

PROPERTY BOUNDARY SURVEY FOR JESSE GRONNER

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST W.M., HOOD RIVER COUNTY, OREGON.

TAX LOTS 302, 400 & 500, 02N-11E-6

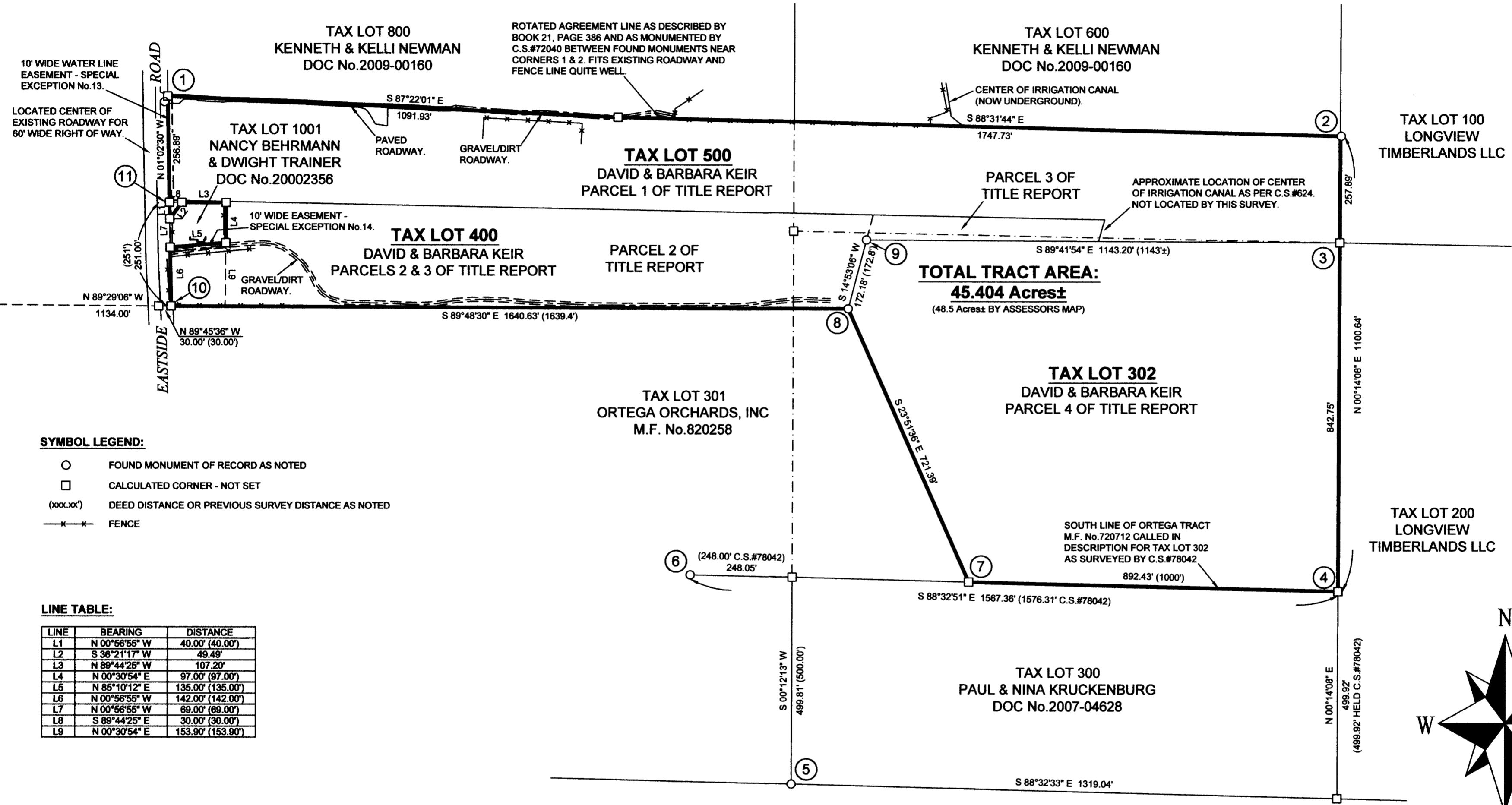
SHEET 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: CS 2014 004

Filed Date: 3-18-14

By: RA



- SYMBOL LEGEND:**
- FOUND MONUMENT OF RECORD AS NOTED
 - CALCULATED CORNER - NOT SET
 - (xxx.xx') DEED DISTANCE OR PREVIOUS SURVEY DISTANCE AS NOTED
 - *—*— FENCE

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 00°56'55" W	40.00' (40.00')
L2	S 36°21'17" W	49.49'
L3	N 89°44'25" E	107.20'
L4	N 00°30'54" E	97.00' (97.00')
L5	N 85°10'12" E	135.00' (135.00')
L6	N 00°56'55" W	142.00' (142.00')
L7	N 00°56'55" W	89.00' (89.00')
L8	S 89°44'25" E	30.00' (30.00')
L9	N 00°30'54" E	153.90' (153.90')

- CORNER NOTES:**
- FOUND 1" IRON PIPE REFERENCED IN 1929 BOUNDARY LINE AGREEMENT DESCRIBED BY BOOK 21, PAGE 386 AS BEING 13.75' SOUTH OF THE CENTER OF THE ROAD DESCRIBED AS THE AGREED NORTH BOUNDARY OF THE SUBJECT TRACT. ESTABLISHED NW CORNER OF TAX LOT 500 AT A POINT IN THE CENTER OF THE ROADWAY ON THE EAST RIGHT OF WAY OF EASTSIDE ROAD.
 - FOUND 1.5" NEWTON SURVEYING ALUMINUM CAP SET FOR C.S.#7240 AT THE EAST TERMINUS OF THE BOUNDARY LINE AGREEMENT DESCRIBED IN BOOK 21, PAGE 386. INTENDED TO BE ON THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 6. I HELD THE MONUMENT FOR THE NORTH LINE WITH IT BEARING S 88°31'44" E, 2.07' FROM THE CALCULATED CORNER.
 - CALCULATED 1/16TH CORNER. BOUNDARY LINE AGREEMENT DESCRIBED BY DEED BOOK 37, PAGE 603 REFERENCE IN THE DESCRIPTION FOR TAX LOT 302 CALLS AN OAK STAKE AT THIS POINT. I FOUND 1.5" NEWTON SURVEYING ALUMINUM CAP SET FOR C.S.#7240 INTENDED TO BE THE 1/16TH CORNER LOCATED S 08°06'16" W, 20.57' FROM THE CALCULATED CORNER. I HELD THE CALCULATED CORNER. L.C.605.
 - SOUTHEAST CORNER OF TAX LOT 302, BEING THE SOUTHEAST CORNER OF PARCEL 4 OF THE TITLE REPORT CALCULATED AS ESTABLISHED BY C.S.#78042.
 - FOUND PLS 1815 5/8" IRON ROD WITH RED PLASTIC CAP SET FOR C.S.#88042, ACCEPTED AS CENTER OF SECTION 6 AS PER C.S.#2012030.
 - FOUND 1/2" IRON ROD FROM C.S.#78042 AND ACCEPTED AS BEING ON THE SOUTH LINE OF THE ORTEGA TRACT DESCRIBED BY DEED M.F. No.820258.
 - HELD POINT 63' SOUTH AND 90' EAST OF THE CENTER OF THE EAST FORK DITCH AT THE POINT OF TAKEOUT OF THE EXISTING IRRIGATION WATER BOX FOR THE WESTERLY LINE OF TAX LOT 302. CORRECTED THE LINE TO THE SOUTH LINE ESTABLISHED BY C.S.#78042. SOUTHWEST CORNER OF TAX LOT 302 BEARS S 59°10'28" E, 98.30' FROM THE POINT DESCRIBED BY THE DEED AT THE CENTER OF THE DITCH.
 - FOUND 2" IRON PIPE CALLED IN DEEDS, MAY HAVE BEEN DISTURBED SLIGHTLY.
 - FOUND 2" IRON PIPE CALLED IN DEEDS, NEAR LARGE FENCE POST.
 - CALCULATED LOCATION OF 2" IRON PIPE BEING THE POINT OF BEGINNING OF PARCEL 1 OF DEED BOOK 68, PAGE 612. POINT IS 25.7' FROM THE CURRENT TRAVELED CENTERLINE OF EASTSIDE ROAD BUT WAS DESCRIBED BY THE DEED AS BEING ON THE RIGHT OF WAY.
 - HELD CURRENT CENTERLINE OF EASTSIDE ROAD AND OFFSET 30' TO DETERMINE THIS POINT, LOCATION OF OLD FENCE ON EAST SIDE OF PROPERTY IS MORE CONSISTENT WITH THE RIGHT OF WAY BEING APPROXIMATELY 5' WEST. TESTIMONY FROM ORIGINAL LANDOWNERS MAY RESOLVE THE INTENT OF THE DEED. DISTANCE BETWEEN THIS POINT AND CENTER OF DRIVE TO SOUTH IS SHOWN AS BEING 120.6' AS PER C.S.#624, I MEASURE 121.6'.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2015

PROJECT NUMBER: 2013013
DATE OF DRAWING: FEBRUARY 12, 2014
DATE OF MONUMENTATION: NONE SET
HOOD RIVER COUNTY ASSESSORS MAP: 02N-11E-06

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SURVEYING
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RECEIVED FEB 13 2014

CS 2014 004-1

PROPERTY BOUNDARY SURVEY FOR JESSE GRONNER

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST W.M., HOOD RIVER COUNTY, OREGON.

TAX LOTS 302, 400 & 500, 02N-11E-6

SHEET 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: CS 2014 004

Filed Date: 3-18-14

By: [Signature]

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPERTY BOUNDARIES OF THE LAND DESCRIBED BY AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0045747, DATED APRIL 30, 2013. THE LATEST VESTING DEED IS WARRANTY DEED Doc. No.2012-04265, RECORDED DECEMBER 4, 2012, WITH TITLE VESTED IN DAVID B. KEIR AND BARBARA J. KEIR, OR THEIR SUCCESSOR IN TRUST, AS TRUSTEES OF THE KEIR LIVING TRUST DATED JUNE 14, 1994. Doc. No.2012-04265 DIFFERS TO THE TITLE REPORT IN THAT IT DOES NOT EXCEPT OUT MICROFILM No.812184, BEING TAX LOT 1001, WHICH RECORDS SHOW HAS TITLE VESTED IN NANCY BEHRMANN & DWIGHT TRAINER. BOTH DOCUMENTS DO NOT CONSIDER THE 1929 BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 21, PAGE 386 WHICH APPEARS TO FORM THE NORTHERLY BOUNDARY OF THE SUBJECT TRACT. DEEDS FOR THE PROPERTIES TO THE NORTH OF THE SUBJECT TRACT DO CALL TO THE 1929 BOUNDARY LINE AGREEMENT. THE LINE OF POSSESSION AND TESTIMONY OF THE LANDOWNER TO THE NORTH BOTH CONFIRM THAT THE 1929 BOUNDARY LINE AGREEMENT SHOULD BE CONSIDERED AS THE NORTHERLY LINE OF THE SUBJECT TRACTS. I BELIEVE THAT THE TITLE REPORT SHOULD BE AMENDED TO REFERENCE THE 1929 BOUNDARY LINE AGREEMENT AS THE NORTHERLY LINE OF THE SUBJECT PROPERTY.

I BEGAN THE SURVEY BY FINDING SUFFICIENT MONUMENTS OF RECORD TO DETERMINE THE LOCATION OF THE NORTHEAST 1/4 OF SECTION 6. I ALSO FOUND THE MONUMENT AT THE WEST QUARTER OF SECTION 6 WHICH IS REFERRED TO AS THE POINT OF COMMENCEMENT OF MANY OF THE DEEDS REFERENCED FOR THE PROPERTY. I LOCATED THE EXISTING ROADWAY AND FOUND MONUMENTS AS SHOWN ON C.S.#72040 TO LOCATE THE NORTHERLY LINE OF THE 1929 BOUNDARY LINE AGREEMENT WHICH I BELIEVE TO BE THE NORTHERLY LINE OF THE SUBJECT PROPERTY.

THE EASTERLY LINE WAS ESTABLISHED AS BEING THE EAST LINE OF THE NW AND SW QUARTERS OF THE NW 1/4 OF SECTION 6. I LOCATED THIS LINE IN AGREEMENT WITH C.S.#78042, WHICH SHOWS A DIFFERENT LOCATION TO C.S.#72040. C.S.#72040 USES A DIFFERENT MONUMENT FOR THE CENTER OF THE SECTION THAT HAS BEEN SUBSEQUENTLY REJECTED BY MANY SURVEYS.

I LOCATED THE SOUTHERLY LINE OF THE SUBJECT PROPERTY IN AGREEMENT WITH C.S.#78042. THE SOUTHWEST CORNER OF PARCEL 4 OF THE TITLE REPORT IS DESCRIBED AS BEING 63' SOUTH AND 90 FEET WEST OF THE CENTER OF THE IRRIGATION DITCH NEAR AN IRRIGATION BOX. I MET WITH MR ORTEGA WHO CONVEYED PARCEL 4 TO THE KEIR'S WHO DESCRIBED THE INTENT OF THE CONVEYANCE TO BE THIS POINT AND THAT THE DEED CALL OF 1000 FEET ALONG THE SOUTHERLY LINE OF PARCEL 4 IS SECONDARY TO THE LOCATION REFERENCED BY THE POINT IN THE IRRIGATION DITCH. THIS RESULTS IN ALL OF THE ORTEGA'S ORCHARD BEING CLEAR OF THE WESTERLY LINE OF PARCEL 4 AS INTENDED.

I ROTATED DESCRIPTION FROM PARCEL 2 OF THE TITLE REPORT BETWEEN THE WEST QUARTER CORNER OF SECTION 6 AND THE NORTHERLY 2" IRON PIPE FOUND AT POINT 9. THE TIE BETWEEN THESE TWO MONUMENTS AGREES TO 0.05' WHEN COMPARING THE DEED TO THE MEASURED DISTANCES. THIS CONFIRMED THE CORRECT LOCATION FOR THE SOUTH LINE OF PARCEL 2. THE FENCE LINE ALONG THE SOUTHERLY LINE OF PARCEL 2 IS A NEVER FENCE AND NOT THE FENCE SHOWN ON C.S.#624, HOWEVER THE FENCE IS VERY CLOSE TO THE LINE.

DEED MICROFILM No.812184 FOR TAX LOT 1001 DESCRIBES THE EASTERLY RIGHT OF WAY OF EASTSIDE ROAD. THE ROAD APPEARS TO HAVE MOVED SLIGHTLY OVER THE YEARS DUE TO RECONSTRUCTION. DUE TO THE CALL TO THE EASTERLY RIGHT OF WAY, WHICH MAY NOT BE SHOWN IN THE SAME LOCATION AS WHEN THE TRACT WAS ORIGINALLY CONVEYED, I AM NOT CERTAIN THAT THE EASTERLY LINE OF TAX LOT 1001 AS DESCRIBED BY MICROFILM No.812184 IS CORRECT. THE OLD DILAPIDATED FENCE NEAR THE EASTERLY LINE OF TAX LOT 1001 MAY BETTER REPRESENT THE INTENT OF THE DEED LOCATION. THE REMAINDER OF THE WESTERLY LINE OF THE SUBJECT TRACT NORTH OF TAX LOT 1001 WAS LOCATED ON THE RIGHT OF WAY ESTABLISHED BY OFFSETTING THE EXISTING CENTERLINE OF EASTSIDE ROAD BY 30 FEET.

SEE THE CORNER MONUMENT NOTES FOR ADDITIONAL DETAILS.

ALL FENCE LINES ON THE PROPERTY ARE NOT SHOWN.

REFERENCES:

AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0045747, DATED APRIL 30, 2013.

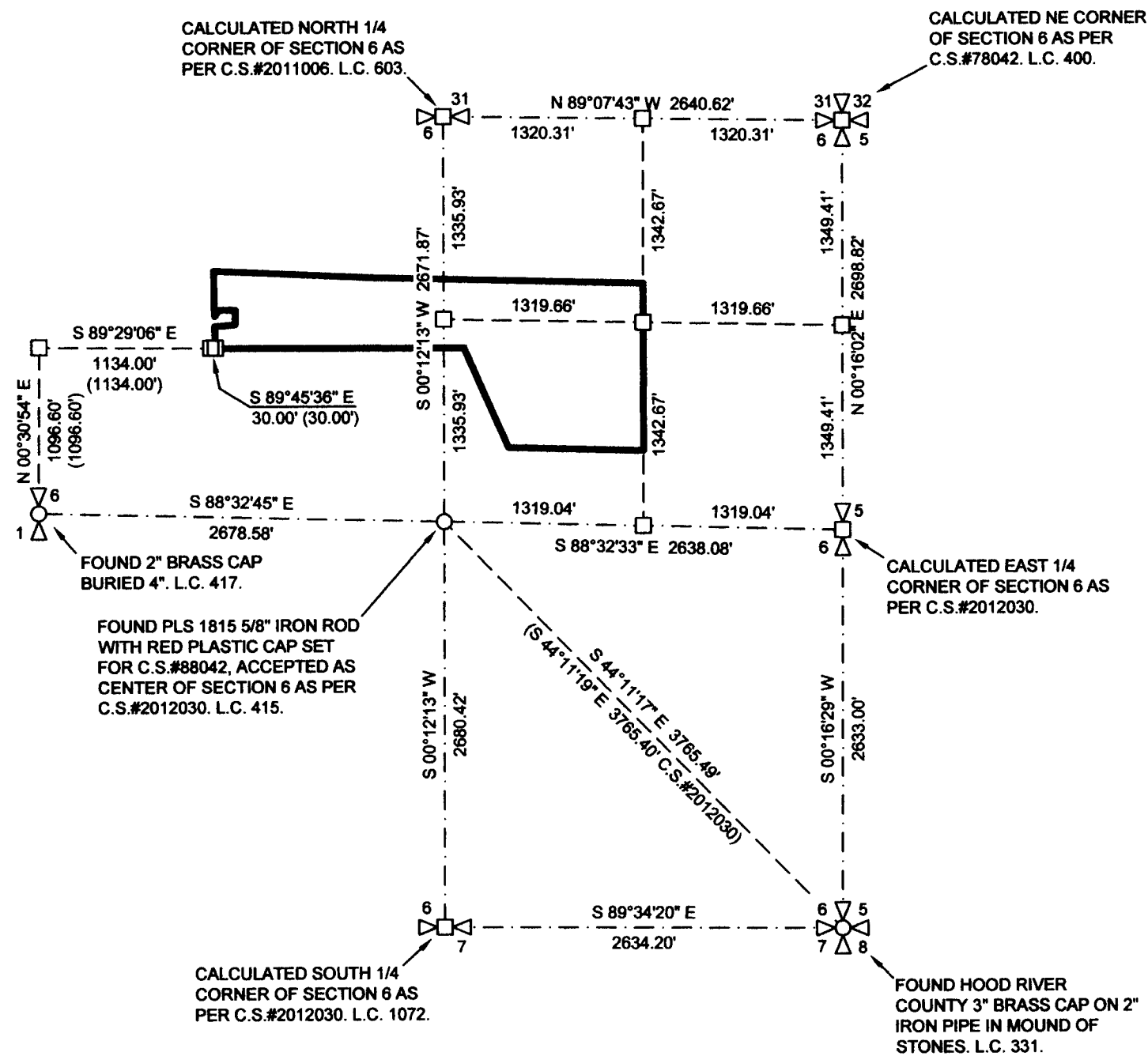
HOOD RIVER COUNTY DEED DOCUMENTS IN ADDITION TO THOSE DOCUMENTS LISTED AS SPECIAL EXCEPTIONS:
 WARRANTY DEED FILED APRIL 28 1960 IN BOOK 42 OF DEEDS, PAGE 424. (CALLED AS EXCEPTION TO PARCEL 1).
 WARRANTY DEED, RECORDED DECEMBER 4, 2012, AS DOCUMENT No.2012-04265. (LATEST VESTING DEED FOR SUBJECT PROPERTY).
 BOUNDARY AGREEMENT, RECORDED MAY 2, 1929, IN DEED BOOK 21, PAGE 386. (DESCRIBES NORTHERLY LINE OF SUBJECT PARCEL AND CALLED IN DEEDS FOR PROPERTY TO NORTH).
 BARGAIN AND SALE DEED, RECORDED JANUARY 18, 2009, AS DOCUMENT No.2009-00160. (LATEST VESTING DEED FOR TAX LOTS 600 & 800 TO NORTH).
 DEED CREATING ESTATE BY THE ENTIRETY, RECORDED OCTOBER 16, 2007, AS DOCUMENT No.2007-04628. (LATEST VESTING DEED FOR TAX LOT 300 TO SOUTH OF PARCEL 4).
 DEED, RECORDED MAY 16, 1978, AS MICROFILM No.781056. (CALLED IN DEED FOR TAX LOT 300).
 WARRANTY DEED, RECORDED APRIL 28, 1972, AS MICROFILM No.720712. (CALLED IN DEED FOR TAX LOT 300).
 BARGAIN AND SALE DEED, RECORDED FEBRUARY 9, 1982, AS MICROFILM No.820258. (LATEST VESTING DEED FOR TAX LOT 301 TO SOUTH OF PARCEL 2 & WEST OF PARCEL 4).
 BOUNDARY LINE AGREEMENT, RECORDED JUNE 1, 1948, IN BOOK 37 OF DEEDS, PAGE 802. (CALLED FOR PARCEL 4. BETWEEN PARCELS 3 & 4. CALLED IN DEED FOR TAX LOT 301).
 WARRANTY DEED, RECORDED NOVEMBER 13, 1981, AS MICROFILM No.812184. (EXCEPTION TO PARCEL 2 - TAX LOT 1001).
 WARRANTY DEED, RECORDED JUNE 21, 2000, AS DOCUMENT No.20002356. (LATEST VESTING DEED FOR TAX LOT 1001).

HOOD RIVER COUNTY SURVEYORS OFFICE:
 SURVEY BY P.E.3388, DATED OCTOBER 1, 1957, AS C.S.#624.
 SURVEY OF BOUNDARY LINE AGREEMENT BY P.L.S.654, FILED JULY 27, 1972, AS C.S.#7240.
 SURVEY BY P.L.S.1028, FILED MAY, 1978, AS C.S.#78042.
 SURVEY BY P.L.S.1815, FILED JULY 1, 1988, AS C.S.#88042.
 SURVEY BY P.L.S.2393, FILED OCTOBER 13, 2003, AS C.S.#2003068.
 BOUNDARY LINE ADJUSTMENT SURVEY BY P.L.S.72306, FILED DECEMBER 12, 2010, AS C.S.#2010062.
 PINE CREST P.U.D. PHASE 1 BY P.L.S.72306, FILED JULY 9, 2012, AS C.S.#2012030.
 CORNER CARDS (L.C.) 331, 400, 415, 417, 603, 605 & 1072.

HOOD RIVER COUNTY ASSESSORS MAP:
 02N-11E-06, REVISED JULY 20, 2012.

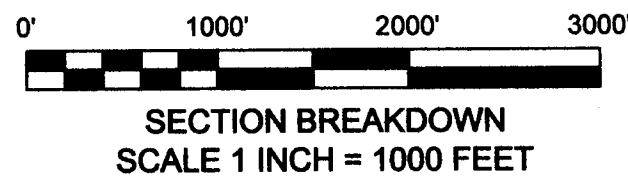
BASIS OF BEARINGS:

N.A.D.83 (2011) (EPOCH 2010) OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS.
 THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY AND THE MONUMENTS FOUND FOR C.S.#2012030 AT THE CENTER AND SOUTHEAST CORNERS OF SECTION 6 IS ALSO SHOWN.



SYMBOL LEGEND:

- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED CORNER - NOT SET
- (xxx.xx') DEED DISTANCE OR PREVIOUS SURVEY DISTANCE AS NOTED

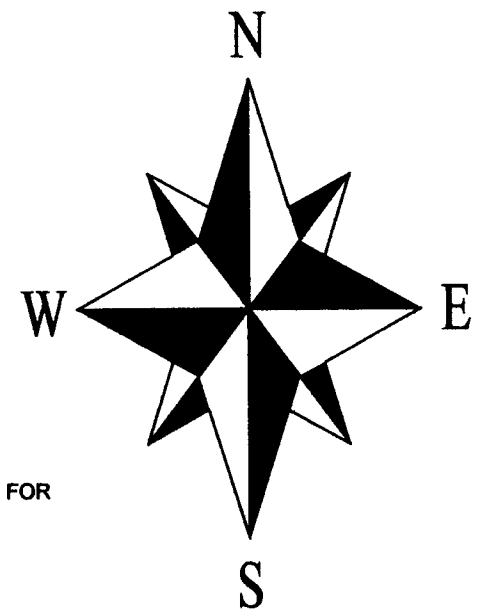


EASEMENTS:

NUMBERED AS PER THE SPECIAL EXCEPTIONS ON THE TITLE REPORT PROVIDED

1. RIGHT OF WAY EASEMENT IN FAVOR OF EAST FORK IRRIGATING COMPANY, RECORDED APRIL 9, 1901, IN DEED BOOK F, PAGE 448. NO EXACT LOCATION GIVEN, HOWEVER IS FOR A 30 FOOT WIDE TRACT FOLLOWING THE IRRIGATION DITCH WHICH IS NOW IN AN UNDERGROUND PIPE LOCATED ACROSS PARCEL 4. THE PIPELINE WAS NOT LOCATED BY THIS SURVEY.
2. EASEMENT IN FAVOR OF EAST FORK IRRIGATING COMPANY, RECORDED APRIL 9, 1901, IN DEED BOOK F, PAGE 449, ALSO RECORDED IN BOOK I, PAGE 176. NO EXACT LOCATION GIVEN, HOWEVER IS FOR A 30 FOOT WIDE TRACT FOLLOWING THE IRRIGATION DITCH WHICH IS NOW IN AN UNDERGROUND PIPE LOCATED ACROSS PARCELS 1 & 3. THE PIPELINE WAS NOT LOCATED BY THIS SURVEY. THE TITLE REPORT NOTES THE EASEMENT AS AFFECTING PARCELS 1, 2 & 3 HOWEVER IT APPEARS TO ONLY AFFECT PARCELS 1 & 3.
3. EASEMENT IN FAVOR OF CRYSTAL SPRINGS WATER DISTRICT, RECORDED JULY 13, 1967, AS MICROFILM No.670926. FOR A 10 FOOT WIDE TRACT ADJACENT TO THE WESTERLY LINE OF PARCEL 1. PLOTTED AS SHOWN. THE TITLE REPORT NOTES THE EASEMENT AS AFFECTING PARCELS 1, 2 & 3 HOWEVER IT APPEARS TO ONLY AFFECT PARCEL 1 AS IT EXCEPTS THE LANDS CONVEYED TO THE KEIR'S BY DEED BOOK 68, PAGE 612, WHICH IS THE SAME AS PARCELS 2 & 3.
4. EASEMENT IN FAVOR OF ALVIN AND NETTIE EDGEMON AND AGREEMENT BETWEEN ALVIN AND NETTIE EDGEMON, PAUL AND NELLIE KEIR AND DAVID AND BARBARA KEIR, RECORDED MAY 15, 1971, AS MICROFILM No.710893. THE EASEMENT IS DESCRIBED AS BEING FOR INGRESS AND EGRESS ACROSS A 10 FOOT WIDE STRIP ADJACENT TO THE SOUTHERLY LINE OF TAX LOT 1001, PLOTTED AS SHOWN. THERE IS AN EXISTING ROADWAY NEAR THIS LOCATION, HOWEVER THE EASEMENT DOES NOT APPEAR WIDE ENOUGH TO COVER THE ENTIRE TRAVELED WAY. THE AGREEMENT INCLUDES CERTAIN RIGHTS TO A WATER PIPELINE RUNNING EASTERLY FROM THE DWELLING ON TAX LOT 1001.
5. EASEMENT IN FAVOR OF ROBERT AND GRACE ORTEGA, RECORDED JULY 2, 1974, AS MICROFILM No.741215. FOR THE DISCHARGE OF OVERFLOW WATERS OVER AND THROUGH A NATURAL RAVINE LOCATED IN THE NORTHWESTERLY PORTION OF PARCEL 3 FOR THE BENEFIT OF OF LAND ABUTTING TO THE WEST, ASSUMED TO BE TAX LOT 301 STILL OWNED BY THE ORTEGA'S. NO WIDTH OR EXACT LOCATION GIVEN AND NOT SHOWN ON THIS SURVEY.
16. EASEMENT FOR SEPTIC TANK DRAIN FIELD IN FAVOR OF WILLIAM OOSTENBERG ET AL., RECORDED NOVEMBER 2, 1981, AS MICROFILM No.812100. FOR THE EXISTING DRAIN FIELD LOCATED NORTH OF TAX LOT 1001. NO EXACT LOCATION GIVEN AND NOT SHOWN ON THIS SURVEY.
17. IRRIGATION PIPELINE EASEMENT IN FAVOR OF EAST FORK IRRIGATION DISTRICT, RECORDED SEPTEMBER 6, 1990, AS MICROFILM No.902343. FOR A BURIED IRRIGATION PIPE LINE. ADDITIONAL RESEARCH IS REQUIRED TO DETERMINE THE LOCATION OF THIS EASEMENT, HOWEVER IT IS LIKELY THE EASEMENT IS CENTERED ON THE LOCATION OF THE PIPE LINE AS CONSTRUCTED. NO WIDTH IS GIVEN.

BOUNDARY AGREEMENT BETWEEN WILLIAM AND VIDA COLLIER AND CHARLES AND GLADYS REED, RECORDED MAY 2, 1929, IN DEED BOOK 21, PAGE 386, DESCRIBES AN EASEMENT FOR THE JOINT USE OF THE ROADWAY FORMING THE NORTHERLY BOUNDARY OF THE SUBJECT TRACT. NO WIDTH IS GIVEN. THIS DOCUMENT IS NOT NOTED ON THE TITLE REPORT.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2015

PROJECT NUMBER: 2013013
 DATE OF DRAWING: FEBRUARY 12, 2014
 DATE OF MONUMENTATION: NONE SET
 HOOD RIVER COUNTY ASSESSORS MAP: 02N-11E-06

**COLUMBIA RIVER
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CS 2014 004-2