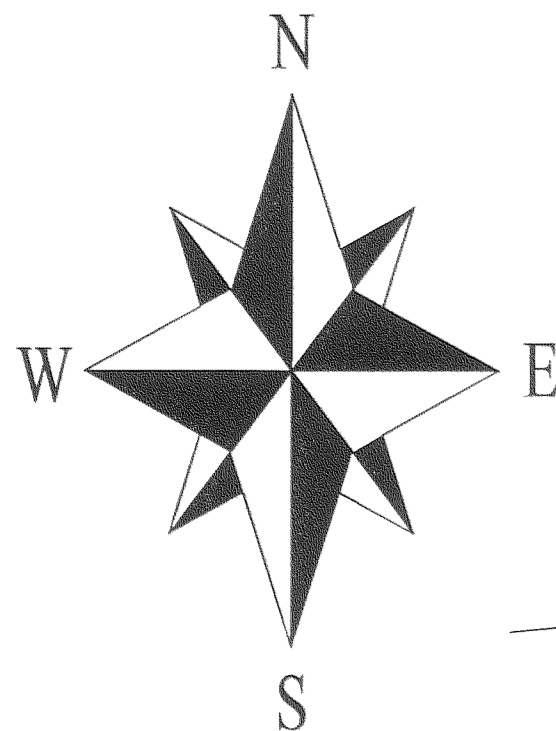
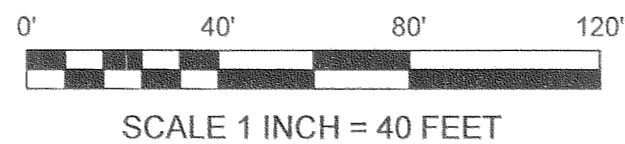


# PROPERTY BOUNDARY SURVEY FOR KRISTI WORKMAN

TAX LOT 602, 3N-11E-31B  
 LOCATED IN THE NW 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 11 EAST W.M.  
 HOOD RIVER COUNTY, OREGON.

DECEMBER 3, 2008



HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

Survey No: **CS 2009 006**

Filed Date: **2-12-09**

By: *Bradley J. Cross*

**BASIS OF BEARINGS:**

AS SHOWN BETWEEN MONUMENTS FOUND AS PER C.S.#2003090, BEING THE SAME AS DEED BOOK 69, PAGE 366 AND C.S.#855.

**EASEMENTS:**

THE FOLLOWING EASEMENTS ARE LISTED AS SPECIAL EXCEPTIONS ON THE TITLE REPORT PROVIDED.

**SPECIAL EXCEPTION #9:**

EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE TOGETHER WITH NECESSARY APPURTENANCES, IN FAVOR OF PACIFIC POWER & LIGHT COMPANY. RECORDED APRIL 22, 1918, AS DEED BOOK 12, PAGE 325. THE ENCUMBERED LAND PLOTS TO THE WEST OF THIS SURVEY. THE EASEMENT MAY NOT BE RELEVANT TO TAX LOT 602. NO EXACT LOCATION OR WIDTH IS GIVEN FOR THE EASEMENT.  
 RECORDED MARCH 15, 1928, AS DEED BOOK 20, PAGE 620. THE ENCUMBERED LAND PLOTS TO THE SOUTH OF THIS SURVEY. THE EASEMENT MAY NOT BE RELEVANT TO TAX LOT 602. NO EXACT LOCATION OR WIDTH IS GIVEN FOR THE EASEMENT.  
 RECORDED MARCH 23, 1949, AS DEED BOOK 40, PAGE 108. NO EXACT LOCATION OR WIDTH IS GIVEN FOR THE EASEMENT AND IT IS NOT SHOWN ON THIS SURVEY.

**SPECIAL EXCEPTION #10:**

EASEMENT FOR ALL MODES OF TRAVEL AND UTILITY PURPOSES, RECORDED SEPTEMBER 6, 1974, AS MICROFILM No.741697. A 12 FOOT WIDE EASEMENT PLOTTED AS SHOWN. DRIVEWAY AS CONSTRUCTED FOR THIS EASEMENT IS NOT LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE EASEMENT.

**REFERENCES:**

AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0039696, DATED OCTOBER 13, 2008.

**HOOD RIVER COUNTY DEED DOCUMENTS:**

WARRANTY DEED, RECORDED AUGUST 16, 1950, AS DEED BOOK 43, PAGE 356.  
 WARRANTY DEED, RECORDED JANUARY 12, 1954, AS DEED BOOK 51, PAGE 542.  
 WARRANTY DEED, RECORDED SEPTEMBER 19, 1961, AS DEED BOOK 69, PAGE 366. (LOTS 1 & 2 OF BLOCK 1, PLOGG ADDITION).  
 WARRANTY DEED, RECORDED NOVEMBER 7, 1961, AS DEED BOOK 69, PAGE 567. (TAX LOT 700, LOT 3 OF BLOCK 1, PLOGG ADDITION).  
 WARRANTY DEED, RECORDED MAY 6, 1965, AS DEED BOOK 81, PAGE 388.  
 WARRANTY DEED, RECORDED SEPTEMBER 6, 1974, AS MICROFILM No.741697. (TAX LOT 602).  
 WARRANTY DEED, RECORDED JANUARY 28, 1976, AS MICROFILM No.760156. (TAX LOT 603).  
 WARRANTY DEED, RECORDED APRIL 20, 1984, AS MICROFILM No.840661. (TAX LOTS 500 & 601).  
 BARGAIN AND SALE DEED, RECORDED FEBRUARY 16, 1996, AS MICROFILM No.960470. (TAX LOT 1406).  
 WARRANTY DEED, RECORDED JULY 30, 1999, AS DOCUMENT No.993540. (TAX LOT 700).  
 WARRANTY DEED, RECORDED JUNE 17, 2004, AS DOCUMENT No.20042848. (TAX LOT 603).  
 STATUTORY WARRANTY DEED, RECORDED OCTOBER 3, 2008, AS DOCUMENT No.2008-03817. (TAX LOT 602).

**SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE:**

PLOGG ADDITION WORKING DRAWING, DATED AUGUST 12, 1960, FILED AS C.S.#855.  
 SURVEY OF LOTS 3 & 4, BLOCK 1, PLOGG ADDITION, BY P.L.S.872, FILED MARCH 28, 1975, AS C.S.#7512.  
 SURVEY FOR WATT NANCE, BY P.L.S.1028, FILED DECEMBER 17, 1984, AS C.S.#84083.  
 SURVEY FOR CLAUDIA BURKE, BY P.L.S.1028, FILED APRIL 9, 1991, AS C.S.#92036.  
 SURVEY FOR JEREMY BATTERSBY & GERALD BROWN, BY P.L.S.932, FILED DECEMBER 31, 2003, AS C.S.#2003090.

HOOD RIVER COUNTY ASSESSORS MAP 3N-11E-31B, REVISED JULY 6, 2007.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE PROPERTY BOUNDARY OF TAX LOT 602 OF HOOD RIVER COUNTY ASSESSORS MAP 03N-11E-31B. TAX LOT 602 WAS RECENTLY CONVEYED BY STATUTORY WARRANTY DEED DOCUMENT No.2008-03817.

THE DEEDS FOR TRACTS IN THIS AREA APPEAR TO BE BASED ON AN UNRECORDED SUBDIVISION CALLED PLOGG ADDITION. THE ORIGINAL DEED FOR TAX LOT 602 APPEARS TO BE DEED MICROFILM No.741697. I HELD THE MONUMENTS FOUND AT POINTS No.s 2 & 4, AND THE MONUMENT FOUND AT POINT No. 3 (ALTHOUGH IT IS SLIGHTLY OUT OF POSITION) TO ESTABLISH THE SOUTHERLY LINE OF TAX LOT 602. THE SOUTHWESTERLY LINE FOR TAX LOT 602 IS NOTED AS BEING 73.8' ON DEED MICROFILM No.741697 BUT CALLS TO THE WEST LINE OF DEED BOOK 69, PAGE 366 WHICH IS THE WEST LINE OF LOTS 1 & 2 OF PLOGG ADDITION. DEED MICROFILM No.741697 ALSO EXCEPTS ANY PORTION OUTSIDE OF DEED BOOK 69, PAGE 366. THE CURRENT DEED FOR TAX LOT 700 ADJACENT TO THE WEST, DOCUMENT No.993540, CALLS THE LINE AS BEING AS PER DEED BOOK 9, PAGE 366, WITH THE DISTANCES OF 287.00' & 73.15'. I HELD THESE ORIGINAL DISTANCES (AND NOT THE 73.8 DISTANCE) AND CALCULATED THE MISSING CORNER AT POINT No.5 BY DISTANCE-DISTANCE INTERSECTION FROM THE MONUMENTS FOUND AT POINT No.s 4 & 9. THIS RESULTED IN A DIFFERENT LOCATION FOR THE NORTHWEST CORNER OF TAX LOT 602 THAN THAT MONUMENTED BY C.S.#92036. I DID NOT ACCEPT THE MONUMENT FOUND AS SET BY C.S.#92036 AND SET A NEW MONUMENT FOR THE NORTHWEST CORNER OF TAX LOT 602.

C.S.#92036 HELD THE DEED ANGLE TO FORM THE NORTH LINE FOR TAX LOT 602. I DISAGREE WITH THIS APPROACH. I HELD THE DEED DIRECTION WHICH RESULTED IN A MUCH BETTER FIT FOR THE DEED CALL DISTANCES ALONG THE EAST LINES OF TAX LOTS 602 AND 603. THE NORTHEAST CORNER SET BY C.S.#92036 IS GONE AND WAS RESET BY C.S.#2003090. C.S.#2003090 FOUND VERY FEW CONTROLLING MONUMENTS AND SIMPLY CALCULATED THE MISSING CORNERS AS PER C.S.#92036. I DID NOT ACCEPT THE MONUMENTS SET BY C.S.#2003090 FOR THE NORTHEAST CORNER OF TAX LOT 602 AND THE NORTHEAST CORNER OF TAX LOT 603. I THEN INTERSECTED THE NORTH LINE OF TAX LOT 602 BY HOLDING THE DIRECTION AS STATED ON THE ORIGINAL DEED MICROFILM No.741697 WITH A POINT DUE NORTH OF THE CALCULATED SOUTHEAST CORNER OF TAX LOT 602. THE RESULTING DISTANCE FOR THE EAST LINE OF TAX LOT 602 IS SHORT ONLY 0.06 FEET FROM THE DEED CALL OF 126 FEET.

DEED MICROFILM No.760156 FOR TAX LOT 603 TO THE EAST OF TAX LOT 602 CALLS TO THE SOUTHEAST AND NORTHEAST CORNERS OF DEED MICROFILM No.741697. DEED MICROFILM No.840661 FOR TAX LOTS 500 & 601 TO THE NORTH CALLS TO THE NORTH LINES OF DEED MICROFILM No.'s 741697 & 760156 HOLDING THE DIRECTION OF NORTH 88°51' WEST.

ACCESS TO TAX LOT 602 IS CURRENTLY BY THE ROADWAY CONTAINED IN THE 50 FOOT WIDE EASEMENT ADJACENT TO THE SOUTH OF TAX LOTS 602 & 63 AS SHOWN ON C.S.#84083. I DID NOT RESEARCH A WRITTEN DOCUMENT FOR THIS EASEMENT. IT DOES NOT APPEAR ON THE TITLE REPORT.

A NEWER FENCE HAS BEEN CONSTRUCTED ALONG THE NORTH LINE OF TAX LOT 603 AS MONUMENTED BY C.S.#2003090. THE FENCE IS NORTH OF THE LINE I HAVE ESTABLISHED BY THIS SURVEY.

**CORNER NOTES:**

1. CALCULATED SW CORNER OF DEED BOOK 43, PAGE 356 BY EXTENDING THE LINE BETWEEN THE MONUMENTS FOUND AT POINTS No.'s 2 & 4. NOTED AS BEING 512.03 FEET SOUTH AND 1485.23 FEET EAST OF THE NORTHWEST CORNER OF SECTION 31. I FOUND THE NORTHWEST CORNER OF SECTION 31 TO BE 508.15' NORTH AND 1479.26' WEST FROM THIS POINT. THE 1" IRON PIPE PREVIOUSLY FOUND AT THIS CORNER HAS BEEN PAVED OVER.
2. P.L.S.932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FROM C.S.#2003090. HELD FOR THE SOUTHEAST CORNER OF TAX LOT 603 AS DESCRIBED BY DEED BOOK 81, PAGE 388.
3. P.L.S.1028 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND FROM C.S.#92036. THE MONUMENT IS 0.21' SHORT FOR THE POSITION DESCRIBED BY DEED MICROFILM No.741697, BUT I HELD IT FOR THE SOUTHEAST CORNER OF TAX LOT 602. ALSO FOUND 1/2" IRON ROD SOUTH 86°07' EAST, 7.17'. THIS IS LIKELY FOR THE WEST LINE OF THE EASEMENT SHOWN.
4. 1/2" IRON ROD FOUND, NO CAP, HELD FOR THE SOUTHWEST CORNER OF TAX LOT 602. LIKELY FROM C.S.#7512. C.S.#2003090 NOTES THE MONUMENT FOUND AT THIS CORNER AS BEING A 3/4" IRON PIPE.
5. CORNER CALCULATED BY DISTANCE-DISTANCE INTERSECTION HOLDING ORIGINAL DISTANCES FROM DEED BOOK 69, PAGE 366. NO MONUMENT WAS FOUND AT THIS CORNER.
6. SET MONUMENT ON THE WEST LINE OF DEED BOOK 69, PAGE 366, AT THE DEED DISTANCE HELD OF 75.00 FEET FROM THE CORNER ESTABLISHED AT POINT No.5. P.L.S.1028 1/2" IRON ROD WITH YELLOW PLASTIC CAP FROM C.S.#92036 FOUND BUT NOT ACCEPTED. NORTH 39°11' EAST, 1.55' FROM THE SET MONUMENT.
7. SET MONUMENT DUE NORTH AS PER DEED MICROFILM No.741697 FROM THE TRUE SOUTHEAST CORNER OF TAX LOT 602 CALCULATED AT 135.10' FROM CORNER POINT No.1. P.L.S.932 MAG NAIL FROM C.S.#2003090 FOUND BUT NOT ACCEPTED NORTH 02°39' EAST, 2.05' FROM THE SET MONUMENT.
8. P.L.S.932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FROM C.S.#2003090. THE MONUMENT IS ON THE EAST LINE OF DEED BOOK 81, PAGE 388, BUT I DID NOT HOLD IT FOR THE CORNER COMMON TO TAX LOTS 601 & 603. IT BEARS NORTH 20°39' WEST, 2.80' FROM THE CALCULATED CORNER.
9. 1/2" IRON ROD FOUND, NO CAP. LIKELY FROM C.S.#7512.
10. 3/4" IRON PIPE FOUND. POSSIBLY AN ORIGINAL MONUMENT FROM PLOGG ADDITION.
11. 1/2" IRON ROD FOUND, NO CAP. LIKELY FROM C.S.#7512.

**SYMBOL LEGEND:**

- ⊙ SET 1" BRASS PLUG IN DRIVEWAY INSCRIBED "CROSS P.L.S. 60051".
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051".
- FOUND MONUMENT AS NOTED.
- CALCULATED CORNER, NOT FOUND OR SET
- (50.00') ORIGINAL DEED DISTANCE
- 9.2' OFFSET OR EASEMENT DISTANCE
- - - FENCE LINE

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 15, 2002  
 BRADLEY J. CROSS  
 60051

RENEWAL DATE: 12/31/2009

PROJECT NUMBER: 2008034.  
 DATE OF SURVEY MONUMENTATION: DECEMBER 3, 2008.  
 DATE OF DRAWING: JANUARY 30, 2009.  
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-11E-31B.

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*CS 2009 006*