

PROPERTY LINE ADJUSTMENT SURVEY

FOR ALEX CAZANAS AND PATRIK & THERESA BARR.

LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
HOOD RIVER COUNTY, OREGON.
TAX LOTS 901 & 1001, 2N-10E-11C.
MAY 24, 2012.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY BOUNDARY BETWEEN TAX LOTS 901 AND 1001 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-11C AS SHOWN. I PERFORMED A PREVIOUS ADJUSTMENT OF THE SUBJECT TRACTS FOR MY SURVEY FILED AS C.S.#2007115 AND VERIFIED THE LOCATION OF THE MONUMENTS FOUND AND SET FOR THAT SURVEY. I ADJUSTED THE PROPERTY BOUNDARY LINE BETWEEN TAX LOT 901 AND 1001 AS PER CLIENT INSTRUCTION AS SHOWN, MONUMENTING ONLY THE NEW CORNER FOR THIS SURVEY. THERE ARE NO STRUCTURES WITHIN 50 FEET OF THE ADJUSTED EASTERLY LINE OF TAX LOT 901.

SINCE MY C.S.#2007115 SURVEY THE FENCE LINE NEAR THE SOUTHERLY LINE OF TAX LOT 800 WAS REPLACED WITH A NEW FENCE IN THE SAME LOCATION. THE LOCATION OF THE FENCE DOES NOT FIT THE DEED LINE AND IS APPROXIMATELY 7 FEET TO THE SOUTH OF THE LINE. THE LOCATION OF THE FENCE AND THE FENCE ON THE SOUTHERLY SIDE OF TAX LOT 901 FIT THE LOCATION AS MONUMENTED BY MART PERKINS FOR HIS SURVEY DATED SEPTEMBER 1961, FILED AS C.S.#367. C.S.#367 MONUMENTED THE PROPERTIES OF THE NW 1/4 OF THE SW 1/4 OF SECTION 11, BUT USED WHAT IS NOW CONSIDERED TO BE AN ERRONEOUS LOCATION FOR THE WEST QUARTER CORNER OF SECTION 11. A 1" PIPE OR BOLT AS SHOWN ON CORNER CARD 579 AND C.S.#81057 WAS APPARENTLY SET BY SINGLE PROPORTION AND WAS ACCEPTED BY C.S.#367 AND OTHER SURVEYS PRIOR TO 1981. IN 1981 ORIGINAL EVIDENCE OF THE TRUE QUARTER CORNER LOCATION WAS DISCOVERED. THE TRUE QUARTER CORNER IS CURRENTLY MARKED BY A BRASS CAP IN A MONUMENT BOX IN THE CENTER OF TUCKER ROAD APPROXIMATELY 18 FEET NORTH OF THE ERRONEOUS PIPE LOCATION. THE PERKINS C.S.#367 SURVEY SHOWS NUMEROUS OCCUPATION LINES NORTH OF HIS SURVEYED LINES. THE OCCUPATION LINES FIT THE TRUE QUARTER CORNER LOCATION AND HE ALSO SHOWS ENCROACHMENTS ACROSS HIS NORTH AND SOUTH LINES OF TAX LOT 901. I FOUND 2 ADDITIONAL MONUMENTS FROM THE PERKINS SURVEY TO THE NORTH OF MY SURVEY VERY CLOSE TO THEIR CALCULATED POSITIONS, BEING SOUTH OF THE OCCUPATION LINES, THAT ARE NOT SHOWN ON THIS SURVEY. OTHER SURVEYS SUCH AS C.S.#7583, C.S.#78055 AND C.S.#78065, WHICH USED THE ERRONEOUS QUARTER CORNER LOCATION ALSO SHOW FENCE LINES TO THE NORTH THAT FIT THE LOCATION OF THE TRUE QUARTER CORNER. THIS EVIDENCE SUGGESTS THAT THE PROPERTY OWNERS WERE AWARE OF THE LOCATION OF THE TRUE QUARTER CORNER LOCATION WHEN THEIR OCCUPATION LINES WERE ESTABLISHED. I LOCATED OCCUPATION LINES AND FENCE LINES TO THE NORTH OF MY SURVEY AND DISCOVERED THAT NONE OF THE PROPERTY OWNERS IN THE NW 1/4 OF THE SW 1/4 RELIED ON THE PERKINS SURVEY OR OTHER SURVEYS WHICH USED THE ERRONEOUS QUARTER CORNER LOCATION, EXCEPT PERHAPS THE MOST NORTHERLY PROPERTIES. THE CURRENT OCCUPATION LINES ARE VERY CLOSE TO THE LINES AS PER THE TRUE QUARTER CORNER LOCATION. THE NORTHERLY LINE OF TAX LOT 800, ALTHOUGH NOT MARKED BY A FENCE APPEARS TO BETTER FIT THE OCCUPATION LINE AS PER THE TRUE QUARTER CORNER LOCATION AND NOT THE PERKINS MONUMENTS. SURVEYS C.S.#81057 AND C.S.#88022 USED THE TRUE QUARTER CORNER AND SHOW FENCE LINES ON THE CORRECT LINES. THE C.S.#78055 SURVEY BY BISHOP DATED MAY 30, 1978, RELIED ON THE C.S.#367, 1961, PERKINS MONUMENTS AND SHOWS A FENCE LINE 9.2 FEET NORTH OF THE SOUTHEAST CORNER OF TAX LOT 800, SUGGESTING THAT THE FENCE WAS IN A SIMILAR LOCATION AS THE PERKINS SURVEY, BEING ON THE CORRECT LINE AS PER THE TRUE QUARTER CORNER LOCATION. SOME TIME AFTER THE BISHOP SURVEY, AFTER A PERIOD OF AT LEAST 17 YEARS SINCE THE PERKINS MONUMENTS WERE SET, THE FENCE WAS MOVED SOUTH TO BETTER FIT THE LOCATION OF THE PERKINS MONUMENTS AND IS IN A SIMILAR LOCATION TODAY.

AREAS TABLE:

TAX LOT	ORIGINAL AREA	ADJUSTED AREA
TAX LOT 901	2.82 Acres±	0.71 Acres±
TAX LOT 1001	0.65 Acres±	2.76 Acres±

REFERENCES:

HOOD RIVER COUNTY SURVEYORS OFFICE:
C.S.#2007115, FILED NOVEMBER 29, 2007.
CORNER CARD 579 FOR THE WEST QUARTER CORNER OF SECTION 11.
C.S.#367, DATED SEPTEMBER, 1961.
C.S.#7583, FILED DECEMBER 8, 1975.
C.S.#78055, FILED OCTOBER 1, 1978.
C.S.#78065, FILED OCTOBER 12, 1978.
C.S.#81055, FILED JULY 29, 1981.
C.S.#81057, FILED JULY 29, 1981.
C.S.#88022, FILED APRIL 15, 1988.

HOOD RIVER COUNTY ASSESSORS MAP:
02N-10E-11C, REVISED MAY 19, 2009.

HOOD RIVER COUNTY DEED RECORDS:
WARRANTY DEED, RECORDED JANUARY 4, 2008, AS DOCUMENT No 2008-00037. (PREVIOUS ADJUSTMENT OF TAX LOTS 901 & 1001).
WARRANTY DEED, RECORDED JANUARY 15, 2004, AS DOCUMENT No 20040172. (TAX LOT 1001).
WARRANTY DEED, RECORDED AUGUST 6, 2003, AS DOCUMENT No 20034818. (TAX LOT 901).
WARRANTY DEED, RECORDED JUNE 12, 1986, AS MICROFILM No 861031. (TAX LOT 1100).
BARGAIN AND SALE DEED, RECORDED OCTOBER 21, 1995, AS MICROFILM No 952936. (TAX LOT 100).
WARRANTY DEED, RECORDED MAY 27, 2004, AS DOCUMENT No 20042446. (TAX LOT 900).
STATUTORY WARRANTY DEED, RECORDED MAY 30, 2008, AS DOCUMENT No 2008-02134. (TAX LOT 1000).
STATUTORY WARRANTY DEED, RECORDED DECEMBER 28, 2009, AS DOCUMENT No 2009-04857. (TAX LOT 800).

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS P.L.S. 60051"
- ⊙ FOUND 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051" FROM C.S.#2007115
- CONFIRMED FOUND MONUMENT OF RECORD FROM C.S.#2007115 AS NOTED.
- ⊙ PERKINS C.S.#367 1" IRON PIPE FOUND
- CALCULATED CORNER, NOT FOUND OR SET
- (25.00') ORIGINAL OR PREVIOUS DISTANCE
- 15' EASEMENT OR OFFSET DISTANCE
- - - - - FENCE



SCALE 1 INCH = 60 FEET

PROJECT NUMBER: 2012022
DATE OF SURVEY MONUMENTATION: MAY 24, 2012
DATE OF DRAWING: JUNE 27, 2012
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-11C

**COLUMBIA RIVER
SURVEYING
& MAPPING**

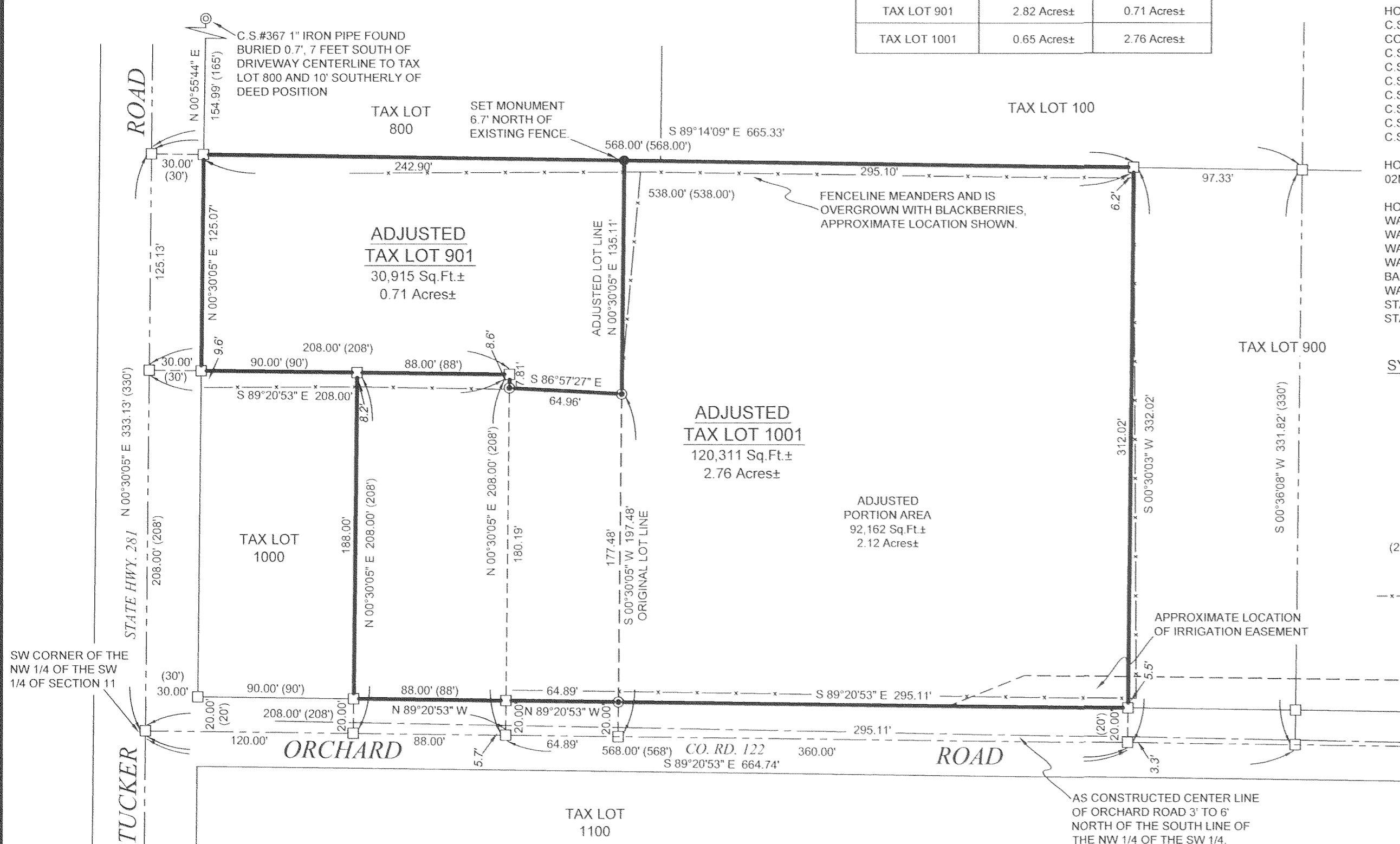
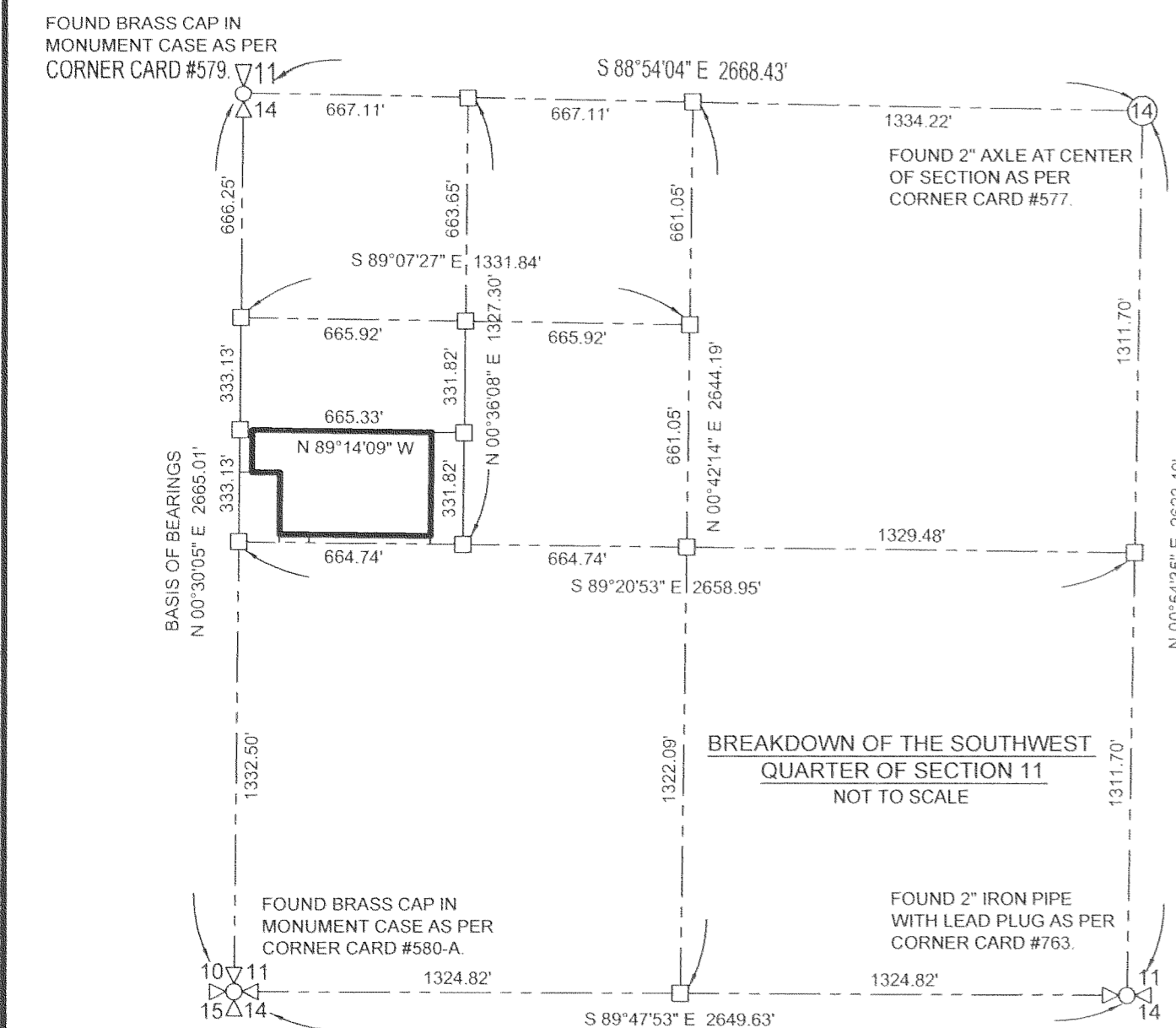
1767 12th ST, #191
HOOD RIVER, OREGON, 97031
PHONE/FAX: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

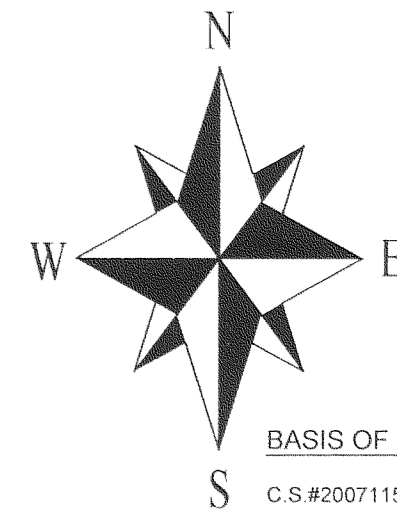
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2013



SW CORNER OF THE
NW 1/4 OF THE SW
1/4 OF SECTION 11

AS CONSTRUCTED CENTER LINE
OF ORCHARD ROAD 3' TO 6'
NORTH OF THE SOUTH LINE OF
THE NW 1/4 OF THE SW 1/4.



CS 2012 027