HOOD RIVER COUNTY SURVEYOR'S OFFICE PROPERTY BOUNDARY SURVEY Survey No: 65 2012 058 PORTION OF BLOCK B OF SOUTH WAUCOMA ADDITION, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON. Filed Date: 12-21-12 LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M. TAX LOT 1800, 3N-10E-36BB NARRATIVE: LEGAL DESCRIPTION FOR TAX LOT 1800: ORIGINALLY THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 1800 INTO 2 NEW PARCELS. THE OWNERS HAVE ALLOWED THE PARTITION APPROVAL TO EXPIRE AS DESCRIBED BY THE SUBDIVISION GUARANTEE & DEED OF TRUST, DOCUMENT No.20033808 AND I AM THEREFORE FILING THIS SURVEY TO SHOW THE SET MONUMENTS FOR PUBLIC RECORD THE WEST HALF OF LOT 2 AND THE SOUTH 49.90 FEET OF THE EAST HALF OF LOT 2, BLOCK B. SOUTH WAUCOMA, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON. P.L.S. 932 CONDUCTED A SURVEY FILED AS C.S.#2001001 WHICH SET MONUMENTS AT ALL CORNERS OF TAX LOT 1800. THE SURVEY IN MY OPINION DID NOT FIND SUFFICIENT CONTROLLING MONUMENTS TO ESTABLISH THE PROPERTY BOUNDARY AND SHOWS THE CONTROLLING CORNERS AS CALCULATED BY C.S.#89070. I FOUND THE MONUMENTS SHOWN ON C.S. #89070 AT THE NORTH CORNERS OF BLOCK C AND HELD THE PLATTED RIGHT OF WAY WIDTH OF 60 FEET TO ESTABLISH THE SOUTHERLY LINE OF BLOCK B. I HELD THE MONUMENT FOUND AS SET FOR C.S. #89070 AT THE NORTHWEST CORNER OF LOT 4 AND THE MONUMENT FOUND AT THE NORTHEAST CORNER OF BLOCK C AND THE DISTANCES SHOWN ON C.S.#89070 TO ESTABLISH THE NORTHEAST CORNER OF BLOCK B. I THEN PROPORTIONED THE ORIGINAL PLAT DISTANCES TO FOUND P.L.S.1799 5/8" IRON RODS WITH RED PLASTIC CAPS AS PER C.S.#2004079. CONFIRM THE LOCATION OF THE MONUMENTS SET FOR C.S.#2001001, WHICH ALL FELL WITHIN ACCEPTABLE POSITIONS EXCEPT FOR THE DAMAGED MONUMENT AT THE CAPS STAMPED P.L.S.15673 WHICH MAY BE THE SOUTHEAST CORNER OF LOT 2. THIS MONUMENT WAS REPLACED AND SET ON THE SOUTH LINE OF BLOCK B AT THE PROPORTIONED DISTANCE BETWEEN THE MONUMENT SURVEYORS WASHINGTON LICENSE NUMBER ACCEPTED AT THE SOUTHWEST CORNER OF LOT 2 AND THE CALCULATED SOUTHEAST CORNER OF BLOCK B. THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF ALSO FOUND 1/2" IRON BLOCK B WAS NOT ACCEPTED AS IT FELL OUTSIDE OF THE ACCEPTABLE POSITION AND WAS NOT AN ORIGINAL PLAT MONUMENT PIPE N 6°59' W, 0.20' FROM ACCEPTED MONUMENT. FOUND CITY MONUMENT BLOCK A S 87°48'54" W 73.99' (74.00') STREET #X-1, BRASS SCREW IN PIPE IN MONUMENT BOX MONUMENT BOX LID IS **AVENUE** 000 90,0 (60' WIDE RIGHT OF WAY) SHERMAN S 87°48'21" W 730.09' (HELD 730.09' AS PER C.S.#89070) CALCULATED SCREW LOCATION AS PER CALCULATED NORTHEAST N 87°47'39" E 670.01' (670.00') (670.02' C.S.#89070) C.S.#89070. LIKELY CORNER OF BLOCK B AS (HELD 400.01 AS PER C.S.#89070) PAVED OVER. -PER C.S.#89070. N 87°45'13" E N 87°48'13" E 400.01' (400.00') N 87°47'07" E N 87°53'58" E N 87°47'32" E 49.78' (49.81') S 87°47'59" W 200.03' (200.00') 50.12' (50.00') 49,99' (50.00') 50.09' (50.00') S 87°46'49" W 270.00' (270.00' HELD) P.L.S. 1028 1/2" IRON ROD WITH P.L.S.1815 5/8" IRON ROD YELLOW PLASTIC FOUND WITH RED PLASTIC CAP CAP FOUND FROM AT THE NORTHWEST CORNER C.S.#89014. BENT OF LOT 4 AS PER C.S.#89070. AND LEANING. HOUSE TAX LOT TIED AT GROUND LOT TAX LOT 2100 TAX LOT (60' WIDE RIGHT OF WAY) TAX LOT TAX LOT 1700 50. 1600 2000 LOT3 LOT 4 LOT 5 LOT 6 " AS PER C.S.#89070] "E 210.07 (210.00) LOT 7 TAX LOT BLOCK B TAX LOT 1800 10,005 Sq. Feet ± MONUMENT FOUND WIDE DISTURBED, REPLACED AT PROPORTIONED DISTANCE WITH A NEW MONUMENT. 100.04' (100.00') 100.04' (100.00') CALCULATED SOUTHEAST \$ 87°49'04" W 200.08' (200.00') CORNER OF BLOCK B BY HOLDING THE ORIGINAL PLAT ROAD WIDTH N 87°48'23" E 469.94' (470.00') AND THE CALCULATED EAST LINE N 87°48'35" E 670.02' (670.00') 00, OF BLOCK B AS PER C.S.#89070. **AVENUE** (670.04' C.S.#89070) 60. FOUND 5/8" IRON ROD N 20°02' E. 0.93 FROM THE CALCULATED (60' WIDE RIGHT OF WAY) CORNER CAP DAMAGED AND HAZEL P.L.S.1815 5/8" IRON ILLEGIBLE - NOT ACCEPTED. ROD FOUND WITH RED PLASTIC CAP. N 87°47'34" E 299.98' (300.00') 5/8" IRON ROD FOUND WITH NO CAP AT THE NORTHWEST S 87°49'25" W 370.04' (370.00') S 87°48'35" W 670.02' (670.00') 5/8" IRON ROD FOUND CORNER OF BLOCK C. (\$ 87°48'35" W 670.06' C.S.#89070 BASIS OF BEARINGS) WITH NO CAP AT THE NORTHEAST CORNER BLOCK C OF BLOCK C. REFERENCES: OWNERS: AMERITITLE SUBDIVISION GUARANTEE, ORDER No. 39111, DATED APRIL 17, 2008 BASIS OF BEARINGS: LYNNEA LINDSEY & ROBERT DIEHL SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE: 120' C.S.#2001001. PLAT OF WAUCOMA PARK AND REPLAT OF SOUTH WAUCOMA ADDITION, FILED OCTOBER 3, 1900. 715 SHERMAN AVENUE HOOD RIVER, OR 97031 PLAT OF SOUTH WAUCOMA, FILED APRIL 29, 1893. PHONE: 541-386-6586 C.S.#89014, FILED MARCH 13, 1989. SYMBOL LEGEND: SCALE 1 INCH = 40 FEET C.S.#89070, FILED AUGUST 22, 1989. C.S.#2001001, FILED JANUARY 11, 2001 PROJECT NUMBER: 2008028. C.S.#2004062, FILED SEPTEMBER 22, 2004. SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051". DATE OF SURVEY MONUMENTATION: NOVEMBER 11, 2008. C.S.#2004079, FILED NOVEMBER 23, 2004. REGISTERED C.S.#2005035, FILED MAY 10, 2005. SET 1" DIAMETER BRASS PLUG IN ROCK INSCRIBED "CROSS P.L.S. 60051". Ø DATE OF DRAWING: DECEMBER 6, 2012. **PROFESSIONAL** HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-36BB. HOOD RIVER COUNTY DEED DOCUMENTS: FOUND P.L.S.932 5/8" IRON ROD WITH YELLOW PLASTIC CAP FROM C.S.#2001001. LAND SURVEYOR DEED OF TRUST, RECORDED JUNE 26, 2003, AS DOCUMENT No.20033808. (TAX LOT 1800) COLUMBIA RIVER BARGAIN AND SALE DEED, RECORDED SEPTEMBER 6, 2006, AS DOCUMENT No. 20064432. (TAX LOT 1700). FOUND MONUMENT OF RECORD AS NOTED. 0 STATUTORY WARRANTY DEED, RECORDED APRIL 30, 2008, AS DOCUMENT No. 2008-01711. (TAX LOT 1900). SURVEYING & MAPPING BARGAIN AND SALE DEED, RECORDED NOVEMBER 18, 1991, AS MICROFILM No.912672. (TAX LOT 2000). Yroz) CALCULATED CORNER, NOT FOUND OR SET. BARGAIN AND SALE DEED, RECORDED MARCH 31, 1992, AS MICROFILM No.920958. (TAX LOT 2200). OREGON DECLARATION OF DEED RESTRICTIONS, RECORDED AUGUST 24, 2000, AS DOCUMENT No.20003216. ORIGINAL PLAT OR DEED DISTANCE. (50.00') RIGHT OF WAY EASEMENT, RECORDED AUGUST 11, 1894, IN BOOK E OF DEEDS, PAGE 248. **JANUARY 15, 2002** 1767 12th STREET, #191 DEED RESERVATION, RECORDED NOVEMBER 2, 1885, IN BOOK B OF DEEDS, PAGE 187. BRADLEY J. CROSS OFFSET, BUILDING DIMENSION OR EASEMENT DISTANCE. 11.7' HOOD RIVER, OREGON, 97031

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60051

RENEWS: 12/31/2013

-X-X--X-- FENCE LINE.

HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-36BB, REVISED MAY 11, 2007.