

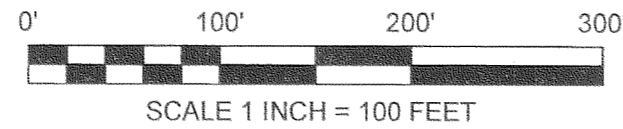
PROPERTY LINE ADJUSTMENT SURVEY FOR JAMES L. LOOMIS

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON.

TAX LOT 300, 2N-10E-22DC.

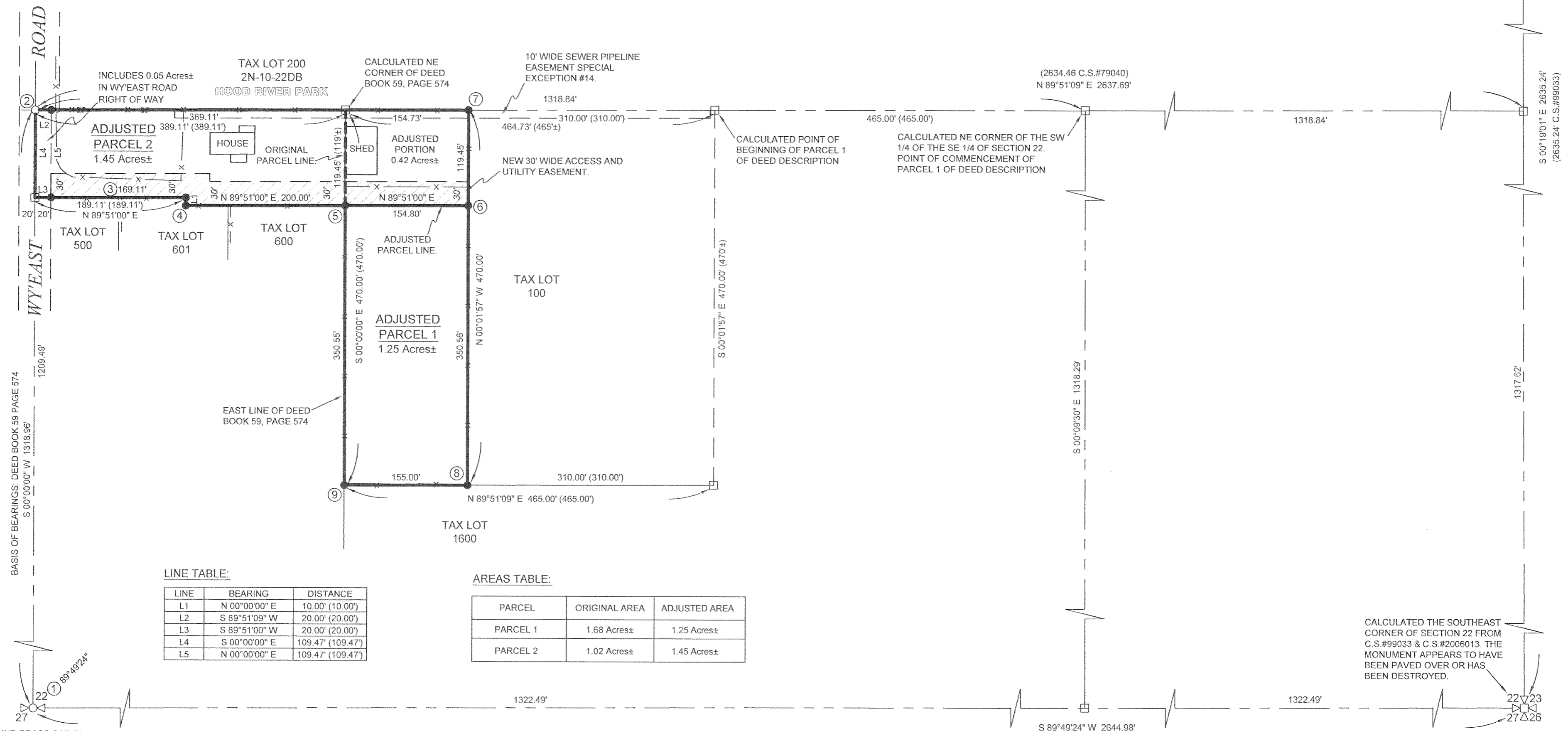
NOVEMBER 13, 2007.

SHEET 1 OF 2



HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No: **CS2007 121**
Filed Date: **December 10, 2007**
By: *Bradley J. Cross*

FOUND BRASS CAP IN
MONUMENT CASE AS PER
CORNER CARD #1004.



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 00°00'00" E	10.00' (10.00')
L2	S 89°51'09" W	20.00' (20.00')
L3	S 89°51'00" W	20.00' (20.00')
L4	S 00°00'00" E	109.47' (109.47')
L5	N 00°00'00" E	109.47' (109.47')

AREAS TABLE:

PARCEL	ORIGINAL AREA	ADJUSTED AREA
PARCEL 1	1.68 Acres±	1.25 Acres±
PARCEL 2	1.02 Acres±	1.45 Acres±

FOUND BRASS CAP IN
MONUMENT CASE AS PER
CORNER CARD #33-A.

BASIS OF BEARINGS:

THE WEST LINE OF THE SE 1/4 OF SECTION 22
AS PER DEED BOOK 59, PAGE 574.

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051"
- FOUND MONUMENT OF RECORD AS NOTED.
- CALCULATED CORNER, NOT FOUND OR SET
- (25.00') ORIGINAL OR PREVIOUS DISTANCE
- 15' EASEMENT OR OFFSET DISTANCE
- x- FENCE
- OP- OVERHEAD POWER LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2009

PROJECT NUMBER: 2007041.
DATE OF SURVEY MONUMENTATION: NOVEMBER 13, 2007.
DATE OF DRAWING: DECEMBER 5, 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-22DC.

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RECEIVED DEC - 5 2007

CS 2007 121-1

PROPERTY LINE ADJUSTMENT SURVEY
FOR JAMES L. LOOMIS

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON.
TAX LOT 300, 2N-10E-22DC.
NOVEMBER 13, 2007.
SHEET 2 OF 2

CS 2007 121
December 10, 2007
[Signature]

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY BOUNDARY BETWEEN PARCELS 1 AND 2 OF THE TRACTS DESCRIBED BY AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0037664, ALSO DESCRIBED BY STATUTORY WARRANTY DEED DOCUMENT #2005163, AND TO VERIFY AND MONUMENT THE REMAINING CORNERS OF THE TRACT.

I HELD THE MONUMENTS FOUND AT THE SOUTH 1/4 CORNER, THE EAST 1/4 CORNER AND THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22. I CALCULATED THE REQUIRED MISSING MONUMENT POSITION AT THE SE CORNER OF SECTION 22 FROM THE DISTANCES SHOWN ON RECENT SURVEYS AND THEN ESTABLISHED THE LOCATION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22.

PARCEL 1 WAS POSITIONED AS PER THE DESCRIPTION AND IS DESCRIBED AS COMMENCING AT THE NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22; THENCE RUNNING WESTERLY ALONG THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4, 465' TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4, 465± FEET TO THE EAST LINE OF THE TRACT DESCRIBED BY DEED BOOK 59, PAGE 574 (THIS LINE IS DESCRIBED AS BEING PARALLEL WITH AND 389.11' FROM THE WEST LINE OF THE SW 1/4 OF THE SE 1/4); THENCE SOUTHERLY ALONG THE EAST LINE OF DEED BOOK 59, PAGE 574, 470' (THE DESCRIPTION CALLS AT RIGHT ANGLES TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4, BUT THE DIRECTION OF THIS LINE IS ESTABLISHED AS BEING PARALLEL TO THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 BY DEED BOOK 59, PAGE 574); THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4, 465'; THENCE NORTH 470± TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EASTERLY 310'. ALL LINES OF THIS TRACT CORRELATE WELL WITH THE OCCUPATION LINES ESTABLISHED BY THE FENCE LINES.

PARCEL 2 WAS POSITIONED AS PER THE DESCRIPTION AND IS DESCRIBED AS BEGINNING AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, AND THEN GIVES THE MEETS AND BOUNDS DESCRIPTIONS AS SHOWN ON THE SURVEY TO THE EAST LINE OF DEED BOOK 59, PAGE 57 (I HELD THE DIRECTION OF THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 AS BEING DUE SOUTH AS PER THE DEED DESCRIPTION); THENCE NORTHERLY ALONG THE EAST LINE OF DEED BOOK 59, PAGE 57, 119± TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4; THENCE WESTERLY ALONG THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 TO THE POINT OF BEGINNING. AGAIN, ALL LINES OF THIS TRACT CORRELATE WELL WITH THE OCCUPATION LINES ESTABLISHED BY THE FENCE LINES. C.S.#79082 SET MONUMENTS ALONG THE SOUTHERLY LINE OF THIS TRACT, WHICH I FOUND APPROXIMATELY 3 FEET TO THE EAST OF MY POSITIONS. C.S.#79082 DID NOT USE THE MONUMENT AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22 BUT SHOWS A CALCULATED POSITION BASED ON C.S.#79040. I DID NOT ACCEPT THE C.S.#79082 MONUMENTS AS THEY DO NOT CORRELATE WELL WITH THE OCCUPATION LINES ESTABLISHED BY THE FENCE LINES. THE MEETS AND BOUNDS PORTION OF PARCEL 2 APPEARS ON DEED BOOK 62, PAGE 653 AND IS DATED 1958, SO THE MONUMENTS SET FOR C.S.#79082 WERE NOT THE BASIS TO ESTABLISH THIS LINE. THE 3 FOOT DIFFERENCE CAN BE ATTRIBUTED TO C.S.#79082 NO ACCEPTING THE 1/16TH CORNER MONUMENT LOCATION. C.S.#79040 AND A SIMILAR SURVEY, C.S.#94079, MAKE NO REFERENCE TO A MONUMENT AT THE 1/16 CORNER AND SIMPLY SHOW A CALCULATED POSITION. OTHER SURVEYS THAT DID ACCEPT THE 1/16 CORNER MONUMENT OBSERVE A SIMILAR ANGLE FORMED AT THE SOUTH 1/4 CORNER AS ME.

I SET NEW MONUMENTS AT THE PROPERTY CORNERS, INCLUDING ONE ON THE EAST LINE OF PARCEL 1 TO ESTABLISH THE ADJUSTED PARCELS. A NEW 30 FOOT WIDE ROADWAY AND UTILITY EASEMENT TO ACCESS THE ADJUSTED PARCEL 1 IS SHOWN. THIS EASEMENT IS TO BE CREATED BY A SEPARATE DOCUMENT.

ADJUSTED PORTION LEGAL DESCRIPTION:

Portion of the Southwest quarter of the Southeast quarter of Section 22, Township 2 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon, described as follows:

Beginning at the Northeast corner of that tract of land conveyed to Ira McKissen et ux., by Warranty Deed recorded May 3, 1957, in Book 59, at page 574, Deed Records Hood River County, said point being North 89°51'09" East, a distance of 389.11 feet along the North line of the Southwest quarter of the Southeast quarter of said Section 22, from the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 22; thence Due South along the East line of said McKissen tract of land, a distance of 119.45 feet to the Southeast corner of Parcel 2 of that tract of land conveyed to James L. Loomis, by Statutory Warranty Deed, recorded April 5, 2005, as Document No.20051630 Deed Records Hood River County; thence North 89°51'00" East, a distance of 154.80 feet to the East line of Parcel 1 of that tract of land conveyed to James L. Loomis, by Statutory Warranty Deed, recorded April 5, 2005, as Document No.20051630 Deed Records Hood River County; thence North 00°01'57" West along the East line of said Loomis tract, a distance of 119.45 feet to the North line of the Southwest quarter of the Southeast quarter of said Section 22; thence South 89°51'09" West along the North line of the Southwest quarter of the Southeast quarter of said Section 22, a distance of 154.73 feet to the point of beginning.

EASEMENTS OF RECORD SHOWN ON THE PRELIMINARY TITLE REPORT:

- RIGHT OF WAY EASEMENT, RECORDED MARCH 27, 1909, AS BOOK 2, PAGES 339 & 340, IN FAVOR OF EAST FORK IRRIGATION COMPANY FOR A DITCH CANAL OR FLUME. THE EASEMENT IS 6 FEET WIDE AND CENTERED ON THE LINE AS STAKED OUT AT THAT TIME ACROSS THE EXTREME NORTH SIDE OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22. NO EXACT LOCATION IS NOTED AND NO DITCH, CANAL OR FLUME WAS EVIDENT ON THE GROUND IN THIS LOCATION. THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
- REFERS TO EASEMENTS FOR UTILITIES WITHIN THE BOUNDARIES OF VACATED SIXTH STREET OF HOOD RIVER PARK, IF ANY EXIST. HOOD RIVER PARK IS ADJACENT TO THE NORTH OF THE SUBJECT PROPERTY AND NO EASEMENTS ARE SHOWN ON THIS SURVEY.
- EASEMENT FOR WATER LINE, RECORDED AUGUST 7, 1975, AS MICROFILM No.751569. THE EASEMENT IS DESCRIBED AS RUNNING ALONG THE NORTHERLY LINE OR ADJACENT TO THE ORIGINAL PARCEL 1. NO WIDTH OR EXACT LOCATION ARE GIVEN AND THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
- RIGHT OF WAY EASEMENT, RECORDED MAY 12, 1977, AS MICROFILM No.771115. IN FAVOR OF THE HOOD RIVER ELECTRIC COOPERATIVE. THE EASEMENT IS FOR A TRACT OF LAND APPROXIMATELY 6 ACRES IN AREA IN SECTION 22. NO EXACT LOCATION OR WIDTH IS STATED AND THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
- PIPELINE RIGHT OF WAY EASEMENT, RECORDED JULY 13, 1977 AS MICROFILM No.771608. THE EASEMENT IS FOR A SEWER PIPE ACROSS THE NORTH 10' OF THE EAST 673' OF THE WEST 848' OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22 AND IS PLOTTED ON THIS SURVEY AS SHOWN.

CORNER NOTES:

- THIS ANGLE SHOWN CALCULATED AS 89°41'10" ON C.S.#79082 & C.S.#94079 AS PER C.S.#79040 WHICH MEASURED THE ANGLE BETWEEN THE MONUMENTS FOUND AT THE NORTH 1/4, THE SOUTH 1/4 AND THE SE CORNER OF SECTION 22. C.S.#7205 SHOWS THE ANGLE AS 89°49'19" MEASURED TO THE MONUMENT FOUND AT THE 1/16 CORNER WHICH IS 5" LESS THAN THE ANGLE I MEASURE. C.S.#472 SHOWS THE ANGLE AS 89°49'30" AND C.S.#7369 SHOWS THE ANGLE AS 89°49'19", BOTH MEASURED TO THE MONUMENT FOUND AT THE 1/16 CORNER.
- FOUND BRASS CAP IN MONUMENT CASE AT THE 1/16TH CORNER, THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22 AS PER CORNER CARD #547. THE CORNER CARD NOTES THE MONUMENT AS A 1/2" IRON PIPE. THIS IS THE POINT OF BEGINNING OF DEED BOOK 59, PAGE 574.
- FOUND 1/2" IRON ROD, S 65°59'58" E, 3.17' FROM THE CALCULATED NE CORNER OF TAX LOT 500. THE ROD IS ON THE EAST WEST FENCE LINE, 0.8' WEST OF THE FENCE CORNER. THE ROD WAS LIKELY SET FOR C.S.#79082.
- SET IRON ROD 0.8' NE OF FENCE CORNER. FOUND 1/2" IRON ROD, S 62°28'49" E, 3.18' FROM THE SET ROD. THE ROD WAS LIKELY SET FOR C.S.#79082. I DID NOT FIND THE ROD SHOWN 10' TO THE NORTH ON C.S.#79082.
- SET IRON ROD 1.3' NE OF FENCE CORNER. FOUND 1/2" IRON ROD, S 60°19'45" E, 3.26' FROM THE SET ROD. THE ROD WAS LIKELY SET FOR C.S.#79082. I ALSO FOUND A 1/2" IRON PIPE S 44°49'49" W, 0.68' FROM THE SET ROD FOR WHICH NO RECORD WAS FOUND.
- SET IRON ROD 0.3' WEST OF FENCE.
- SET IRON ROD 1.1' NW OF FENCE CORNER.
- SET IRON ROD 1.4' SOUTH OF FENCE CORNER.
- SET IRON ROD 1.2' NNW OF FENCE CORNER.

REFERENCES:

AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0037664, DATED MAY 17, 2007.

HOOD RIVER COUNTY SURVEYORS OFFICE:

CORNER CARDS, No.'s 33-A, 547 & 1004.
C.S.#2006013, FILED FEBRUARY 17, 2006.
C.S.#99033, FILED APRIL 21, 1999.
C.S.#94079, FILED AUGUST 22, 1994.
C.S.#86041, FILED JULY 14, 1986.
C.S.#79082, FILED SEPTEMBER 4, 1979.
C.S.#79040, FILED MARCH 31, 1979.
C.S.#7369, FILED DECEMBER 6, 1974.
C.S.#7205, FILED JANUARY 17, 1972.
C.S.#472, DATED DECEMBER 31, 1958.
C.S.#471, DATED AUGUST 3, 1957.
SUBDIVISION PLAT OF HOOD RIVER PARK, DARED DECEMBER 21, 1891.

HOOD RIVER COUNTY DEED RECORDS:

STATUTORY WARRANTY DEED, RECORDED APRIL 5, 2005, AS DOCUMENT #20051630. (TAX LOT 300).
WARRANTY DEED, RECORDED MARCH 31, 1997, AS MICROFILM No.971038. (TAX LOT 100).
WARRANTY DEED, RECORDED JULY 17, 2003, AS DOCUMENT #20034326. (TAX LOT 200).
WARRANTY DEED, RECORDED MAY 12, 2000, AS DOCUMENT #20001718. (TAX LOTS 500 & 601).
WARRANTY DEED, RECORDED MAY 26, 2000, AS DOCUMENT #20001906. (TAX LOT 600).
QUITCLAIM DEED, RECORDED MAY 3, 2007, AS INSTRUMENT #2007-01997.
WARRANTY DEED, RECORDED OCTOBER 28, 1992, AS MICROFILM No.923151.
CORRECTION DEED, RECORDED JANUARY 20, 1972, AS MICROFILM No.720105.
WARRANTY DEED, FILED OCTOBER 12, 1971, AS MICROFILM No.711917.
BARGAIN AND SALE DEED, RECORDED MARCH 31, 1958, AS DEED BOOK 62, PAGE 36.
WARRANTY DEED, RECORDED AUGUST 18, 1958, AS DEED BOOK 62, PAGE 653.
WARRANTY DEED, RECORDED MAY 3, 1957, AS DEED BOOK 59, PAGE 574.

HOOD RIVER COUNTY ASSESSORS MAPS:

02N-10E-22DC, REVISED APRIL 27, 2007.
02N-10E-22, REVISED JANUARY 1, 2003.
02N-10E-22DB, REVISED NOVEMBER 19, 2002.
02N-10E-22DC, REVISED APRIL 27, 2007.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2009

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CS 2007 121-2