

PROPERTY BOUNDARY SURVEY FOR ALICE JOHNSON

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.

CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

TAX LOT 4800, 3N-10E-35AD

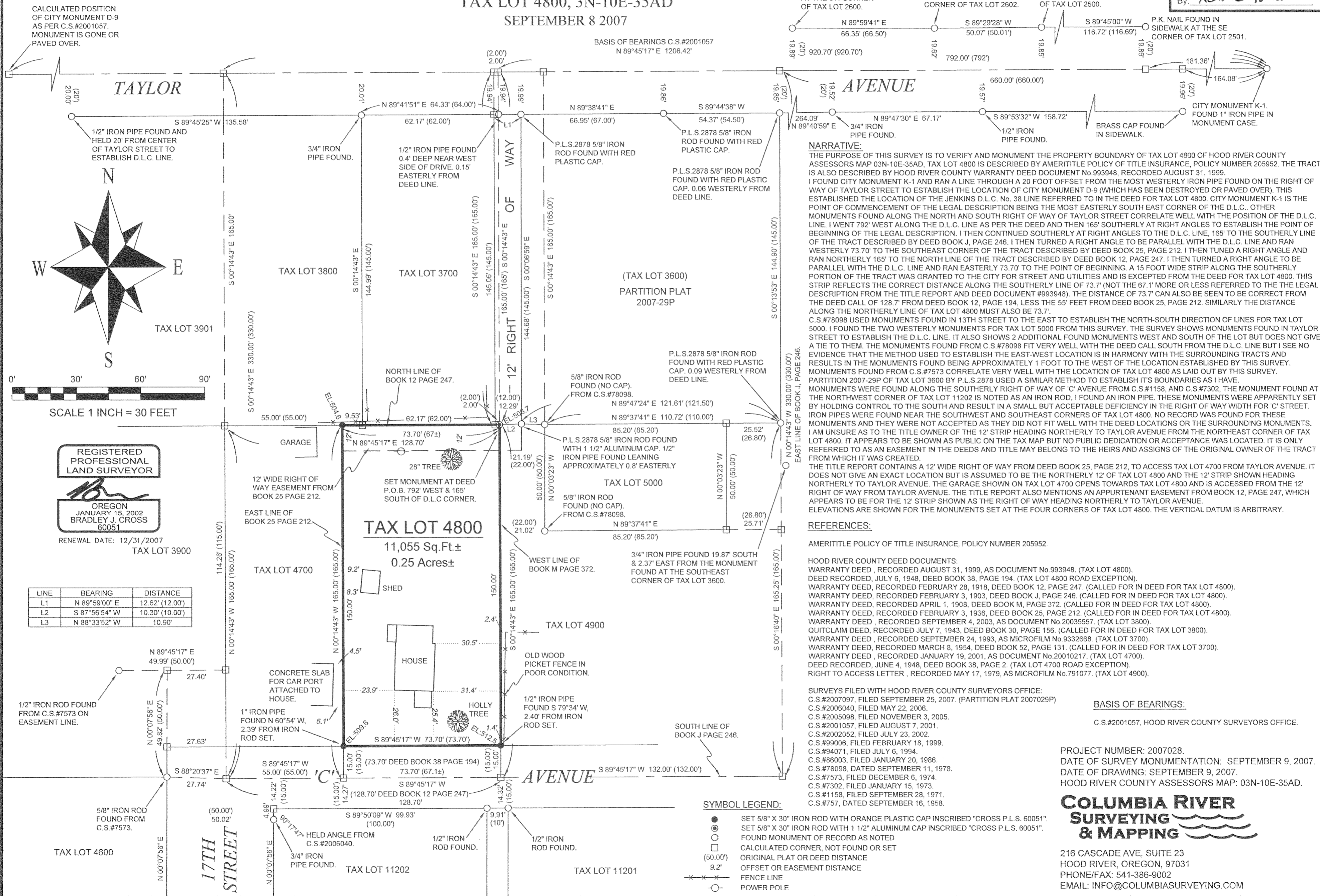
SEPTEMBER 8 2007

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No. **CS 2007 103**

Filed Date: **October 4, 2007**

By: *Ronald Toombs*



NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE PROPERTY BOUNDARY OF TAX LOT 4800 OF HOOD RIVER COUNTY ASSESSORS MAP 03N-10E-35AD, TAX LOT 4800 IS DESCRIBED BY AMERITITLE POLICY OF TITLE INSURANCE, POLICY NUMBER 205952. THE TRACT IS ALSO DESCRIBED BY HOOD RIVER COUNTY WARRANTY DEED DOCUMENT No. 993948, RECORDED AUGUST 31, 1999. I FOUND CITY MONUMENT K-1 AND RAN A LINE THROUGH A 20 FOOT OFFSET FROM THE MOST WESTERLY IRON PIPE FOUND ON THE RIGHT OF WAY OF TAYLOR STREET TO ESTABLISH THE LOCATION OF CITY MONUMENT D-9 (WHICH HAS BEEN DESTROYED OR PAVED OVER). THIS ESTABLISHED THE LOCATION OF THE JENKINS D.L.C. No. 38 LINE REFERRED TO IN THE DEED FOR TAX LOT 4800. CITY MONUMENT K-1 IS THE POINT OF COMMENCEMENT OF THE LEGAL DESCRIPTION BEING THE MOST EASTERLY SOUTH EAST CORNER OF THE D.L.C.. OTHER MONUMENTS FOUND ALONG THE NORTH AND SOUTH RIGHT OF WAY OF TAYLOR STREET CORRELATE WELL WITH THE POSITION OF THE D.L.C. LINE. I WENT 792' WEST ALONG THE D.L.C. LINE AS PER THE DEED AND THEN 165' SOUTHERLY AT RIGHT ANGLES TO ESTABLISH THE POINT OF BEGINNING OF THE LEGAL DESCRIPTION. I THEN CONTINUED SOUTHERLY AT RIGHT ANGLES TO THE D.L.C. LINE, 165' TO THE SOUTHERLY LINE OF THE TRACT DESCRIBED BY DEED BOOK J, PAGE 246. I THEN TURNED A RIGHT ANGLE TO BE PARALLEL WITH THE D.L.C. LINE AND RAN WESTERLY 73.70' TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY DEED BOOK 25, PAGE 212. I THEN TURNED A RIGHT ANGLE AND RAN NORTHERLY 165' TO THE NORTH LINE OF THE TRACT DESCRIBED BY DEED BOOK 12, PAGE 247. I THEN TURNED A RIGHT ANGLE TO BE PARALLEL WITH THE D.L.C. LINE AND RAN EASTERLY 73.70' TO THE POINT OF BEGINNING. A 15 FOOT WIDE STRIP ALONG THE SOUTHERLY PORTION OF THE TRACT WAS GRANTED TO THE CITY FOR STREET AND UTILITIES AND IS EXCEPTED FROM THE DEED FOR TAX LOT 4800. THIS STRIP REFLECTS THE CORRECT DISTANCE ALONG THE SOUTHERLY LINE OF 73.7' (NOT THE 67.1' MORE OR LESS REFERRED TO IN THE LEGAL DESCRIPTION FROM THE TITLE REPORT AND DEED DOCUMENT #993948). THE DISTANCE OF 73.7' CAN ALSO BE SEEN TO BE CORRECT FROM THE DEED CALL OF 128.7' FROM DEED BOOK 12, PAGE 194, LESS THE 55' FEET FROM DEED BOOK 25, PAGE 212. SIMILARLY THE DISTANCE ALONG THE NORTHERLY LINE OF TAX LOT 4800 MUST ALSO BE 73.7'.
C.S.#78098 USED MONUMENTS FOUND IN 13TH STREET TO THE EAST TO ESTABLISH THE NORTH-SOUTH DIRECTION OF LINES FOR TAX LOT 5000. I FOUND THE TWO WESTERLY MONUMENTS FOR TAX LOT 5000 FROM THIS SURVEY. THE SURVEY SHOWS MONUMENTS FOUND IN TAYLOR STREET TO ESTABLISH THE D.L.C. LINE. IT ALSO SHOWS 2 ADDITIONAL FOUND MONUMENTS WEST AND SOUTH OF THE LOT BUT DOES NOT GIVE A TIE TO THEM. THE MONUMENTS FOUND FROM C.S.#78098 FIT VERY WELL WITH THE DEED CALL SOUTH FROM THE D.L.C. LINE BUT I SEE NO EVIDENCE THAT THE METHOD USED TO ESTABLISH THE EAST-WEST LOCATION IS IN HARMONY WITH THE SURROUNDING TRACTS AND RESULTS IN THE MONUMENTS FOUND BEING APPROXIMATELY 1 FOOT TO THE WEST OF THE LOCATION ESTABLISHED BY THIS SURVEY. MONUMENTS FOUND FROM C.S.#7573 CORRELATE VERY WELL WITH THE LOCATION OF TAX LOT 4800 AS LAID OUT BY THIS SURVEY. PARTITION 2007-29P OF TAX LOT 3600 BY P.L.S. 2878 USED A SIMILAR METHOD TO ESTABLISH ITS BOUNDARIES AS I HAVE. MONUMENTS WERE FOUND ALONG THE SOUTHERLY RIGHT OF WAY OF 'C' AVENUE FROM C.S.#1158, AND C.S.#7302. THE MONUMENT FOUND AT THE NORTHWEST CORNER OF TAX LOT 11202 IS NOTED AS AN IRON ROD. I FOUND AN IRON PIPE. THESE MONUMENTS WERE APPARENTLY SET BY HOLDING CONTROL TO THE SOUTH AND RESULT IN A SMALL BUT ACCEPTABLE DEFICIENCY IN THE RIGHT OF WAY WIDTH FOR 'C' STREET. IRON PIPES WERE FOUND NEAR THE SOUTHWEST AND SOUTHEAST CORNERS OF TAX LOT 4800. NO RECORD WAS FOUND FOR THESE MONUMENTS AND THEY WERE NOT ACCEPTED AS THEY DID NOT FIT WITH THE DEED LOCATIONS OR THE SURROUNDING MONUMENTS. I AM UNSURE AS TO THE TITLE OWNER OF THE 12' STRIP HEADING NORTHERLY TO TAYLOR AVENUE FROM THE NORTHEAST CORNER OF TAX LOT 4800. IT APPEARS TO BE SHOWN AS PUBLIC ON THE TAX MAP BUT NO PUBLIC DEDICATION OR ACCEPTANCE WAS LOCATED. IT IS ONLY REFERRED TO AS AN EASEMENT IN THE DEEDS AND TITLE MAY BELONG TO THE HEIRS AND ASSIGNS OF THE ORIGINAL OWNER OF THE TRACT FROM WHICH IT WAS CREATED.
THE TITLE REPORT CONTAINS A 12' WIDE RIGHT OF WAY FROM DEED BOOK 25, PAGE 212, TO ACCESS TAX LOT 4700 FROM TAYLOR AVENUE. IT DOES NOT GIVE AN EXACT LOCATION BUT IS ASSUMED TO BE THE NORTHERLY 12' OF TAX LOT 4800 AND THE 12' STRIP SHOWN HEADING NORTHERLY TO TAYLOR AVENUE. THE GARAGE SHOWN ON TAX LOT 4700 OPENS TOWARDS TAX LOT 4800 AND IS ACCESSED FROM THE 12' RIGHT OF WAY FROM TAYLOR AVENUE. THE TITLE REPORT ALSO MENTIONS AN APPURTENANT EASEMENT FROM BOOK 12, PAGE 247, WHICH APPEARS TO BE FOR THE 12' STRIP SHOWN AS THE RIGHT OF WAY HEADING NORTHERLY TO TAYLOR AVENUE.
ELEVATIONS ARE SHOWN FOR THE MONUMENTS SET AT THE FOUR CORNERS OF TAX LOT 4800. THE VERTICAL DATUM IS ARBITRARY.

REFERENCES:
AMERITITLE POLICY OF TITLE INSURANCE, POLICY NUMBER 205952.
HOOD RIVER COUNTY DEED DOCUMENTS:
WARRANTY DEED, RECORDED AUGUST 31, 1999, AS DOCUMENT No. 993948. (TAX LOT 4800).
DEED RECORDED, JULY 6, 1948, DEED BOOK 38, PAGE 194. (TAX LOT 4800 ROAD EXCEPTION).
WARRANTY DEED, RECORDED FEBRUARY 28, 1918, DEED BOOK 12, PAGE 247. (CALLED FOR IN DEED FOR TAX LOT 4800).
WARRANTY DEED, RECORDED FEBRUARY 3, 1903, DEED BOOK J, PAGE 246. (CALLED FOR IN DEED FOR TAX LOT 4800).
WARRANTY DEED, RECORDED APRIL 1, 1908, DEED BOOK M, PAGE 372. (CALLED FOR IN DEED FOR TAX LOT 4800).
WARRANTY DEED, RECORDED FEBRUARY 3, 1936, DEED BOOK 25, PAGE 212. (CALLED FOR IN DEED FOR TAX LOT 4800).
WARRANTY DEED, RECORDED SEPTEMBER 4, 2003, AS DOCUMENT No. 20035557. (TAX LOT 3800).
QUITCLAIM DEED, RECORDED JULY 7, 1943, DEED BOOK 30, PAGE 156. (CALLED FOR IN DEED FOR TAX LOT 3800).
WARRANTY DEED, RECORDED SEPTEMBER 24, 1993, AS MICROFILM No. 9332668. (TAX LOT 3700).
WARRANTY DEED, RECORDED MARCH 8, 1954, DEED BOOK 52, PAGE 131. (CALLED FOR IN DEED FOR TAX LOT 3700).
WARRANTY DEED, RECORDED JANUARY 19, 2001, AS DOCUMENT No. 20010217. (TAX LOT 4700).
DEED RECORDED, JUNE 4, 1948, DEED BOOK 38, PAGE 2. (TAX LOT 4700 ROAD EXCEPTION).
RIGHT TO ACCESS LETTER, RECORDED MAY 17, 1979, AS MICROFILM No. 791077. (TAX LOT 4900).
SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE:
C.S.#2007097, FILED SEPTEMBER 25, 2007. (PARTITION PLAT 2007029P)
C.S.#2006040, FILED MAY 22, 2006.
C.S.#2005098, FILED NOVEMBER 3, 2005.
C.S.#2001057, FILED AUGUST 7, 2001.
C.S.#2002052, FILED JULY 23, 2002.
C.S.#99006, FILED FEBRUARY 18, 1999.
C.S.#94071, FILED JULY 6, 1994.
C.S.#86003, FILED JANUARY 20, 1986.
C.S.#78098, DATED SEPTEMBER 11, 1978.
C.S.#7573, FILED DECEMBER 6, 1974.
C.S.#7302, FILED JANUARY 15, 1973.
C.S.#1158, FILED SEPTEMBER 28, 1971.
C.S.#757, DATED SEPTEMBER 16, 1958.

REGISTERED PROFESSIONAL LAND SURVEYOR
Bradley J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051
RENEWAL DATE: 12/31/2007
TAX LOT 3900

LINE	BEARING	DISTANCE
L1	N 89°59'00" E	12.62' (12.00')
L2	S 87°56'54" W	10.30' (10.00')
L3	N 88°33'52" W	10.90'

SYMBOL LEGEND:
● SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051".
○ SET 5/8" X 30" IRON ROD WITH 1/2" ALUMINUM CAP INSCRIBED "CROSS P.L.S. 60051".
□ FOUND MONUMENT OF RECORD AS NOTED
○ CALCULATED CORNER, NOT FOUND OR SET
(50.00') ORIGINAL PLAT OR DEED DISTANCE
- - - OFFSET OR EASEMENT DISTANCE
- x - x - FENCE LINE
○ POWER POLE

BASIS OF BEARINGS:
C.S.#2001057, HOOD RIVER COUNTY SURVEYORS OFFICE.

PROJECT NUMBER: 2007028.
DATE OF SURVEY MONUMENTATION: SEPTEMBER 9, 2007.
DATE OF DRAWING: SEPTEMBER 9, 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35AD.

COLUMBIA RIVER SURVEYING & MAPPING

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