BOUNDARY LINE ADJUSTMENT SURVEY FOR JONATHAN GREENLEAF.

LOCATED IN THE NW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M., TAX LOTS 1500 & 1600, 2N-10E-14, HOOD RIVER COUNTY, OREGON.
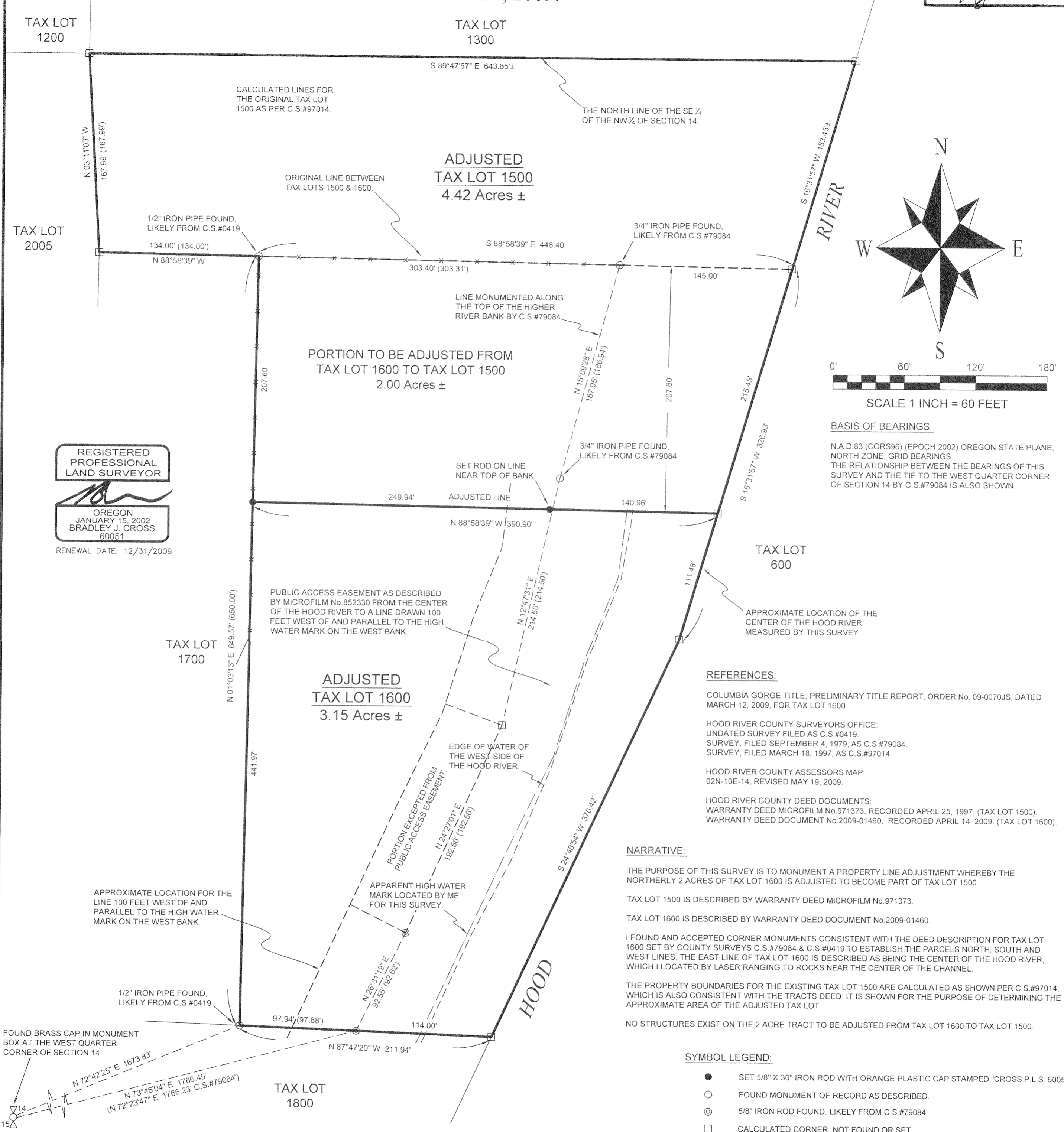### NOVEMBER 24, 2009.

TAX LOT 1200

TAX LOT 1300

CALCULATED LINES FOR THE ORIGINAL TAX LOT 1500 AS PER C.S.#97014.

THE NORTH LINE OF THE SE ¼ OF THE NW ¼ OF SECTION 14.

S 89°47'57" E 643.85'±

N 03°11'03" W 167.99' (167.99')

S 16°31'57" W 183.45±

RIVER

ADJUSTED TAX LOT 1500
4.42 Acres ±

ORIGINAL LINE BETWEEN TAX LOTS 1500 & 1600

TAX LOT 2005

1/2" IRON PIPE FOUND, LIKELY FROM C.S.#0419

134.00' (134.00')
N 88°58'39" W

S 88°58'39" E 448.40'

3/4" IRON PIPE FOUND, LIKELY FROM C.S.#79084

303.40' (303.31')

145.00'

LINE MONUMENTED ALONG THE TOP OF THE HIGHER RIVER BANK BY C.S.#79084

PORTION TO BE ADJUSTED FROM TAX LOT 1600 TO TAX LOT 1500
2.00 Acres ±

N 15°09'26" E 187.05' (186.94')

207.60'

207.60'

215.45'

S 16°31'57" W 326.93'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2009
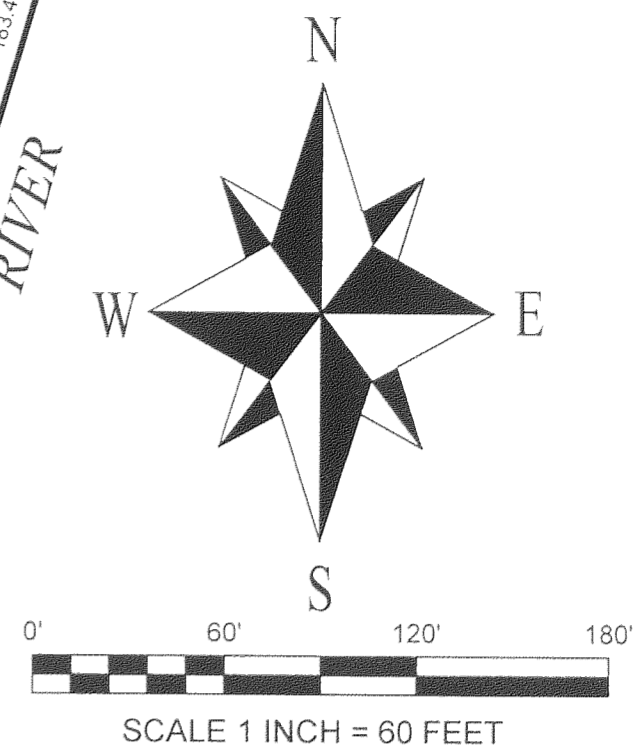
3/4" IRON PIPE FOUND, LIKELY FROM C.S.#79084

SET ROD ON LINE NEAR TOP OF BANK

249.94'

ADJUSTED LINE

140.96'

N 88°58'39" W 390.90'

TAX LOT 600

111.48'

APPROXIMATE LOCATION OF THE CENTER OF THE HOOD RIVER MEASURED BY THIS SURVEY

TAX LOT 1700

N 01°03'13" E 649.57' (650.00')

PUBLIC ACCESS EASEMENT AS DESCRIBED BY MICROFILM No.852330 FROM THE CENTER OF THE HOOD RIVER TO A LINE DRAWN 100 FEET WEST OF AND PARALLEL TO THE HIGH WATER MARK ON THE WEST BANK.

ADJUSTED TAX LOT 1600
3.15 Acres ±

N 12°47'31" E 214.50' (214.50')

441.97'

PORTION EXCEPTED FROM PUBLIC ACCESS EASEMENT

EDGE OF WATER OF THE WEST SIDE OF THE HOOD RIVER.

N 24°27'01" E 192.56' (192.56')

S 24°46'54" W 370.42'

REFERENCES:
COLUMBIA GORGE TITLE, PRELIMINARY TITLE REPORT, ORDER No. 09-0070JS, DATED MARCH 12, 2009, FOR TAX LOT 1600.

HOOD RIVER COUNTY SURVEYORS OFFICE:
UNDATED SURVEY FILED AS C.S.#0419.
SURVEY, FILED SEPTEMBER 4, 1979, AS C.S.#79084.
SURVEY, FILED MARCH 18, 1997, AS C.S.#97014.

HOOD RIVER COUNTY ASSESSORS MAP:
02N-10E-14, REVISED MAY 19, 2009.

HOOD RIVER COUNTY DEED DOCUMENTS:
WARRANTY DEED MICROFILM No.971373, RECORDED APRIL 25, 1997. (TAX LOT 1500).
WARRANTY DEED DOCUMENT No.2009-01460, RECORDED APRIL 14, 2009. (TAX LOT 1600).

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT WHEREBY THE NORTHERLY 2 ACRES OF TAX LOT 1600 IS ADJUSTED TO BECOME PART OF TAX LOT 1500.

TAX LOT 1500 IS DESCRIBED BY WARRANTY DEED MICROFILM No.971373.

TAX LOT 1600 IS DESCRIBED BY WARRANTY DEED DOCUMENT No.2009-01460.

I FOUND AND ACCEPTED CORNER MONUMENTS CONSISTENT WITH THE DEED DESCRIPTION FOR TAX LOT 1600 SET BY COUNTY SURVEYS C.S.#79084 & C.S.#0419 TO ESTABLISH THE PARCELS NORTH, SOUTH AND WEST LINES. THE EAST LINE OF TAX LOT 1600 IS DESCRIBED AS BEING THE CENTER OF THE HOOD RIVER, WHICH I LOCATED BY LASER RANGING TO ROCKS NEAR THE CENTER OF THE CHANNEL.

THE PROPERTY BOUNDARIES FOR THE EXISTING TAX LOT 1500 ARE CALCULATED AS SHOWN PER C.S.#97014. IT IS SHOWN FOR THE PURPOSE OF DETERMINING THE APPROXIMATE AREA OF THE ADJUSTED TAX LOT.

NO STRUCTURES EXIST ON THE 2 ACRE TRACT TO BE ADJUSTED FROM TAX LOT 1600 TO TAX LOT 1500.

APPROXIMATE LOCATION FOR THE LINE 100 FEET WEST OF AND PARALLEL TO THE HIGH WATER MARK ON THE WEST BANK.

APPARENT HIGH WATER MARK LOCATED BY ME FOR THIS SURVEY.

N 26°31'19" E 92.55' (92.62')

1/2" IRON PIPE FOUND, LIKELY FROM C.S.#0419

97.94' (97.88')

114.00'

N 87°47'20" W 211.94'

HOOD

FOUND BRASS CAP IN MONUMENT BOX AT THE WEST QUARTER CORNER OF SECTION 14.

N 72°42'25" E 1673.83'
N 73°46'04" E 1766.45'
(N 72°23'47" E 1766.23' C.S.#79084')

14
15

TAX LOT 1800

SYMBOL LEGEND:
● SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051".
○ FOUND MONUMENT OF RECORD AS DESCRIBED.
◎ 5/8" IRON ROD FOUND, LIKELY FROM C.S.#79084.
□ CALCULATED CORNER, NOT FOUND OR SET.
(25.00') PREVIOUS SURVEY OR DEED DISTANCE.
—×—×— FENCE LINE

TITLE REPORT SPECIAL EXCEPTIONS & EASEMENTS:
THE FOLLOWING SPECIAL EXCEPTIONS REFER TO THE TITLE REPORT PROVIDED FOR TAX LOT 1600:
#6. REGULATIONS, LEVIES, LIENS ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS FOR DITCHES AND CANALS OF THE FARMERS IRRIGATION DISTRICT.
#7. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND HAS BEEN REMOVED FROM OR BROUGHT WITHIN THE SUBJECT LAND'S BOUNDARIES BY THE PROCESS OF ACCRETION OR RELICTION OR ANY CHANGE IN THE LOCATION OF HOOD RIVER.
#8. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTIONS SO CREATED, OR BASED ON THE PROVISIONS OF O.R.S. 274.905 THROUGH 274.940.
#9. RIGHTS OF THE PUBLIC, RIPARIAN OWNERS AND GOVERNMENT BODIES AS TO THE USE OF THE WATERS OF HOOD RIVER AND THE NATURAL FLOW THEREOF ON AND ACROSS THAT PORTION OF THE SUBJECT LAND LYING BELOW THE HIGH WATER LINE OF SAID WATERWAY.
#10. RIGHT OF WAY EASEMENT FOR ELECTRIC TRANSMISSION LINE AND APPURTENANCES, GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED JUNE 13, 1949, IN DEED BOOK 40, PAGE 413. NO WIDTH OR EXACT LOCATION GIVEN AND NOT SHOWN ON THIS SURVEY.
#11. EASEMENT FOR PUBLIC ACCESS FOR RECREATIONAL FISHING ONLY, ALONG AND ACROSS LANDS LOCATED ADJACENT TO HOOD RIVER, GRANTED TO THE STATE OF OREGON, THROUGH ITS DEPARTMENT OF FISH AND WILDLIFE, RECORDED DECEMBER 19, 1985, AS MICROFILM No.8502330. PLOTTED AS SHOWN. THIS EASEMENT EXTENDS ACROSS TAX LOT 1500 BUT IS NOT SHOWN IN THIS LOCATION AS THE HIGH WATER MARK WAS NOT LOCATED NORTH OF THE ADJUSTED LINE.
#12. ROAD MAINTENANCE AGREEMENT FOR A GRAVEL ROAD, RECORDED SEPTEMBER 14, 1990 AS MICROFILM No.9002409. EXACT LOCATION NOT GIVEN BUT IS ASSUMED TO BE FOR THE GRAVEL ROAD ACCESSING THE SOUTHWESTERLY PART OF TAX LOT 1600.

THE TITLE REPORT ALSO NOTES A ROADWAY EASEMENT RECORDED OCTOBER 20, 1966, AS MICROFILM No.6602031. NO EXACT LOCATION OR WIDTH IS GIVEN BUT APPEARS TO PERTAIN TO THE SAME EXISTING GRAVEL ROAD AS THE ABOVE MENTIONED ROAD MAINTENANCE AGREEMENT FOR THE DRIVEWAY ACCESSING THE SOUTHWESTERLY PART OF TAX LOT 1600. ADDITIONAL EASEMENTS AND AGREEMENTS APPEAR ON THE DEED FOR TAX LOT 1500 (MICROFILM No.971373) WHICH ARE NOT SHOWN ON THIS SURVEY.

N

W   E

S

0'   60'   120'   180'

SCALE 1 INCH = 60 FEET

BASIS OF BEARINGS:
N.A.D.83 (CORS96) (EPOCH 2002) OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS.
THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY AND THE TIE TO THE WEST QUARTER CORNER OF SECTION 14 BY C.S.#79084 IS ALSO SHOWN.

PROJECT NUMBER: 2009012.
DATE OF SURVEY MONUMENTATION: NOVEMBER 24, 2009.
DATE OF DRAWING: NOVEMBER 27, 2009.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-14.

COLUMBIA RIVER Surveying & Mapping

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CS 2009 063