

PROPERTY BOUNDARY LINE ADJUSTMENT SURVEY

JOHN F. & DIXIE L. FARNSWORTH

TAX LOTS 2001 & 2100 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.

OCTOBER 23, 2007.

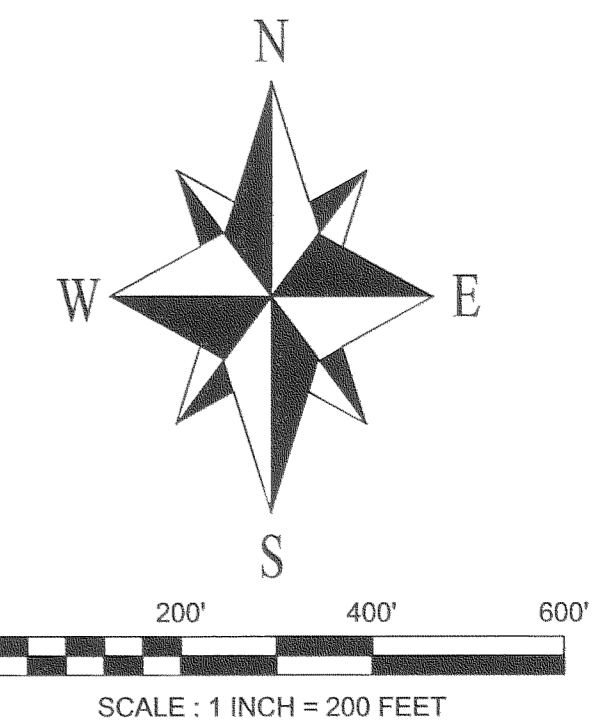
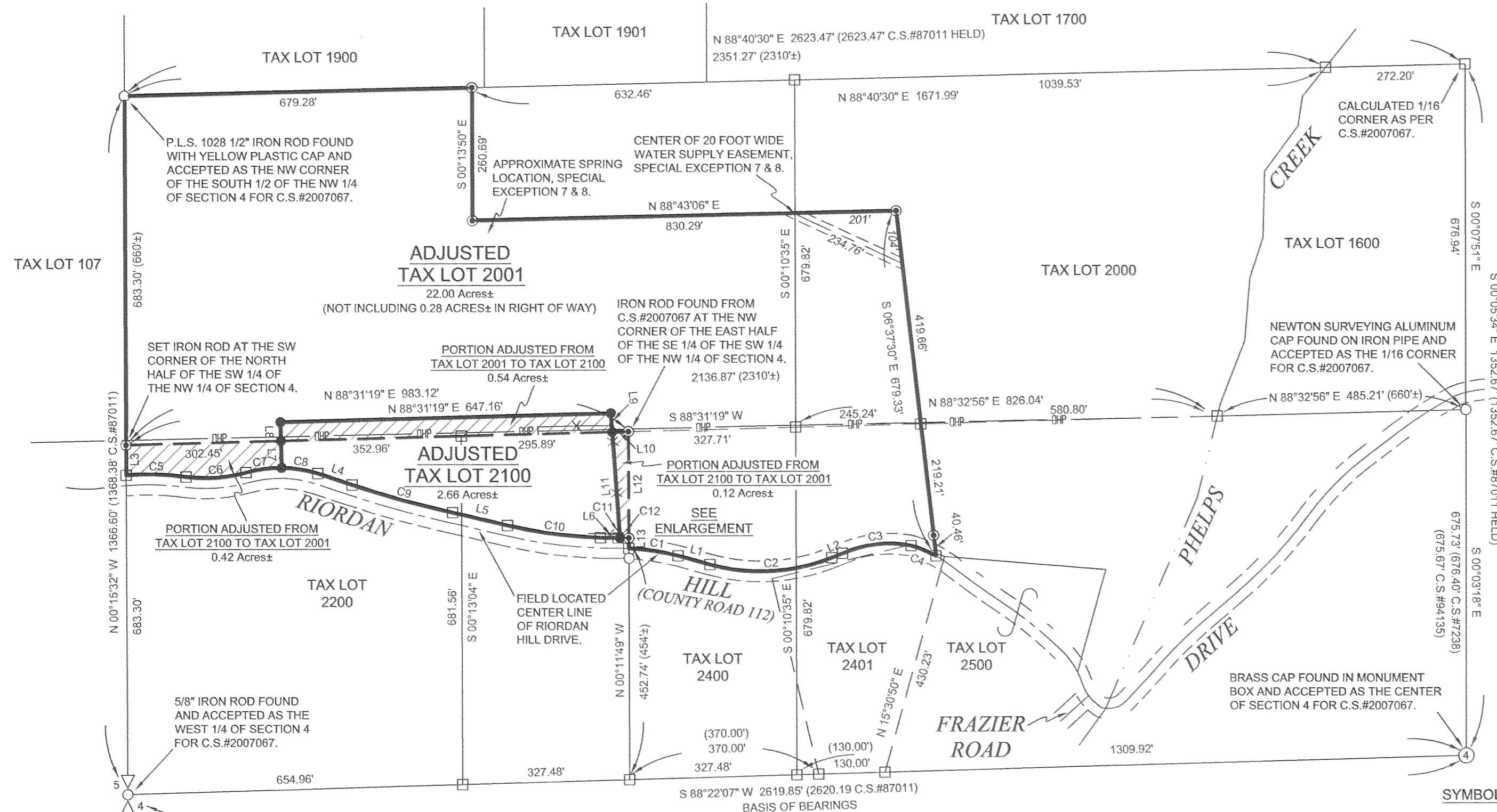
SHEET 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: **CS 2008 003**

Filed Date: **1-7-08**

By: *Bradley J. Cross*



BASIS OF BEARINGS:
C.S.#87011.

SYMBOL LEGEND:

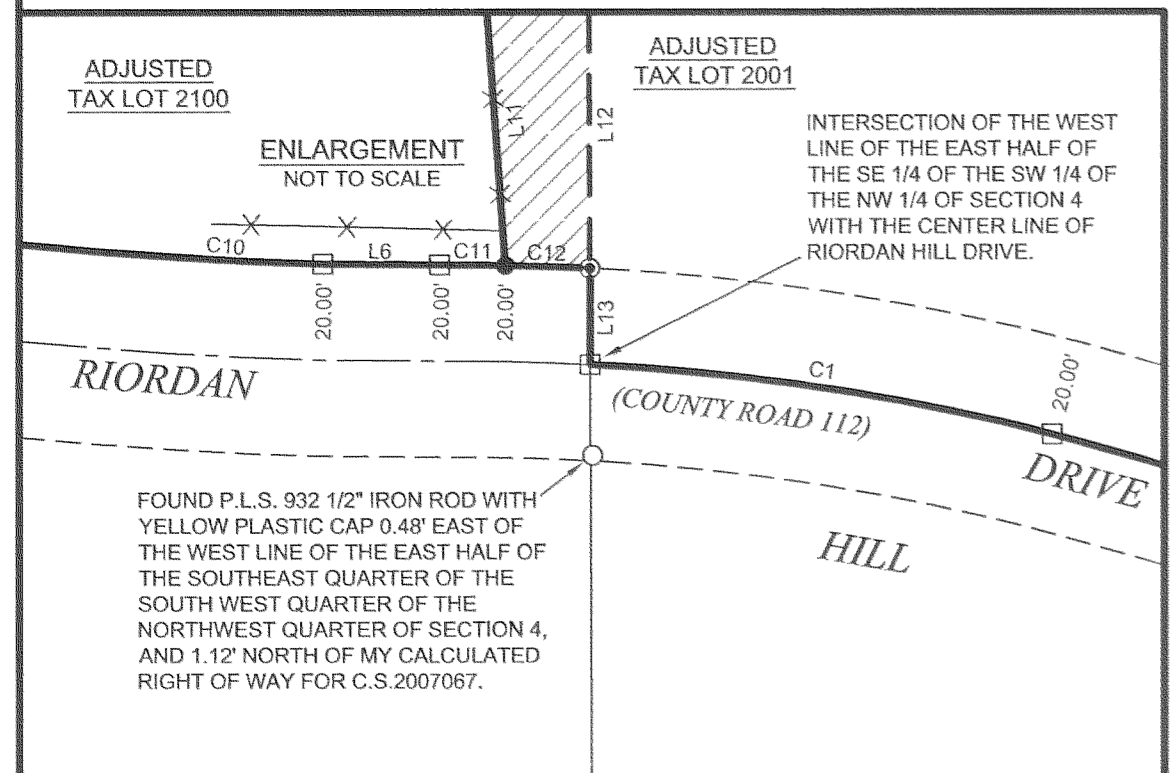
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051".
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051" SET FOR C.S.#2007067
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED POSITION (NOTHING FOUND OR SET)
- (50.00') DEED DISTANCE
- 50.0' OFFSET OR EASEMENT DISTANCE
- × × × FENCE LINE
- HP— OVERHEAD POWER LINE
- ④ CENTER SECTION CORNER - BRASS CAP FOUND IN MONUMENT CASE
- 5/8" IRON ROD OF RECORD

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" W	12°19'59"
C5	567.52'	117.29'	117.08'	S 88°20'46" E	11°50'29"
C6	292.89'	118.13'	117.33'	N 86°01'14" E	23°06'29"
C7	248.86'	70.19'	69.95'	N 82°32'47" E	16°09'34"
C8	248.86'	72.02'	71.77'	S 81°05'01" E	16°34'52"
C9	1917.03'	204.40'	204.30'	S 74°35'35" E	06°06'32"
C10	912.08'	184.05'	183.73'	S 82°31'34" E	11°33'42"
C11	516.65'	3.25'	3.25'	S 89°17'48" E	00°21'38"
C12	516.65'	17.63'	17.63'	S 88°08'20" E	01°57'19"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 74°32'14" W	64.53'
L2	S 68°41'53" W	22.25'
L3	N 00°15'32" W	58.55'
L4	S 71°32'19" E	70.56'
L5	S 76°44'43" E	110.23'
L6	S 89°28'37" E	34.68'
L7	S 01°28'41" E	52.53'
L8	N 01°28'41" W	36.47'
L9	S 04°07'35" E	36.51'
L10	S 88°31'19" W	31.82'
L11	S 04°07'35" E	207.06'
L12	N 00°11'49" W	207.92'
L13	S 00°11'49" E	20.03'



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Bradley J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051
RENEWAL DATE: 12/31/2009

PROJECT NUMBER: 2007039.
DATE OF SURVEY MONUMENTATION: OCTOBER 23 2007.
DATE OF DRAWING: DECEMBER 5 2007.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-04.

**COLUMBIA RIVER
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PROPERTY BOUNDARY LINE ADJUSTMENT SURVEY

JOHN F. & DIXIE L. FARNSWORTH

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

OCTOBER 23, 2007.

SHEET 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: *CS 2008 003*

Filed Date: *1-7-08*

By: *Brady Lehto*

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY BOUNDARY LINE BETWEEN TAX LOTS 2001 & 2100 OF HOOD RIVER COUNTY ASSESSORS MAP 02N-10E-04. TAX LOT 2001 WAS THE SUBJECT OF MY RECENT SURVEY FILED AS C.S.#2007067, WHICH ADJUSTED ITS BOUNDARY WITH THE ADJACENT TAX LOT 2000 TO THE EAST. SUFFICIENT MONUMENTATION AND SURVEY CONTROL WAS RECOVERED TO ESTABLISH THE COMMON LINES BEING ADJUSTED BETWEEN THE PROPERTIES. THE ASSESSORS TAX MAP IS YET TO BE UPDATED TO REFLECT THE RECENT PROPERTY BOUNDARY LINE ADJUSTMENT.

TAX LOT 2100 IS DESCRIBED BY ITS SUBDIVISION GUARANTEE AS BEING ALL THAT PORTION OF THE THE WEST 15 ACRES OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF RIORDAN HILL DRIVE. ALSO BEING ALL THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 AND THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF RIORDAN HILL DRIVE. IN MY PREVIOUS SURVEY, C.S.#2007067, I NOTED THAT THIS MAY HAVE CAUSED A DEED GAP DUE TO THE AMBIGUITY BETWEEN THE ALIQUOT PART DESCRIPTION AND THE ACREAGE DESCRIPTION (THE WEST 15 ACRES). I BELIEVE HOWEVER THAT IT WAS NOT THE INTENT TO CREATE THIS SMALL GAP AND THAT THE 15 ACRE DESCRIPTION WAS INTENDED TO CONTAIN ALL THE PROPERTY UP TO THE EAST LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4. THE 15 ACRE DESCRIPTION IS SIMPLY THE ACREAGE OF THE ALIQUOT PART IF IT WAS TO CONTAIN ITS ORIGINAL G.L.O. PLAT DIMENSIONS OF 990 FEET BY 330 FEET.

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 LEGAL DESCRIPTION FOR TAX LOT 2001 CALLS TO THE CENTER OF RIORDAN HILL DRIVE, WITH THE RIGHT OF WAY BEING SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE SPECIAL EXCEPTIONS ON THE SUBDIVISION GUARANTEE. THE LEGAL DESCRIPTION FOR TAX LOT 2100 CALLS TO THE NORTHERLY LINE OF THE RIGHT OF WAY.

REFERENCES:

AMERITITLE SUBDIVISION GUARANTEES, ORDER No's 38339 & 38340, DATED OCTOBER 19, 2007.

QUITCLAIM DEED, RECORDED JULY 18, 2007, AS INSTRUMENT No.2007-03330 FOR TAX LOT 2000.

C.S.#2007067, FILED JUNE 5, 2007, HOOD RIVER COUNTY SURVEYORS OFFICE

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

SUBDIVISION GUARANTEE SPECIAL EXCEPTIONS:

SUBDIVISION GUARANTEE ORDER No.38339 FOR TAX LOT 2100:

- EASEMENT, RECORDED JANUARY 16, 1948, AS DEED BOOK 36, PAGE 500, IN FAVOR OF PACIFIC POWER & LIGHT COMPANY. A BLANKET EASEMENT FOR POWER LINES OVER THE WEST 15 ACRES OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4. NO WIDTH OR EXACT LOCATION GIVEN AND THE EASEMENT IS NOT SHOWN HERON.
- WATER USE AGREEMENT, RECORDED JUNE 29, 1982, AS MICROFILM No.820920. CONTAINS A 6 FOOT WIDE EASEMENT CENTERED OVER A WATER LINE AND RIGHT TO DOMESTIC WATER FROM A SPRING LOCATED ON TAX LOT 2200 TO THE SOUTH OF THE ADJUSTED TAX LOT 2100. THE PIPELINE WAS NOT LOCATED BY THIS SURVEY AND THE EASEMENT IS NOT SHOWN HERON.
- IRRIGATION WATER SYSTEM AGREEMENT, RECORDED JULY 24, 1996, AS MICROFILM No.962358 CONTAINS AN AGREEMENT AND EASEMENT 6 FEET WIDE CENTERED OVER A PIPELINE TO BE INSTALLED FROM THE NEAREST FARMERS IRRIGATION DISTRICT DELIVERY POINT IN A BASICALLY WESTERLY DIRECTION FOR APPROXIMATELY 500 FEET TO THE NORTHEAST CORNER OF THE FARNSWORTH TRACT (TAX LOT 2100). THE PIPELINE WAS NOT LOCATED BY THIS SURVEY AND THE EASEMENT IS NOT SHOWN HERON.
- AGREEMENT FOR THE JOINT USE OF WATER SUPPLY LINE, RECORDED MAY 20, 2005, AS DOCUMENT No.20052556. CONTAINS AN AGREEMENT TO CONNECT TO A PIPE CARRYING ICE FOUNTAIN DOMESTIC WATER ON TAX LOT 2200. THE PIPELINE WAS NOT LOCATED BY THIS SURVEY AND THE EASEMENT IS NOT SHOWN HERON.

SUBDIVISION GUARANTEE ORDER No.38340 FOR TAX LOT 2001:

- EASEMENT DEED, RECORDED DECEMBER 8, 1938, AS DEED BOOK 27, PAGE 189, IN FAVOR OF PACIFIC POWER & LIGHT COMPANY. AN EASEMENT OR RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE. NO WIDTH OR EXACT LOCATION IS GIVEN AND THE EASEMENT IS NOT SHOWN HERON. THE EASEMENT MAY BE INTENDED FOR THE POWER LINE SHOWN.
- SAME AS 6 ABOVE.
- SPRING AGREEMENT, DEED RESTRICTIONS AND EASEMENTS, RECORDED JULY 18, 2007 AS INSTRUMENT No.200703332. AN AGREEMENT AND EASEMENTS FOR USE OF A SPRING AND RELATED FACILITIES BETWEEN TAX LOTS 2001 & 2000. THE SPRING IS LOCATED NEAR THE NORTHERLY LINE OF TAX LOT 2001 AND CONNECTS TO THE 20' WIDE NON-EXCLUSIVE EASEMENT GRANTED FROM THE OWNERS OF TAX LOT 2001 TO 2000 SHOWN IN THE NORTHEAST CORNER OF TAX LOT 2001.
- EASEMENT, RECORDED JULY 18, 2007 AS INSTRUMENT No.200703332. THIS IS LIKELY FOR ITEM No.9 FOR EASEMENTS BETWEEN THE OWNERS OF TAX LOTS 2001 & 2100 FOR THE FARMERS IRRIGATION DISTRICT WATER LINE ON THOSE TRACTS. THE PIPELINE WAS NOT LOCATED BY THIS SURVEY AND THE EASEMENT IS NOT SHOWN HERON.

ADJUSTMENT LEGAL DESCRIPTIONS:

FROM TAX LOT 2100 TO TAX LOT 2001:

Portion of the West Half of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 4, 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 point of intersection of the East line of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 4 with the Northerly Right of Way line of the County Road known as Riordan Hill Drive; thence North 00°11'49" West along the East line of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 4, a distance of 207.92 feet, more or less, to the North line of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 4; thence South 88°31'19" West, along the North line of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 4, a distance of 31.82 feet; thence South 04°07'35" East, a distance of 207.06 feet, more or less, to the Northerly Right of Way line of said Riordan Hill Drive; thence Easterly along the Northerly Right of Way line of said Riordan Hill Drive a distance of 17.6 feet more or less to the point of beginning.

TOGETHER WITH:

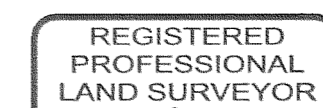
Portion of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 4, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of said Section 4; thence North 88°31'19" East along the North line of the Southwest quarter of the Southwest quarter of the Northwest quarter of said Section 4, a distance of 302.45 feet; thence South 01°28'41" East, a distance of 52.53 feet to the Northerly Right of Way line of the County Road known as Riordan Hill Drive; thence Westerly along the Northerly Right of Way line of said Riordan Hill Drive a distance of 305.6 feet more or less to the West line of said Section 4; thence North 00°15'32" West along the West line of said Section 4, a distance of 58.55 feet, more or less, to the point of beginning.

FROM TAX LOT 2001 TO TAX LOT 2100:

Portion of the North half of the Southwest quarter of the Northwest quarter of Section 4, 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 a point on the South line of the North half of the Southwest quarter of the Northwest quarter of said Section 4, being North 88°31'19" East, a distance of 302.45 feet from the Southwest corner of the North half of the Southwest quarter of the Northwest quarter of said Section 4; thence North 01°28'41" West, a distance of 36.47 feet to a 5/8" iron rod with orange plastic cap inscribed "Cross P.L.S.60051"; thence North 88°31'19" East, a distance of 647.16 feet to a similar 5/8" iron rod with orange plastic cap inscribed "Cross P.L.S.60051"; thence South 04°07'35" East, a distance of 36.51 feet to the South line of the North half of the Southwest quarter of the Northwest quarter of said Section 4; thence South 88°31'19" West along the South line of the North half of the Southwest quarter of the Northwest quarter of said Section 4, a distance of 648.85 feet to the point of beginning.



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