

RECORD OF SURVEY

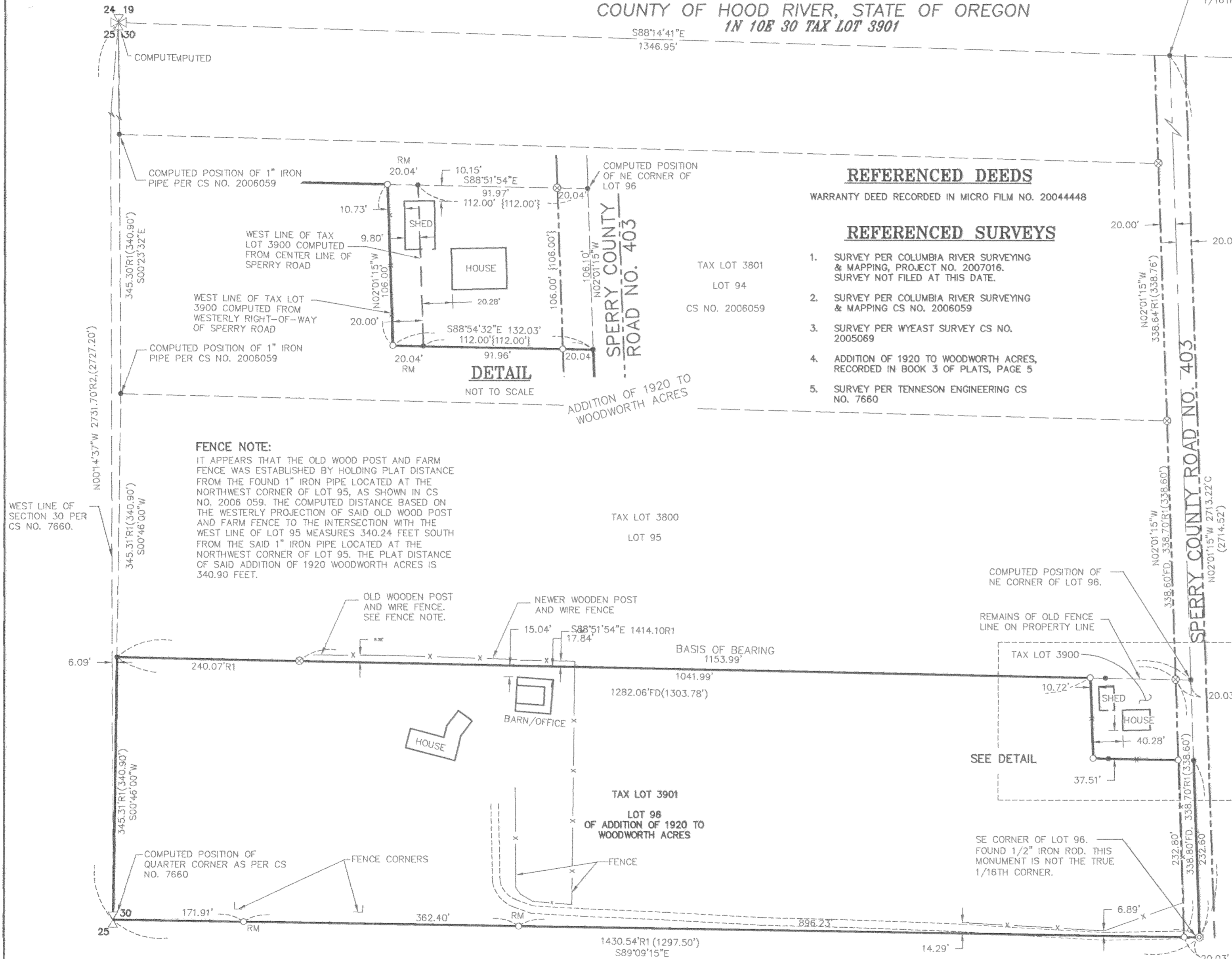
LOCATED IN THE NW 1/4 OF SECTION 30, IN A PORTION OF LOT 96 OF THE ADDITION OF 1920 TO WOODWORTH ACRES, T. 1N., R. 10E., W.M. COUNTY OF HOOD RIVER, STATE OF OREGON
IN 10E 30 TAX LOT 3901

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2007 088

FILED August 20, 2007

BY *Ronald J. Klein*



LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 1/2" IRON ROD
- ⊗ FOUND 5/8" IRON ROD PER COLUMBIA RIVER SURVEYING & MAPPING. (NOT RECORD AT TIME OF SURVEY)
- COMPUTED POINT, NOT MONUMENTED
- CS COUNTY SURVEY
- R1 RECORD DATA PER COLUMBIA RIVER SURVEYING & MAPPING, PROJECT NO. 2007016. SURVEY NOT FILED AT THIS DATE.
- FD FOUND DATA
- RM REFERENCE MONUMENT
- x EXISTING FENCE
- {XX.XX'} PLAT DISTANCE PER ADDITION OF 1920 TO WOODWORTH ACRES
- {XX.XX'} DEED DISTANCE

NOTE:
ALL BEARINGS AND DISTANCES DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY OF TAX LOT 3901 OF HOOD RIVER COUNTY ASSESSOR MAP 1N 10E 30, DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 20044448 AS LOT 96, ADDITION OF 1920 TO WOODWORTH ACRES, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, LYING IN SECTION 30, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; EXCEPTING THEREFROM TAX LOT 3900.

AFTER RESEARCHING SURVEYS IN THE AREA IT WAS FOUND THAT COLUMBIA RIVER SURVEYING AND MAPPING PERFORMED A SURVEY ON LOT 94 OF SAID WOODWORTH ACRES RECORDED IN COUNTY SURVEY NO. 2006 059 AND A SURVEY ON LOT 95 OF SAID WOODWORTH ACRES (NOT RECORDED AT THE TIME OF THIS SURVEY). SAID SURVEYS WERE USED IN LOCATING THE BOUNDARIES OF SAID LOT 96. MONUMENTS ALONG THE SOUTH BOUNDARY OF SAID LOT 95 AND THE EAST BOUNDARY OF SAID LOTS 94 AND 95 WERE FOUND. A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 96 WAS ALSO FOUND AND HELD FOR THE SAID SOUTHEAST LOT CORNER. FOUND 1" IRON PIPES AT THE NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT 94 AS SHOWN IN COUNTY SURVEY NO. 2006 059 WERE HELD FOR THE ORIGINAL MONUMENTS OF SAID ADDITION OF 1920 TO WOODWORTH ACRES. SAID WEST LINES OF LOTS 95 AND 96 WERE PROPORTIONED TO THE COMPUTE THE POSITION OF THE WEST QUARTER CORNER OF SAID SECTION 30, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 96 AS SHOWN IN A SURVEY PERFORMED BY TENNESON ENGINEERING CORP. RECORDED IN COUNTY SURVEY NO. 7660.

BOUNDARY CONTROL & LEGAL PRINCIPLES BY CURTIS M. BROWN CHAPTER 7.2 (DESCRIPTION WITHIN SUBDIVISION AND ADJOINING STREETS). STATES THAT OWNERSHIP OF A LOT WITHIN A SUBDIVISION EXTENDS TO THE CENTER LINE OF A STREET, BUT IN THE MINDS OF THE PUBLIC, THE SIDE LINE OF THE STREET AND NOT THE CENTER LINE IS THE LIMITS OF PRIVATE OWNERSHIP. AND AS WHERE TWO MEANINGS CAN BE CONSTRUED FROM THE WRITTEN INSTRUMENT, THE MEANING GIVING THE GREATER ADVANTAGE TO THE GRANTEE SHALL BE USED. AS STATED IN CHAPTER 8.1 UNLESS THERE IS A CLEAR CONTRARY INTENT IN A CONVEYANCE TO THE PUBLIC BODY, IT IS PRESUMED THAT DEDICATED ROADS CREATE ONLY AN EASEMENT FOR THE PUBLIC.

A SURVEY PERFORMED BY WYEAST SURVEYS ON THE EAST HALF OF LOT 89 OF SAID WOODWORTH ACRES, RECORDED AS COUNTY SURVEY NO. 2005 069 AND A SURVEY PERFORMED BY TENNESON ENGINEERING CORP. ON THE WEST LINES OF LOTS 84 THROUGH 88 OF SAID WOODWORTH ACRES CONCLUDED THAT THE ORIGINAL LOT LINES OF SAID ADDITION OF 1920 TO WOODWORTH ACRES WENT TO THE CENTERLINE OF SPERRY ROAD. AFTER REVIEWING THE ORIGINAL PLAT OF SAID ADDITION OF 1920 TO WOODWORTH ACRES BASED ON LOT DIMENSIONS AND THE COMPUTED AREAS IT WAS CONCLUDED THAT THE BOUNDARY OF SAID LOTS WERE TO THE CENTERLINE OF SPERRY ROAD.

TAX LOT 3900 IS DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 96. IT APPEARS THAT EXISTING FENCES AND OUTBUILDINGS WERE LAID OUT USING THE WEST RIGHT-OF-WAY OF SPERRY ROAD AND NOT THE CENTER LINE. MONUMENTS WERE SET AT DEED DISTANCES FROM THE COMPUTED RIGHT-OF-WAY OF SPERRY ROAD, WHICH MATCHES THE WEST LINE OF OCCUPATION OF SAID TAX LOT 3900. IT IS MY RECOMMENDATION THAT LEGAL ADVICE BE SOUGHT FOR THE DETERMINATION OF THE WEST LINE OF SAID TAX LOT 3900.

REFERENCED DEEDS

WARRANTY DEED RECORDED IN MICRO FILM NO. 20044448

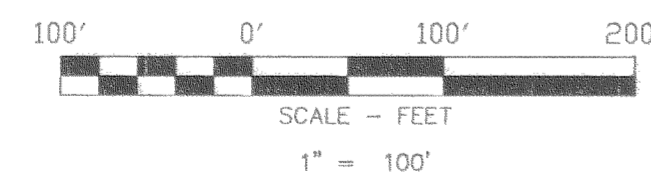
REFERENCED SURVEYS

1. SURVEY PER COLUMBIA RIVER SURVEYING & MAPPING, PROJECT NO. 2007016. SURVEY NOT FILED AT THIS DATE.
2. SURVEY PER COLUMBIA RIVER SURVEYING & MAPPING CS NO. 2006059
3. SURVEY PER WYEAST SURVEY CS NO. 2005069
4. ADDITION OF 1920 TO WOODWORTH ACRES, RECORDED IN BOOK 3 OF PLATS, PAGE 5
5. SURVEY PER TENNESON ENGINEERING CS NO. 7660

FENCE NOTE:

IT APPEARS THAT THE OLD WOOD POST AND FARM FENCE WAS ESTABLISHED BY HOLDING PLAT DISTANCE FROM THE FOUND 1" IRON PIPE LOCATED AT THE NORTHWEST CORNER OF LOT 95, AS SHOWN IN CS NO. 2006 059. THE COMPUTED DISTANCE BASED ON THE WESTERLY PROJECTION OF SAID OLD WOOD POST AND FARM FENCE TO THE INTERSECTION WITH THE WEST LINE OF LOT 95 MEASURES 340.24 FEET SOUTH FROM THE SAID 1" IRON PIPE LOCATED AT THE NORTHWEST CORNER OF LOT 95. THE PLAT DISTANCE OF SAID ADDITION OF 1920 WOODWORTH ACRES IS 340.90 FEET.

WEST LINE OF SECTION 30 PER CS NO. 7660.



BASIS OF BEARINGS

SURVEY PER COLUMBIA RIVER SURVEYING & MAPPING CS NO. 2006059

SURVEY PERFORMED FOR:
CATHERINE DISHION
DATE: JUNE 29, 2007
PROJECT: 07-06-11
FILE: 070611.DWG
DRAFT: JMK,GDH

OWNER

DONALD R. & CATHY D. DISHION

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

Klein & Associates, Inc.
LAND SURVEYING
1412 13th Street Suite 200
Hood River, Oregon 97031
Tel: (541)386-3322

REGISTERED PROFESSIONAL LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2009

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
30	1N.	10E.	