

PROPERTY BOUNDARY SURVEY FOR DZUNG DE BOLT

TAX LOTS 1300 & 1400, 3N-10E-26DB

PORTION OF BLOCK 13, AMENDED PLAT OF IDLEWILDE ADDITION TO THE CITY OF HOOD RIVER
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

JULY 18, 2008



SCALE 1 INCH = 40 FEET

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: 2008 071

Filed Date: 9.24.08

By: *Bradley J. Cross*

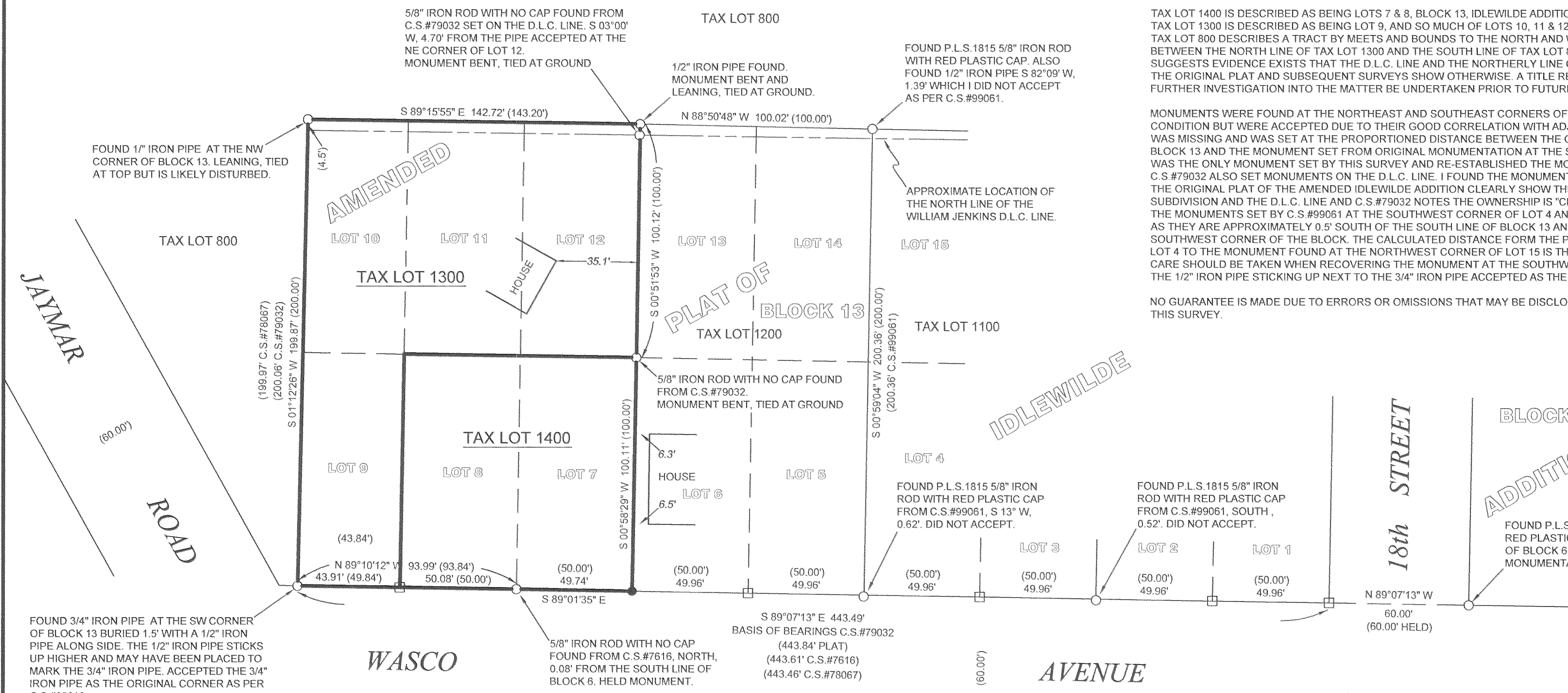
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE EAST LINE OF TAX LOTS 1300 & 1400 OF HOOD RIVER COUNTY ASSESSORS MAP 03N-10E-26DB. TAX LOTS 1300, 1400 AND 800 TO THE NORTH ARE DESCRIBED BY WARRANTY DEED MICROFILM No.801045, (NO TITLE REPORT WAS PROVIDED).

TAX LOT 1400 IS DESCRIBED AS BEING LOTS 7 & 8, BLOCK 13, IDLEWILDE ADDITION TO THE CITY OF HOOD RIVER. TAX LOT 1300 IS DESCRIBED AS BEING LOT 9, AND SO MUCH OF LOTS 10, 11 & 12, BLOCK 13, LYING SOUTH OF THE WILLIAM JENKINS D.L.C. LINE. TAX LOT 800 DESCRIBES A TRACT BY MEETS AND BOUNDS TO THE NORTH AND WEST OF IDLEWILDE ADDITION SUGGESTING A POSSIBLE GAP BETWEEN THE NORTH LINE OF TAX LOT 1300 AND THE SOUTH LINE OF TAX LOT 800. THIS MATTER WAS ADDRESSED BY C.S.#2006055, WHICH SUGGESTS EVIDENCE EXISTS THAT THE D.L.C. LINE AND THE NORTHERLY LINE OF THE IDLEWILDE ADDITION ARE THE SAME. EVEN THOUGH THE ORIGINAL PLAT AND SUBSEQUENT SURVEYS SHOW OTHERWISE. A TITLE REPORT MAY DIVULGE MORE INFORMATION AND I ADVISE FURTHER INVESTIGATION INTO THE MATTER BE UNDERTAKEN PRIOR TO FUTURE DEVELOPMENT OR PROPERTY TRANSFER.

MONUMENTS WERE FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 12 AS PER C.S.#79032. THESE MONUMENTS ARE IN POOR CONDITION BUT WERE ACCEPTED DUE TO THEIR GOOD CORRELATION WITH ADJACENT MONUMENTS. THE SOUTHEAST CORNER OF LOT 7 WAS MISSING AND WAS SET AT THE PROPORTIONED DISTANCE BETWEEN THE ORIGINAL MONUMENT FOUND AT THE SOUTHWEST CORNER OF BLOCK 13 AND THE MONUMENT SET FROM ORIGINAL MONUMENTATION AT THE SOUTHWEST CORNER OF BLOCK 6 AS PER C.S.#200060. THIS WAS THE ONLY MONUMENT SET BY THIS SURVEY AND RE-ESTABLISHED THE MONUMENTATION OF THE EAST LINE OF TAX LOTS 1300 AND 1400. C.S.#79032 ALSO SET MONUMENTS ON THE D.L.C. LINE. I FOUND THE MONUMENT NEAR THE NORTHEAST CORNER OF LOT 12, C.S.#79032 AND THE ORIGINAL PLAT OF THE AMENDED IDLEWILDE ADDITION CLEARLY SHOW THE DIFFERENCE BETWEEN THE NORTH LINE OF THE SUBDIVISION AND THE D.L.C. LINE AND C.S.#79032 NOTES THE OWNERSHIP IS "CLOUDED" BETWEEN THE TWO LINES. THE MONUMENTS SET BY C.S.#99061 AT THE SOUTHWEST CORNER OF LOT 4 AND THE SOUTHEAST CORNER OF LOT 3 WERE NOT ACCEPTED AS THEY ARE APPROXIMATELY 0.5' SOUTH OF THE SOUTH LINE OF BLOCK 13 AND WERE SET WITHOUT USING THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE BLOCK. THE CALCULATED DISTANCE FORM THE PROPORTIONED POSITION OF THE SOUTHWEST CORNER OF LOT 4 TO THE MONUMENT FOUND AT THE NORTHWEST CORNER OF LOT 15 IS THE SAME AS SHOWN ON C.S.#99061. CARE SHOULD BE TAKEN WHEN RECOVERING THE MONUMENT AT THE SOUTHWEST CORNER OF BLOCK 13 DUE TO THE CLOSE PROXIMITY OF THE 1/2" IRON PIPE STICKING UP NEXT TO THE 3/4" IRON PIPE ACCEPTED AS THE TRUE CORNER.

NO GUARANTEE IS MADE DUE TO ERRORS OR OMISSIONS THAT MAY BE DISCLOSED BY A TITLE REPORT. NO EASEMENTS WERE LOCATED BY THIS SURVEY.



SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051".
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED CORNER, NOT FOUND OR SET
- (50.00') ORIGINAL PLAT DISTANCE OR AS NOTED
- 6.3' BUILDING OFFSET DISTANCE

REFERENCES:

WARRANTY DEED, RECORDED MAY 27, 1980, AS MICROFILM No.801045, HOOD RIVER COUNTY DEED RECORDS.

SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE:
AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER.
C.S.#7616, FILED SEPTEMBER 8, 1976.
C.S.#78067, FILED OCTOBER 12, 1978.
C.S.#79032, FILED JANUARY 31, 1979.
C.S.#85018, FILED APRIL 22, 1985.
C.S.#99061, FILED AUGUST 24, 1999.
C.S.#2000060, FILED JULY 14, 2000.
C.S.#2005043, FILED JUNE 23, 2005.
C.S.#2006055, FILED JUNE 26, 2006.

HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-26DB, REVISED JUNE 2, 2008.

BASIS OF BEARINGS:

C.S.#79032, HOOD RIVER COUNTY SURVEYORS OFFICE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2009

PROJECT NUMBER: 2008021.
DATE OF SURVEY MONUMENTATION: JULY 18, 2008.
DATE OF DRAWING: AUGUST 14, 2008.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-26DB.

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CS 2008 071