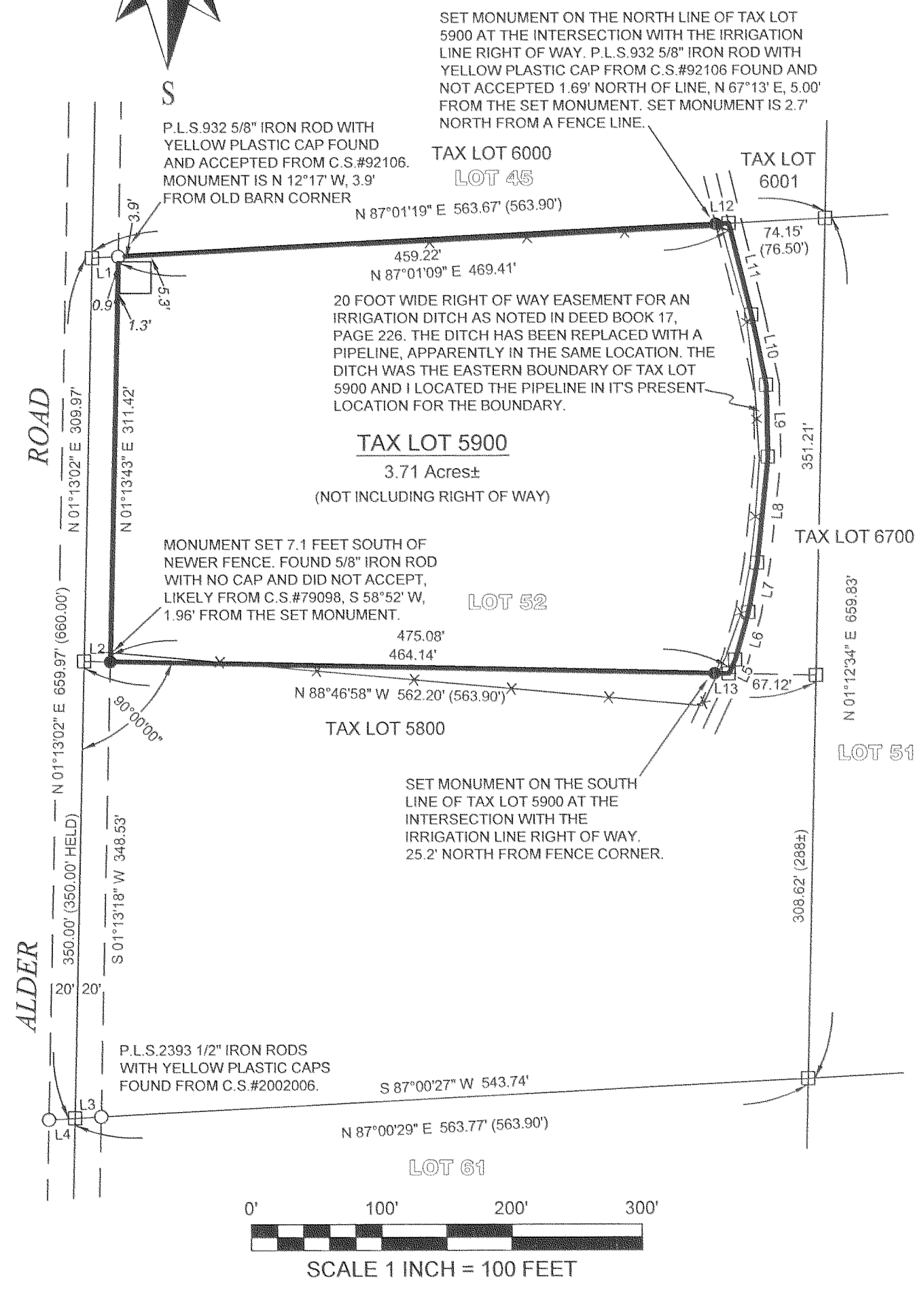
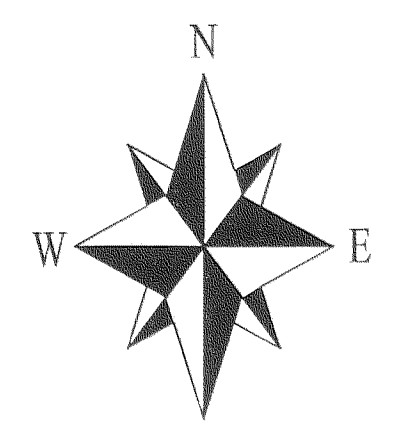


HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No: **2008 085**
Filed Date: **11-26-08**
By: *Andy Tolts*

PROPERTY BOUNDARY SURVEY FOR JAMES GRANT
TAX LOT 5900, 1N-9E-13, PORTION OF LOT 52, FIRST ADDITION TO RIVERSIDE PARK
LOCATED IN THE SE 1/4 SECTION 13, TOWNSHIP 1 NORTH, RANGE 9 EAST W.M.
HOOD RIVER COUNTY, OREGON.
SEPTEMBER 12, 2008



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE PROPERTY BOUNDARY OF TAX LOT 5900 OF HOOD RIVER COUNTY ASSESSORS MAP 03N-9E-13. TAX LOT 5900 IS DESCRIBED BY LAND SALE CONTRACT RECORDED AS DOCUMENT No.2008-02766, (NO TITLE REPORT WAS PROVIDED).

I FOUND THE MONUMENTS AT THE SOUTHERLY QUARTER CORNER AND CENTER OF SECTION 13 AND THEN CALCULATED THE NORTHEAST CORNER OF LOT 35 AND THE SOUTHEAST CORNER OF LOT 62 OF THE PLAT OF THE FIRST ADDITION TO RIVERSIDE PARK AS PER C.S.#2002006. I THEN PRORATED THE MEASURED AND CALCULATED DISTANCES WITH RESPECT TO THE ORIGINAL PLAT DISTANCES TO FORM THE LOTS CONTAINED IN THIS PORTION OF THE PLAT. C.S.#92106 SET MONUMENTS ON THE NORTH LINE OF LOT 52. I ACCEPTED THE LOCATION OF THE MONUMENT FOUND ON THE RIGHT OF WAY FROM THAT SURVEY BUT NOT THE MONUMENT TO THE EAST. THE EASTERLY MONUMENT IS LIKELY OUT OF POSITION AS C.S.#92106 CALCULATED A DIFFERENT POSITION FOR THE SOUTHEAST CORNER OF LOT 62. THE SOUTHERLY LINE OF TAX LOT 5900 IS DESCRIBED AS BEGINNING 350 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 52, I HELD THIS DISTANCE. THE DEED THEN DESCRIBES A LINE RUNNING DUE EAST TO A POINT 288 FEET, MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF LOT 52. C.S.#79098 ESTABLISHED THE SOUTH LINE OF TAX LOT 5900 AS BEING AT RIGHT ANGLES TO THE CENTER SECTION LINE AS IT WAS THE APPARENT INTENT OF THE DEED BUT DOES NOT NOTE ANY EXTRINSIC EVIDENCE TO CONFIRM THIS CONCLUSION. THERE IS SOME CONSENSUS AMONGST LOCAL LANDOWNERS THAT THE NEWER FENCE NEAR THE SOUTH LINE OF TAX LOT 5900 IS APPROXIMATELY 30 FEET SOUTH OF THE DEED LINE. I SAW NO REASON TO DISAGREE WITH THE C.S.#79098 SURVEY, HOWEVER THE LATENT AMBIGUITY PRESENTED BY THE DEED COULD ALSO BE INTERPRETED TO LOCATE THE SOUTH LINE OF TAX LOT 5900 AS PER THE 288 FOOT DISTANCE CALL. THIS WOULD SWING THE LINE APPROXIMATELY 20 FEET SOUTH AT ITS EAST END TO BE APPROXIMATELY 8 FEET NORTH OF THE FENCE. THE EASTERLY LINE OF TAX LOT 5900 IS DESCRIBED AS BEING THE CENTER LINE OF THE DEE IRRIGATION DISTRICT CANAL, WHICH IS NOW A PIPE LINE WHICH APPEARS TO BE IN THE SAME LOCATION AS THE CANAL. DEED BOOK 17, PAGE 226, DESCRIBES 20 FOOT WIDE STRIP OF LAND 10 FEET EITHER SIDE OF THE IRRIGATION CANAL. IT MAY BE THAT THE 20 FEET WAS DEEDED AS FEE TITLE AND NOT AS A RIGHT OF WAY OR EASEMENT. THE DEED FOR TAX LOT 6001 TO THE NORTH DESCRIBES A TRACT BY MEETS AND BOUNDS TO THE CENTER OF THE DITCH AND NOTES THE 20 FOOT STRIP DESCRIBED BY BOOK 17, PAGE 226, AS A RIGHT OF WAY. A TITLE REPORT MAY DISCLOSE WHETHER TITLE FOR THE EAST LINE OF TAX LOT 5900 RUNS TO THE CENTER OF THE CANAL OR 10 FEET TO THE WEST. FOR THIS SURVEY I HAVE SHOWN THE 20 FOOT STRIP AS AN EASEMENT TO BE CONSISTENT WITH OTHER SURVEYS AND DEEDS AND I SET MONUMENTS ON THE EASEMENT LINE AT THE INTERSECTION WITH THE NORTH AND SOUTH LINES OF TAX LOT 5900.

NO GUARANTEE IS MADE DUE TO ERRORS OR OMISSIONS THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT. ADDITIONAL EASEMENTS MAY EXIST.

LEGAL DESCRIPTION FOR TAX LOT 5900:

LOT 52, FIRST ADDITION TO RIVERSIDE PARK.
EXCEPTING THEREFROM:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 52; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 52, A DISTANCE OF 350 FEET TO THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO JOHN HUTTULA BY DEED RECORDED SEPTEMBER 19, 1934, IN BOOK 24, PAGE 333, AS CORRECTED BY DEED RECORDED AUGUST 4, 1947, IN BOOK 35, PAGE 253, DEED RECORDS HOOD RIVER COUNTY; THENCE DUE EAST 563.9 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 52; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 52 A DISTANCE OF 288 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 52; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 563.9 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM:
THAT PORTION THEREOF LYING EAST AND ABOVE THE DEED IRRIGATION & POWER COMPANY'S CANAL, WHICH IS NOW SOMETIMES KNOWN AS DEE IRRIGATION DISTRICT'S CANAL, HERETOFORE CONVEYED TO ELMER L. POTTS ET UX., BY DEED RECORDED JUNE 21, 1947, IN BOOK 35, PAGE 45, DEED RECORDS HOOD RIVER COUNTY.

REFERENCES:

HOOD RIVER COUNTY DEED DOCUMENTS:
LAND SALE CONTRACT, RECORDED JULY 11, 2008, AS DOCUMENT No.2008-02766. (SUBJECT TAX LOT 5900).
STATUTORY WARRANTY DEED, RECORDED APRIL 25, 2005, AS DOCUMENT No.20052036. (SUBJECT TAX LOT 5900).
WARRANTY DEED, RECORDED SEPTEMBER 19, 1934, IN DEED BOOK 24, PAGE 333. (CALLED IN SUBJECT DEED).
CORRECTION DEED, RECORDED AUGUST 4, 1947, IN DEED BOOK 35, PAGE 253. (CALLED IN SUBJECT DEED).
WARRANTY DEED, RECORDED JUNE 21, 1947, IN DEED BOOK 35, PAGE 45. (CALLED IN SUBJECT DEED).
STATUTORY WARRANTY DEED, RECORDED JUNE 7, 2007, AS DOCUMENT No.2007-02585. (TAX LOT 5800).
WARRANTY DEED, RECORDED FEBRUARY 14, 2000, AS DOCUMENT No.20001163. (TAX LOTS 6100 & 6700).
WARRANTY DEED, RECORDED APRIL 23, 1998, AS MICROFILM No.981808. (TAX LOT 6000).
DEED, RECORDED APRIL 28, 1923, IN DEED BOOK 17, PAGE 226. (RIGHT OF WAY FOR IRRIGATION DITCH).

SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE:
PLAT OF FIRST ADDITION TO RIVERSIDE PARK, DATED MARCH 6, 1911.
C.S.#79098, FILED SEPTEMBER 4, 1979.
C.S.#81017, FILED MARCH 25, 1981.
C.S.#87059, FILED OCTOBER 4, 1987.
C.S.#92106, FILED DECEMBER 28, 1992.
C.S.#94058, FILED JUNE 15, 1994.
C.S.#2002006, FILED FEBRUARY 15, 2002.
C.S.#2007016, FILED AUGUST 6, 2007.
C.S.#2007108, FILED OCTOBER 19, 2007.

HOOD RIVER COUNTY ASSESSORS MAP 1N-9E-13, REVISED JUNE 11, 2008.



BASIS OF BEARINGS:
C.S.#2002006, HOOD RIVER COUNTY SURVEYORS OFFICE.

- 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 OR DEED DISTANCE
 - 5.3' BUILDING OFFSET DISTANCE
 - X-X- FENCE

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 87°05'42" E	20.11'
L2	N 88°46'58" W	20.00'
L3	N 87°01'17" E	20.03'
L4	S 87°04'49" W	19.99'
L5	S 25°10'47" W	11.68'
L6	S 15°29'21" W	38.19'
L7	S 10°02'16" W	38.59'
L8	S 05°54'17" W	81.73'
L9	S 01°13'29" E	55.21'
L10	S 11°51'56" E	53.85'
L11	S 13°51'07" E	73.42'
L12	N 87°01'09" E	10.18'
L13	N 88°46'58" W	10.94'

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

PROJECT NUMBER: 2008027.
DATE OF SURVEY MONUMENTATION: SEPTEMBER 12, 2008.
DATE OF DRAWING: NOVEMBER 9, 2008.
HOOD RIVER COUNTY ASSESSORS MAP: 01N-09E-13.
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