

PROPERTY BOUNDARY SURVEY

FOR

MARK EMMERSON

LOCATED IN THE SW 1/4 OF SECTION 25 & THE SE 1/4 OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.
TAX LOTS 600, 700, 2000 & 2100, 3N-10E-25CB
SHEET 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No. CS 2011 031

Filed Date: 8-16-11

By: [Signature]

INDUSTRIAL LOOP

WASCO AVENUE

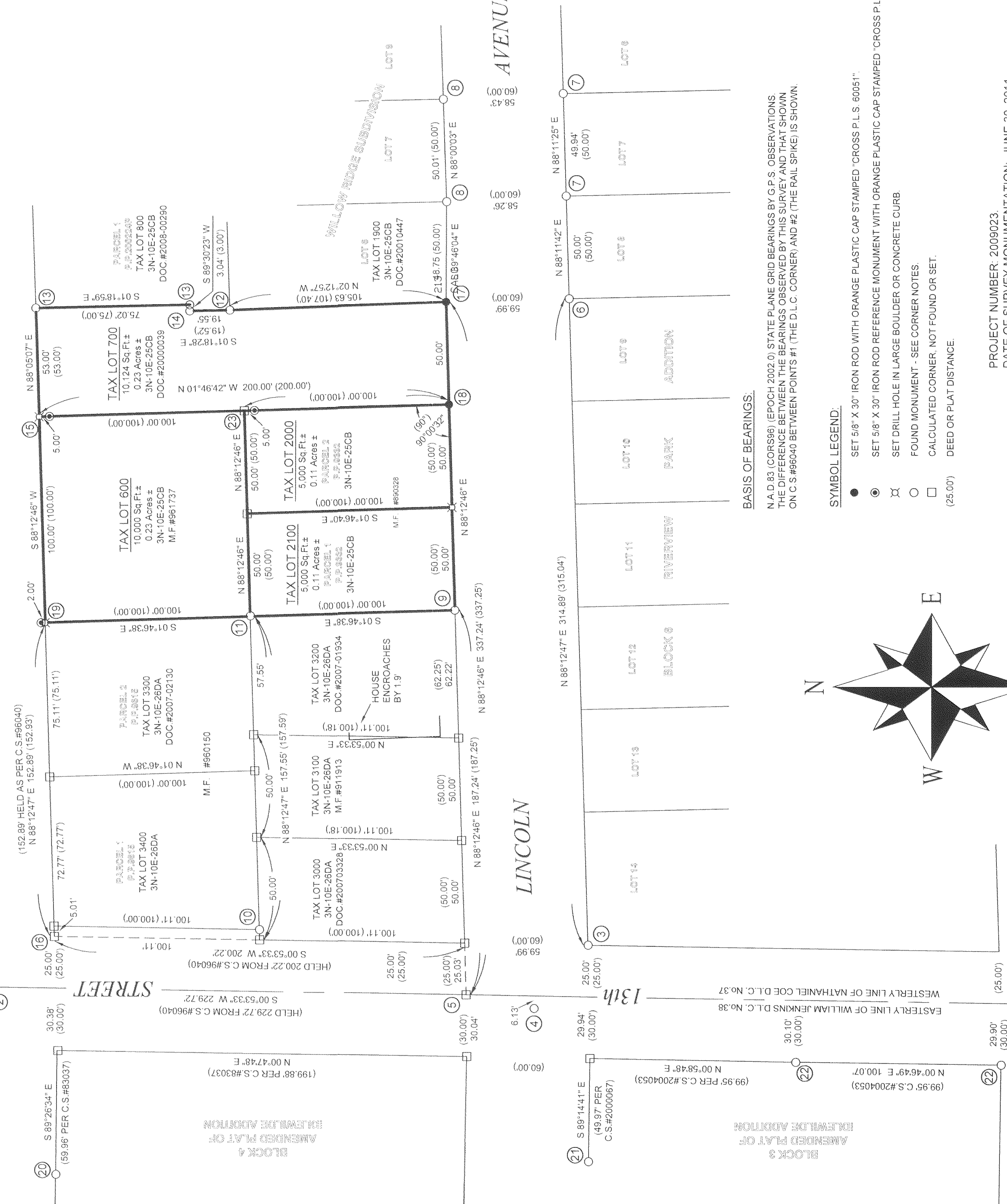
AVENUE

LINCOLN AVENUE

AVENUE

AVENUE

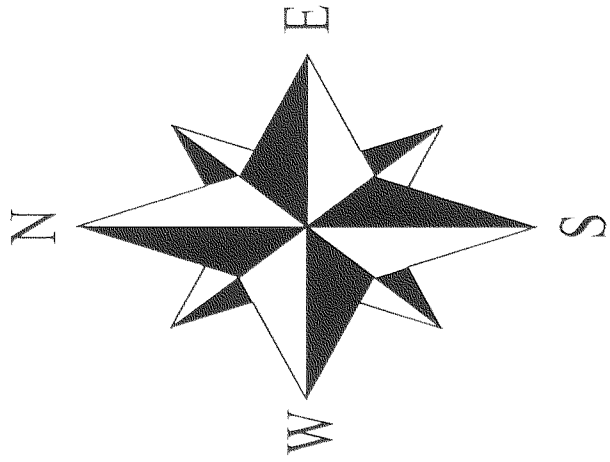
COLUMBIA AVENUE



BASIS OF BEARINGS:
N A D 83 (CORSA6) (EPOCH 2002.0) STATE PLANE GRID BEARINGS BY G.P.S. OBSERVATIONS
THE DIFFERENCE BETWEEN THE BEARINGS OBSERVED BY THIS SURVEY AND THAT SHOWN
ON C.S.#96040 BETWEEN POINTS #1 (THE D.L.C. CORNER) AND #2 (THE RAIL SPIKE) IS SHOWN.

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051"
- ⊙ SET 5/8" X 30" IRON ROD REFERENCE MONUMENT WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051"
- ⊗ SET DRILL HOLE IN LARGE BOULDER OR CONCRETE CURB
- FOUND MONUMENT - SEE CORNER NOTES.
- CALCULATED CORNER, NOT FOUND OR SET. (25.00')
- DEED OR PLAT DISTANCE.



SCALE 1 INCH = 40 FEET

PROJECT NUMBER: 2009023.
DATE OF SURVEY MONUMENTATION: JUNE 30, 2011.
DATE OF DRAWING: JULY 1, 2011.
HOOD RIVER COUNTY ASSESSORS MAPS: 03N-10E-25CB & 03N-10E-26DA.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2011

COLUMBIA RIVER
SURVEYING
& MAPPING

1767 12th STREET, #191
HOOD RIVER, OREGON, 97031
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CS 2011 031-1

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FOR
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TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,
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TAX LOTS 600, 700, 2000 & 2100, 3N-10E-25CB
SHEET 2 OF 2

HOOD RIVER COUNTY
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NARRATIVE.

THE PURPOSE OF THIS SURVEY IS TO DETERMINE AND MONUMENT THE PROPERTY BOUNDARIES OF TAX LOTS 600, 700, 2000 & 2100, 3N-10E-25CB. TAX LOT 600 IS DESCRIBED BY WARRANTY DEED MICROFILM No 961737. TAX LOT 700 IS DESCRIBED BY WARRANTY DEED DOCUMENT No 200000339. TAX LOTS 2000 & 2100 WERE CREATED BY PARTITION PLAT 9332. FILED AS C.S.#93084. FROM A PARCEL DESCRIBED BY WARRANTY DEED MICROFILM No 890328.

ALL DEEDS DESCRIBE THE SAME POINT OF COMMENCEMENT (POINT No.6), BEING A "STONE MONUMENT IN THE CENTER LINE OF 13TH STREET AND ON THE NORTH LINE OF" LINCOLN STREET. THIS MONUMENT HAS LONG SINCE BEEN DESTROYED OR PAVED OVER. THE CENTER LINE OF 13TH STREET IS COINCIDENT WITH THE EAST LINE OF DONATION LAND CLAIM No.38, WITH THE RIGHT OF WAY BEING 30 FEET WIDE ON THE WEST SIDE AND 25 FEET WIDE ON THE EAST SIDE. I BELIEVE THE SURVEY FOR PARTITION PLAT 9332 (C.S.#93084) CORRECTLY ESTABLISHED THE BOUNDARIES OF THE SUBJECT PARCELS. THAT SURVEY DID NOT ACCEPT THE RAIL SPIKE FOUND NEAR THE INTERSECTION OF 13TH STREET AND LINCOLN AVENUE (POINT No.4). I COULD NOT DETERMINE THE ORIGIN OF THE RAIL SPIKES NEAR THE CENTER OF 13TH STREET. THEY ARE POSSIBLY FROM C.S.#1044 BY PLS 93. DATED 1971. AND WHILE THE SPIKE AT THE INTERSECTION OF 13TH STREET AND WASCO AVENUE (POINT No.2) FALLS VERY CLOSE TO THE D.L.C. LINE. THE SPIKE AT THE INTERSECTION OF 13TH STREET AND LINCOLN AVENUE FALLS APPROXIMATELY 6 FEET WEST OF THE D.L.C. LINE. C.S.#1044 DOES NOT SHOW THE STONE REFERENCED IN THE DEEDS. THE AMENDED PLAT OF IDLEWILDE ADDITION SHOWS STONE MONUMENTS ALONG ITS EASTERLY LINE ALL BEING ON THE D.L.C. LINE WITH NO ANGLE POINTS. I CONFIRMED THE D.L.C. LINE AND 13TH STREET RIGHT OF WAY LOCATION BY TYING MONUMENTS FOUND FROM SURVEYS OF PARCELS IN THE AMENDED PLAT OF IDLEWILDE ADDITION TO THE WEST (POINT No.s 20, 21, & 22).

WITH THE CORRECT DEED POINT OF COMMENCEMENT ESTABLISHED (POINT No.5), AS PER PARTITION PLAT 9615 (C.S.#96040), I HELD THE NORTHERLY LINE OF LINCOLN STREET AS REFERENCED IN THE DEEDS THROUGH THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 9332 (POINT No.9). I THEN EXTENDED THIS LINE BY THE DEED AND PLAT DISTANCES ESTABLISHING THE SOUTHEAST CORNERS OF PARCEL 1 AND PARCEL 2 OF PARTITION PLAT 9332. AND THE SOUTHEAST CORNER OF TAX LOT 700 (POINT No.17). THE SUBSEQUENT TIE TO THE MONUMENT FOUND ON THE SOUTHERLY LINE OF LINCOLN STREET (POINT No.6) FIT THE RIGHT OF WAY WIDTH VERY WELL. THE SOUTHEAST CORNER OF TAX LOT 700 SHOULD BE COINCIDENT WITH THE SOUTHWEST CORNER OF THE WILLOW RIDGE SUBDIVISION. I BELIEVE THE SURVEY OF WILLOW RIDGE SUBDIVISION WAS INCORRECT IN ACCEPTING THE LOCATION OF THE RAIL SPIKE AT THE INTERSECTION OF 13TH STREET AND LINCOLN AVENUE AND THERE IS SUBSEQUENTLY A SHORTAGE OF 1.25 FEET TO THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF LOT 6 OF WILLOW RIDGE. THE MONUMENTS FOUND FROM C.S.#2007082 (POINTS No.8), A RESURVEY OF LOT 7 OF WILLOW RIDGE, DO NOT FIT THE RIGHT OF WAY WIDTH VERY WELL. I ACCEPTED THE LOCATION OF THE OTHER MONUMENTS FOUND ALONG THE WESTERLY LINE OF WILLOW RIDGE SUBDIVISION (POINT No.s 12, 13 & 14) AND ESTABLISHED THE REMAINING MISSING CORNERS AS PER PARTITION PLATS 9332 AND 9615. SEE CORNER MONUMENT NOTES FOR ADDITIONAL DETAIL.

THERE IS A HOUSE ON TAX LOT 3200 THAT APPEARS TO BE QUITE OLD THAT ENCROACHES UPON TAX LOT 3100. AERIAL IMAGERY OVERLAD ON HOOD RIVER COUNTY'S WEB MAP GIS SERVICE ALSO SHOWS THE HOUSE ENCROACHMENT. C.S.#94101 APPEARS TO BE THE FIRST SURVEY ESTABLISHING MONUMENTS FOR THE WEST LINE OF TAX LOT 3200 AND IS BASED UPON C.S.#89053 WHICH I BELIEVE INCORRECTLY HELD THE RAIL SPIKE AT THE INTERSECTION OF 13TH STREET AND LINCOLN AVENUE AS BEING ON THE D.L.C. LINE. THE DISTANCE SHOWN ALONG THE SOUTHERLY LINE OF C.S.#94101 OF 166.42 IS NOT CONSISTENT WITH THE DEED CALL FROM DOCUMENT No 200701934 OF 162.25 FEET. C.S.#93033 ALSO SHOWS A FENCE APPROXIMATELY 6 FEET EAST OF THE EASTERLY LINE OF TAX LOT 3000 THAT WOULD BE VERY CLOSE TO THE TRUE DEED LINE IF THE CORRECT DEED POINT OF COMMENCEMENT WAS USED.

CORNER MONUMENT NOTES.

1. 'X' FOUND ON ROCK AT D.L.C. CORNER
2. RAIL SPIKE FOUND AND ACCEPTED AS BEING ON THE D.L.C. LINE AS PER C.S.#96040.
3. 5/8" IRON ROD FOUND BURIED 12" WITH NO CAP. HELD AS BEING 25' FROM THE CENTER OF 13TH STREET AS PER C.S.#96040
4. RAIL SPIKE FOUND 5.18' WEST OF THE CENTERLINE OF 13th STREET AND NOT ACCEPTED AS PER C.S.#93084. THIS MONUMENT WAS ACCEPTED FOR THE WILLOW RIDGE SUBDIVISION AND C.S.#89053
5. POINT OF COMMENCEMENT OF DEEDS. CALCULATED LOCATION OF THE STONE MONUMENT AS PER C.S.#96040. NOTED IN THE DEEDS BEING IN THE CENTER OF 13th STREET ON THE NORTHERLY LINE OF LINCOLN STREET.
6. P.L.S.932 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP.
7. P.L.S.932 5/8" IRON RODS FOUND WITH YELLOW PLASTIC CAPS FROM C.S.#92020.
8. P.L.S.99002 5/8" IRON RODS FOUND WITH YELLOW PLASTIC CAPS FROM C.S.#2007082.
9. HELD P.L.S.2393 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FROM C.S.#93084. BURIED 16".
10. P.L.S.2393 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FROM C.S.#96040. EXPOSED 20". DISTURBED BY RETAINING WALL CONSTRUCTION AND NOT HELD. MONUMENT IS N 36°06' E 0.14' FROM THE HELD CALCULATED CORNER AS PER C.S.#96040
11. P.L.S.2393 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND FROM C.S.#93084. EXPOSED 9". DISTURBED BY A LARGE BOULDER AND NOT HELD. MONUMENT IS N 54°23' W, 0.55' FROM THE HELD CALCULATED CORNER AS PER C.S.#96040.
12. P.L.S.1815 5/8" IRON ROD WITH RED PLASTIC CAPS FOUND FROM C.S.#94043.
13. P.L.S.1815 5/8" IRON RODS WITH RED PLASTIC CAPS FOUND FROM C.S.#2002079
14. SCREW FOUND FROM C.S.#2002079.
15. SET DRILL HOLE IN LARGE GRANITE BOULDER AT THE CALCULATED NW CORNER OF TAX LOT 700 BY HOLDING THE DEED DISTANCES FROM THE CALCULATED NE CORNER OF PARCEL 2 OF PARTITION PLAT 9615 AND THE CALCULATED SE CORNER OF PARCEL 2 OF PARTITION PLAT 9332. SET REFERENCE MONUMENT 5.00 FEET SOUTHERLY ON THE LINE BETWEEN TAX LOTS 600 & 700.
16. CALCULATED CORNER AS PER C.S.#96040. SET REFERENCE MONUMENT 5.00 FEET SOUTHERLY ON THE LINE BETWEEN TAX LOTS 600 & 700.
17. SET IRON ROD AT THE CALCULATED SOUTHEAST CORNER OF TAX LOT 700 AT THE DEED DISTANCE FROM POINT No.9.
18. SET IRON ROD AT THE CALCULATED SOUTHERLY CORNER COMMON TO TAX LOTS 700 & 2000 AS PER C.S.#93084. FOUND AXLE S 45°45'59" W, 2.87'. FROM POINT No.9 16' & 9'. SET REFERENCE MONUMENT 2.00 FEET NORTHERLY ON THE WEST LINE OF TAX LOT 600.
19. SET DRILL HOLE IN GRANITE BOULDER AT THE CALCULATED NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 9615 BY DISTANCE INTERSECTION FROM POINT No.9 16' & 9'. SET REFERENCE MONUMENT 2.00 FEET NORTHERLY ON THE WEST LINE OF TAX LOT 600.
20. FOUND PLS 99002 5/8" IRON ROD WITH YELLOW PLASTIC CAP. LIKELY FROM C.S.#2008108.
21. FOUND PLS 932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FROM C.S.#2000067.
22. FOUND PLS 932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FROM C.S.#2004053.
23. CALCULATED NORTHEAST CORNER OF TAX LOT 2000. DIFFICULT TO SET MONUMENT DUE TO VEGETATION AND LARGE BOULDER. SET REFERENCE MONUMENT 5.00 FEET SOUTHERLY ON THE LINE BETWEEN TAX LOTS 2000 & 700.

REFERENCES.

HOOD RIVER COUNTY DEED DOCUMENTS:
WARRANTY DEED. RECORDED JUNE 11, 1996. AS MICROFILM No 961737. (TAX LOT 600, 3N-10E-25CB).
WARRANTY DEED. RECORDED JANUARY 4, 2000. AS DOCUMENT No 200000339. (TAX LOT 700, 3N-10E-25CB).
BOOK 6 OF DEEDS, PAGE 544. (CALLED FOR TAX LOT 700, 3N-10E-25CB).
BOOK 16 OF DEEDS, PAGE 535. (CALLED FOR TAX LOT 700, 3N-10E-25CB).
BOOK 27 OF DEEDS, PAGE 235. (CALLED FOR TAX LOT 700, 3N-10E-25CB).
BOOK 27 OF DEEDS, PAGE 428. (CALLED FOR TAX LOT 700, 3N-10E-25CB).
WARRANTY DEED. RECORDED OCTOBER 25, 1999. AS DOCUMENT No 994847. (TAX LOT 2000, 3N-10E-25CB).
WARRANTY DEED. RECORDED FEBRUARY 9, 1989. AS MICROFILM No 890328. (ORIGINAL DEED FOR TAX LOTS 2000 & 2100, 3N-10E-25CB).
BARGAIN & SALE DEED. RECORDED JULY 18, 2007. AS DOCUMENT No 2007-03328. (TAX LOT 3000, 3N-10E-26DA).
WARRANTY DEED. RECORDED AUGUST 6, 1991. AS MICROFILM No 911913. (TAX LOT 3100, 3N-10E-26DA).
STATUTORY WARRANTY DEED. RECORDED APRIL 30, 2007. AS DOCUMENT No 2007-01934. (TAX LOT 3200, 3N-10E-26DA).
STATUTORY WARRANTY DEED. RECORDED MAY 11, 2007. AS DOCUMENT No 2007-02130. (TAX LOT 3300, 3N-10E-26DA).
WARRANTY DEED. RECORDED JANUARY 16, 1996. AS MICROFILM No 960150. (ORIGINAL DEED FOR TAX LOTS 3300 & 3400, 3N-10E-26DA).
STATUTORY WARRANTY DEED. RECORDED JANUARY 28, 2008. AS DOCUMENT No 2008-00290. (TAX LOT 800, 3N-10E-25CB).
WARRANTY DEED. RECORDED FEBRUARY 8, 2001. AS DOCUMENT No 20010447. (TAX LOT 1900, 3N-10E-25CB).

HOOD RIVER COUNTY SURVEYORS OFFICE.
AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER
MAP OF LANDS IN SECTION 25 & 26. DATED NOVEMBER 12, 1935. FILED AS C.S.#978.
SURVEY BY P.L.S.93. FILED OCTOBER 4, 1971. AS C.S.#1044.
SURVEY BY P.L.S.896. FILED JANUARY 2, 1979. AS C.S.#79015.
SURVEY BY P.L.S.896. FILED JANUARY 2, 1979. AS C.S.#79017.
SURVEY BY P.L.S.1028. FILED AUGUST 4, 1983. AS C.S.#83037.
SURVEY BY P.L.S.1815. FILED DECEMBER 5, 1986. AS C.S.#86066.
SURVEY BY P.L.S.872. FILED SEPTEMBER 13, 1988. AS C.S.#88044.
SURVEY BY P.L.S.932. FILED JUNE 20, 1989. AS C.S.#89053.
SURVEY BY P.L.S.932. FILED MARCH 18, 1992. AS C.S.#92000.
PARTITION PLAT 9332 BY P.L.S.2393. RECORDED OCTOBER 18, 1993. AS C.S.#93084.
PLAT OF WILLOW RIDGE SUBDIVISION BY P.L.S.1815. RECORDED MAY 6, 1994. AND FILED MAY 19, 1994. AS C.S.#94043.
SURVEY BY P.L.S.932. FILED OCTOBER 21, 1994. FILED AS C.S.#94101.
PARTITION PLAT 9615 BY P.L.S.2393. RECORDED MAY 23, 1996. AND FILED JUNE 25, 1996. AS C.S.#96040.
SURVEY BY P.L.S.932. FILED JANUARY 9, 2000. FILED AS C.S.#2000067.
SURVEY BY P.L.S.932. FILED MARCH 25, 2003. AS C.S.#2003016.
PARTITION PLAT 200224P BY P.L.S.1815. RECORDED DECEMBER 16, 2002. AND FILED DECEMBER 16, 2002. AS C.S.#2002079.
PARTITION PLAT 200410P BY P.L.S.932. RECORDED AUGUST 19, 2004. AND FILED SEPTEMBER 1, 2004. AS C.S.#2004053.
PARTITION PLAT 200828P BY P.L.S.99002. RECORDED NOVEMBER 28, 2006. AND FILED NOVEMBER 30, 2006. AS C.S.#2006108.
MY SURVEY P.L.S.60051. FILED FEBRUARY 6, 2007. AS C.S.#2007023.
SURVEY BY P.L.S.99002. FILED AUGUST 7, 2007. AS C.S.#2007062.

HOOD RIVER COUNTY ASSESSORS MAPS
03N-10E-25CB. REVISED JULY 6, 2007.
03N-10E-26DA. REVISED JUNE 11, 2008.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JANUARY 15, 2002
BRADLEY, J. CROSS
60091

RENEWAL DATE: 12/31/2011

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DATE OF SURVEY MONUMENTATION: JUNE 30, 2011.
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COLUMBIA RIVER
SURVEYING
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RECEIVED AUG 11 2011

CS 2011 031-2

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