

PROPERTY BOUNDARY LINE & ADJUSTMENT SURVEY FOR DON BALDWIN

TAX LOTS 1700, 1801 & 1601, 3N-10E-35DB

PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

MAY 30, 2008.

SHEET 1 OF 3

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: 2008 074

Filed Date: 9-24-08

By: *Andy J. Cross*

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY BOUNDARIES OF TAX LOTS 1700 & 1801 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-35DB AND TO ADJUST THE EAST LINE OF TAX LOT 1700 AS SHOWN 2.50 FEET TO THE EAST ACROSS TAX LOT 1601.

TAX LOTS 1700 AND 1801 ARE LOCATED AS DESCRIBED BY AMERITITLE SUBDIVISION GUARANTEE, ORDER No.0037697, DATED MAY 24, 2007.
TAX LOT 1601 IS LOCATED AS DESCRIBED BY WARRANTY DEED MICROFILM #691625, RECORDED NOVEMBER 12, 1969 AND QUITCLAIM DEED, RECORDED APRIL 6, 2006, AS DOCUMENT #20061767. (NO TITLE REPORT WAS PROVIDED FOR TAX LOT 1601).

THE LEGAL DESCRIPTION FOR TAX LOT 1700 DESCRIBES A TRACT BEGINNING 462 FEET WEST OF THE D.L.C. CORNER FOUND AT CORNER POINT #1, RUNNING THENCE SOUTH 660 FEET, THENCE WEST 132 FEET, THENCE NORTH 660 FEET, THENCE EAST 132 FEET ALONG THE D.L.C. LINE TO THE POINT OF BEGINNING. THE LEGAL DESCRIPTION CALLS TO THE EAST AND SOUTH LINES OF THE KOPKE TRACT RECORDED IN DEED BOOK L, PAGE 299, WHICH DESCRIBES A SIMILAR 132 FOOT BY 660 FOOT TRACT, AND TO THE WEST LINE OF THE BALLARD TRACT RECORDED IN BOOK B, PAGE 207. (THE LEGAL DESCRIPTION HAS A TYPOGRAPHICAL ERROR AND CALLS PAGE 267). THE BALLARD TRACT IS A 198 FOOT BY 660 FOOT TRACT ADJACENT TO THE WEST OF THE KOPKE TRACT. C.S.#1141 & C.S.#1145 SHOW A CORRECTED LINE MONUMENTED 4.95 FEET TO THE EAST OF THE EAST LINE DESCRIBED BY THE KOPKE TRACT APPARENTLY TO REMEDY AN ENCRoACHMENT. C.S.#1141 DATED 1969, DESCRIBES THE CORRECTED LINE AS BEING LOCATED TO REFLECT A MONUMENT FOUND BY SURVEYOR J.L. HENDERSON IN 1910 NEAR THE D.L.C. LINE AND 457.05 FEET FROM THE D.L.C. CORNER (#1). THE KOPKE AND SUBSEQUENT DEEDS QUOTE THE DISTANCE AS BEING 462 FEET. THE CORRECTED LINE IS SHOWN TO FOLLOW A TREE LINE, TO NOT ENCRoACH ON A WAREHOUSE AND TO BE CONSISTENT WITH PAROL EVIDENCE. NO QUIT CLAIM OR DEED CORRECTION ACTION OF RECORD WAS LOCATED TO REFLECT THE LOCATION OF THE CORRECTED LINE. I HELD THE MONUMENTS FOUND FROM C.S.#1141 AND C.S.#1145 (#7 & #6) SET FOR THE CORRECTED LINE AND ESTABLISHED THE LINE COMMON BETWEEN TAX LOTS 1700 AND 1601 4.95 TO THE WEST. THERE IS A TREE LINE AND AN OLD WOODEN PICKET FENCE THAT IS CONSTRUCTED ON THE CORRECTED LINE. THE NORTHWEST CORNER OF TAX LOT 1700 (#12) WAS ESTABLISHED ON THE SOUTHERLY RIGHT OF WAY OF BELMONT AVENUE BY HOLDING THE MONUMENT FOUND AT THE NORTHWEST CORNER OF TAX LOT 1800 (#11) AS SET BY C.S.#2003007 AND THE DEED CALL DISTANCE OF 86.66 FEET. THE MONUMENT FOUND AT POINT #11 IS 1 FOOT SHORT OF THE DEED CALL TO THE D.L.C. CORNER AT POINT #1. THIS RESULTED IN A POSITION FOR THE NORTHWEST CORNER OF TAX LOT 1700 THAT FELL 1 FOOT SOUTH OF A DAMAGED IRON PIPE. THE PIPE APPEARS TO HAVE BEEN PUSHED TO THE NORTH BUT NOT TO THE EAST OR WEST. THIS RESULTED IN A 1 FOOT DEFICIENCY ALONG THE NORTHERLY LINE OF TAX LOT 1700 BUT I HELD THE CALCULATED POSITION DUE TO THE LOCATION OF THE PIPE AND THE FACT THAT THE LINE RUNNING SOUTH HEADS DOWN A SHARED DRIVEWAY AND WILL CAUSE LESS POTENTIAL CONFLICT THAN MOVING THE PROPERTY LINES TO THE WEST. THERE REMAINS HOWEVER SOME UNCERTAINTY AS TO THE TRUE LOCATION OF THE WEST LINE OF TAX LOT 1700. I THEN HELD THE DEED CALL DISTANCES OF 132 FEET FROM THE CALCULATED SOUTHEAST CORNER OF THE KOPKE TRACT AND 660 FEET FROM THE NORTHWEST CORNER ESTABLISHED AT POINT #12 TO ESTABLISH THE DIRECTION FOR THE WEST LINE OF TAX LOT 1700.
THE REMAINDER OF THE LEGAL DESCRIPTION FOR TAX LOT 1700 EXCEPTS OUT THE SOUTHERLY PORTION OF THE THE 660 FOOT BY 132 FOOT TRACT WHICH IS NOW PART OF HAZELVIEW'S SECOND ADDITION. THIS PORTION WAS ORIGINALLY ADJUSTED BY P.L.S.1815 BY C.S.#2001090 AND TRANSFERRED BY WARRANTY DEED DOCUMENT #20014951. THERE ARE ERRORS IN THE LEGAL DESCRIPTION ON THE TITLE REPORT, THERE IS A DISTANCE AND COURSE MISSING THAT IS SHOWN ON THE SURVEY AND NOT ON THE LEGAL DESCRIPTION FOR DOCUMENT #20014951. THERE IS ALSO A DISCREPANCY OF 1 FOOT IN THE DISTANCE SHOWN ON THE SURVEY OF 96.60 FEET THAT IS SHOWN AS 95.60 FEET ON BOTH THE TITLE REPORT AND DOCUMENT #20014951. I FOUND A P.L.S.1815 IRON ROD AT WHAT APPEARS TO BE INTENDED TO MONUMENT THE SOUTHEAST CORNER OF THE ADJUSTED TRACT, HOWEVER IT IS 1 FOOT NORTH OF THE CORRECT LINE AS DESCRIBED BY THE KOPKE TRACT, DEED MICROFILM #961054 AND THE LINE AS ESTABLISHED BY RECENT SURVEYS TO THE SOUTH OF THE SOUTHERLY LINE OF HAZELVIEW'S SECOND ADDITION BEING C.S.#2007093 & C.S.#2008039 (SEE ENLARGEMENT 'C'). OTHER MONUMENTS WERE FOUND FROM HAZELVIEW'S SECOND ADDITION THAT ALSO APPEAR TO BE APPROXIMATELY 1 FOOT NORTH OF THE SOUTH LINE OF THE KOPKE & BALLARD TRACTS WHICH IS SUPPOSED TO BE THE SAME LINE. I HELD THE LINE ESTABLISHED BY MONUMENTATION FOR THE NORTHERLY LINE OF THE ADJUSTED TRACT BY C.S.#2007090 AS IMPROVEMENTS HAVE BEEN PLACED ALONG IT. IT IS APPROXIMATELY 1 FOOT NORTH OF THE DEED LOCATION AND SOME UNCERTAINTY REMAINS AS TO THE TRUE LOCATION OF THE LINE. THE MONUMENT FOUND AT POINT #8 IS SHOWN AS A REFERENCE MONUMENT AS IT IS 0.31 FEET EAST OF THE LINE ACCEPTED AS BEING THE EAST LINE OF TAX LOT 1700 (SEE ENLARGEMENT 'E').

THE LEGAL DESCRIPTION FOR TAX LOT 1801 BEGINS AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF BELMONT AVENUE 680.66 WEST OF THE D.L.C. CORNER (#1). AS DISCUSSED PREVIOUSLY I ACCEPTED THE MONUMENT FOUND AT POINT #11, ALTHOUGH IT IS 1 FOOT SHORT OF THE 680.66 FEET CALLED IN THE DEEDS. I THEN RAN THE BOUNDARY THROUGH THE TWO IRON PIPES FOR WHICH NO SURVEY RECORD WAS LOCATED AS PER C.S.#2003007 AS THEY FIT THE DEED CALL DISTANCES WELL (POINTS #15). I THEN CONTINUED THE LINE SOUTHERLY THROUGH THE MONUMENTS FOUND ON THE EASTERLY LINE OF LOT 38 OF HAZELVIEW'S SECOND ADDITION, ALSO BEING ON THE EAST LINE OF PARTITION PLAT 9929 AND THE SOUTHERLY EAST LINE OF THE BALDWIN TRACT RECORDED IN DEED BOOK 43, PAGE 609 CALLED TO IN THE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION CONTAINED IN THE TITLE REPORT CALLS A DISTANCE OF 545 FEET SOUTHERLY TO THE THE CHAPMAN TRACT RECORDED IN BOOK 2, PAGE 450. THE BALDWIN TRACT RECORDED IN BOOK 43, PAGE 609 CALLED TO PREVIOUSLY STATES THIS DISTANCE AS BEING 530 FEET WHICH MORE ACCURATELY FITS THE DISTANCE AS MEASURED BY THIS SURVEY. I FOUND A P.L.S. 1815 MONUMENT APPROXIMATELY 1 FOOT NORTH OF THE SOUTHERLY LINE OF THE LEGAL DESCRIPTION (BEFORE THE EXCEPTIONS) THAT WAS SET FOR C.S.#83041 AND IS ALSO SHOWN AS BEING ON THE EAST LINE OF PARTITION PLAT 9929. THIS MONUMENT FALLS 0.35' SHORT OF THE 66.66 FOOT DEED CALL TO THE SOUTHWEST CORNER OF THE BALDWIN TRACT RECORDED IN BOOK 74, PAGE 453, ALSO BEING THE SOUTHEAST CORNER OF THE BALLARD TRACT FROM TAX LOT 1700 AT POINT #9. I THEN RAN THE LINE NORTHERLY ALONG THE EAST LINE OF TAX LOT 1700 AS ESTABLISHED ABOVE TO THE POINT OF BEGINNING. C.S.#83041 SHOWS AN IRON PIPE FOUND (#13) APPROXIMATELY 11 FEET EAST OF THE MONUMENT ESTABLISHED AS BEING ON THE EAST LINE OF PARTITION PLAT 9929. THAT SURVEY ALSO SHOWS A FENCE AND NOTES IT AS AN OCCUPATION LINE RUNNING FROM THE NORTH TO THE PIPE. THE PIPE NEAR POINT #14 IS ON LINE TO THE EAST PIPE AT POINT #15. THE PIPE FOUND TO THE EAST OF POINT #6 FITS THE DEED CALL DISTANCES ALONG THE SOUTHERLY LINE WELL. I COULD NOT FIND AN ORIGINAL RECORD OF THE PIPES AND THEY HAVE NOT BEEN ACCEPTED BY PREVIOUS SURVEYS EXCEPT C.S.#2003007, A SURVEY FOR TAX LOT 1900. AS THE PIPES APPEAR TO PRE DATE EVEN THE C.S.#1145 & C.S.#1141 SURVEYS (WHICH DOES NOT SHOW THEM) THEIR LOCATION COULD EXPLAIN THE ENCRoACHMENTS SHOWN ON THOSE SURVEYS. THE LOCATION OF THE PIPES COULD ALSO BE EXPLAINED AS IF YOU WERE TO INTERPRET THE DEEDS AS INTENDING TO RUN THE NORTH-SOUTH LINES CARDINAL AND NOT AT RIGHT ANGLES TO THE D.L.C. LINE (AS DONE BY SUBSEQUENT SURVEYS). IN ANY EVENT THE LOCATION OF THE PIPES ON THE SOUTH LINE DO NOT CORRELATE WELL WITH THE CURRENT OCCUPATION LINES OR DEED CALLS AND THEY HAVE NOT BEEN ACCEPTED. THERE DOES HOWEVER REMAIN SOME UNCERTAINTY AS TO THE TRUE LOCATION OF THE NORTH-SOUTH LINES.
TO COMPLETE THE BOUNDARY OF TAX LOT 1801 THE SAME DESCRIPTION FOR THE PORTION EXCEPTED BY THE BOUNDARY LINE ADJUSTMENT DESCRIPTION FOR TAX LOT 1700 APPLIES TO TAX LOT 1801 (ALSO CONTAINING THE SAME ERRORS). I ONCE AGAIN HELD THE MONUMENTS FOUND FROM HAZELVIEW'S SECOND ADDITION. THE SECOND EXCEPTION, BEING TAX LOT 1800, WAS APPLIED AS PER THE LEGAL DESCRIPTION, SEE CORNER NOTES #16 & #17.

THE LEGAL DESCRIPTION FOR TAX LOT 1601 BEGINS AT THE SAME POINT OF BEGINNING AS TAX LOT 1700 AND DESCRIBES A 660 FOOT BY 175 FOOT WIDE TRACT. THE WESTERLY LINE IS DESCRIBED AS THE SAME KOPKE TRACT AS DESCRIBED FOR THE EAST LINE TAX LOT 1700 ALREADY ESTABLISHED. THE SOUTHERLY LINE IS CALLED AS BEING THE NORTH LINE OF THE McCORMACK TRACT RECORDED IN DEED BOOK 80, PAGE 278, WHICH DESCRIBES A LINE 660 FEET SOUTH OF THE D.L.C. LINE. THE EASTERLY LINE IS DESCRIBED AS BEING 175 FEET FROM, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE. THE NORTHERLY LINE IS DESCRIBED AS BEING THE D.L.C. LINE. I HELD THE MONUMENT FOUND DESCRIBED AT POINT #5 TO ESTABLISH THE SOUTHERLY LINE. THE EASTERLY LINE WAS ESTABLISHED BY HOLDING THE MONUMENTS FOUND AT POINTS #2 & #3 AS PER THE ADJACENT SURVEY OF SOLAR VILLAGE, INCORPORATING THE 5 FOOT WIDE QUITCLAIM DEED FROM DOCUMENT #20061767.

WITH THE PROPERTY BOUNDARIES NOW ESTABLISHED I SET 2 NEW MONUMENTS 2.5 FEET EAST OF TAX LOT 1700 AS PER THE AGREED UPON BOUNDARY LINE ADJUSTMENT BETWEEN TAX LOTS 1700 & 1601.

THERE ARE NO EASEMENTS LISTED ON THE SUBDIVISION GUARANTEE. THE ONLY ENCUMBRANCES OF NOTE ARE THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS AND THE POSSIBLE EXISTENCE OF A DEED GAP ALONG THE EAST BOUNDARY OF TAX LOT 1700, WHICH MAY STILL EXIST, ALTHOUGH IT MAY ALSO BE AN OVERLAP. THE SAME CONDITION MAY EXIST ALONG THE WEST BOUNDARY OF TAX LOT 1801.
THE DEED FOR TAX LOT 1801 (MICROFILM #961055) DOES HOWEVER CONTAIN TWO PRIVATE RIGHT OF WAY EASEMENTS IN THE SAME LOCATION FOR SLIGHTLY DIFFERENT PURPOSES OVER THE EAST 8 TO 4 FEET OF TAX LOT 1800, IN FAVOR OF TAX LOT 1801. THE PLAT OF HAZELVIEW'S SECOND ADDITION SHOWS A 15 FOOT WIDE PUBLIC UTILITY EASEMENT OVER TAX LOTS 1801 & 1700, THE EXACT LOCATION OF THE EASEMENT IS NOT SPECIFIED.

CORNER NOTES:

- BRASS CAP FOUND IN MONUMENT BOX AND ACCEPTED AS THE MOST SOUTHERLY SOUTHEAST CORNER OF THE JENKINS D.L.C. REFERRED TO IN THE LEGAL DESCRIPTIONS.
- 1/2" IRON ROD FOUND WITH NO CAP, LIKELY FROM C.S.#83009 SURVEY DATED 1969. SHOWN AS REFERENCE MONUMENT FOR THE WEST LINE OF THE SOLAR VILLAGE P.U.D. THE TRUE LINE COMMON TO LOTS 1601 & 1602 IS 0.05' EAST OF THE MONUMENT, AS PER THE 5' FOOT QUITCLAIM OF THE WEST 5' OF THE ORIGINAL TAX LOT 1602 AS PER DOCUMENT #20061767. SEE ENLARGEMENT 'A' FOR CORNER DETAIL.
- 1/2" IRON ROD FOUND WITH NO CAP, LIKELY FROM C.S.#83017. SHOWN AS REFERENCE MONUMENT FOR THE WEST LINE OF THE SOLAR VILLAGE P.U.D. THE TRUE LINE COMMON TO LOTS 1601 & 1602 IS 0.05' EAST OF THE MONUMENT SIMILAR TO THE MONUMENT FOUND TO THE NORTH. ALSO I LIKELY FOUND A MONUMENT APPROX. 5' TO WEST UNDER PAVEMENT BY METAL DETECTOR. I DID NOT REMOVE THE PAVEMENT TO LOCATE IT. I EXTENDED THE SOUTHERLY LINE OF TAX LOT 1602 5.00' WESTERLY HOLDING THE ANGLE AS SHOWN ON THE SOLAR VILLAGE P.U.D. C.S.#83011 & C.S.#83013. SEE ENLARGEMENT 'B' FOR CORNER DETAIL.
- P.L.S. 1028 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP AS PER SOLAR VILLAGE P.U.D.
- P.L.S. 994 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND AND ACCEPTED AS BEING THE SOUTHEAST CORNER OF TAX LOT 1601. THE PLAT OF MOUNTAINVIEW CONDOMINIUM TO THE SOUTH NOTES THIS MONUMENT AS BEING 0.59' NORTH OF THE LINE, WHICH WOULD BE CONSISTENT WITH THE DEED CALL OF 660' NORTH TO THE D.L.C. LINE. I HELD THE MONUMENT FOR THE PURPOSE OF THIS SURVEY. FOUND 1/2" IRON ROD WITH NO CAP S 87°11'35" E, 4.95', LIKELY FROM C.S.#1145.
- 5/8" IRON ROD FOUND WITH NO CAP AND ACCEPTED AS BEING THE MONUMENT SET FOR THE CORRECTED LINE SHOWN ON C.S.#1145. THE MONUMENT MAY HAVE ACTUALLY BEEN SET BY C.S.#1141. THE MONUMENT WAS ORIGINALLY SET BY TURNING 90° FROM THE D.L.C. LINE AND RUNNING THE DEED DISTANCE OF 660'. I DID NOT FIND ANY EVIDENCE OF A MONUMENT 4.95' TO THE WEST. I DID HOWEVER FIND A 1/2" IRON PIPE 5.60' TO THE EAST FOR WHICH I COULD NOT LOCATE ANY RECORD. (THE PLAT OF MOUNTAINVIEW CONDOMINIUM SHOWS THE 1/2" IRON PIPE AS BEING A 1/2" IRON ROD). I EXTENDED THE LINE FROM THE FOUND MONUMENT AND THE MONUMENT FOUND TO THE EAST (#5) BY THE RECORD DISTANCE OF 4.95 FEET TO ESTABLISH THE CALCULATED SOUTHWEST CORNER OF TAX LOT 1601, SAID POINT BEING CALLED IN THE LEGAL DESCRIPTION AS BEING THE SOUTHEAST CORNER OF THE KOPKE TRACT FROM HOOD RIVER COUNTY DEED BOOK L, PAGE 299. THIS POINT SHOULD ALSO BE THE SOUTHEAST CORNER OF HAZELVIEW'S SECOND ADDITION, HOWEVER A P.L.S.1815 5/8" IRON ROD WITH RED PLASTIC CAP WAS FOUND APPROXIMATELY 1 FOOT NORTH OF THE CALCULATED CORNER WHICH APPEARS TO BE INTENDED TO MONUMENT THE SAME POINT. THE MONUMENT WAS ORIGINALLY SET FOR C.S.#2001090, WHICH DOES NOT DESCRIBE ITS METHOD FOR ESTABLISHING THE CORNER. THE RECENT PLATS OF MOUNTAINVIEW CONDOMINIUM AND SUNDERLAND P.U.D. CONCURRED THAT MONUMENTS SET FOR THE SOUTHERLY LINE OF HAZELVIEW'S SECOND ADDITION ARE APPROXIMATELY 1' NORTH OF THE LINE.
- 5/8" IRON ROD FOUND WITH NO CAP, THIS IS LIKELY THE MONUMENT SET FOR A CORRECTED LINE ON C.S.#1145, HELD DUE TO POOR CONDITION OF PIPE TO WEST. THE PIPE IS APPROXIMATELY 5' TO THE WEST BUT IS BENT AND LEANING. I EXTENDED THE LINE BETWEEN THE FOUND 5/8" IRON ROD AND THE REFERENCE MONUMENT FOUND FOR THE NORTHEAST CORNER OF TAX LOT 1601 (#2) 4.95 FEET TO THE WEST TO ESTABLISH THE CALCULATED NORTH CORNER COMMON BETWEEN TAX LOTS 1700 & 1601. I EXTENDED THE LINE BETWEEN TAX LOTS 1700 & 1601 TO INTERSECT THE D.L.C. LINE, THUS ESTABLISHING THE POINT OF BEGINNING FOR TAX LOTS 1601 & 1700 AND THE DISTANCE MEASURED ALONG THE D.L.C. LINE TO THE MONUMENT FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE D.L.C. (#1) FELL 0.17' SHORT OF THE 462' DEED CALL THE RESULTING DISTANCE BETWEEN THE CALCULATED SOUTHWEST CORNER OF TAX LOT 1601 AND THE POINT OF BEGINNING OF THE DEEDS FELL 0.06' SHORT OF THE 660' DEED CALL.
- FOUND P.L.S.1815 5/8" IRON ROD WITH DAMAGED PLASTIC CAP. MONUMENT MAY HAVE BEEN DISTURBED SLIGHTLY. I HELD THE LINE BETWEEN THE CALCULATED ORIGINAL NORTHWEST AND SOUTHWEST CORNERS OF TAX LOT 1601 WHICH RESULTED IN THE FOUND MONUMENT BEING 0.31' EAST OF THE LINE. THE DISTANCES FROM THE FOUND MONUMENT TO THE ADJACENT MONUMENTS SHOWN ON THE PLAT OF HAZELVIEW'S 2ND ADDITION FIT WELL, HOWEVER I HAVE ESTABLISHED THAT THE P.L.S.1815 5/8" IRON ROD FOUND NEAR THE SOUTHEAST CORNER OF HAZELVIEW'S 2ND ADDITION IS NOT ON THE CORRECT LINE, RESULTING IN THE DISTANCE TO THE SOUTH BEING 1.1' LONG. I HELD THE MONUMENT FOR LINE TO THE WEST AS IMPROVEMENTS HAVE BEEN ESTABLISHED ALONG THE LINE.
- CALCULATED SOUTHEAST CORNER THE BALLARD TRACT, HOOD RIVER COUNTY DEED BOOK B, PAGE 207, BY DISTANCE INTERSECTION.
- SET BRASS PLUG IN EDGE OF CONCRETE DRIVE AT ON LINE BETWEEN HAZELVIEW'S SECOND ADDITION MONUMENTS TO THE NORTH AND SOUTH HOLDING THE BOUNDARY LINE ADJUSTMENT SURVEY AND DEED CALL DISTANCE OF 96.60' FROM THE MONUMENT TO THE NORTH.
- P.L.S. 932 5/8" IRON ROD FOUND, WITH YELLOW PLASTIC CAP FROM C.S.#2003007. ACCEPTED AS POINT OF BEGINNING FOR TAX LOT 1801 DEED ALTHOUGH IT IS 1 FOOT SHORT OF THE DEED DISTANCE OF 680.66' FROM THE D.L.C. CORNER.
- SET MONUMENT APPROXIMATELY 1 FOOT SOUTH OF A BENT AND LEANING 1/2" IRON PIPE FOUND. I HELD THE DEED DISTANCE FORM THE MONUMENT FOUND TO THE WEST (#11) DUE TO THE LOCATION OF THE DAMAGED PIPE. THIS RESULTED IN A 1 FOOT DEFICIENCY ALONG THE NORTHERLY LINE OF TAX LOT 1700. THE CALL FOR THE NORTH LINE OF TAX LOT 1800 OF 86.66 FEET APPEARS TO BE A SENIOR CALL.
- 1/2" IRON PIPE FOUND APPROXIMATELY 0.4' NORTH OF THE SOUTHERLY LINE OF HAZELVIEW'S SECOND ADDITION. THIS APPEARS TO BE A SIMILAR MONUMENT THAT MAY HAVE BEEN SET BY THE SAME SURVEY AS THE 1/2" IRON PIPES FOUND ON THE EAST LINE OF TAX LOT 1900 AND NEAR THE SOUTHWEST CORNER OF TAX LOT 1601. NO RECORD OF THE SURVEY WAS FOUND. I DID NOT ACCEPT THE PIPES ON THIS SOUTHERLY LINE AS THEY DO NOT FIT WELL WITH OTHER MONUMENTATION. THE MONUMENTS FOUND JUST TO THE EAST AND WEST OF THIS PIPE ARE SHOWN NORTH OF THE SOUTHERLY LINE OF HAZELVIEW'S SECOND ADDITION.
- C.S.#2003007 SHOWS THE 1/2" IRON PIPE FOUND N 83°31' E, 3.35' FROM THE ACCEPTED P.L.S.1815 IRON ROD AS BEING THE SE CORNER OF TAX LOT 1900. THE IRON PIPE WOULD GIVE THE SOUTH LINE OF TAX LOT 1900 AN ADDITIONAL 3.3' EAST OF THE DEED CALL FOR THE SOUTH LINE OF TAX LOT 1900. THE DISTANCE FROM THE P.L.S.1815 MONUMENT SHOWN ON C.S.#2003007 TO THE WEST IS AS PER THE DEED (115.33') SO I AM UNSURE WHY C.S.#2003007 INTRODUCED AN EXTRA COURSE AND HELD THE 1/2" IRON PIPE AS WELL. THE 1/2" IRON PIPES AND SIMILAR MONUMENTS FOUND AT POINT #13 AND NEAR THE SOUTHWEST CORNER OF TAX LOT 1601 APPEAR TO BE FROM AN OLD UNRECORDED SURVEY THAT ASSUMED THE NORTH-SOUTH LINES TO RUN CARDINAL AND NOT AT 90° TO THE D.L.C. LINE. P.L.S. 1815 SHOWS IMPROVEMENTS TO THE PIPE AT POINT #13 BUT ESTABLISHED THE LINE APPROXIMATELY 11 FEET TO THE WEST. IT IS MY OPINION THAT P.L.S. 1815 CORRECTLY SURVEYED THE LINE AS IT ACCURATELY REFLECTS THE DEED CALLS AND PRIOR AND SUBSEQUENT SURVEYS. TO ACCEPT THE 1/2" IRON PIPES OF UNKNOWN ORIGIN WOULD SHIFT THE NORTH-SOUTH LINES TO THE EAST AND CREATE POTENTIAL GAPS AND OVERLAPS. I DID HOWEVER ACCEPT THE TWO IRON PIPES TO THE NORTH OF THIS POINT (#15) AS THEY DID NOT CONFLICT WITH THE DEED CALLS AND THEY HAVE IMPROVEMENTS BUILT TO THEM. ALSO FOUND P.L.S.1815 IRON ROD N 00°42' W, 15.98' FROM C.S.#83041.
- FOUND 1/2" IRON PIPES OF UNKNOWN ORIGIN AND ACCEPTED AS THE BOUNDARY BETWEEN TAX LOTS 1900 & 1800 AS SHOWN ON C.S.#2003007. A NEW FENCE HAS BEEN BUILT TO THESE PIPES.
- SET MONUMENT NEAR THE CENTER OF THE DRIVEWAY AT THE DEED CALL OF 142' SOUTH OF THE NORTHEAST CORNER OF TAX LOT 1800
- SET MONUMENT ON THE WEST LINE OF THE TRACT CONVEYED TO L.M. BALDWIN BY DEED BOOK 43, PAGE 609 AT RIGHT ANGLES TO POINT #16 AS PER THE LEGAL DESCRIPTION. THE SAID WEST LINE WAS HELD BETWEEN THE 1/2" IRON PIPE TO THE NORTH (#15) AND THE P.L.S.1815 5/8" IRON ROD TO THE SOUTH (#14).
- HELD 8.89' FROM MONUMENT FOUND FROM C.S.#2002011 TO D.L.C. LINE AS PER PLAT OF HAZELVIEW'S SECOND ADDITION. ALSO HELD 30' TO CL OF BELMONT ROAD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE: 12/31/2009

PROJECT NUMBER: 2007018.
DATE OF SURVEY MONUMENTATION: MAY 30, 2008.
DATE OF DRAWING: SEPTEMBER 23, 2008.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35DB.

COLUMBIA RIVER
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CS 2008 074-1

PROPERTY BOUNDARY LINE & ADJUSTMENT SURVEY FOR DON BALDWIN

TAX LOTS 1700, 1801 & 1601, 3N-10E-35DB

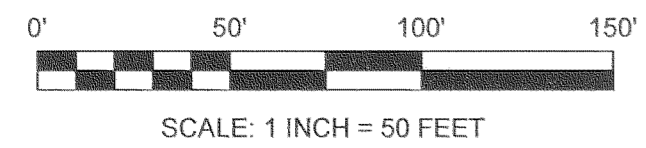
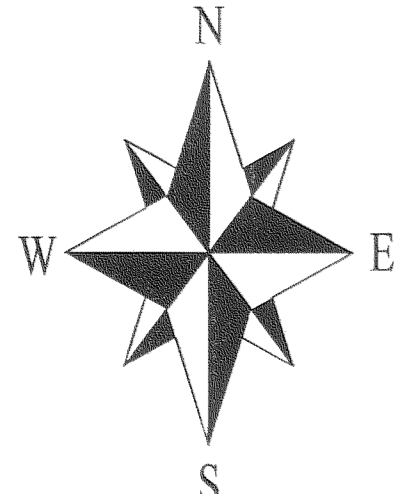
BELMONT SHEET 2 OF 3

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: **2008 074**

Filed Date: **9-24-08**

By: *Randy J. Cross*



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2009

BASIS OF BEARINGS:

THE NORTHERLY LINE OF TAX LOT 2012, SHOWN AS AN OPEN SPACE TRACT ON THE PLAT OF HAZELVIEW'S SECOND ADDITION (C.S.#2002035).

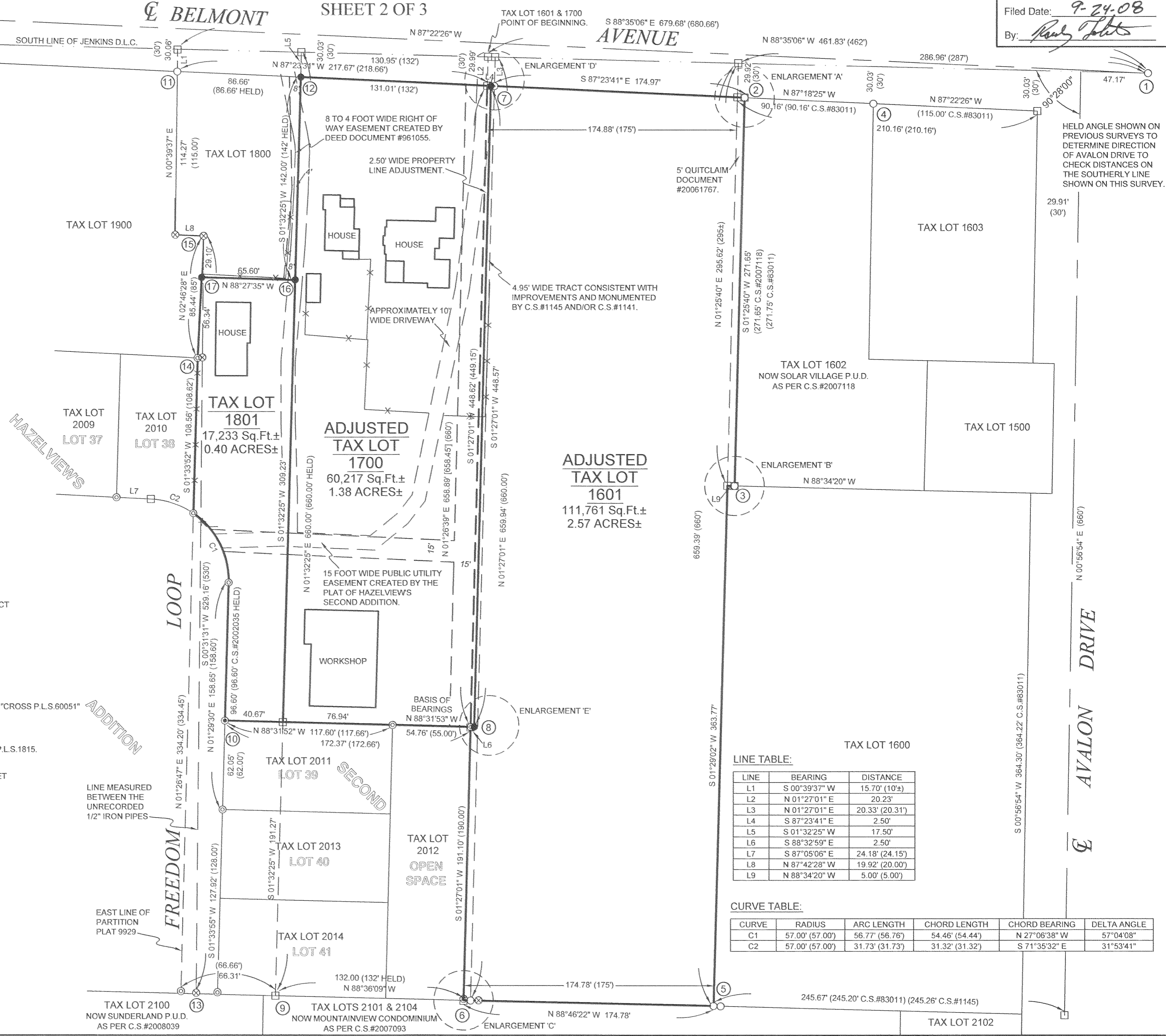
SYMBOL LEGEND:

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S.60051"
- ⊙ SET 1" BRASS PLUG STAMPED "CROSS P.L.S.60051"
- ⊗ 1/2" IRON PIPE FOUND
- ⊕ 5/8" IRON ROD FOUND WITH RED PLASTIC CAP STAMPED P.L.S.1815.
- FOUND MONUMENT AS NOTED.
- CALCULATED CORNER OR MONUMENT, NOT FOUND OR SET
- (50.00') DEED OR PREVIOUS SURVEY DISTANCE
- 8.00' EASEMENT OR OFFSET DISTANCE
- X-X- FENCE

PROJECT NUMBER: 2007018.
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HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35DB.

**COLUMBIA RIVER
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HELD ANGLE SHOWN ON PREVIOUS SURVEYS TO DETERMINE DIRECTION OF AVALON DRIVE TO CHECK DISTANCES ON THE SOUTHERLY LINE SHOWN ON THIS SURVEY.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 00°39'37" W	15.70' (10±)
L2	N 01°27'01" E	20.23'
L3	N 01°27'01" E	20.33' (20.31')
L4	S 87°23'41" E	2.50'
L5	S 01°32'25" W	17.50'
L6	S 88°32'59" E	2.50'
L7	S 87°05'06" E	24.18' (24.15')
L8	N 87°42'28" W	19.92' (20.00')
L9	N 88°34'20" W	5.00' (5.00')

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	57.00' (57.00')	56.77' (56.76')	54.46' (54.44')	N 27°06'38" W	57°04'08"
C2	57.00' (57.00')	31.73' (31.73')	31.32' (31.32')	S 71°35'32" E	31°53'41"

CS 2008 074_2

PROPERTY BOUNDARY LINE & ADJUSTMENT SURVEY FOR DON BALDWIN

TAX LOTS 1700, 1801 & 1601, 3N-10E-35DB
 PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

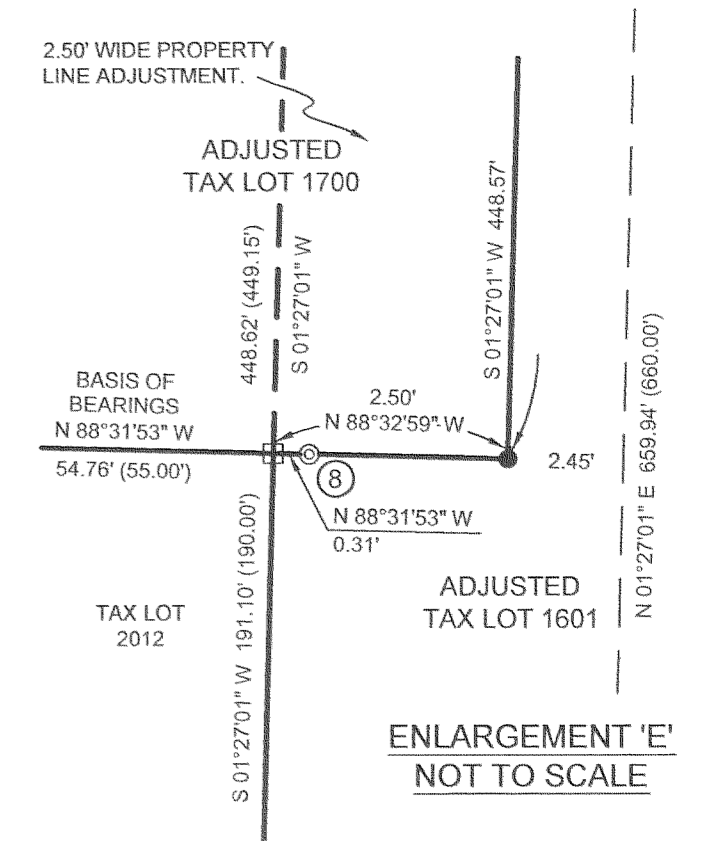
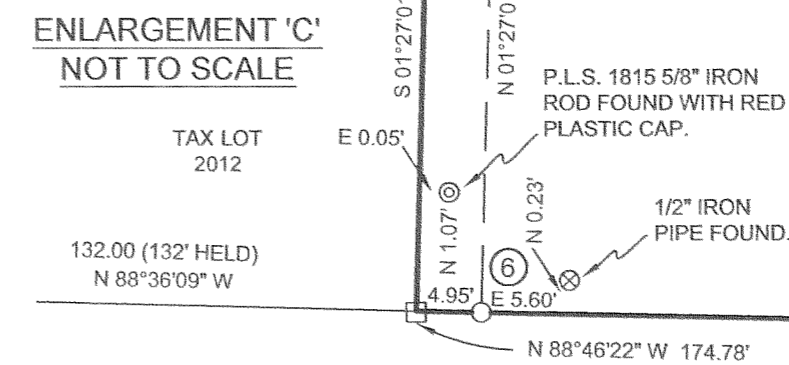
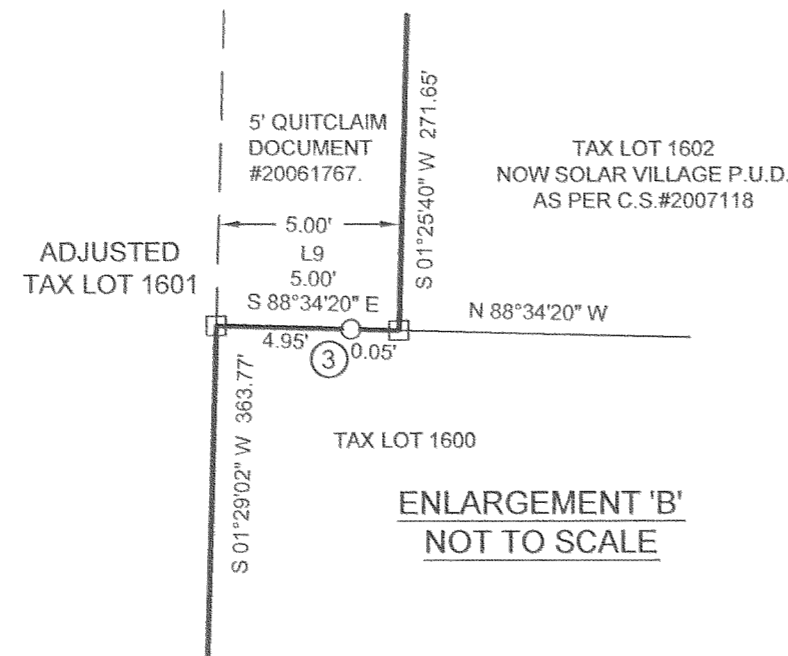
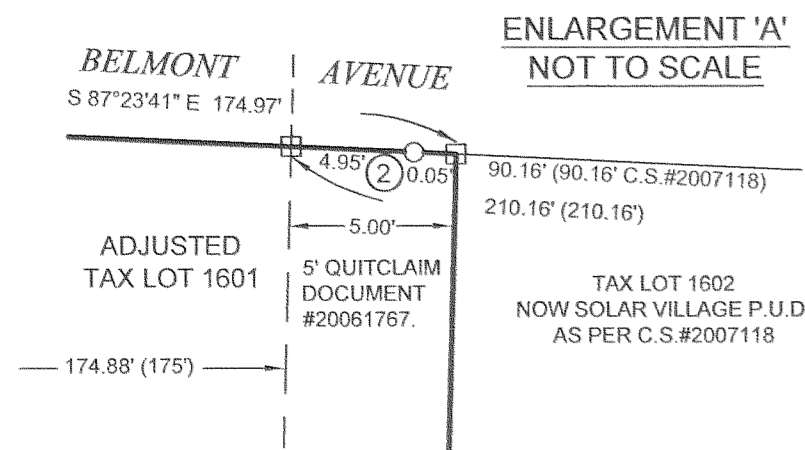
MAY 30, 2008.
 SHEET 3 OF 3

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

Survey No: 2008 074

Filed Date: 9.24.08

By: Bradley J. Cross



REFERENCES:

AMERITITLE SUBDIVISION GUARANTEE, ORDER No.0037697, DATED MAY 24, 2007.

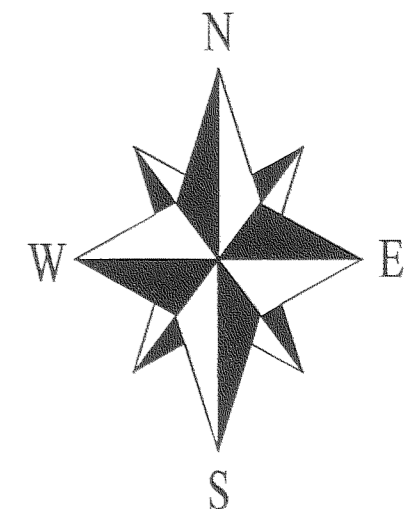
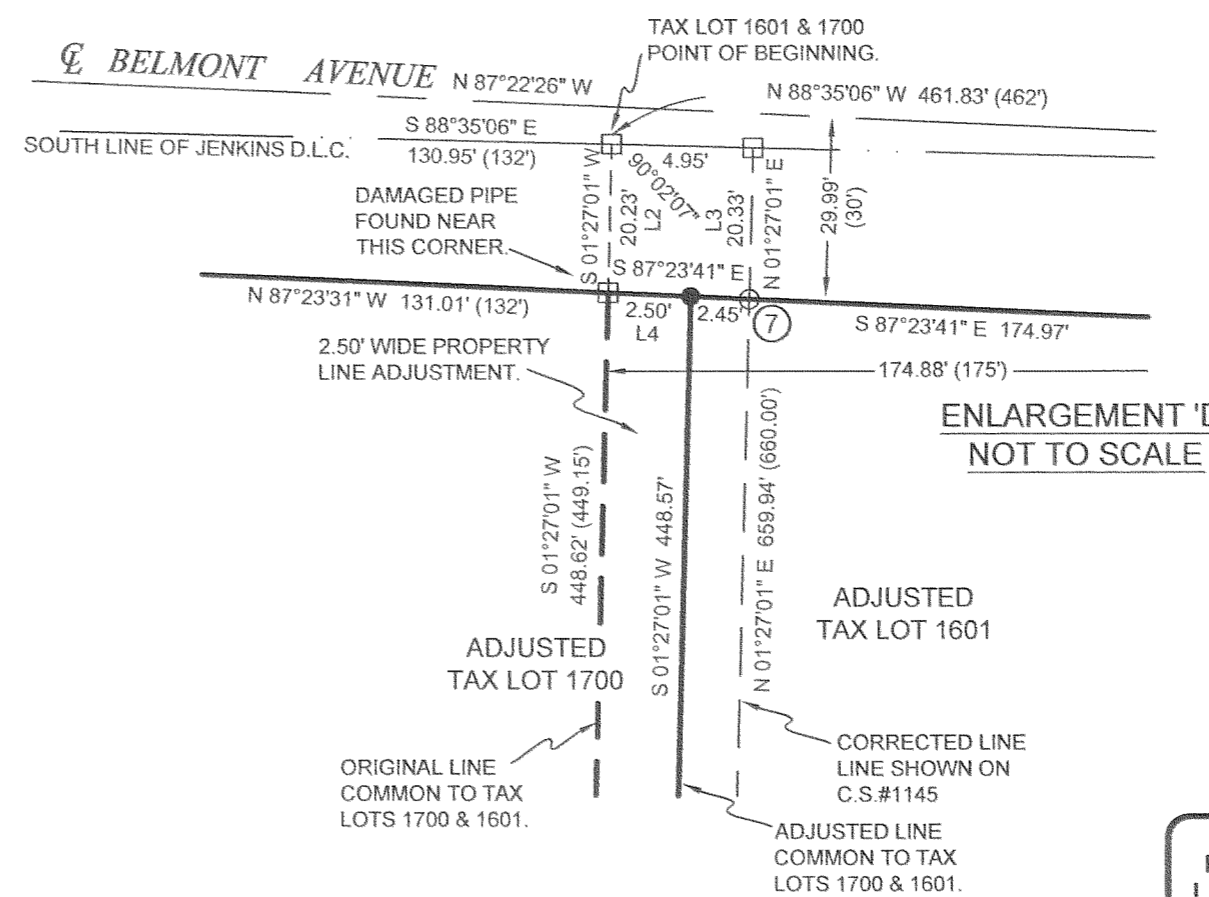
DEED DOCUMENTS:

- WARRANTY DEED, RECORDED NOVEMBER 12, 1969, AS MICROFILM #691625. (TAX LOT 1601).
- QUITCLAIM DEED, RECORDED APRIL 6, 2006, AS DOCUMENT #20061767. (QUITCLAIMED PORTION OF TAX LOT 1601).
- BARGAIN AND SALE DEED, RECORDED APRIL 17, 1996, AS MICROFILM #961054. (TAX LOT 1700 BEFORE ADJUSTMENT).
- WARRANTY DEED, RECORDED APRIL 18, 1907, AS BOOK L OF DEEDS, PAGE 299. (CALLED IN DESCRIPTION FOR TAX LOT 1700).
- DEED, RECORDED AUGUST 13, 1898, AS BOOK B OF DEEDS, PAGE 207. (CALLED IN DESCRIPTION FOR TAX LOT 1700).
- BARGAIN AND SALE DEED, RECORDED APRIL 17, 1996, AS MICROFILM #961055. (TAX LOT 1801 BEFORE ADJUSTMENT).
- WARRANTY DEED RECORDED, OCTOBER 5, 1950, AS BOOK 43 OF DEEDS, PAGE 609. (CALLED IN TAX LOT 1801 DESCRIPTION).
- DEED, RECORDED APRIL 30, AS BOOK 2 OF DEEDS, PAGE 450. (CALLED IN TAX LOT 1801 DESCRIPTION).
- WARRANTY DEED, RECORDED NOVEMBER 1, 1963, AS BOOK 74 OF DEEDS, PAGE 453. (CALLED IN TAX LOT 1801 DESCRIPTION).
- WARRANTY DEED RECORDED, NOVEMBER 20, 2001, AS DOCUMENT #20014951. (ADJUSTED PORTION EXCEPTED FROM THE ORIGINAL DESCRIPTIONS FOR TAX LOTS 1700 & 1801).
- WARRANTY DEED RECORDED, SEPTEMBER 29, 2000, AS DOCUMENT #20003656. (TAX LOT 1800).
- BARGAIN AND SALE DEED, RECORDED JANUARY 29, 1992, AS MICROFILM #920227. (TAX LOT 1900).
- DEED CREATING ESTATE BY THE ENTIRETY, RECORDED DECEMBER 27, 2005, AS DOCUMENT #20056667. (TAX LOT 2010).
- STATUTORY WARRANTY DEED, RECORDED AUGUST 8, 2006, AS DOCUMENT #20063944. (TAX LOT 2011).
- STATUTORY WARRANTY DEED, RECORDED NOVEMBER 4, 2005, AS DOCUMENT #20055741. (TAX LOT 1602).

SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE:

- SUNDERLAND P.U.D., FILED MAY 7, 2008, AS C.S.#2008039.
- PLAT OF MOUNTAINVIEW CONDOMINIUM, FILED SEPTEMBER 12, 2007, AS C.S.#2007093.
- PLAT OF SOLAR VILLAGE P.U.D., FILED NOVEMBER 30, 2007, AS C.S.#2007118.
- SURVEY, FILED FEBRUARY 3, 2003, AS C.S.#2003007.
- PLAT OF HAZELVIEW'S SECOND ADDITION, FILED JUNE 10, 2002, AS C.S.#2002035.
- PARTITION PLAT 200201P, FILED MARCH 4, 2002, AS C.S.#2002011.
- BOUNDARY LINE ADJUSTMENT SURVEY, FILED NOVEMBER 19, 2001, AS C.S.#2001090.
- SURVEY, FILED JANUARY 30, 1987, AS C.S.#87001.
- SURVEY, FILED AUGUST 4, 1983, AS C.S.#83041.
- SURVEY, FILED APRIL 29, 1983, AS C.S.#83017.
- SURVEY, FILED APRIL 29, 1983, AS C.S.#83013.
- SURVEY, FILED APRIL 29, 1983, AS C.S.#83011.
- TOPOGRAPHIC MAP, FILED APRIL 29, 1983, AS C.S.#83009.
- SURVEY, FILED DECEMBER 1 1975, AS C.S.#7563.
- SURVEY, FILED APRIL 29, 1969, AS C.S.#1145.
- SURVEY, FILED APRIL 29, 1969, AS C.S.#1141.

HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-35DB, REVISED AUGUST 2, 2006.



ENLARGEMENTS NOT TO SCALE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051

RENEWAL DATE: 12/31/2009

PROJECT NUMBER: 2007018.
 DATE OF SURVEY MONUMENTATION: MAY 30, 2008.
 DATE OF DRAWING: SEPTEMBER 23, 2008.
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35DB.

**COLUMBIA RIVER
 SURVEYING
 & MAPPING**

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