

**PROPERTY BOUNDARY SURVEY FOR YORAM BERNET**

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.  
 LOT 8 & THE EAST 15 FEET OF LOT 7, BLOCK 5, WAUCOMA ADDITION,  
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

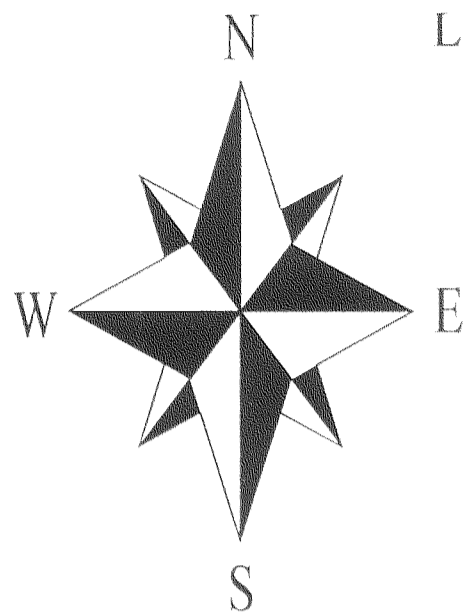
TAX LOT 14900, 3N-10E-25CC  
 SEPTEMBER 22, 2009

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

Survey No: *CS 2009 059*

Filed Date: *12.8.09*

By: *[Signature]*



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE PROPERTY BOUNDARY OF TAX LOT 14900 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-25CC. TAX LOT 14900 IS DESCRIBED BY AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0033504, DATED APRIL 13, 2005, AS LOT 8 AND THE EAST 15 FEET OF LOT 7, BLOCK 5, OF WAUCOMA ADDITION.

I FOUND WHAT APPEARS TO BE AN ORIGINAL MONUMENT AT THE NORTHWEST CORNER OF BLOCK 5. THIS MONUMENT HAD NOT BEEN FOUND BY PREVIOUS RESURVEYS OF THE BLOCK. IT WAS CONSIDERED TO BE WITHIN ACCEPTABLE TOLERANCES AND WAS ACCEPTED AS THE BLOCK CORNER. A SIMILAR MONUMENT WAS FOUND AND ACCEPTED AS THE ORIGINAL SOUTHEAST CORNER OF LOT 8. THE NORTH LINE OF BLOCK 5 WAS PROPORTIONED WITH RESPECT TO THE ORIGINAL SUBDIVISION PLAT DISTANCE BETWEEN THE MONUMENT FOUND AT THE NORTHWEST CORNER OF THE BLOCK AND THE MONUMENT ESTABLISHED FOR C.S.#87039 AT THE NORTHWEST CORNER OF LOT 12. DUE TO A LACK OF ORIGINAL CONTROLLING MONUMENTS ALONG THE SOUTH LINE OF BLOCK 5, I CALCULATED THE SOUTHEAST CORNER OF BLOCK 4 OF THE ADJACENT RIVERVIEW PARK ADDITION TO THE WEST. I HELD THE MONUMENTS AT THE NORTHEAST CORNER OF SAID BLOCK 4 AND THE NORTHEAST CORNER OF BLOCK 3 TO ESTABLISH THE EAST LINE OF BLOCK 4. THEN I HELD THE ORIGINAL RIGHT OF WAY WIDTH OF CASCADE AVENUE PERPENDICULAR TO THE LINE EXTENDED FROM THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 12 OF BLOCK 4 AND INTERSECTED THE LINE WITH THE EAST LINE OF BLOCK 4 TO ESTABLISH THE SOUTHEAST CORNER OF THE BLOCK. I THEN HELD THE CALCULATED SOUTHEAST CORNER OF BLOCK 4 OF RIVERVIEW PARK ADDITION AND THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 2 OF BLOCK 5 OF WAUCOMA ADDITION ESTABLISHED BY C.S.#2001042 TO ESTABLISH THE SOUTHWEST CORNER OF BLOCK 5. I THEN PROPORTIONED THE MEASURED AND CALCULATED DISTANCES WITH RESPECT TO THE ORIGINAL PLAT DISTANCES TO ESTABLISH THE REMAINING MISSING CORNERS FOR THE WESTERLY PORTION OF BLOCK 5 OF WAUCOMA ADDITION. THIS METHOD FIT WELL WITH THE EXISTING IMPROVEMENTS FOR THIS PORTION OF BLOCK 5 AND PRESERVED THE RIGHTS OF THE PUBLIC IN THE ROADWAYS.

THE CURRENT DEED FOR TAX LOT 14800 TO THE WEST IS DESCRIBED AS THE WEST 35 FEET OF LOT 7. DUE TO PROPORTIONING OF THE BLOCK, LOT 7 IS NO LONGER EXACTLY 50 FEET WIDE AND I NEEDED TO ESTABLISH IF THE WEST 35 FEET OR THE EAST 15 FEET WAS SENIOR IN DEED. A CHAIN OF TITLE SEARCH REVEALED THE WEST 35 FEET OF LOT 7 WAS CONVEYED FIRST BY DEED BOOK 15, PAGE 29, ON DECEMBER 7, 1920, THUS ESTABLISHING ITSELF AS THE SENIOR DEED. THEREFORE I HELD THE WEST 35 FEET TO ESTABLISH THE LINE BETWEEN TAX LOTS 14800 & 14900.

I SET NEW MONUMENTS AT THE NORTHEAST CORNER OF LOT 8 AND THE NORTHEAST AND SOUTHEAST CORNERS OF THE WEST 35 FEET OF LOT 7.

AS WITH PREVIOUS SURVEYS IN THE AREA, I DID NOT ACCEPT THE MONUMENTS FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF TAX LOT 14900. THE MONUMENTS ARE OVER ONE FOOT WEST OF THE EXPECTED POSITIONS. THE NORTHWEST CORNER IS NOT AN ORIGINAL MONUMENT AS IT WAS SET BY C.S.#692. I AM UNSURE IF THE NORTHEAST CORNER IS AN ORIGINAL MONUMENT, BUT IT WAS NOT ACCEPTED DUE TO ITS INCONSISTENCY WITH ADJACENT MONUMENTS. IT IS SHOWN AS FOUND ON C.S.#692, WHICH DOES NOT SHOW ANY METHOD FOR CONTROLLING THE DIRECTIONS OF THE LINES TO THE WEST OF THE EASTERLY LINE OF LOT 8. C.S.#692 SET A MONUMENT AT THE SOUTHWEST CORNER OF TAX LOT 14900, WHICH IS LIKELY THE MONUMENT I FOUND, HOWEVER I DID NOT ACCEPT IT EITHER AS IT IS TOO FAR NORTH OF ITS EXPECTED POSITION.

THE TITLE REPORT CONTAINS AN OLD LIQUOR RESTRICTION PERTINENT TO LOT 8, BEING SPECIAL EXCEPTION No.8 RECORDED APRIL 9, 1890, IN BOOK D OF DEEDS, PAGE 46.

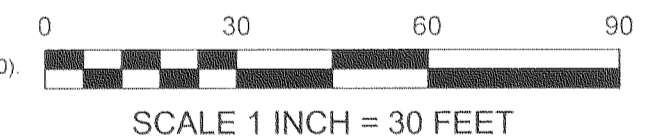
THE TITLE REPORT CONTAINS A SEWER EASEMENT AS SHOWN ACROSS THE WEST EIGHT FEET OF THE NORTH 40 FEET OF TAX LOT 14900 IN FAVOR OF TAX LOT 14800.

**BASIS OF BEARINGS:**

N.A.D.83 (CORS96) (EPOCH 2002) OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS.

**SYMBOL LEGEND:**

- SET 5/8" BY 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS PLS 60051"
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED CORNER - NOT FOUND OR SET
- (50.00') ORIGINAL PLAT OR DEED DISTANCE
- 4.0' OFFSET DISTANCE
- x-x- FENCE LINE



**REFERENCES:**

AMERITITLE PRELIMINARY TITLE REPORT, REPORT #1, TITLE No.0033504, DATED APRIL 13, 2005.

HOOD RIVER COUNTY DEED DOCUMENTS:  
 STATUTORY WARRANTY DEED, RECORDED APRIL 21, 2005, AS DOCUMENT No.20051982. (TAX LOT 14900).  
 DEED OF TRUST, RECORDED JUNE 17, 2009, AS DOCUMENT No.2009-02370. (TAX LOT 14800).  
 WARRANTY DEED, RECORDED OCTOBER 21, 1991, AS MICROFILM No.912442. (TAX LOT 15000).  
 WARRANTY DEED, RECORDED OCTOBER 7, 1991, AS MICROFILM No.912334. (TAX LOTS 14600 & 14500).  
 WARRANTY DEED, RECORDED OCTOBER 31, 1988, AS MICROFILM No.882505. (TAX LOT 14700).  
 DEED RESTRICTION, RECORDED APRIL 9, 1890, IN BOOK D OF DEEDS, PAGE 46. (EXCEPTION No.8)  
 SEWER EASEMENT, RECORDED FEBRUARY 11, 1997, AS MICROFILM No.970426. (EXCEPTION No.9)  
 DEED, RECORDED DECEMBER 7, 1920, IN BOOK 15 OF DEEDS, PAGE 29. (TAX LOT 14800 SENIOR DEED)

HOOD RIVER COUNTY SURVEYORS OFFICE:  
 C.S.#2001042, FILED JUNE 27, 2001.  
 C.S.#96053, FILED AUGUST 29, 1996.  
 C.S.#96022, FILED APRIL 25, 1996.  
 C.S.#92004, FILED JANUARY 20, 1992.  
 C.S.#88005, FILED MARCH 4, 1988.  
 C.S.#87039, FILED JULY 15, 1987.  
 C.S.#86058, FILED OCTOBER 9, 1986.  
 C.S.#692, DATED SEPTEMBER, 1963.

HOOD RIVER COUNTY ASSESSORS MAP:  
 03N-10E-25CC, REVISED JANUARY 25, 2007.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 15, 2002  
 BRADLEY J. CROSS  
 60051

RENEWAL DATE: 12/31/2009

**COLUMBIA RIVER  
 SURVEYING  
 & MAPPING**

1767 12th St, #191  
 HOOD RIVER, OREGON, 97031  
 PHONE: 541-386-9002  
 EMAIL: INFO@COLUMBIASURVEYING.COM

