

OWNER:
NAKAMURA ORCHARDS, INC
BRIAN NAKAMURA
4130 WILLOW FLAT ROAD
HOOD RIVER, OR
97031

CS# 2013 031

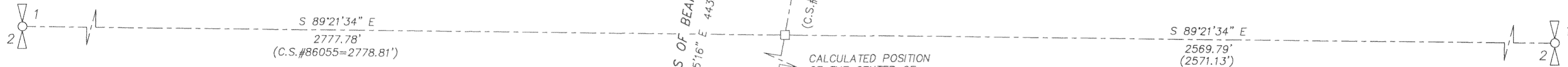
DATE FILED: 8-22-13

BY: *Raby*

FOUND 3" BRASS CAP OF RECORD, MONUMENTING THE WEST 1/4 CORNER SECTION 1

FOUND 3" BRASS CAP OF RECORD, MONUMENTING THE NORTH 1/4 CORNER SECTION 1

FOUND 1/2" I.D. IRON PIPE OF RECORD, MONUMENTING THE EAST 1/4 CORNER SECTION 1



SCALE: 1" = 100'

BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY No. 86055

LOCATION OF SURVEY:
PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

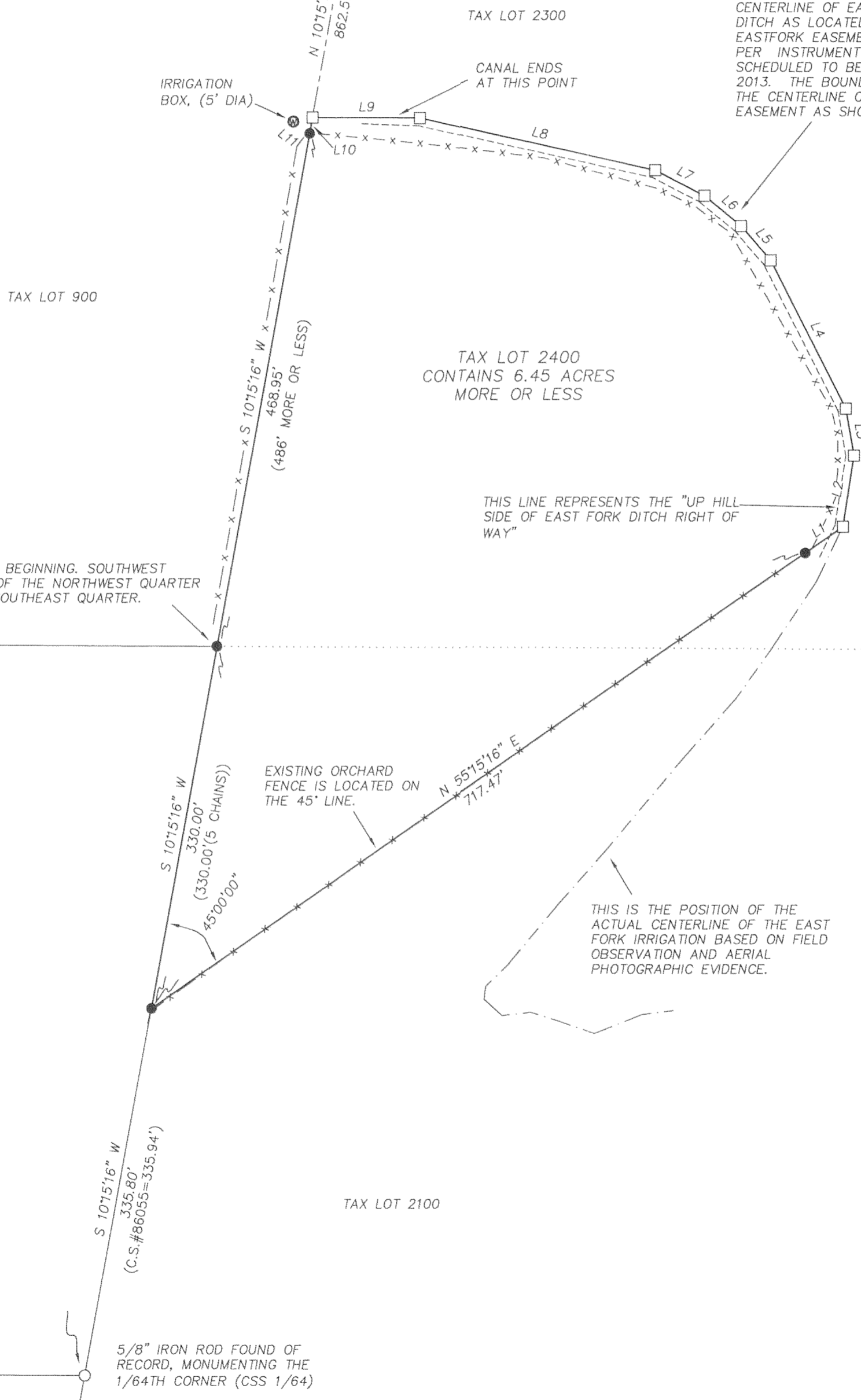
5/8" IRON ROD FOUND OF RECORD, "COUNTY SURVEYOR"
N 89°43'32" W
681.68' (683.24')

POINT OF BEGINNING. SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 55°14'54" E | 41.26' |
| L2 | S 08°47'07" W | 64.71' |
| L3 | S 09°52'24" E | 42.99' |
| L4 | N 26°54'11" W | 149.29' |
| L5 | S 41°05'09" E | 40.75' |
| L6 | S 50°10'41" E | 42.75' |
| L7 | N 62°43'15" W | 49.81' |
| L8 | N 77°29'59" W | 217.87' |
| L9 | N 89°41'06" W | 97.01' |
| L10 | S 10°15'16" W | 14.51' |
| L11 | S 54°37'02" E | 18.22' |

LEGEND:

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



BOUNDARY SURVEY for NAKAMURA ORCHARDS, INC

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE PROPERTY BOUNDARY OF A 6.5 ACRE TRACT KNOWN AS TAX LOT 2400 IN TOWNSHIP 1 NORTH, RANGE 10 EAST OF SECTION 1, ALSO DESCRIBED IN HOOD RIVER COUNTY DEED #930984. THIS PROPERTY WAS CONVEYED ORIGINALLY FROM RALPH SHELLY TO THE NAKAMURA FAMILY IN 1962 IN DEED BOOK 71, PAGE 37, SUBSEQUENTLY THE PROPERTY WAS CLEARED AND PLANTED AS CHERRY ORCHARD AND HAS BEEN FARMED EVER SINCE. THE DEED DESCRIPTION USED THE CENTER SECTION LINE AS THE BASIS OF BEARING FOR THIS CONVEYANCE. IN THIS PARTICULAR SECTION THE NORTH-SOUTH SECTION LINES ARE TILTED APPROXIMATELY 10 DEGREES EAST OF TRUE NORTH. IN MY OPINION, THE INTENTION OF THE ORIGINAL GRANTOR WAS TO USE THE CENTER SECTION LINE AS A NORTH-SOUTH LINE. THE CONVEYING DESCRIPTION CALLS NORTH 45° EAST, WHICH I BELIEVE WAS INTENDED TO BE AN INTERIOR ANGLE OF 45 DEGREES. THIS METHODOLOGY ROUGHLY FITS THE OCCUPATION LINES AND ROUGHLY YIELDS THE 6.5 ACRES GRANTED ON SAID DEED. THE ADJOINING DEEDS USES THE DESCRIPTION OF TAX LOT 2400 AS AN EXCEPTION, THEREFORE NO GAPS OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES. BASED ON PERSONAL STATEMENTS FROM THE FAMILY, THE LOCATION OF THE SOUTHEAST BOUNDARY WAS POSITIONED JOINTLY WITH THE ORIGINAL CONVEYOR AND THE NAKAMURA FAMILY IN ORDER TO BEGIN THE FARMING OPERATION, THIS ACTION IMPLIES THE INTENT OF THIS ORIGINAL DESCRIPTION CONVEYING THE 6.5 ACRES, MORE OR LESS.

IN THE FIELD WE DETERMINED THE POSITION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 1. THIS WAS ACCOMPLISHED BY TYING INTO THE NORTH, EAST AND WEST QUARTER CORNERS. THE SOUTH QUARTER CORNER WAS NOT RECOVERED, BUT EVIDENCE OF THE POSITION WAS DETERMINED BY FOUND MONUMENTS SET BY THE COUNTY SURVEYOR ON C.S.86055. THIS BREAKDOWN ESTABLISHED THE POINT OF BEGINNING AND BASIS OF BEARING. REFERENCE MONUMENTS WERE SET AT THE EAST AND NORTH BOUNDARY CORNERS.

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH; RANGE 10 EAST OF WILLAMETTE MERIDIAN. THENCE SOUTHERLY ALONG CENTER LINE OF SAID SECTION A DISTANCE OF 5 CHAINS; THENCE NORTH 45° EAST UNTIL LINE INTERSECTS UP HILL SIDE OF EAST FORK DITCH RIGHT OF WAY; THENCE NORTHERLY AND WESTERLY ALONG SAID EAST FORK DITCH RIGHT OF WAY UNTIL IT CROSSES SAID CENTER LINE OF SECTION 1; THENCE SOUTHERLY ALONG SAID CENTER LINE OF SECTION 1, 486 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING SIX AND ONE-HALF ACRES, MORE OR LESS.

REFERENCES:

- HOOD RIVER COUNTY SURVEY No. 1050
- HOOD RIVER COUNTY SURVEY No. 1052
- HOOD RIVER COUNTY SURVEY No. 1057
- HOOD RIVER COUNTY SURVEY No. 1061
- HOOD RIVER COUNTY SURVEY No. 76074
- HOOD RIVER COUNTY SURVEY No. 86055
- HOOD RIVER COUNTY SURVEY No. 89043
- HOOD RIVER COUNTY SURVEY No. 91020
- HOOD RIVER COUNTY SURVEY No. 94037
- HOOD RIVER COUNTY SURVEY No. 2006039

TERRA SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON
December 30, 2005
72306

Expires: December, 2013

DATE OF MONUMENTATION: JANUARY 15, 2013
SCALE: 1" = 100'
PROJECT: 13002BOUND
ASSESSORS MAP: 1N-10E-01
P.O. BOX 617
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