

PROPERTY BOUNDARY LINE ADJUSTMENT SURVEY FOR HOOD RIVER COUNTY.

LOCATED IN THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,
PORTION OF PARCEL 1 OF PARTITION PLAT 9617
TAX LOTS 108 & 120, 3N-10E-25.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

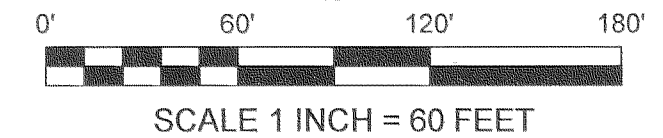
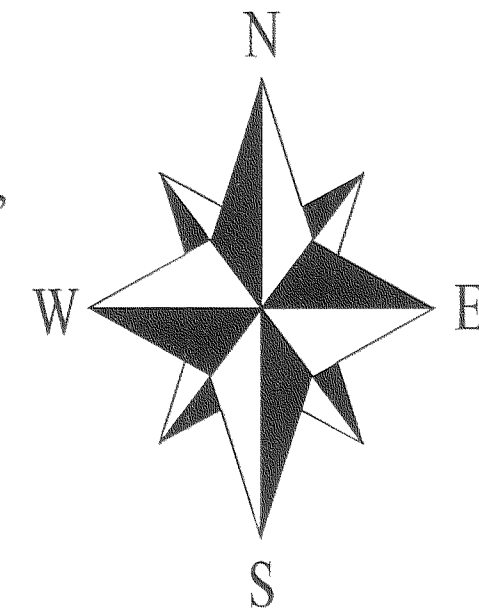
FEBRUARY 14, 2009
SHEET 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: 2009 012

Filed Date: 3-12-09

By: [Signature]



BASIS OF BEARINGS:

BETWEEN THE MONUMENTS FOUND FOR THE NORTHERLY LINE OF PARTITION PLAT 9617, AS FOUND FOR C.S.#2008036, WHICH STATES ITS BASIS OF BEARINGS AS BEING OREGON STATE PLANE, NORTH ZONE (3601), GRID BEARINGS.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 01°40'57" W	22.77'
L2	S 01°48'17" W	22.74'
L3	S 01°46'09" W	18.98'
L4	S 00°01'21" W	8.56'

AREAS TABLE:

TAX LOT	ORIGINAL AREA	ADJUSTED AREA
TAX LOT 108	262,333 Sq.Ft± 6.02 Acres±	284,929 Sq.Ft± 6.54 Acres±
TAX LOT 120	68,724 Sq.Ft± 1.58 Acres±	46,128 Sq.Ft± 1.06 Acres±

REGISTERED
PROFESSIONAL
LAND SURVEYOR

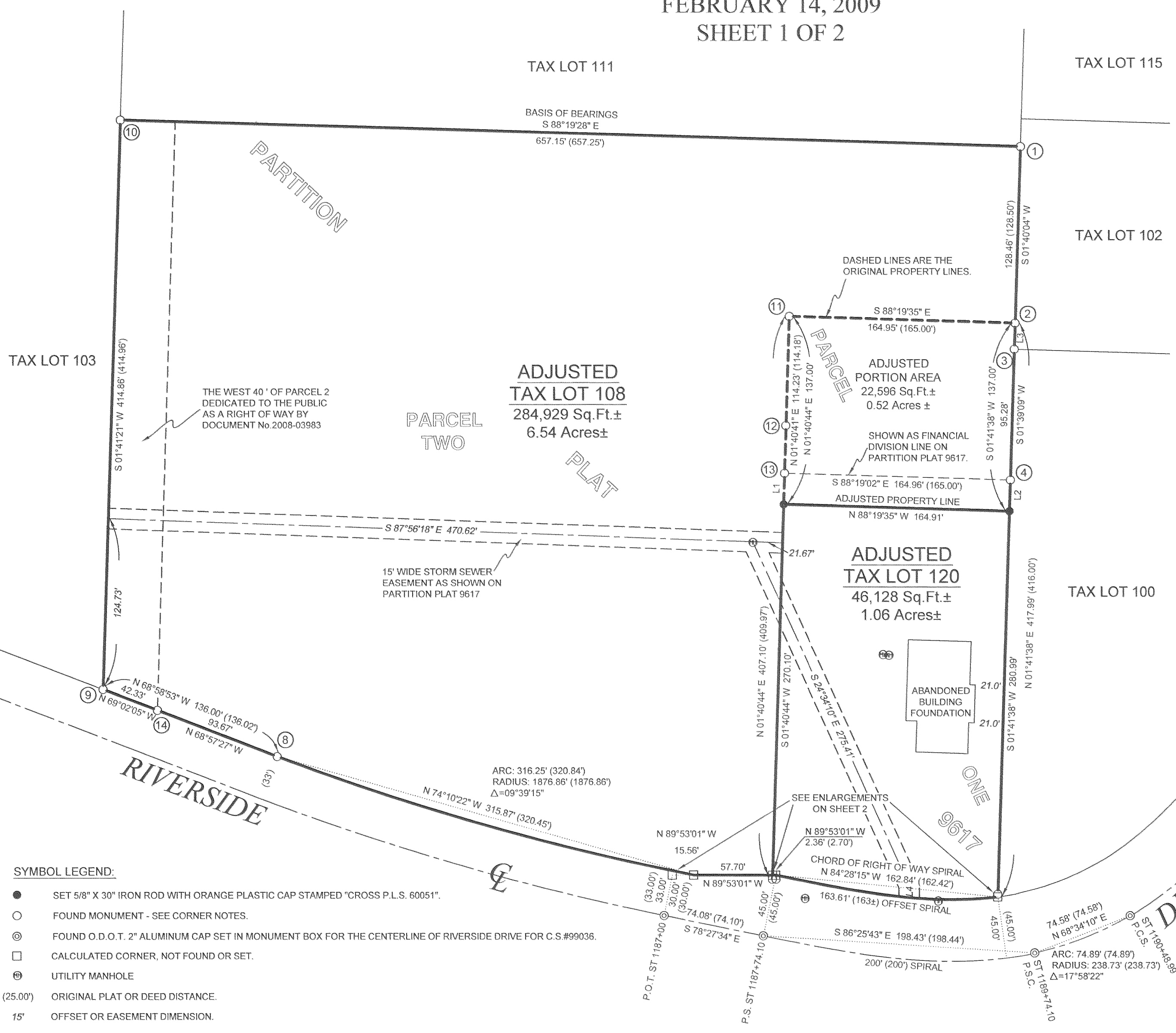
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2009

PROJECT NUMBER: 2009005.
DATE OF SURVEY MONUMENTATION: FEBRUARY 14, 2009.
DATE OF DRAWING: MARCH 5, 2009.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-25.

**COLUMBIA RIVER
SURVEYING
& MAPPING**

1767 12th STREET, #191
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SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051".
- FOUND MONUMENT - SEE CORNER NOTES.
- ⊙ FOUND O.D.O.T. 2" ALUMINUM CAP SET IN MONUMENT BOX FOR THE CENTERLINE OF RIVERSIDE DRIVE FOR C.S.#99036.
- CALCULATED CORNER, NOT FOUND OR SET.
- ⊕ UTILITY MANHOLE
- (25.00') ORIGINAL PLAT OR DEED DISTANCE.
- 15' OFFSET OR EASEMENT DIMENSION.

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PORTION OF PARCEL 1 OF PARTITION PLAT 9617

TAX LOTS 108 & 120, 3N-10E-25.

CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

FEBRUARY 14, 2009

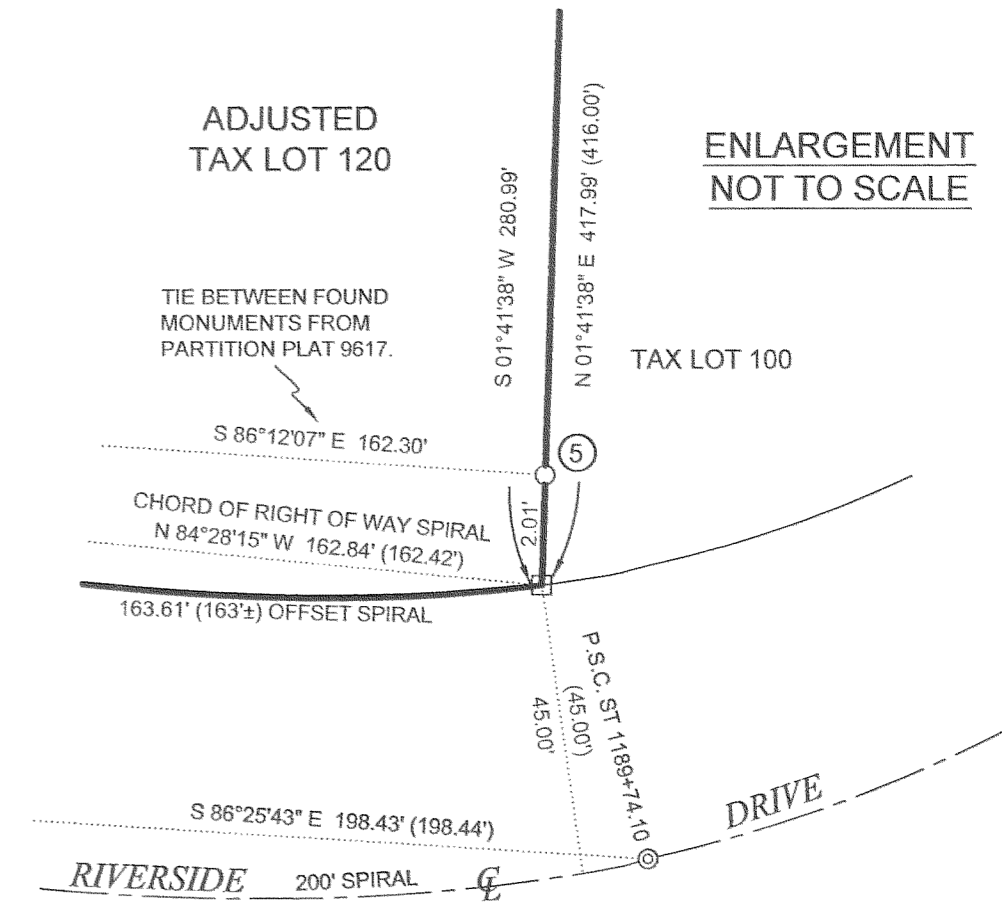
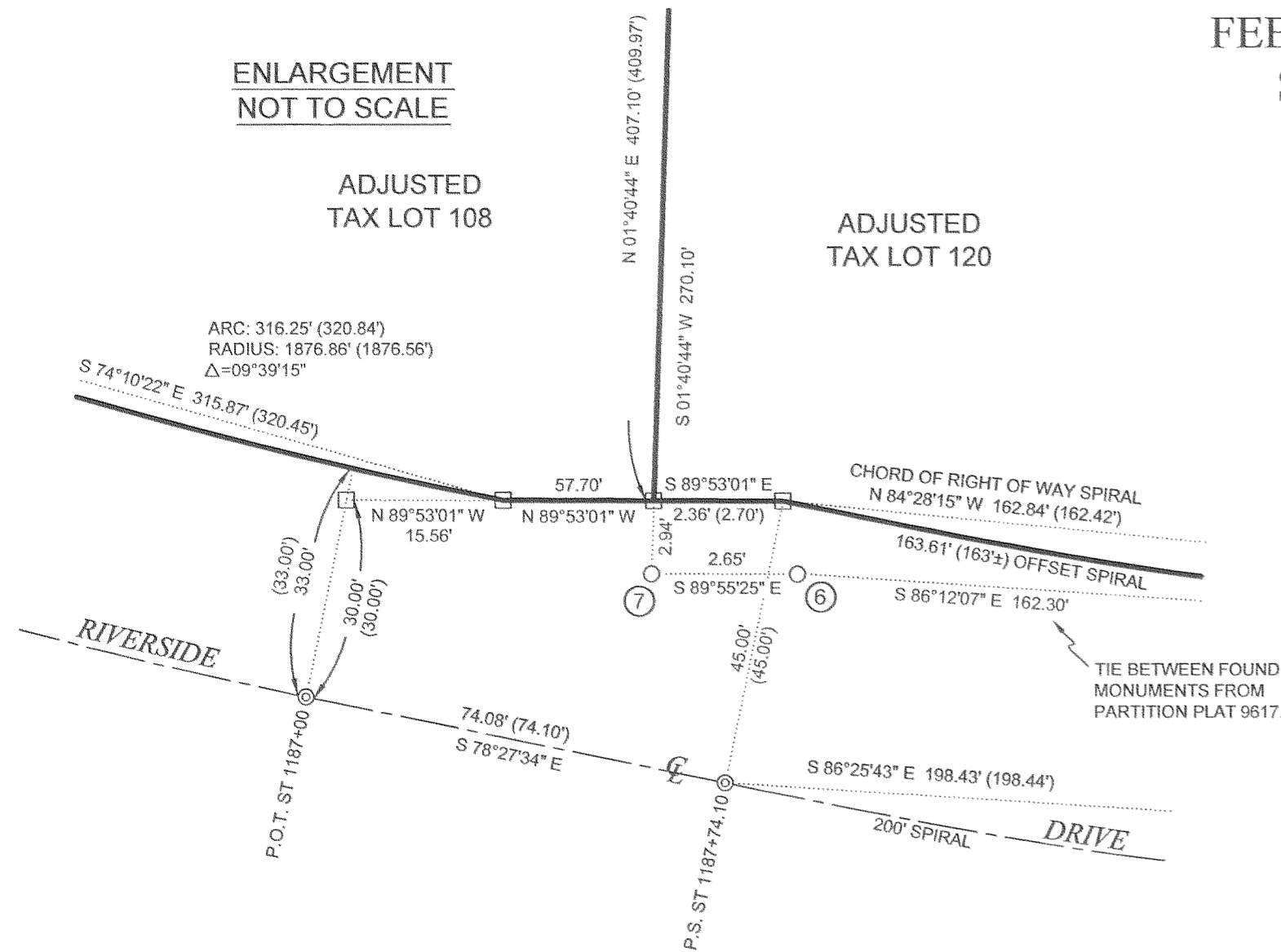
SHEET 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: 2009 012

Filed Date: 3-12-09

By: Bradley J. Cross



CORNER MONUMENT NOTES:

1. 5/8" IRON ROD FOUND WITH NO CAP, ACCEPTED AS BEING THE NORTHEAST CORNER OF PARTITION PLAT 9617. LIKELY FROM C.S.#84075.
2. 5/8" IRON ROD FOUND WITH NO CAP, ACCEPTED AS BEING THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 9617. IT IS LIKELY THAT THE CAP WAS DESTROYED AND THE MONUMENT IS FROM PARTITION PLAT 9617.
3. 5/8" IRON ROD FOUND WITH NO CAP AT THE SOUTHWEST CORNER OF TAX LOT 102.
4. 5/8" IRON ROD FOUND WITH DAMAGED YELLOW CAP. IT IS LIKELY THAT THE MONUMENT IS FROM PARTITION PLAT 9617. THE MONUMENT IS BURIED APPROXIMATELY 12".
5. 5/8" IRON ROD FOUND WITH NO CAP, ACCEPTED AS BEING THE MONUMENT SHOWN AS THE SOUTHEAST CORNER OF PARTITION PLAT 9617. THE MONUMENT IS NOT ON THE TRUE RIGHT OF WAY AS PER THE CENTERLINE MONUMENTS SET BY C.S.#99036. I HELD IT FOR LINE AND EXTENDED THE EAST LINE OF PARTITION PLAT 9617 TO THE TRUE RIGHT OF WAY. I DID NOT SET A NEW MONUMENT ON THE RIGHT OF WAY.
6. 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP INSCRIBED "PLS 0872". SHOWN ON PARTITION PLAT 9617 AS BEING ON THE RIGHT OF WAY 45 FEET FROM THE CENTERLINE OF RIVERSIDE DRIVE AT THE START OF THE 200' LONG CENTERLINE SPIRAL CURVE. THE MONUMENT IS NOT ON THE TRUE RIGHT OF WAY AS PER THE CENTERLINE MONUMENTS SET BY C.S.#99036. THE MONUMENT IS BURIED APPROXIMATELY 12".
7. 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP INSCRIBED "PSO 872". ACCEPTED AS BEING THE MONUMENT SHOWN AS THE SOUTHWEST CORNER OF PARTITION PLAT 9617. THE MONUMENT IS NOT ON THE TRUE RIGHT OF WAY AS PER THE CENTERLINE MONUMENTS SET BY C.S.#99036. I HELD IT FOR LINE AND EXTENDED THE WEST LINE OF PARTITION PLAT 9617 TO THE TRUE RIGHT OF WAY. I DID NOT SET A NEW MONUMENT ON THE RIGHT OF WAY.
8. 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP INSCRIBED "PLS 994". LIKELY FROM C.S.#84075. ACCEPTED AS BEING THE POINT OF CURVATURE FOR THE RIGHT OF WAY AS SHOWN ON PARTITION PLAT 9617. THE MONUMENT IS BURIED APPROXIMATELY 14".
9. 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP INSCRIBED "PLS 994". LIKELY FROM C.S.#84075. ACCEPTED AS BEING THE SOUTHWEST CORNER OF PARTITION PLAT 9617.
10. 5/8" IRON ROD FOUND WITH NO CAP, ACCEPTED AS BEING THE NORTHWEST CORNER OF PARTITION PLAT 9617. LIKELY FROM C.S.#84075.
11. 5/8" IRON ROD FOUND WITH DAMAGED YELLOW CAP, ACCEPTED AS BEING THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 9617.
12. 5/8" IRON ROD FOUND WITH SUN BLEACHED CAP, ANY INSCRIPTION IS INELIGIBLE. THE MONUMENT IS 0.12' WEST OF THE WEST LINE OF PARCEL 1 AND I AM NOT SURE AS TO ITS ORIGIN OR PURPOSE.
13. 1/2" IRON ROD FOUND WITH DAMAGED YELLOW CAP. IT IS LIKELY THAT THE MONUMENT IS FROM PARTITION PLAT 9617.
14. 5/8" IRON ROD FOUND WITH RED PLASTIC CAP INSCRIBED "PLS 1815". I DID NOT LOCATE THE SURVEY THAT ESTABLISHED THE MONUMENT, HOWEVER IT IS SHOWN ON C.S.#2008036 AS MONUMENTING THE 40' WIDE EASEMENT ALONG THE WEST LINE OF PARTITION PLAT 9617.

ADJUSTED PORTION LEGAL DESCRIPTION:

The Northerly 137 feet of Parcel 1 of Partition Plat No.9617, recorded June 14, 1996, being a portion of the Northeast Quarter of the Southwest Quarter of Section 25, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River County and State of Oregon.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE NORTHERLY LINE OF TAX LOT 120, 137 FEET TO THE SOUTH INTO TAX LOT 108 AS SHOWN. TAX LOT 108 IS DESCRIBED BY AMERITITLE PRELIMINARY TITLE REPORT No.1, TITLE No.0039862, DATED DECEMBER 4, 2008, AND ALSO BY WARRANTY DEED DOCUMENT No.2008-04670 AS BEING PARCEL 1 OF PARTITION PLAT 9617. I FOUND ALL THE ORIGINAL MONUMENTATION FROM PARCEL 1 OF PARTITION PLAT 9617. I THEN SET TWO NEW MONUMENTS TO ADJUST THE LINE BETWEEN TAX LOTS 108 AND 120 AS PER CLIENT INSTRUCTION.

THE SOUTHERLY LINE OF PARCEL 1, BEING THE NORTHERLY RIGHT OF WAY OF RIVERSIDE DRIVE IS SHOWN WITH RESPECT TO THE CENTERLINE MONUMENTED BY C.S.#99036, AN O.D.O.T. MONUMENTATION SURVEY CONDUCTED AFTER PARTITION PLAT 9617. THE CENTERLINE MONUMENTS FIT THE AS CONSTRUCTED ROADWAY. THE MONUMENTS SET ON THE RIGHT OF WAY BY PARTITION PLAT 9617 ARE NOT ON THE RIGHT OF WAY AS DEFINED BY THE MONUMENTS SET FOR C.S.#99036. I HELD THE MONUMENTS FROM PARTITION PLAT 9617 FOR THE EAST AND WEST LINES OF PARCEL 1 AND EXTENDED OR SHORTENED THE LINES TO THE RIGHT OF WAY DEFINED BY C.S.#99036. I HELD THE MONUMENTS FOUND AT THE ENDS OF THE CIRCULAR CURVE AND HELD THE LOCATION OF THE SPIRAL CURVES DESCRIBED BY C.S.#99036 WITH RESPECT TO THESE MONUMENTS. THE OTHER MONUMENTS FOUND FOR THE SPIRAL CURVE FELL VERY CLOSE TO THE CALCULATED LOCATIONS. I THEN OFFSET THE CENTERLINE AS DEFINED BY THE RIGHT OF WAY TAKING DESCRIBED BY WARRANTY DEED MICROFILM No.943591. I DID NOT SET NEW MONUMENTS ON THE RIGHT OF WAY.

AN ADDITIONAL UTILITY EASEMENT IN FAVOR OF THE POT OF HOOD RIVER, RECORDED JANUARY 20, 1969, AS MICROFILM No.690072 IS SHOWN ON THE PRELIMINARY TITLE REPORT BUT IS NOT SHOWN ON THIS SURVEY. THE PRELIMINARY TITLE REPORT ALSO CONTAINS OTHER EXCEPTIONS.

THE FOUNDATION SHOWN ON PARCEL 1 APPEARS TO BE FOR AN ABANDONED DEVELOPMENT PROJECT. THERE IS EVIDENCE OF UNDERGROUND UTILITIES NOT COVERED BY EASEMENTS WHICH ALSO APPEAR TO BE ABANDONED.

REFERENCES:

- HOOD RIVER COUNTY SURVEYORS OFFICE:
PARTITION PLAT 9617 BY P.L.S. 872, RECORDED JUNE 14, 1996, FILED JUNE 25, 1996, AS C.S.#96039.
BOUNDARY SURVEY BY P.L.S. 994, FILED DECEMBER 17, 1984, AS C.S.#84075.
O.D.O.T. HORIZONTAL CONTROL, RETRACEMENT AND RECOVERY MAP BY P.L.S. 72306, FILED MAY 1, 2008, AS C.S.#2008036.
O.D.O.T. HORIZONTAL MONUMENTATION SURVEY BY P.L.S. 2685, FILED JUNE 16, 1999, AS C.S.#99036.

- HOOD RIVER COUNTY DEED DOCUMENTS:
RELINQUISHMENT OF TITLE AND BARGAIN AND SALE DEED, RECORDED FEBRUARY 3, 1965, AS DEED BOOK 80, PAGE 104. (OLD DESCRIPTION FOR RIVERSIDE DRIVE)
WARRANTY DEED, RECORDED OCTOBER 14, 1994, AS MICROFILM No.943591. (RIVERSIDE DRIVE RIGHT OF WAY TAKING).
WARRANTY DEED, RECORDED DECEMBER 19, 2008, AS DOCUMENT No.2008-04670. (PARCEL 1 OF PARTITION PLAT 9617, TAX LOT 120).
STATUTORY WARRANTY DEED, RECORDED JANUARY 31, 2007, AS DOCUMENT No.2007-00499. (PARCEL 2 OF PARTITION PLAT 9617, TAX LOT 108).
RIGHT OF WAY DEDICATION, RECORDED OCTOBER 16, 2008, AS DOCUMENT No.2008-03983. (WEST 40' OF PARCEL 2 OF PARTITION PLAT 9617).

HOOD RIVER COUNTY ASSESSORS MAP:
03N-10E-25, REVISED AUGUST 22, 2006.

PROJECT NUMBER: 2009005.
DATE OF SURVEY MONUMENTATION: FEBRUARY 14, 2009.
DATE OF DRAWING: MARCH 5, 2009.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-25.

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JANUARY 15, 2002
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