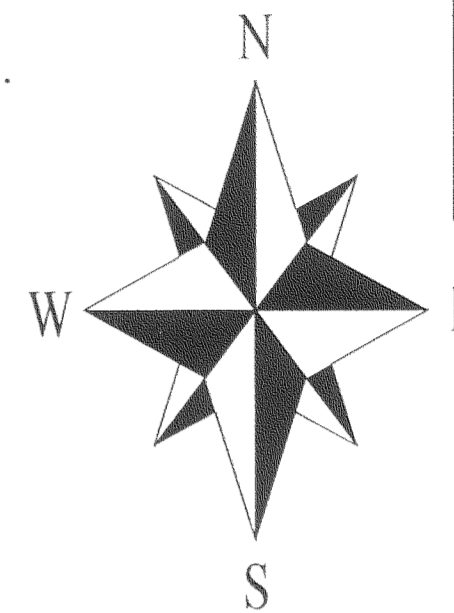


PROPERTY BOUNDARY SURVEY FOR BEN SEAGRAVES

LOCATED IN THE S.W. ¼ OF SECTION 25 & THE N.W. ¼ OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.
 LOTS 1 & 2, BLOCK A, COE'S ADDITION,
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.
 TAX LOT 4200, 3N-10E-36BB
 APRIL 8, 2010

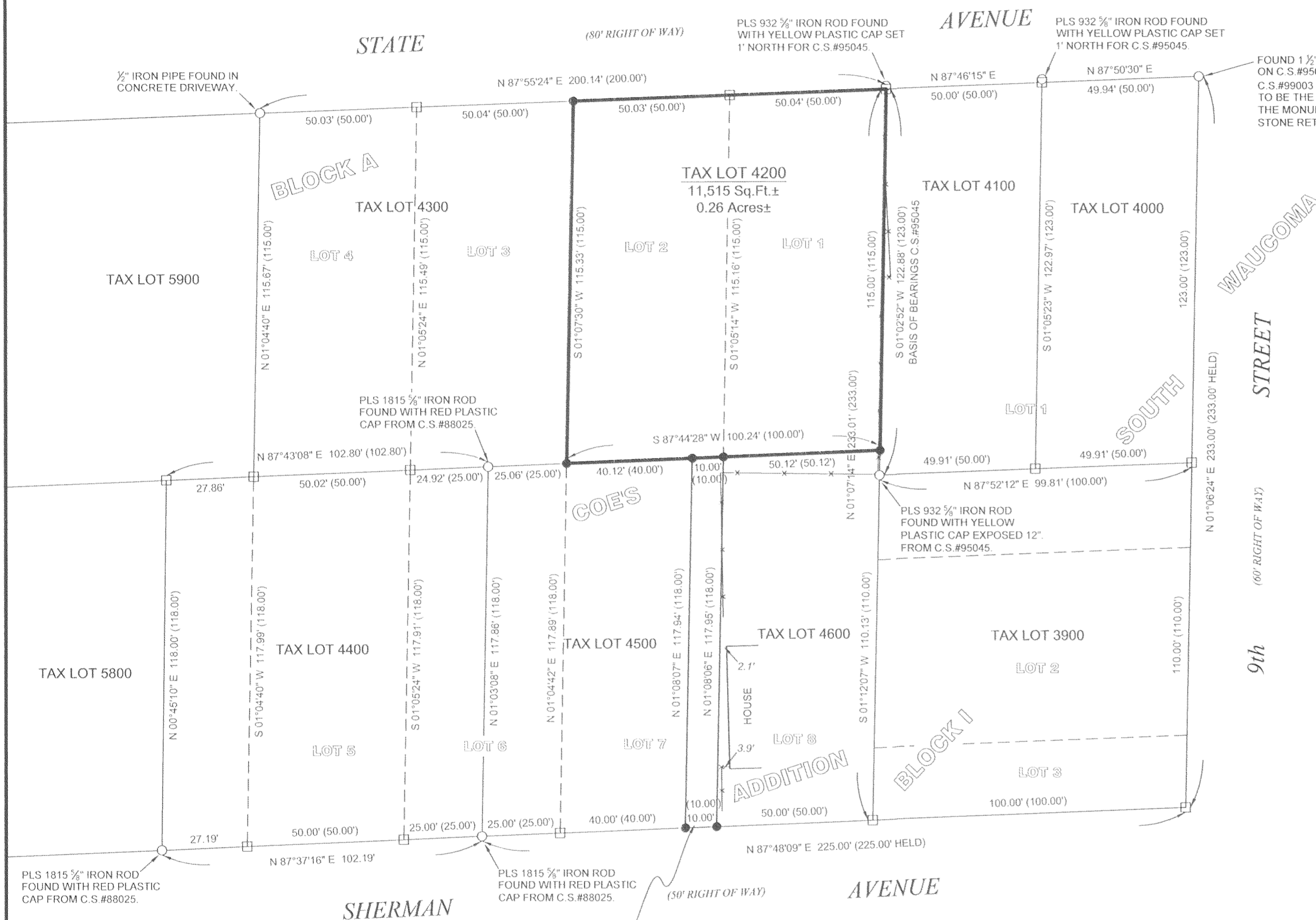
HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 Survey No: CS 2010 021
 Filed Date: 5-26-10
 By: R.J.



SCALE 1 INCH = 30 FEET

BASIS OF BEARINGS:

C.S.#95045, FILED JUNE 2, 1995.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE PROPERTY BOUNDARY OF TAX LOT 4200 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-36BB, DESCRIBED BY QUITCLAIM DEED DOCUMENT No 2007-05003, AS LOTS 1 AND 2, BLOCK A, COE'S ADDITION (SOMETIMES REFERRED TO AS COE'S FIRST ADDITION).

THE LEGAL DESCRIPTION ALSO STATES "TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER AND ACROSS THE EAST 10 FEET OF LOT 7". THE LEGAL DESCRIPTION FROM THE DEED FOR TAX LOT 4500 TO THE SOUTHWEST DESCRIBES "THE EAST HALF OF LOT 6 AND ALL OF LOT 7", "EXCEPTING THEREFROM, HOWEVER THE EAST 10 FEET OF SAID LOT 7". THE LEGAL DESCRIPTION FROM THE DEED FOR TAX LOT 4600 TO THE SOUTHWEST DESCRIBES "LOT 8" ONLY. AS THE DEED FOR TAX LOT 4200 DOES NOT IMPLY TO CONVEY TITLE TO THE EAST 10 FEET OF LOT 7, BUT ONLY AN EASEMENT AND RIGHT OF WAY, AND TAX LOT 4500 EXCEPTS THE EAST 10 FEET OF LOT 7, THERE APPEARS THAT TITLE TO THE EAST 10 FEET OF LOT 7 DOES NOT LIE WITH EITHER THE CURRENT OWNERS OF TAX LOTS 4200, 4500 OR 4600. THE CURRENT ASSESSORS MAP SHOWS THE EAST 10 FEET OF LOT 7 TO BE PART OF TAX LOT 4200.

THE TRUE NORTHEAST CORNER OF LOT 1 OF BLOCK A OF COE'S ADDITION WAS CALCULATED AT A POINT 1 FOOT SOUTHERLY OF THE MONUMENT FOUND FROM C.S.#95045, (WHICH WAS SET 1 FOOT NORTH OF THE NORTHWEST CORNER OF BLOCK I OF THE SOUTH WAUCOMA SUBDIVISION), ALONG THE WEST LINE OF THE SOUTH WAUCOMA SUBDIVISION AS ESTABLISHED BY THE MONUMENT SET AT THE SOUTHWEST CORNER OF TAX LOT 4100 BY C.S.#95045. I FOUND AND ACCEPTED A MONUMENT AT THE NORTHWEST CORNER OF BLOCK A OF COE'S ADDITION. THE DISTANCE CORRELATING VERY WELL TO THE CALCULATED NORTHEAST CORNER OF LOT 1. I PROPORTIONED THE ORIGINAL PLAT DISTANCES TO ESTABLISH THE NORTH CORNERS OF LOTS 1, 2, 3 AND 4 AS SHOWN. I FOUND THE GAS PIPE AT THE NORTHEAST CORNER OF BLOCK I OF THE SOUTH WAUCOMA SUBDIVISION UNDER A STONE RETAINING WALL. I THEN HELD THE ORIGINAL PLAT DISTANCES ALONG THE EAST LINE OF BLOCK I OF THE SOUTH WAUCOMA SUBDIVISION AND THE ORIGINAL PLAT DISTANCES FROM THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF TAX LOT 4400 SET FOR C.S.#88025 TO ESTABLISH THE SOUTHWEST CORNER OF BLOCK I. I HELD THE ORIGINAL PLAT DISTANCES ALONG THE SOUTH LINES OF BLOCK A OF COE'S ADDITION AND BLOCK I OF THE SOUTH WAUCOMA SUBDIVISION TO ESTABLISH THE SOUTH CORNERS OF LOTS 7 AND 8 OF BLOCK A OF COE'S ADDITION. THIS METHOD RESULTED IN THE CALCULATED LENGTH FOR THE EAST LINE OF BLOCK A OF COE'S ADDITION BEING VERY CLOSE TO THE RECORD DISTANCE. I HELD THE RECORD DISTANCE ALONG THE EAST LINE OF LOT 1 OF BLOCK A OF COE'S ADDITION TO ESTABLISH ITS SOUTHWEST CORNER. FROM THE NOW ESTABLISHED SOUTHWEST CORNER OF LOT 1, I HELD THE LINE TO THE MONUMENT FOUND FROM C.S.#88025 AT THE NORTHEAST CORNER OF TAX LOT 4400 AS IT FELL VERY CLOSE TO THE CALCULATED POSITION AND PROPORTIONED THE ORIGINAL PLAT DISTANCE ALONG THIS LINE TO ESTABLISH THE SOUTH CORNERS OF LOT 2. WITH THE CORNERS OF LOTS 1, 2, 7 AND 8 OF BLOCK A OF COE'S ADDITION NOW ESTABLISHED I SET NEW MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 2, AND THE SOUTHWEST AND SOUTHWEST CORNERS OF LOT 1. I ALSO SET NEW MONUMENTS AT THE CORNERS OF THE EAST 10 FEET OF LOT 7 TO ESTABLISH THE LOCATION OF THE EASEMENT AND RIGHT OF WAY REFERRED TO IN THE DEED FOR TAX LOT 4200.

THE PROPERTY IS ALSO SUBJECT TO AN OLD PIPELINE EASEMENT RECORDED NOVEMBER 2, 1885, IN DEED BOOK B, PAGE 187 THAT MAY NO LONGER BE RELEVANT.

PROPERTY ADDRESS:

915 STATE STREET
 HOOD RIVER, OREGON, 97031.

PROJECT NUMBER: 2010005.
 DATE OF DRAWING: APRIL 8, 2010.
 DATE OF MONUMENTATION: APRIL 8, 2010.
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-36BB.

**COLUMBIA RIVER
 SURVEYING
 & MAPPING**

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

REFERENCES:

HOOD RIVER COUNTY DEED DOCUMENTS:
 QUITCLAIM DEED, RECORDED NOVEMBER 9, 2007, AS DOCUMENT No 2007-05003. (TAX LOT 4200).
 STATUTORY WARRANTY DEED, RECORDED APRIL 9, 2008, AS DOCUMENT No 2008-01373. (TAX LOT 4100).
 STATUTORY WARRANTY DEED, RECORDED NOVEMBER 24, 2009, AS DOCUMENT No 2009-04496. (TAX LOT 4600).
 BARGAIN AND SALE DEED, RECORDED FEBRUARY 8, 2010, AS DOCUMENT No 2010-00435. (TAX LOT 4500).
 STATUTORY WARRANTY DEED, RECORDED MARCH 4, 1981, AS MICROFILM No.810398. (TAX LOT 4300).

HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S.#99003, BY P.L.S 1815, FILED FEBRUARY 19, 1999.
 C.S.#95045, BY P.L.S 932, FILED JUNE 2, 1995.
 C.S.#93042, BY P.L.S 1815, FILED JUNE 14, 1993.
 C.S.#88025, BY P.L.S 1815, FILED APRIL 29, 1988.
 SUBDIVISION PLAT OF COE'S ADDITION, DATED APRIL 15, 1902.

HOOD RIVER COUNTY ASSESSORS MAPS:
 03N-10E-36BB, REVISED SEPTEMBER 8, 2009.
 03N-10E-25CC, REVISED JANUARY 25, 2007.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051

RENEWAL DATE: 12/31/2011

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 OR PREVIOUS SURVEY DISTANCE AS NOTED
- x—x— FENCE LINE

RECEIVED MAY 14 2010

CS 2010 021