

PROPERTY BOUNDARY SURVEY

for

ANNE MARIE EHRENTRAUT

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# 2011 005
DATE FILED: 2-15-11
BY: [Signature]



3" BRASS CAP OF RECORD FOUND MONUMENTING THE NORTHEAST CORNER OF SECTION 30

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2011

LOCATION OF SURVEY:
TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON

EASEMENT NOTES:
1) INSTRUMENT #2007-04543, PETITION FOR LAND TO BE INCLUDED IN THE EAST FORK IRRIGATION DISTRICT, POINT OF DELIVERY IS EASTSIDE CANAL, SHOWN AT THE NORTHWEST CORNER OF THE PROPERTY.
2) INSTRUMENT #791138, 10 FEET IN WIDTH FOR THE PURPOSE OF DOMESTIC WATERLINE OVER AND ACROSS THE SUBJECT PARCEL.
3) BOOK H, PAGE 565, 30 FOOT WIDE EASEMENT FOR EAST FORK IRRIGATION DISTRICT FOR FLUME, CANAL, DITCH.

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
 - FOUND MONUMENT OF RECORD
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL

S 01°43'42" E 5246.93'

S 01°43'42" E 2623.46'

S 89°25'12" W 2262.24'

N 89°25'12" E 75.97'

N 00°38'30" W 2643.74'

N 00°38'30" W 2324.71'

N 89°25'12" E 330.00' (330')

N 89°25'12" E 324.03'

(L.S. 1028 C.S. 88067 = 324.29')

N 01°04'48" W 649.85'

N 89°28'00" E 328.83' (325.80')

S 00°39'26" E 649.56'

N 00°30'47" W 423.87'

S 00°30'01" E 228.22'

N 89°46'27" E 512.32' (512.32')

N 00°54'31" W 422.81' (422.81')

S 89°39'13" W 515.24' (515.27')

S 89°25'12" W 2262.24'

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE PROPERTY BOUNDARY OF TAX LOT 600 AS DESCRIBED ON WARRANTY DEED #2010-02992 OF HOOD RIVER COUNTY RECORDS. THE DEED WAS WRITTEN IN TWO PARTS, THE NORTH PORTION OF THIS PROPERTY WAS CONVEYED THROUGHOUT HISTORY AS AN EXCEPTION TO THE EASTERN ADJOINER. THIS DESCRIPTION USES A DISTANCE CALL AS FOLLOWS: EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 330 FEET; THENCE NORTH PARALLEL TO THE WEST QUARTER SECTION LINE I HELD THE DEED DISTANCE BECAUSE IT WOULD BE CONSIDERED THE SENIOR TRACT. THE NORTH BOUNDARY IS THE SOUTH RIGHT OF WAY OF FIR MOUNTAIN ROAD, WHICH IS DESCRIBED WITH MORE OR LESS CALLS TO THE SOUTHERN RIGHT OF WAY. I DETERMINED THESE BOUNDARIES BY TYPING INTO MONUMENTS FOUND AT THE CENTER QUARTER, NORTH QUARTER, NORTHEAST AND SOUTHEAST QUARTER OF SECTION 30 AS SHOWN. THE CENTERLINE OF EXISTING FIR MOUNTAIN ROAD WAS TIED AND OFFSET 30 FEET EITHER SIDE OF CENTERLINE. THIS ALIGNMENT HAS CHANGED FROM IT ORIGINAL LOCATION WHICH WOULD ACCOUNT FOR THE DISTANCE DISCREPANCY ON THE EAST AND WEST LINES OF THIS TRACT. I CONDUCTED RESEARCH WITH THE HELP OF HOOD RIVER COUNTY PUBLIC WORKS DEPARTMENT TO DETERMINE IF THE OLD ALIGNMENT OF F.R. JACKSON (CURRENTLY FIR MOUNTAIN ROAD) WAS RELOCATABLE. WHAT I FOUND IS MAPS DEPICTING THIS CORNER TO BE CLOSER TO A 90 DEGREE CORNER, WHICH WOULD ACCOUNT FOR THE DIFFERENCE IN DISTANCE. ON SEPTEMBER 3RD OF 1903 F.R. JACKSON AND OTHER PEOPLE IN THE AREA PETITIONED THE COUNTY FOR A COUNTY ROAD IN COMMISSIONER'S JOURNAL 192. THIS DOCUMENT REFERS TO A VEWER'S REPORT DATED FEBRUARY 27TH 1903 WHERE THE COMMUNITY EXCEPTED THE MOST PRACTICAL ROUTE THROUGH THIS AREA. DUE TO THE AMBIGUITIES OF THE EXACT LOCATION OF THE EARLY ALIGNMENT, I MONUMENTED THE SOUTHERN RIGHT OF WAY OF THE EXISTING ROAD BASED ON A CENTERLINE OFFSET OF 30 FEET AS THIS IS CLEARLY THE BEST MONUMENT AVAILABLE. I DID DISCOVER AN ENCROACHMENT OF AN IRRIGATION PUMP HOUSE AND ORCHARD FENCE NEAR THE NORTHWEST BOUNDARY LINE.

THE SOUTH PORTION OF TAX LOT 600 WAS DESCRIBED BY ALIQUOT PART ON SAID WARRANTY DEED. I WAS ABLE TO RECOVER MONUMENTS FROM HOOD RIVER COUNTY PARTITION #9505, WHICH WAS ALSO DESCRIBED ORIGINALLY BY ALIQUOT PARTS. I DID FIND A DISCREPANCY ON THE SOUTH LINE OF THE SUBJECT PARCEL, WHICH IS ALSO THE NORTH LINE OF PARCEL 2 OF SAID PARTITION PLAT. THE PLAT DISTANCE OF 325.80 FEET WAS FIELD MEASURED AT 328.78 FEET. I CHOOSE TO HOLD THIS MONUMENT BECAUSE OF THE LONG STANDING POSITION AND OCCUPATION LINES MATCH WELL WITH IT'S POSITION.

3/4" INSIDE DIAMETER IRON PIPE OF RECORD FOUND. THIS MONUMENTS THE NORTH QUARTER OF SECTION 30

TAX LOT 500
FIR MOUNTAIN ROAD
30 FOOT WIDE EAST FORK IRRIGATION EASEMENT
IRRIGATION PUMP HOUSE
6 FOOT TALL ORCHARD FENCE OVER THE LINE BY 11 FEET, MORE OR LESS

TAX LOT 600
CONTAINS 6.46 ACRES, MORE OR LESS
1/2" IRON ROD OF RECORD FOUND, LS 1028. MONUMENTING THE CENTER QUARTER.

TAX LOT 601
CONTAINS 6.46 ACRES, MORE OR LESS

4' BARBED WIRE FENCE.

1/2" IRON ROD OF RECORD FOUND, LS 1028

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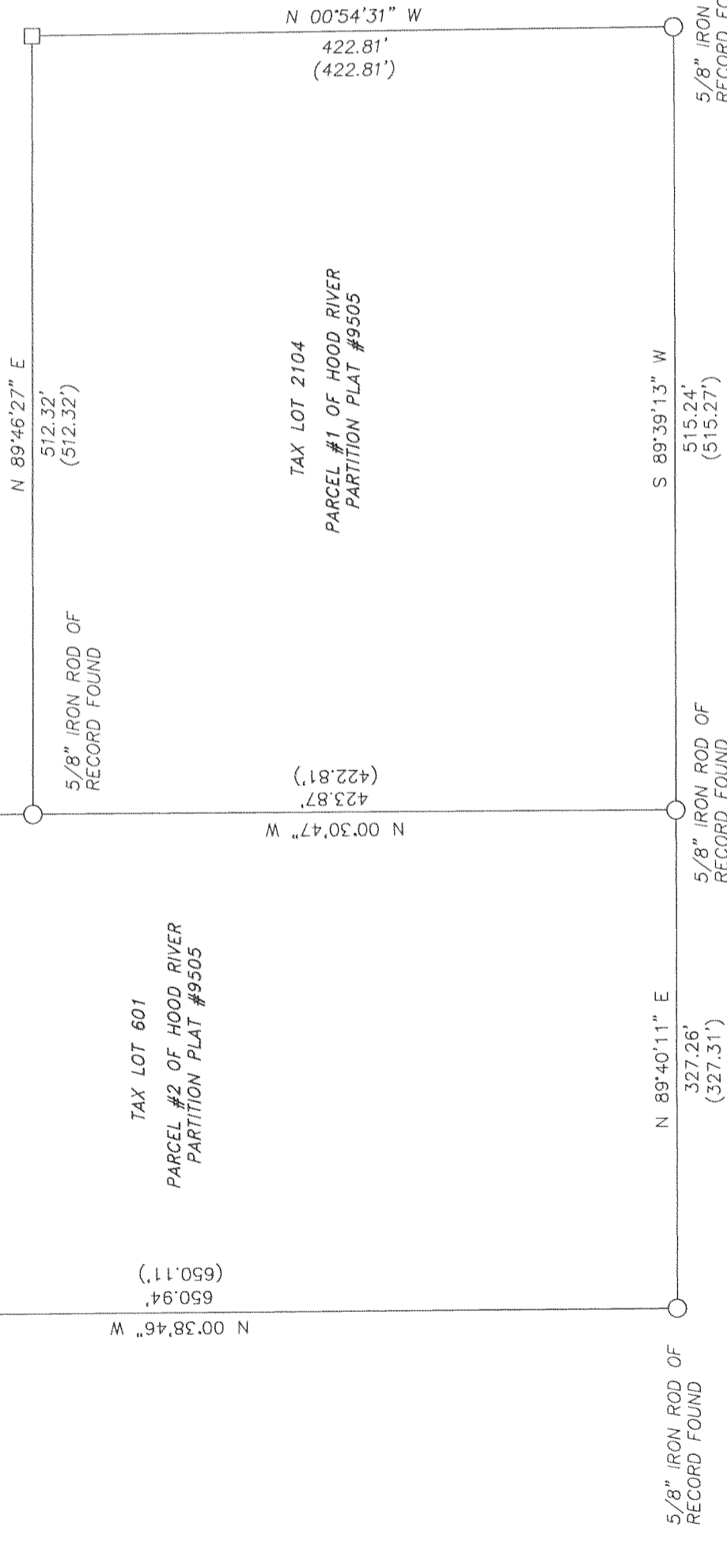
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TERRA SURVEYING
DATE: FEBRUARY 10, 2011
SCALE: 1" = 100'
PROJECT: 11001
ASSESSORS MAP: 2N-11E-30 TL 600
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@terra.net
www.terrasurveying.com