

# PROPOSED BOUNDARY LINE ADJUSTMENT SURVEY FOR STEPHEN K. FORD & WILLIAM B. WHITING

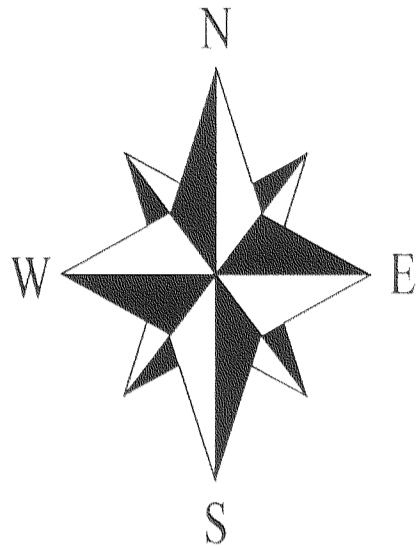
LOCATED IN THE S.E. 1/4 OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M., HOOD RIVER COUNTY, OREGON.  
TAX LOTS 2401 & 2500, 03N-10E-33D

JANUARY 13, 2010

SHEET 1 OF 2



SCALE 1 INCH = 60 FEET

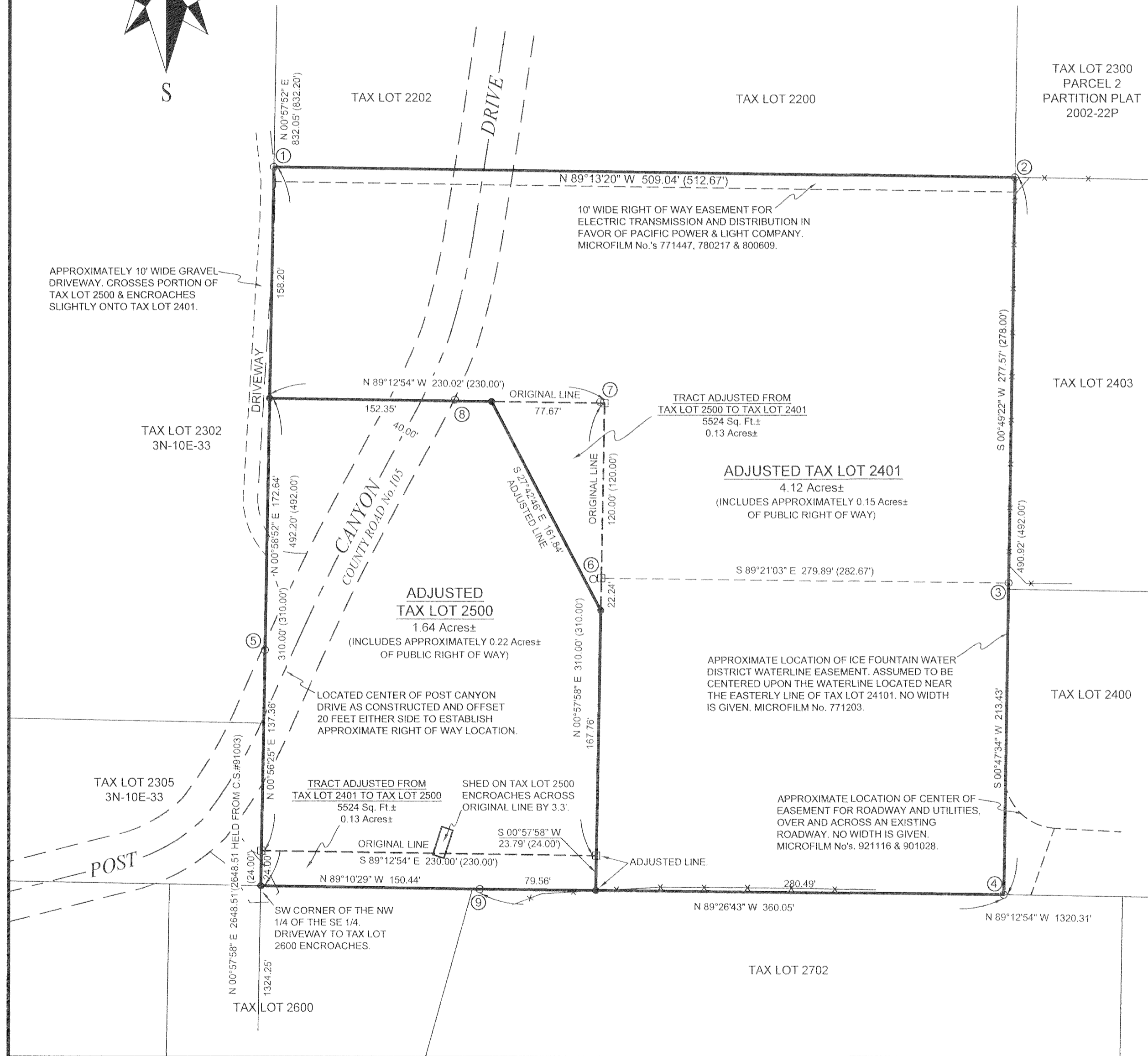


HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

Survey No: CS 2010 051

Filed Date: 11-2-10

By: [Signature]



**LEGAL DESCRIPTION FOR TRACT ADJUSTED FROM TAX LOT 2401 TO TAX LOT 2500**

Portion of the Northwest quarter of the Southeast quarter of Section 33, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River, and State of Oregon described as follows:

Beginning at the Southwest quarter of the said Northwest quarter of the Southeast quarter of Section 33; thence North 00°57'58" East along the West line the said Northwest quarter of the Southeast quarter of Section 33 a distance of 24.00 feet to the Southwest corner of the tract of land conveyed to William B. Whiting by Statutory Warranty Deed, recorded July 7, 2005, as Document No. 20053545, Hood River County deed records; thence South 89°12'54" East along the Southerly line of the said Whiting tract a distance of 230.00 feet to the Southeast corner thereof; thence South 00°57'58" West a distance of 24.00 feet, more or less, to the Southerly line of the said Northwest quarter of the Southeast quarter of Section 33; thence Westerly along the Southerly line of the said Northwest quarter of the Southeast quarter of Section 33 a distance of 230.00 feet to the point of beginning.

**LEGAL DESCRIPTION FOR TRACT ADJUSTED FROM TAX LOT 2500 TO TAX LOT 2401**

Portion of the Northwest quarter of the Southeast quarter of Section 33, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River, and State of Oregon described as follows:

Commencing at the Southwest quarter of the said Northwest quarter of the Southeast quarter of Section 33; thence North 00°57'58" East along the West line the said Northwest quarter of the Southeast quarter of Section 33 a distance of 24.00 feet to the Southwest corner of the tract of land conveyed to William B. Whiting by Statutory Warranty Deed, recorded July 7, 2005, as Document No. 20053545, Hood River County deed records; thence South 89°12'54" East along the Southerly line of the said Whiting tract a distance of 230.00 feet to the Southeast corner thereof; thence North 00°57'58" East along the Easterly line of the said Whiting tract a distance of 167.76 feet to a 5/8" iron rod with orange plastic cap inscribed "CROSS PLS 60051" set in the Easterly line thereof and being the point of beginning; thence North 00°57'58" East along the Easterly line of the said Whiting tract a distance of 142.24 feet to the Northeast corner thereof; thence North 89°12'54" West along the Northerly line of the said Whiting tract a distance of 77.67 feet to a similar 5/8" iron rod with orange plastic cap inscribed "CROSS PLS 60051" set in the Northerly line thereof; thence South 27°42'46" East a distance of 161.84 feet to the point of beginning.

**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 MONUMENTS FOUND  
BY C.S.#96066 AT THE CENTER AND NORTH QUARTER CORNER OF SECTION 33 IS ALSO SHOWN.

**SYMBOL LEGEND:**

- SET 5/8" BY 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS PLS 60051"
- FOUND MONUMENT OF RECORD AS NOTED
- (50.00') DEED DISTANCE OR PREVIOUS SURVEY DISTANCE AS NOTED
- x—x— FENCE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bradley J. Cross*  
OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051

RENEWAL DATE: 12/31/2011

PROJECT NUMBER: 2009039.  
DATE OF DRAWING: OCTOBER 20, 2010.  
DATE OF MONUMENTATION: JANUARY 14, 2010.  
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-33D.

**COLUMBIA RIVER  
SURVEYING  
& MAPPING**

1767 12th St, #191  
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RECEIVED OCT 21 2010

CS 2010 051-1

# PROPOSED BOUNDARY LINE ADJUSTMENT SURVEY FOR STEPHEN K. FORD & WILLIAM B. WHITING

LOCATED IN THE S.E. 1/4 OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M., HOOD RIVER COUNTY, OREGON.  
TAX LOTS 2401 & 2500, 03N-10E-33D

JANUARY 13, 2010  
SHEET 2 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

Survey No: CS 2010 051

Filed Date: 11-2-10

By: RJ

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE PROPERTY BOUNDARIES OF TAX LOTS 2401 & 2500 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-33D AND THEN ADJUST THE BOUNDARY LINES AS SHOWN. TAX LOT 2401 IS DESCRIBED BY A PRELIMINARY TITLE REPORT, DATED AUGUST 14, 2009, AND BY STATUTORY WARRANTY DEED DOCUMENT No.2009-03443. TAX LOT 2500 IS DESCRIBED BY STATUTORY WARRANTY DEED DOCUMENT No.20053545.

I SUBDIVIDED THE SOUTHEAST QUARTER OF SECTION 33 FROM THE CONTROLLING MONUMENTS FOUND AS SHOWN, WITH THE SOUTH QUARTER CORNER CALCULATED AS PER C.S.#91003. MONUMENTS WERE FOUND FROM C.S.#77036 & C.S.#95030 WHICH CORRELATED VERY WELL TO THE CALCULATED CENTER LINE OF THE SECTION. A MONUMENT FOUND FROM C.S.#97034 ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 ALSO CORRELATED VERY WELL TO THIS SECTION SUBDIVISION METHOD. I ACCEPTED THE MONUMENT FOUND FROM C.S.#77036 AT THE NORTHWEST CORNER OF TAX LOT 2401 AS IT FELL VERY CLOSE TO THE DEED LOCATION. SIMILAR MONUMENTS FOUND FROM C.S.#77036 ON THE EAST LINE OF TAX LOT 2401 WERE ALSO ACCEPTED. ALTHOUGH THEY FELL APPROXIMATELY 3 FEET WESTERLY OF THE DEED CALL DISTANCES, THEIR LOCATION MAY BE EXPLAINED DUE TO C.S.#77036 USING 1/16 CORNER MONUMENTS THAT EXISTED AT THE TIME IN THE CENTER OF COUNTRY CLUB ROAD THAT HAVE SINCE BEEN DESTROYED BY ROADWORKS. IF I WERE TO HOLD THE DEED CALL DISTANCES FOR THE WIDTH OF LANDS TO THE EAST OF TAX LOT 2401, THE EAST LINE OF TAX LOT 2401 WOULD FALL APPROXIMATELY 3 FEET TO THE WEST OF THE MONUMENTED LOCATION. THE MONUMENTS FROM C.S.#77036 APPEAR TO HAVE BEEN ACCEPTED BY LOCAL LANDOWNERS AND OTHER SURVEYS SINCE THEIR PLACEMENT. I ACCEPTED THE MONUMENT FOUND FROM C.S.#98042 NEAR THE SOUTHEAST CORNER OF TAX LOT 2401. IT WAS INTENDED TO BE ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ON THE EXTENSION OF THE LINE THROUGH THE MONUMENTS PLACED ON THE EAST LINE OF TAX LOT 2401 BY C.S.#77036. I FOUND IT TO BE 1.34 FEET NORTHERLY OF ITS CALCULATED LOCATION. I SET A NEW MONUMENT AT THE SOUTHWEST CORNER OF TAX LOT 2401, BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33. TAX LOT 2500 IS A 310 FOOT BY 230 FOOT RECTANGLE, ORIGINALLY DESCRIBED BY DEED BOOK 48, PAGE 212. THE DEED LOCATION DID NOT FIT THE MONUMENTS FOUND FROM C.S.#77036 VERY WELL. I SET A NEW MONUMENT AT THE NORTHWEST CORNER AND SHOW TIES FROM THE CALCULATED DEED LOCATIONS TO THE C.S.#77036 MONUMENTS FOUND NEAR THE NORTHEAST CORNER AND THE EAST LINE.

SEE THE CORNER MONUMENT NOTES FOR ADDITIONAL DETAILS.

EASEMENTS OF RECORD AS SHOWN ON THE TITLE REPORT FOR TAX LOT 2401 ARE SHOWN.

THERE ARE NO STRUCTURES WITHIN 10 FEET OF THE ADJUSTED PROPERTY LINES.

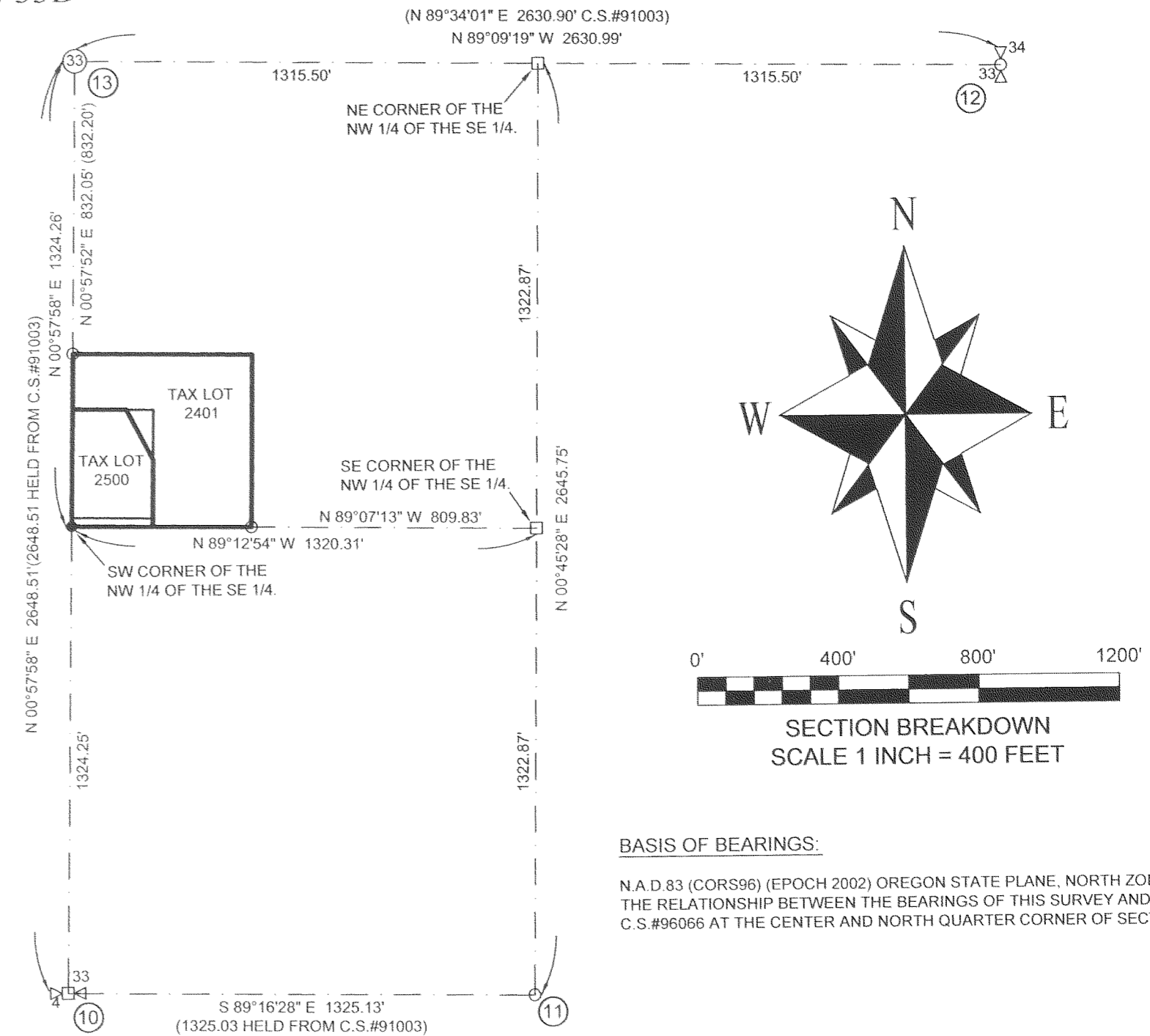
**REFERENCES:**

AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0040916, DATED AUGUST 14, 2009, FOR TAX LOT 2401.

HOOD RIVER COUNTY DEED DOCUMENTS:  
STATUTORY WARRANTY DEED, RECORDED SEPTEMBER 1, 2009, AS DOCUMENT No.2009-03443. (TAX LOT 2401).  
STATUTORY WARRANTY DEED, RECORDED JULY 7, 2005, AS DOCUMENT No.200535453. (TAX LOT 2500).  
WARRANTY DEED, RECORDED NOVEMBER 20, 1980, AS MICROFILM No.802591. (TAX LOT 2302).  
LINE OF CREDIT INSTRUMENT, RECORDED DECEMBER 10, 2007, AS DOCUMENT No.2007-05393. (TAX LOT 2305).  
NOTICE OF CLAIM OF LIEN, RECORDED JULY 17, 2007, AS DOCUMENT No.2007-03303. (TAX LOT 2600).  
STATUTORY WARRANTY DEED, RECORDED OCTOBER 15, 2007, AS DOCUMENT No.2007-04621. (TAX LOT 2702).  
DEED OF TRUST, RECORDED OCTOBER 6, 2009, AS DOCUMENT No.2009-03901. (TAX LOT 2400).  
NOTICE OF CLAIM OF LIEN, RECORDED AUGUST 25, 2008, AS DOCUMENT No.2008-03325. (TAX LOT 2403).  
LINE OF CREDIT TRUST DEED, RECORDED SEPTEMBER 6, 2006, AS DOCUMENT No.20064441. (TAX LOT 2300).  
DEED CREATING ESTATE BY ENTIRETY, RECORDED APRIL 30, 1986, AS MICROFILM No.860752. (TAX LOT 2200).  
STATUTORY WARRANTY DEED, RECORDED MAY 20, 2005, AS DOCUMENT No.20052546. (TAX LOT 2202).  
CERTIFICATE OF COMPLIANCE, MAJOR PARTITION #89-103, RECORDED AUGUST 30, 1989, AS MICROFILM No.892444.  
WARRANTY DEED, RECORDED DECEMBER 23, 1965, AS MICROFILM No.65-117216.  
WARRANTY DEED, RECORDED MAY 25, 1977, AS MICROFILM No.771217.  
WARRANTY DEED, RECORDED MARCH 7, 1907, IN DEED BOOK L, PAGE 194.  
WARRANTY DEED, RECORDED MARCH 12, 1910, IN DEED BOOK 4, PAGE 178.  
WARRANTY DEED, RECORDED JULY 8, 1952, IN DEED BOOK 48, PAGE 212.  
CONTRACT FOR THE SALE OF REAL PROPERTY, DATED JUNE 5, 1974, AND RECORDED AS MICROFILM No.740997.  
RIGHT OF WAY EASEMENT, RECORDED JUNE 23, 1977, AS MICROFILM No.771447. RE-RECORDED FEBRUARY 3, 1978, AS MICROFILM No.780217. RE-RECORDED APRIL 4, 1980, AS MICROFILM No.800609.  
EASEMENT FOR ROADWAY AND UTILITIES, RECORDED APRIL 14, 1992, AS MICROFILM No.921116.  
ICE FOUNTAIN EASEMENT REQUEST, RECORDED MAY 21, 1977, AS MICROFILM No.771203.  
EASEMENT FOR ROADWAY AND UTILITIES, RECORDED APRIL 16, 1990, AS MICROFILM No.901028.

HOOD RIVER COUNTY SURVEYORS OFFICE:  
SURVEY BY P.L.S.183, FILED NOVEMBER 12, 1970, AS C.S.#1065.  
SURVEY BY P.L.S.932, FILED FEBRUARY 24, 1976, AS C.S.#7587.  
SURVEY BY P.L.S.1028, FILED MARCH 30, 1977, AS C.S.#77036.  
SURVEY BY P.L.S.1028, FILED FEBRUARY 7, 1978, AS C.S.#78013.  
SURVEY BY P.L.S.1028, FILED JULY 10, 1979, AS C.S.#79065.  
SURVEY BY P.L.S.1028, FILED OCTOBER 23, 1979, AS C.S.#79105.  
SURVEY BY P.L.S.1028, FILED MARCH 9, 1987, AS C.S.#87011.  
SURVEY BY P.L.S.1028, FILED MARCH 1, 1991, AS C.S.#91003.  
SURVEY BY P.L.S.1028, FILED MAY 9, 1995, AS C.S.#95030.  
BOUNDARY ADJUSTMENT BY P.L.S.932, FILED JUNE 18, 1997, AS C.S.#97034.  
PROPERTY LINE ADJUSTMENT BY P.L.S.2393, FILED JUNE 15, 1998, AS C.S.#98042.  
BOUNDARY LINE ADJUSTMENT BY P.L.S.932, FILED NOVEMBER 23, 1998, AS C.S.#98085.  
SURVEY BY P.L.S.59002, FILED AUGUST 7, 2007, AS C.S.#2007081.  
SURVEY BY P.L.S.2393, FILED SEPTEMBER 17, 2009, AS C.S.#2009046.  
PARTITION PLAT 93-20 BY P.L.S.2393, FILED AUGUST 2, 1993, AS C.S.#93052.  
PARTITION PLAT 95-19 BY P.L.S.2393, FILED JUNE 2, 1995, AS C.S.#95034.  
PARTITION PLAT 95-14 BY P.L.S.2393, FILED JUNE 2, 1995, AS C.S.#95044.  
PARTITION PLAT 99-20 BY P.L.S.932, FILED DECEMBER 16, 1999, AS C.S.#99097.  
PARTITION PLAT 2001-26P BY P.L.S.62662, FILED SEPTEMBER 18, 2001, AS C.S.#2001071.  
PARTITION PLAT 2002-22P BY P.L.S.932, FILED OCTOBER 21, 2002, AS C.S.#2002066.

HOOD RIVER COUNTY ASSESSORS MAPS:  
03N-10E-33D, REVISED SEPTEMBER 28, 2009.  
03N-10E-33.



**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 MONUMENTS FOUND BY C.S.#96066 AT THE CENTER AND NORTH QUARTER CORNER OF SECTION 33 IS ALSO SHOWN.

**CORNER MONUMENT NOTES:**

- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. ACCEPTED AS MONUMENTING THE NW CORNER OF MICROFILM No.65-117216. THE MONUMENT IS 0.02' EAST OF THE CALCULATED CENTERLINE OF THE SECTION.
- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. ACCEPTED AS MONUMENTING THE NE CORNER OF DEED MICROFILM No.771277.
- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. ACCEPTED AS MONUMENTING THE SE CORNER OF DEED MICROFILM No.771277.
- FOUND P.L.S.2393 1/2" IRON ROD WITH YELLOW PLASTIC CAP FROM C.S.#98042. 1.34' NORTH OF THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 MEASURED BY THIS SURVEY. THE MONUMENT WAS INTENDED TO BE ON THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4.
- FOUND P.L.S.1028 1/2" IRON ROD WITH YELLOW PLASTIC CAP FROM C.S.#95030 SURVEY OF TAX LOT 2302 TO THE WEST. THE MONUMENT IS 0.06' WEST OF THE CALCULATED CENTERLINE OF THE SECTION.
- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. THE MONUMENT IS S 84°08'15" W, 5.58' FROM THE CALCULATED SW CORNER OF DEED MICROFILM No.771217. I HELD THE CALCULATED POSITION DUE TO THE LARGE APPARENT ERROR IN THE MONUMENT LOCATION.
- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. THE MONUMENT IS N 73°25'23" W, 3.05' FROM THE CALCULATED NE CORNER OF DEED BOOK 48, PAGE 212. I HELD THE CALCULATED POSITION DUE TO THE LARGE APPARENT ERROR IN THE MONUMENT LOCATION.
- FOUND 5/8" IRON ROD ENCASED IN CONCRETE, LIKELY FROM C.S.#77036. THE MONUMENT IS 0.81' NORTHERLY OF THE THE CALCULATED NORTH LINE OF DEED BOOK 48, PAGE 212.
- FOUND P.L.S.932 5/8" IRON ROD WITH YELLOW PLASTIC CAP ON THE EASTERLY BANK OF A CREEK, EXPOSED 1.5 FEET. FROM C.S.#97034 SURVEY OF TAX LOT 2702 TO THE SOUTH. THE MONUMENT IS 0.11' NORTH OF THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4.
- CALCULATED QUARTER CORNER BY HOLDING THE DISTANCES SHOWN ON C.S.#91003 TO THE AXLE FOUND AT THE CENTER OF THE SECTION AND THE BRASS CAP FOUND TO THE 1/16 CORNER TO THE EAST. THIS POSITION FOR THE QUARTER CORNER HAS BEEN USED FOR NUMEROUS SURVEYS. I FOUND A 5/8" IRON ROD N 86°29'49" E, 7.67', WHICH IS SHOWN ON C.S.#2007081 & C.S.#200101 AS THE QUARTER CORNER, APPARENTLY SET FOR C.S.#79018. I DID NOT ACCEPT THE FOUND MONUMENT. THE CALCULATED POSITION APPEARS TO CORRELATE WELL WITH MONUMENTS FOUND TO THE NORTH ON THE CALCULATED CENTER SECTION LINE.
- FOUND BRASS CAP IN MONUMENT BOX AT 1/16 CORNER.
- FOUND BRASS CAP IN MONUMENT BOX AT QUARTER CORNER.
- FOUND 2" AXLE AND ACCEPTED AS MONUMENT OF COMMON REPORT FOR THE CENTER OF SECTION 33. MOST SURVEYS IN THE VICINITY HAVE USED THIS MONUMENT, INCLUDING ALL THOSE FROM WHICH MONUMENTS WERE FOUND FOR THIS SURVEY, HOWEVER SOME SURVEYS HAVE USED THE CALCULATED "LEGAL" CENTER OF THE SECTION WHICH IS SHOWN ON C.S.#95034 SHOWS THE CALCULATED CENTER OF THE SECTION TO BE 3.25' NORTH AND 17.74' EAST OF THE AXLE.

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
- (50.00') DEED DISTANCE OR PREVIOUS SURVEY DISTANCE AS NOTED

PROJECT NUMBER: 2009039.  
DATE OF DRAWING: OCTOBER 20, 2010.  
DATE OF MONUMENTATION: JANUARY 13, 2010.  
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-33D.

**COLUMBIA RIVER  
SURVEYING  
& MAPPING**

1767 12th St, #191  
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*CS 2010 051-2*