

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

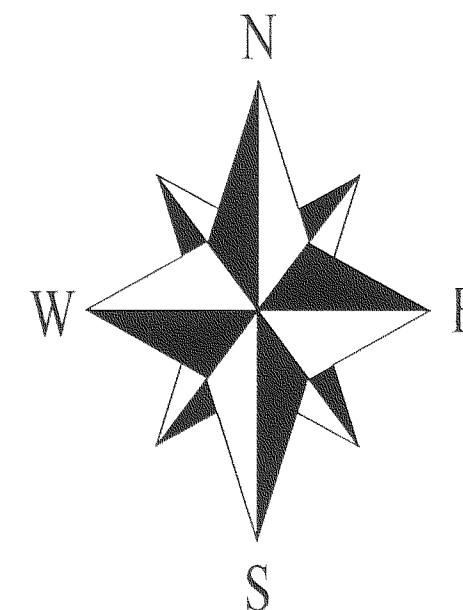
Survey No: *CS 2010 057*

Filed Date: *11-17-10*

By: *[Signature]*

**BOUNDARY LINE
ADJUSTMENT SURVEY**
LOCATED IN THE SW 1/4 OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON.
TAX LOTS 1100 & 1000, 03N-10E-26CB.

Sheet 1 of 2



SCALE 1 INCH = 50 FEET

BASIS OF BEARINGS:

C.S. #80048.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	5829.58' (5829.58')	190.69'	N 80°39'01" E	190.68'	1°52'27"
C2	5829.58' (5829.58')	82.79' (82.61')	N 81°52'42" E	82.79' (82.61')	0°48'49"
C3	5829.58' (5829.58')	214.97' (214.97')	N 83°27'28" E	214.96' (214.96')	2°06'46"
C4	5829.58' (5829.58')	50.17' (50.17')	N 84°45'38" E	50.17'	0°29'35"
C5	5829.58' (5829.58')	40.39'	N 81°40'12" E	40.39'	0°23'49"
C6	5829.58' (5829.58')	42.40'	N 82°04'37" E	42.40'	0°25'00"

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') DEED DISTANCE OR PREVIOUS SURVEY DISTANCE AS NOTED
- 100' EASEMENT DISTANCE

PROJECT NUMBER: 2010019.
DATE OF DRAWING: NOVEMBER 4, 2010.
DATE OF MONUMENTATION: AUGUST 19, 2010.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-26CB.

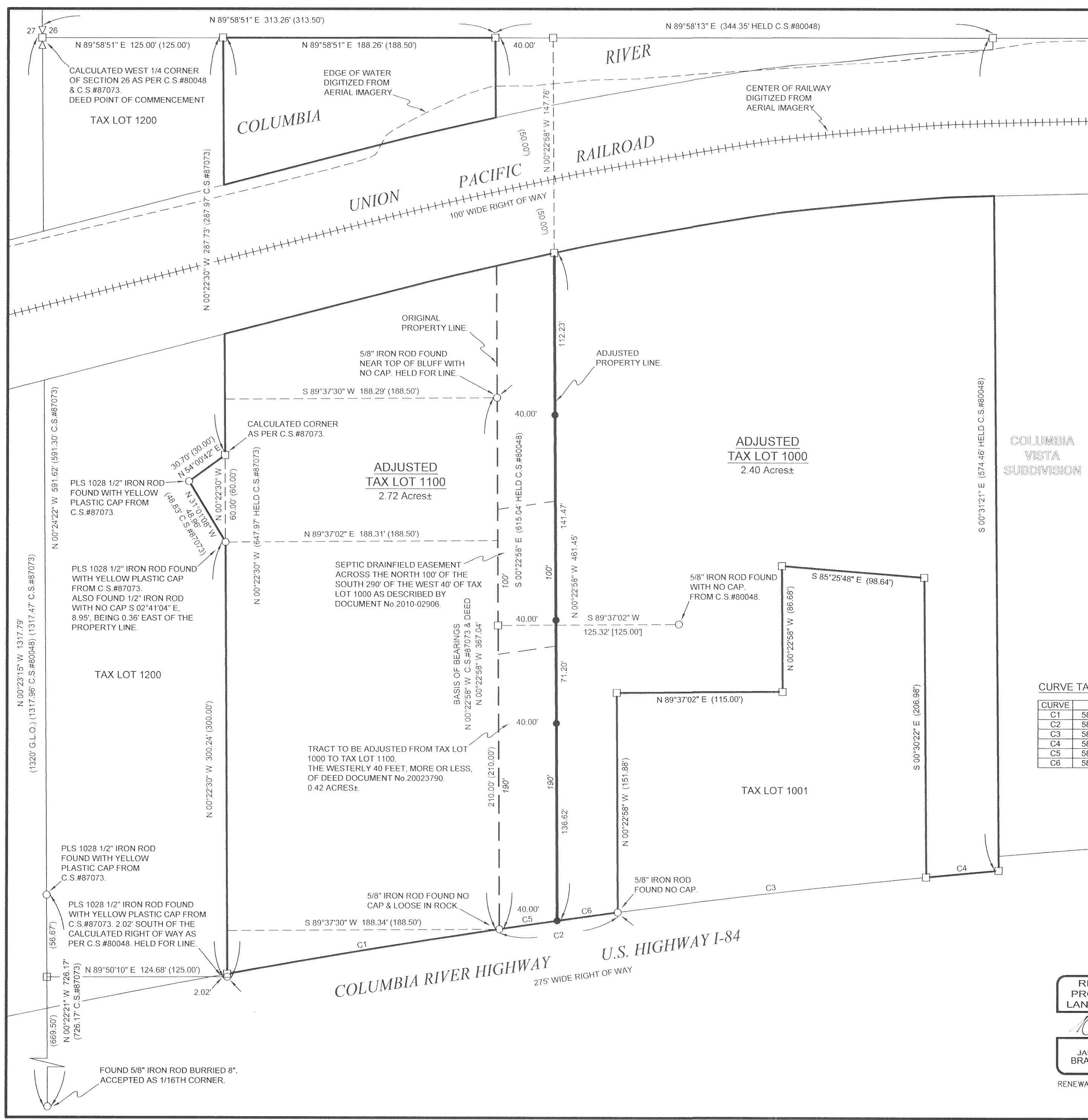
**COLUMBIA RIVER
SURVEYING
& MAPPING**

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2011



BOUNDARY LINE ADJUSTMENT SURVEY
LOCATED IN THE SW 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON. TAX LOTS 1100 & 1000, 03N-10E-26CB.

Sheet 2 of 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: CS 2010 057

Filed Date: 11-17-10

By: ROL

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PERFORM A BOUNDARY LINE ADJUSTMENT FOR THE CONVEYANCE OF THE WEST 40 FEET, MORE OR LESS, OF TAX LOT 1000 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-26CB, TO THE OWNERS OF TAX LOT 1100 TO THE WEST.

HOOD RIVER COUNTY STATUTORY WARRANTY DEED DOCUMENT No.20023790 DESCRIBES A TRACT OF LAND SIMILAR TO THAT SURVEYED FOR C.S.#80048, BEING TAX LOT 1000. THE DEED FOR TAX LOT 1000 DOES NOT INCLUDE ANY LAND NORTH OF THE SOUTHERLY RAILROAD RIGHT OF WAY. THE RELEVANT ASSESSORS MAP SHOWS A PORTION OF TAX LOT 1000 ON THE NORTH SIDE OF THE RAILROAD RIGHT OF WAY WHICH APPEARS TO BE IN ERROR. I FOUND AN IRON ROD FROM C.S.#80048 AT THE SOUTHWEST CORNER OF TAX LOT 1000 CLOSE TO THE LOCATION DESCRIBED BY THE DEED AND ACCEPTED ITS POSITION. I ALSO FOUND AN IRON ROD NEAR THE TOP OF THE BLUFF THAT FELL CLOSE TO THE WEST LINE OF TAX LOT 1000 AS VERIFIED BY ITS DISTANCE FROM THE WEST LINE OF TAX LOT 1100 AS ESTABLISHED BY C.S.#87073. I ASSUME THIS ROD WAS SET DURING THE C.S.#80048 SURVEY ALTHOUGH IT IS NOT SHOWN. I ACCEPTED IT FOR LINE. I FOUND AN IRON ROD SET FOR C.S.#80048 AT THE SOUTHWEST CORNER OF TAX LOT 1001 CONSISTENT WITH THE DEED POSITION. I THEN SET A NEW MONUMENT ON THE HIGHWAY RIGHT OF WAY 40 FEET EAST OF THE PREVIOUSLY MONUMENTED WEST LINE OF TAX LOT 1000 AND 3 ADDITIONAL MONUMENTS TO THE NORTH ALONG A LINE 40 FEET EAST OF THE WEST LINE OF TAX LOT 1000 UP TO THE EDGE OF THE BLUFF.

THE 100 FOOT WIDE RAILROAD RIGHT OF WAY IS SHOWN DIGITIZED AS PER HOOD RIVER COUNTY AERIAL IMAGERY OBTAINED FROM THE COUNTY WEBMAP SERVICE TO AID IN ACREAGE CALCULATION. NO MONUMENTS WERE SET NORTH OF THE BLUFF DUE TO THE DIFFICULTY IN ACCESS TO THE LAND BELOW.

ADDITIONAL EASEMENTS ARE LISTED ON WARRANTY DEED DOCUMENT No.20060998 WHICH ARE NOT SHOWN.

REFERENCES:

HOOD RIVER COUNTY DEED RECORDS:
WARRANTY DEED, RECORDED JULY 28, 2006, AS DOCUMENT No.20060998. (TAX LOT 1100).
WARRANTY DEED, RECORDED MAY 20, 1937, AS DEED BOOK 26, PAGE 123. (CALLED FOR TAX LOT 1100).
WARRANTY DEED, RECORDED AUGUST 28, 1951, AS DEED BOOK 46, PAGE 12. (CALLED FOR TAX LOT 1100 AND HIGHWAY RIGHT OF WAY).
STATUTORY WARRANTY DEED, RECORDED AUGUST 9, 2002, AS DOCUMENT No.20023790. (TAX LOT 1000).
EASEMENT AGREEMENT FOR SEPTIC DRAINFIELD, RECORDED AUGUST 27, 2010, AS DOCUMENT No.2010-02906. (ALSO TAX LOT 1001 DESCRIPTION).
WARRANTY DEED, RECORDED SEPTEMBER 18, 1995, AS MICROFILM No.952654. (TAX LOT 1200).
DEED, RECORDED JULY 17, 1882, AS DEED BOOK B, PAGE 16. (RAILWAY RIGHT OF WAY).

HOOD RIVER COUNTY SURVEYORS OFFICE:
SURVEY BY P.L.S.1896, FILED JUNE 12, 1980, AS C.S.#80048.
SURVEY BY P.L.S.1028, FILED NOVEMBER 10, 1987, AS C.S.#87073.
SURVEY BY P.L.S.1028, FILED MARCH 13, 1989, AS C.S.#89005.
PLAT OF COLUMBIA VISTA SUBDIVISION, FILED MARCH 15, 1956.
OREGON STATE HIGHWAY DEPARTMENT DRAWING No.7B-4-9, DATED NOVEMBER 1950.

HOOD RIVER COUNTY ASSESSORS MAPS:
03N-10E-26CB, REVISED AUGUST 5, 2006.

ADJUSTED PORTION LEGAL DESCRIPTION:

The westerly 40 feet, more or less, of the tract of land conveyed to Aileen M. Steeves-Pobanz, Trustee of the Aileen M. Steeves-Pobanz Revocable Trust UTA DTD July 25, 2002, or the successor trustee thereto, by Statutory Warranty Deed recorded August 9, 2002, as Document No.20023790, Deed Records of Hood River County, located in the Northwest quarter of the Southwest quarter of Section 26, Township 3 North, 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 Northwest corner of the Northwest quarter of the Southwest quarter of said Section 26; thence East along the North line of the Northwest quarter of the Southwest quarter of said Section 26, a distance of 313.5 feet to the Northeast corner of that tract of land conveyed to F.S. Smith by deed recorded July 18, 1908, in Book 1 at page 20, Deed Records of Hood River County being the true place of beginning of the tract of land herein described; thence South 00°22'58" East along the East line of said Smith tract of land a distance of 615.04 feet to the Northerly line of that certain strip of land, 275 feet in width, conveyed to the State of Oregon, by and through its State Highway Commission, by deed from W.R. McWilliams et ux, recorded August 10, 1951, in Book 45 at page 578, Deed Records of Hood River County, which said Northerly line of said strip of land is 100 feet North of, measured at right angles to, the center line of the re-located Columbia River Highway; thence along the Northerly right of way line of said re-located Columbia River Highway on the arc of a 5829.58 foot radius curve right, a distance of 40.39 feet (the chord of which bears North 81°40'12" East a distance of 40.39 feet) to a 5/8" iron rod with orange plastic cap inscribed "CROSS PLS 60051"; thence North 00°22'58" West a distance of 136.62 feet to a similar 5/8" iron rod with orange plastic cap inscribed "CROSS PLS 60051"; thence North 00°22'58" West a distance of 71.20 feet to a similar 5/8" iron rod with orange plastic cap inscribed "CROSS PLS 60051"; thence North 00°22'58" West a distance of 141.47 feet to a similar 5/8" iron rod with orange plastic cap inscribed "CROSS PLS 60051"; thence North 00°22'58" West a distance of 112.23 feet, more or less, to the Southerly right of way line of the Union Pacific Railroad (previously known as the Oregon-Washington Railroad and Navigation Company); thence North 00°22'58" West a distance of 147.76 feet, more or less, to the North line of the Northwest quarter of the Southwest quarter of said Section 26; thence West along the North line of the Northwest quarter of the Southwest quarter of said Section 26 a distance of 40 feet, more or less; to the point of beginning; EXCEPTING THEREFROM, however, all that portion thereof lying Northerly of the Southerly right of way line of the Union Pacific Railroad (previously known as the Oregon-Washington Railroad and Navigation Company).

OWNERS:

TAX LOT 1000:
AILEEN STEEVES-POBANZ
3690 WESTCLIFF DRIVE, HOOD RIVER, OR, 97031

TAX LOT 1100:
PETER & LISA LABON
3714 WESTCLIFF DRIVE, HOOD RIVER, OR, 97031

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE: 12/31/2011

PROJECT NUMBER: 2010019.
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CS 2010 057-2