY 100 FEET EAST OF THE 1/16TH LINE AT ITS SOUTHERN END AND MONUMENTS HAVE BEEN RECOVERED IN THIS POSITION. IT IS LIKELY THAT THE ROAD AND IMPROVEMENTS WERE CONSTRUCTED TO THE ORIGINAL MONUMENTS. I HELD THE MONUMENTS FOR THE CENTER OF THE ROAD AS HAS BEEN DONE BY PREVIOUS SURVEYS. THE SOUTHEAST CORNER OF LOT 95 WAS SET ON THE RIGHT OF WAY AS PER THE PROPORTIONED ORIGINAL PLAT DISTANCE BETWEEN THE CALCULATED NORTHERLY 1/16TH CORNER AND THE 1/2" IRON ROD FOUND TO THE SOUTH, ALTHOUGH AS MENTIONED ABOVE THE TRUE CORNER OF THE LOT MAY BE IN THE CENTER OF THE ROAD AS PER THE MONUMENTS LOCATING THE CENTER OF THE ROAD. THE SOUTH WEST CORNER OF LOT 95 WAS SET AT THE PROPORTIONED ORIGINAL PLAT DISTANCE BETWEEN THE CALCULATED WEST QUARTER CORNER OF SECTION 30 AND THE ORIGINAL PLAT IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 95.



BASIS OF BEARINGS:
HOOD RIVER COUNTY SURVEYORS OFFICE, C.S.#7660.

LINE	BEARING	DISTANCE
L1	N 88°27'44" W	20.04'
L2	S 88°46'39" E	29.93'
L3	N 88°34'11" W	20.04'
L4	N 88°51'55" W	20.03'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Paul J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051
RENEWAL DATE: 12/31/2007



PROJECT NUMBER: 2007016.
DATE OF SURVEY MONUMENTATION: JUNE 5 2007.
DATE OF DRAWING: JULY 30 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 01N-10E-30.

**COLUMBIA RIVER
SURVEYING
& MAPPING**

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

REFERENCES:

- HOOD RIVER COUNTY SURVEYORS OFFICE:
SUBDIVISION PLAT OF ADDITION OF 1920 TO WOODWORTH ACRES, FILED AUGUST 11, 1920.
C.S.#2006059, FILED JULY 12, 2006.
C.S.#2005069, FILED SEPTEMBER 19, 2005.
C.S.#92011, FILED FEBRUARY 12, 1992.
C.S.#84077, FILED DECEMBER 17, 1984.
C.S.#7660, FILED NOVEMBER 29, 1976.
- HOOD RIVER COUNTY DEED DOCUMENTS:
WARRANTY DEED, RECORDED AUGUST 22, 2003, AS DOCUMENT #20035228. (TAX LOTS 3800 & 3801).
WARRANTY DEED, RECORDED MAY 30, 2003, AS DOCUMENT #20033037. (TAX LOT 3900).
WARRANTY DEED, RECORDED SEPTEMBER 9, 2004, AS DOCUMENT #20044448. (TAX LOT 3901).
- HOOD RIVER COUNTY ASSESSORS MAP:
01N-10E-30, REVISED DECEMBER 12, 2006.
01N-9E, REVISED JANUARY 29, 2004.

SYMBOL LEGEND:

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS PLS 60051".
- ⊙ FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS PLS 60051" FROM C.S.#2006059
- FOUND MONUMENT OF RECORD AS NOTED.
- CALCULATED CORNER, NOT FOUND OR SET.
- (50.00') ORIGINAL OR PREVIOUS DISTANCE
- - - - - FENCE

7-30-07

CS 2007 084