

PROPERTY BOUNDARY SURVEY FOR RANDY McGUIRE

LOCATED IN THE N.W. 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.

HOOD RIVER COUNTY, OREGON.

TAX LOTS 601 & 700, 02N-10-31

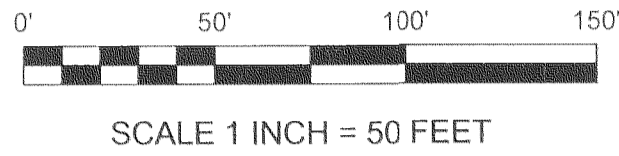
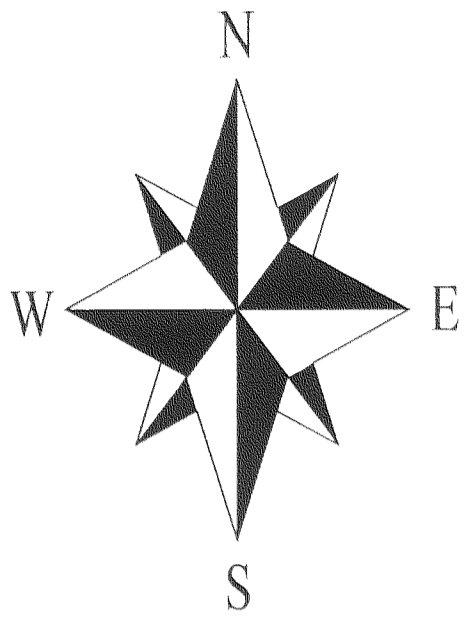
APRIL 20, 2010

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: CS 2011 007

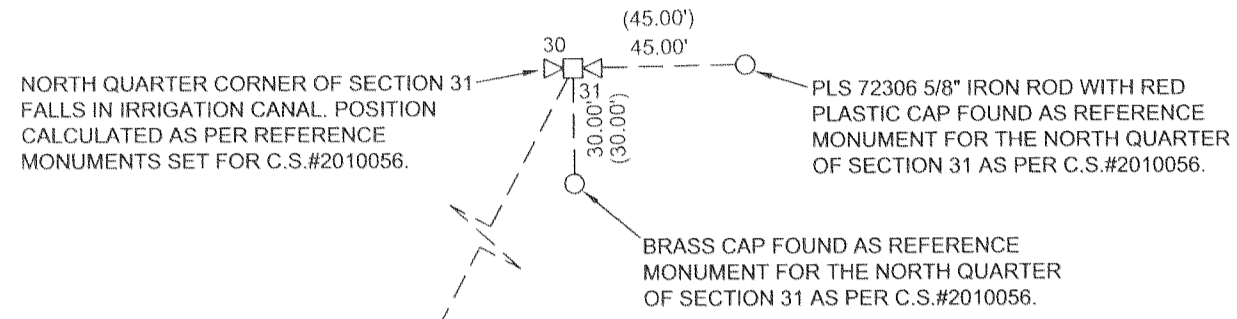
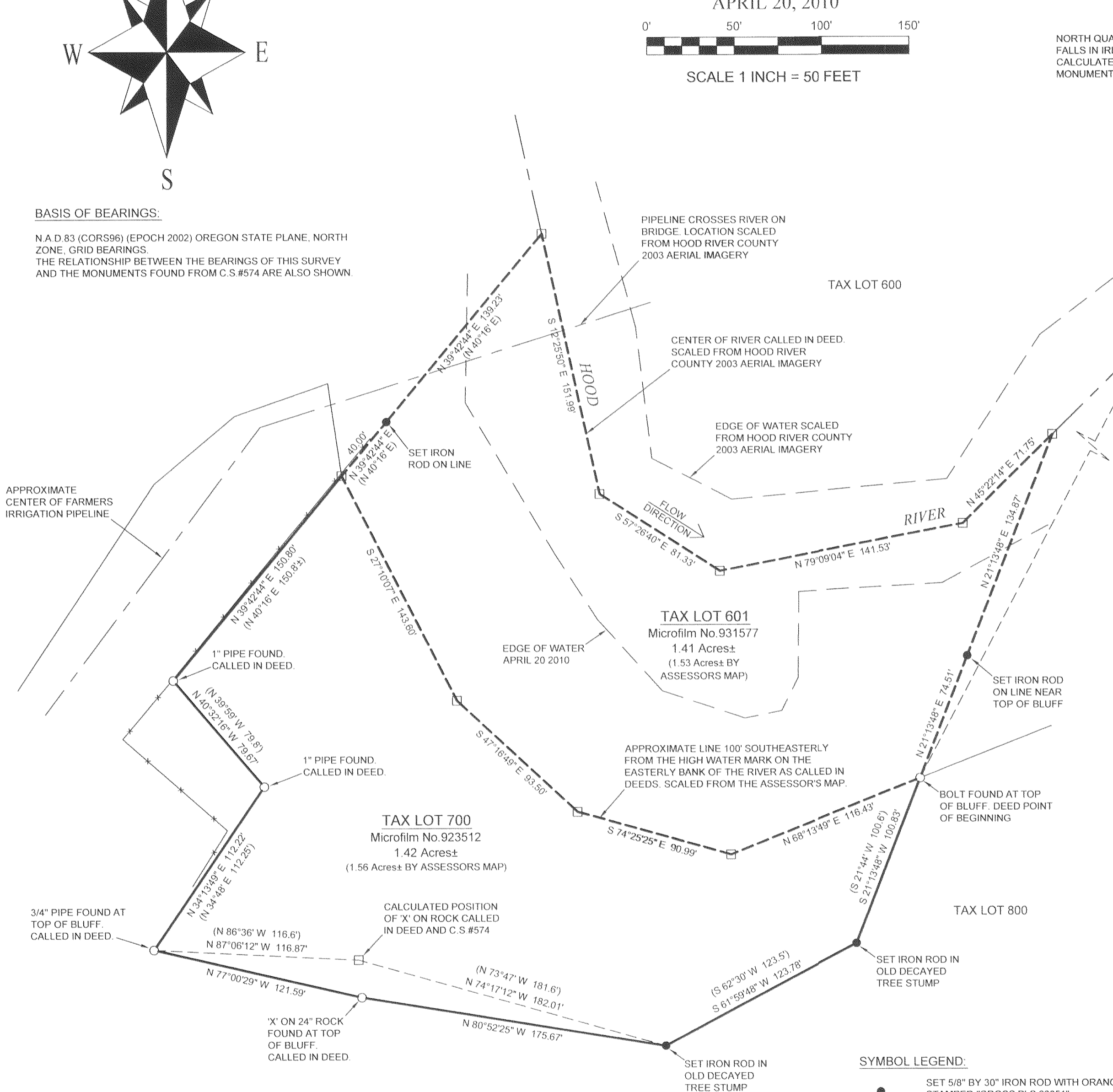
Filed Date: 3-18-11

By: [Signature]



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 FROM C.S.#574 ARE ALSO SHOWN.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE PROPERTY BOUNDARY OF TAX LOTS 601 & 700 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-31, AS DESCRIBED BY DEED DOCUMENT No's. 931577 & 923512 RESPECTIVELY.

THE DEEDS FOR THE SUBJECT PROPERTY APPEAR TO BE BASED ON THE 1954 SURVEY FILED AS C.S.#574 AS ALL THE DISTANCES AND BEARINGS ARE THE SAME. I FOUND ALL THE PERMANENT MONUMENTS SHOWN ON C.S.#574 AND USED A LINEAR PROPORTION, HOLDING THE DEED ANGLES, TO CALCULATE AND SET THE MISSING MONUMENTS ON THE SOUTHERLY LINE. C.S.#574 CALLS TREES AT THESE 2 LOCATIONS AND I SET MONUMENTS AT OLD DECAYED STUMPS. THE SURVEY APPEARS TO INTEND TO RUN ALONG THE TOP OF A BLUFF FOR ITS SOUTHERLY LINE. I FOUND AN 'X' ON A 24" BOULDER AS CALLED IN THE DEED AND SHOWN ON THE SURVEY, AT THE TOP OF THE BLUFF, BUT AT A DIFFERENT LOCATION TO THAT REFERENCED ON THE SURVEY AND DEED. AS I BELIEVE THE INTENT WAS TO USE THE TOP OF THE BLUFF, AND I FOUND WHAT APPEARS TO BE THE MONUMENT CALLED IN THE DEED, IT IS MY OPINION THAT THE MONUMENT SHOULD HOLD FOR THE PROPERTY BOUNDARY EVEN THOUGH THIS ASSUMES THERE IS A CONSIDERABLE PATENT ERROR ON THE DEED AND SURVEY. I SEARCHED FOR ANOTHER MONUMENT AT THE CALCULATED POSITION AS PER THE DEED AND SURVEY, WHICH FELL IN THE CLIFF FACE, BUT DID NOT FIND ANYTHING. I EXTENDED THE EASTERLY AND WESTERLY LINES OF THE DEED FOR TAX LOT 700 TO THE CENTER OF THE HOOD RIVER AS PER THE DEED TO LOCATE TAX LOT 601. THE CENTER OF THE HOOD RIVER WAS SCALED FROM 2003 AERIAL IMAGERY OBTAINED FROM HOOD RIVER COUNTY. THE DIVIDING LINE BETWEEN TAX LOT 601 AND 700 IS CALLED IN THE DEEDS AS A LINE 100' SOUTHEASTERLY FROM THE HIGH WATER MARK ON THE EASTERLY BANK OF THE RIVER, AND WAS SCALED FROM THE ASSESSOR'S MAP.

I ORIGINALLY FOUND A MONUMENT REPRESENTING THE NORTH QUARTER CORNER OF SECTION 31, HOWEVER IT APPEARED TO HAVE BEEN MOVED BY RECENT EARTHWORKS ALONG THE ADJACENT IRRIGATION CANAL. I NOTIFIED THE COUNTY SURVEYOR WHO ARRANGED TO HAVE THE QUARTER CORNER RESET. SUBSEQUENTLY THE SURVEY FILED AS C.S.#2010056 ESTABLISHED THE QUARTER CORNER TO BE IN THE IRRIGATION CANAL. TWO REFERENCE MONUMENTS WERE SET, WHICH I FOUND AND USED TO CALCULATE THE QUARTER CORNER LOCATION BY DISTANCE INTERSECTION AS SHOWN. THE QUARTER CORNER IS CALLED AS A TIE TO THE DEED POINT OF BEGINNING.

THE PROPERTY IS SUBJECT TO AND BENEFITS FROM EASEMENTS THAT WERE NOT LOCATED BY THIS SURVEY.

THE DIFFERENCE IN ACREAGE BETWEEN THIS SURVEY AND THE ASSESSORS MAP MAY BE DUE TO DIFFERENT METHODS USED TO LOCATE THE BOUNDARY FORMED BY THE HOOD RIVER.

REFERENCES:

- HOOD RIVER COUNTY DEED DOCUMENTS:
 WARRANTY DEED, RECORDED DECEMBER 1, 1992, AS MICROFILM No.923512. (TAX LOT 700).
 STATUTORY QUITCLAIM DEED, RECORDED MAY 14, 1993, AS MICROFILM No.931577. (TAX LOT 601).
 WARRANTY DEED, RECORDED APRIL 19, 1915, DEED BOOK 10, PAGE 24. (CALLED FOR TAX LOTS 601 & 700).
 WARRANTY DEED, RECORDED JANUARY 12, 1918, DEED BOOK 12, PAGE 187. (CALLED FOR TAX LOT 601).
 LAND SALES AGREEMENT, RECORDED APRIL 6, 1988, AS MICROFILM No.880707. (CALLED FOR TAX LOT 601).
 BARGAIN AND SALE DEED, RECORDED DECEMBER 21, 1994, AS MICROFILM No.944311. (TAX LOT 800).
 WARRANTY DEED, RECORDED SEPTEMBER 24, 1954, DEED BOOK 53, PAGE 465. (CALLED FOR TAX LOT 800).
 DEED AND BILL OF SALE, RECORDED MAY 2, 1967, AS MICROFILM 670559. (TAX LOT 600).

HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S.#574, DATED SEPTEMBER 1, 1954.
 C.S.#2010056, FILED NOVEMBER 17, 2010.

HOOD RIVER COUNTY ASSESSORS MAP:
 02N-10-31, REVISED NOVEMBER 19, 2002.

PROJECT NUMBER: 2010008.
 DATE OF DRAWING: FEBRUARY 25, 2011.
 DATE OF MONUMENTATION: APRIL 20, 2010.
 HOOD RIVER COUNTY ASSESSORS MAP: 02N-10-31.

**COLUMBIA RIVER
SURVEYING
& MAPPING**

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 EMAIL: INFO@COLUMBIASURVEYING.COM

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 — 4" HIGH POST AND STEEL MESH FENCE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE: 12/31/2011

RECEIVED FEB 28 2011

CS 2011 007