

PROPERTY BOUNDARY LINE ADJUSTMENT SURVEY FOR PATRICIA WIXMAN.

LOCATED IN THE NW 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
TAX LOTS 1900 & 1907, 2N-10E-35.
HOOD RIVER COUNTY, OREGON.

APRIL 27, 2009
SHEET 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No. 2009 030

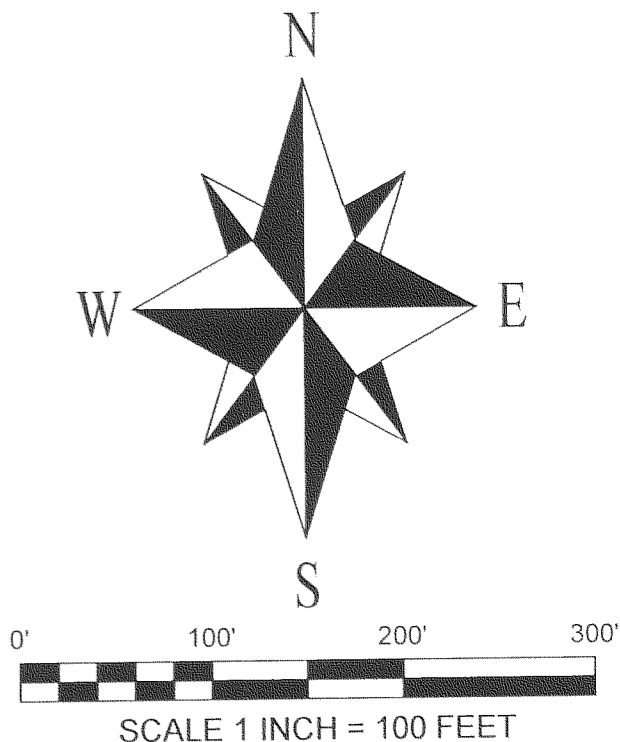
Filed Date: 6-29-09

By: *[Signature]*

LINE TABLE:

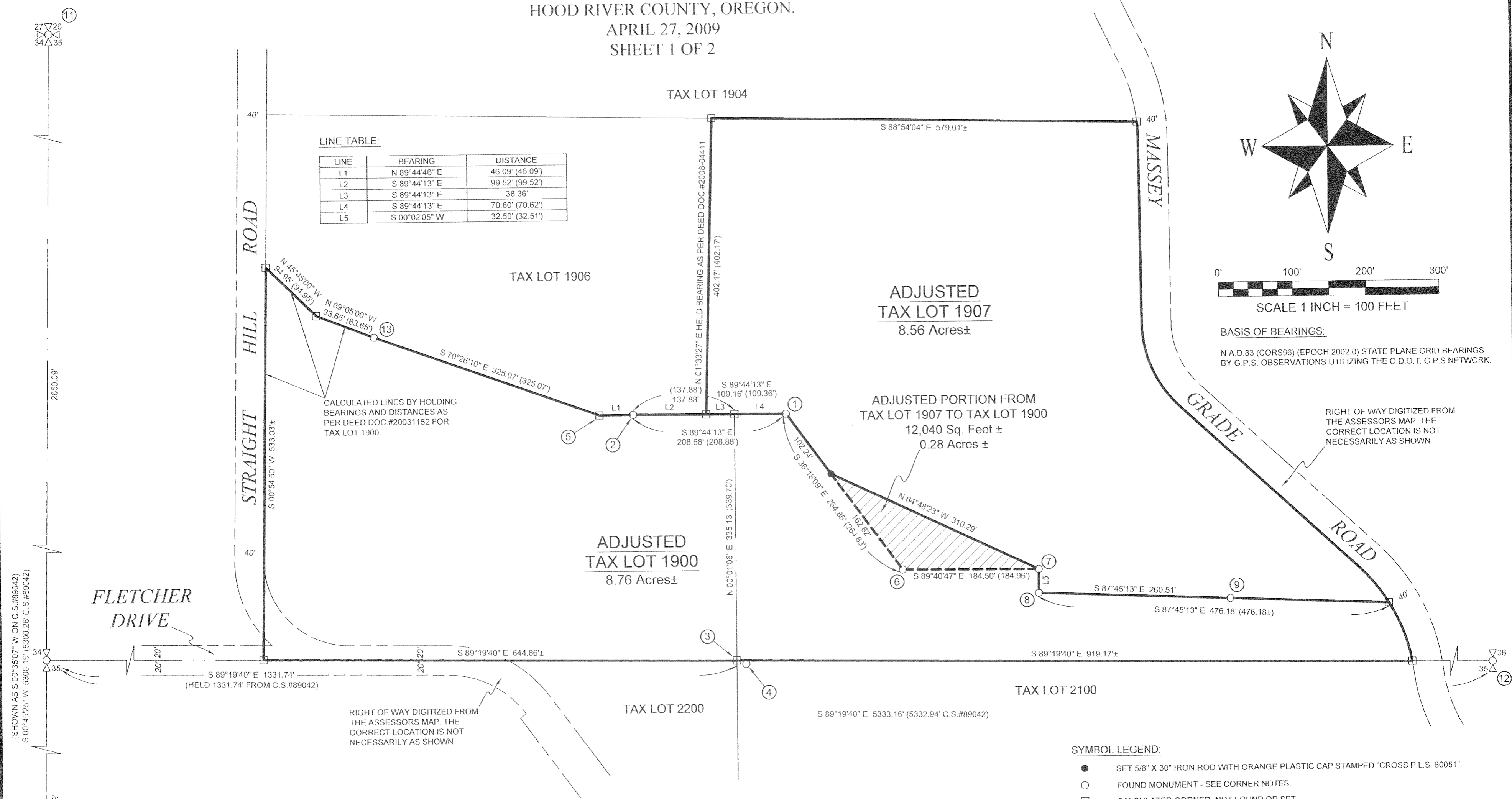
LINE	BEARING	DISTANCE
L1	N 89°44'46" E	46.09' (46.09')
L2	S 89°44'13" E	99.52' (99.52')
L3	S 89°44'13" E	38.36'
L4	S 89°44'13" E	70.80' (70.62')
L5	S 00°02'05" W	32.50' (32.51')

CALCULATED LINES BY HOLDING BEARINGS AND DISTANCES AS PER DEED DOC #20031152 FOR TAX LOT 1900.



BASIS OF BEARINGS:
N.A.D.83 (CORS96) (EPOCH 2002.0) STATE PLANE GRID BEARINGS
BY G.P.S. OBSERVATIONS UTILIZING THE O.D.O.T. G.P.S. NETWORK.

RIGHT OF WAY DIGITIZED FROM THE ASSESSORS MAP. THE CORRECT LOCATION IS NOT NECESSARILY AS SHOWN



ADJUSTED TAX LOT 1900
8.76 Acres±

ADJUSTED TAX LOT 1907
8.56 Acres±

ADJUSTED PORTION FROM TAX LOT 1907 TO TAX LOT 1900
12,040 Sq. Feet ±
0.28 Acres ±

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051".
- FOUND MONUMENT - SEE CORNER NOTES.
- CALCULATED CORNER, NOT FOUND OR SET.
- (25.00') DEED DISTANCE.

CORNER MONUMENT NOTES:

1. FOUND 1 1/4" BOLT CALLED IN DEED DOCUMENT No.2008-04411 FOR TAX LOT 1907.
2. FOUND 3/4" IRON PIPE CALLED IN DEED DOCUMENT No.2008-04411 FOR TAX LOT 1907.
3. CALCULATED 1/16TH CORNER, BEING THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35. CALCULATED FROM THE FOUND SECTION & QUARTER CORNERS, AND HELD DISTANCE FROM C.S.#89042.
4. FOUND 1" IRON PIPE, ASSUMED AS 1/16TH CORNER ON C.S.#7600. THE MONUMENT IS S 69°31'46" E, 14.25' FROM THE CALCULATED 1/16TH CORNER USED FOR THIS SURVEY.
5. CALCULATED CORNER BY DISTANCE INTERSECTION FROM ADJACENT FOUND MONUMENTS AS PER DEED DOCUMENT No.20031152.
6. FOUND 5/8" IRON ROD CALLED IN DEED DOCUMENT No.2008-04411.
7. FOUND BENT 5/8" IRON ROD, LOCATED AT BEND, CALLED IN DEED DOCUMENT No.2008-04411.
8. FOUND BENT 5/8" IRON ROD, LOCATED AT BEND, CALLED IN DEED DOCUMENT No.2008-04411.
9. FOUND 5/8" IRON ROD, 1' NORTH OF OLD FENCE POST & HELD FOR LINE.
10. FOUND MONUMENT BOX, COULD NOT LOCATE THE MONUMENT INSIDE, IT MAY BE VERY DEEP OR DESTROYED BY EXCAVATION.
11. FOUND 1/2" IRON ROD.
12. FOUND 'X' ON ROCK.
13. FOUND 3/4" IRON PIPE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2009

PROJECT NUMBER: 2009009.
DATE OF SURVEY MONUMENTATION: APRIL 27, 2009.
DATE OF DRAWING: JUNE 17, 2009.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-35.

**COLUMBIA RIVER
SURVEYING
& MAPPING**

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CS 2009 030-1

RECEIVED JUN 23 2009

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FOR PATRICIA WIXMAN.**

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HOOD RIVER COUNTY, OREGON.
APRIL 27, 2009
SHEET 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: CS 2009 030

Filed Date: 6-29-09

By: 

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST A 0.28 ACRE PORTION OF TAX LOT 1907 TO TAX LOT 1900 AS SHOWN. TAX LOT 1907 IS DESCRIBED BY AMERITITLE SUBDIVISION GUARANTEE ORDER No.0040315, DATED MARCH 16, 2009, AND QUITCLAIM DEED DOCUMENT No.2008-04411.

TWO SURVEYS HAVE BEEN PERFORMED SHOWING THE BOUNDARY BETWEEN TAX LOTS 1900 & 1907, BEING C.S.#7600 & C.S.#94050. BOTH OF THESE SURVEYS FOUND MONUMENTS AS CALLED IN THE CURRENT DEED FOR TAX LOT 1907. I FOUND SUFFICIENT DEED MONUMENTS TO CONTROL THE PORTION OF LAND BEING ADJUSTED AND SHOW THE REMAINDER OF TAX LOTS 1900 AND 1907 CALCULATED AS PER DEED DESCRIPTIONS, THE PREVIOUS SURVEYS AND DIGITIZED INFORMATION FROM THE RELEVANT TAX MAPS. THE CALCULATED PORTIONS OF THE TAX LOTS MAY REQUIRE ADDITIONAL SURVEY TO BE CONCLUSIVE AS TO THEIR LOCATION. SEE THE CORNER MONUMENT NOTES FOR ADDITIONAL INFORMATION.

I SET ONE NEW MONUMENT ON THE LINE COMMON TO TAX LOTS 1900 AND 1907 TO ADJUST THE PROPERTY LINE AS PER CLIENT INSTRUCTION.

REFERENCES:

AMERITITLE SUBDIVISION GUARANTEE FOR TAX LOT 1907, ORDER No.0040315, DATED MARCH 16, 2009.

HOOD RIVER COUNTY DEED DOCUMENTS:

QUITCLAIM DEED, RECORDED NOVEMBER 19, 2008, AS DOCUMENT No.2008-04411. (TAX LOT 1907).
STATUTORY WARRANTY DEED, RECORDED MAY 11, 1994, AS MICROFILM No.941746. (PORTION OF TAX LOT 1907).
WARRANTY DEED, RECORDED JUNE 11, 1976, AS MICROFILM No.761223. (CALLED FOR TAX LOT 1907).
CONTRACT FOR THE SALE OF REAL PROPERTY, RECORDED NOVEMBER 14, 1969, AS MICROFILM No.691614. (CALLED FOR TAX LOT 1907).
CONTRACT FOR THE SALE OF REAL PROPERTY, RECORDED JULY 5, 1968, AS MICROFILM No.680893. (CALLED FOR TAX LOT 1907).
WARRANTY DEED, RECORDED MARCH 4, 2003, AS DOCUMENT No.20031152. (TAX LOT 1900).
AMENDMENT TO CONTRACT FOR SALE OF REAL ESTATE, RECORDED APRIL 9, 1976, AS MICROFILM No.760662. (CALLED FOR TAX LOT 1900).
DEED CREATING ESTATE BY THE ENTIRETY, RECORDED FEBRUARY 28, 1974, AS MICROFILM No.740299. (TAX LOT 2100).
FULL PERFORMANCE WARRANTY DEED, RECORDED APRIL 8, 2004, AS DOCUMENT No.20041530. (TAX LOT 2200).

HOOD RIVER COUNTY SURVEYORS OFFICE:

SURVEY BY P.L.S.1028, FILED AUGUST 14, 1995, AS C.S.#95077.
SURVEY BY P.L.S.1028, FILED MAY 19, 199594, AS C.S.#94050.
SURVEY BY P.L.S.1028, FILED MAY 22, 1989, AS C.S.#89042.
A.L.T.A. SURVEY BY P.L.S.932, FILED APRIL 15 1976, AS C.S.#7600.
SURVEY BY P.L.S.872, FILED JULY 27, 1973, AS C.S.#7322.
SURVEY BY P.E.6092, FILED APRIL 29, 1969, AS C.S.#1458.

HOOD RIVER COUNTY ASSESSORS MAP:
02N-10E-35, REVISED MAY 13, 2008.

ADJUSTED PORTION LEGAL DESCRIPTION:

That part of the South half of the Northwest quarter of Section 35, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, described as follows:

Commencing at an iron bolt as described by Hood River County Quitclaim Deed granted to Robert L. Hanel, Trustee of the Robert L. Hanel Revocable Trust dated September 29, 2008, recorded November 19, 2008, as Document No.2008-04411, said iron bolt found North 00°01'06" East, a distance of 335.13 feet, and South 89°44'13" East, a distance of 70.80 feet from the Southeast corner of the Southwest quarter of the Northwest quarter of Section 35, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence South 36°18'09" East, a distance of 102.24 feet to a 5/8" iron rod with orange plastic cap inscribed "Cross P.L.S. 60051" set on the Southerly line of said Hanel tract and the point of beginning of the adjustment tract; thence continuing South 36°18'09" East, a distance of 162.62 feet to a 5/8" iron rod found at a corner on the Southerly line of said Hanel tract; thence South 89°40'47" East, a distance of 184.50 feet to a 5/8" iron rod found at a corner on the Southerly line of said Hanel tract; thence North 64°48'23" West, a distance of 310.29 feet to the point of beginning.

ENCUMBRANCES:

THE FOLLOWING ENCUMBRANCES ARE AS LISTED ON THE SUBDIVISION GUARANTEE.


1. THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
2. THE PROPERTY LIES WITH THE BOUNDARIES OF THE EAST FORK IRRIGATION DISTRICT AND IS SUBJECT TO LEVIES, ASSESSMENTS AND EASEMENTS, IF ANY, THEREOF.
3. RIGHT OF WAY EASEMENT IN FAVOR OF EAST FORK IRRIGATION COMPANY FOR A DITCH CANAL OR FLUME, RECORDED NOVEMBER 2, 1904, IN DEED BOOK D, PAGE 638. STATED AS BEING SIX FEET WIDE ON THE LINE AS STAKED AND SURVEYED. THE EXACT LOCATION IS NOT GIVEN AND THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
4. EASEMENT DEED IN FAVOR OF PACIFIC POWER & LIGHT COMPANY FOR ELECTRIC TRANSMISSION LINES, RECORDED JUNE 21, 1912, IN DEED BOOK 7, PAGE 220. STATED AS BEING WHERE THE LINE IS LOCATED AND CONSTRUCTED OFF OF THE HIGHWAY. THE WIDTH OR EXACT LOCATION IS NOT GIVEN AND THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
5. RIGHT OF WAY EASEMENT FOR A PIPELINE AND IRRIGATION INTAKE BOX, RECORDED MAY 11, 1930, IN DEED BOOK 30, PAGE 83. STATED AS FOLLOWING AN EXISTING PIPELINE BEGINNING ABOUT 81 FEET EAST OF THE SW CORNER OF THE SE 1/4 OF THE NW 1/4, AND THEN HEADING NORTHWESTERLY ABOUT 590 FEET. THIS WOULD DESCRIBE A LOCATION TO THE WEST OF THE ADJUSTED PORTION. I DID NOT ATTEMPT TO LOCATE THE PIPE SUBJECT TO THE EASEMENT. NO WIDTH WAS GIVEN AND THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
6. EASEMENT, RECORDED APRIL 13, 1965, IN DEED BOOK 81, PAGE 118. STATED AS BEING FOR AN UNDERGROUND IRRIGATION PIPELINE AND SETTLEMENT TANK FOR A SPRINKLER SYSTEM AS PRESENTLY LOCATED. THE WIDTH OR EXACT LOCATION IS NOT GIVEN AND THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
7. EASEMENT, RECORDED APRIL 13, 1965, IN DEED BOOK 81, PAGE 118. STATED AS BEING FOR A T.V. CABLE AS PRESENTLY LAID OUT AND USED. THE WIDTH OR EXACT LOCATION IS NOT GIVEN AND THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
8. EASEMENT IN FAVOR OF INTO M. LIIMATTA ET. UX. FOR ALL MODES OF TRAVEL AND FOR ALL UTILITY LINES, RECORDED JULY 5, 1968, AS MICROFILM No.680893. DESCRIBES 2 STRIPS, 30 FEET WIDE, EITHER SIDE OF THE NORTHERLY LINE OF TAX LOTS 1906 & 1907. THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
9. EASEMENT AND RIGHT OF WAY FOR IRRIGATION PIPELINE AND THE RIGHT TO LAY IRRIGATION LINES, RECORDED APRIL 9, 1976, AS MICROFILM No.760662. DESCRIBES AN EASEMENT 5 FEET EITHER SIDE OF THE EXISTING PIPELINE LOCATED ON THE MOST SOUTHERLY 32.51 FEET OF TAX LOT 1907. THE PIPELINE WAS NOT LOCATED BY THIS SURVEY AND THE EASEMENT IS NOT SHOWN.
10. ROADWAY EASEMENT AND MAINTENANCE AGREEMENT, RECORDED MAY 11, 1994, AS MICROFILM No.941744. DESCRIBES AN EASEMENT 30 FEET WIDE ALONG THE SOUTH LINE OF TAX LOT 1904. THE EASEMENT IS NOT SHOWN ON THIS SURVEY.
11. DEED OF TRUST, RECORDED OCTOBER 17, 1996, AS MICROFILM No.963319.
12. DEED OF TRUST, RECORDED AUGUST 25, 2005, AS MICROFILM No.20054462.

AREAS TABLE:

TAX LOT	ORIGINAL AREA	ADJUSTED AREA
TAX LOT 1900	8.48 Acres±	8.76 Acres±
TAX LOT 1907	8.84 Acres±	8.56 Acres±

ORIGINAL AREAS AS PER ASSESSORS MAP 02N-10E-35

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