

# RECORD OF SURVEY

## HOOD RIVER MEMORIAL HOSPITAL FOUNDATION, INC

LOCATED IN THE SE 1/4 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 10 EAST W.M.

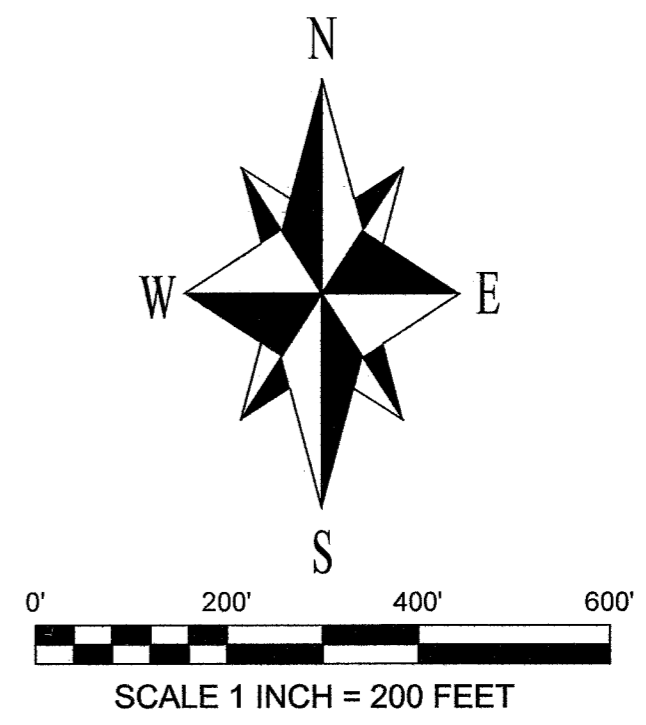
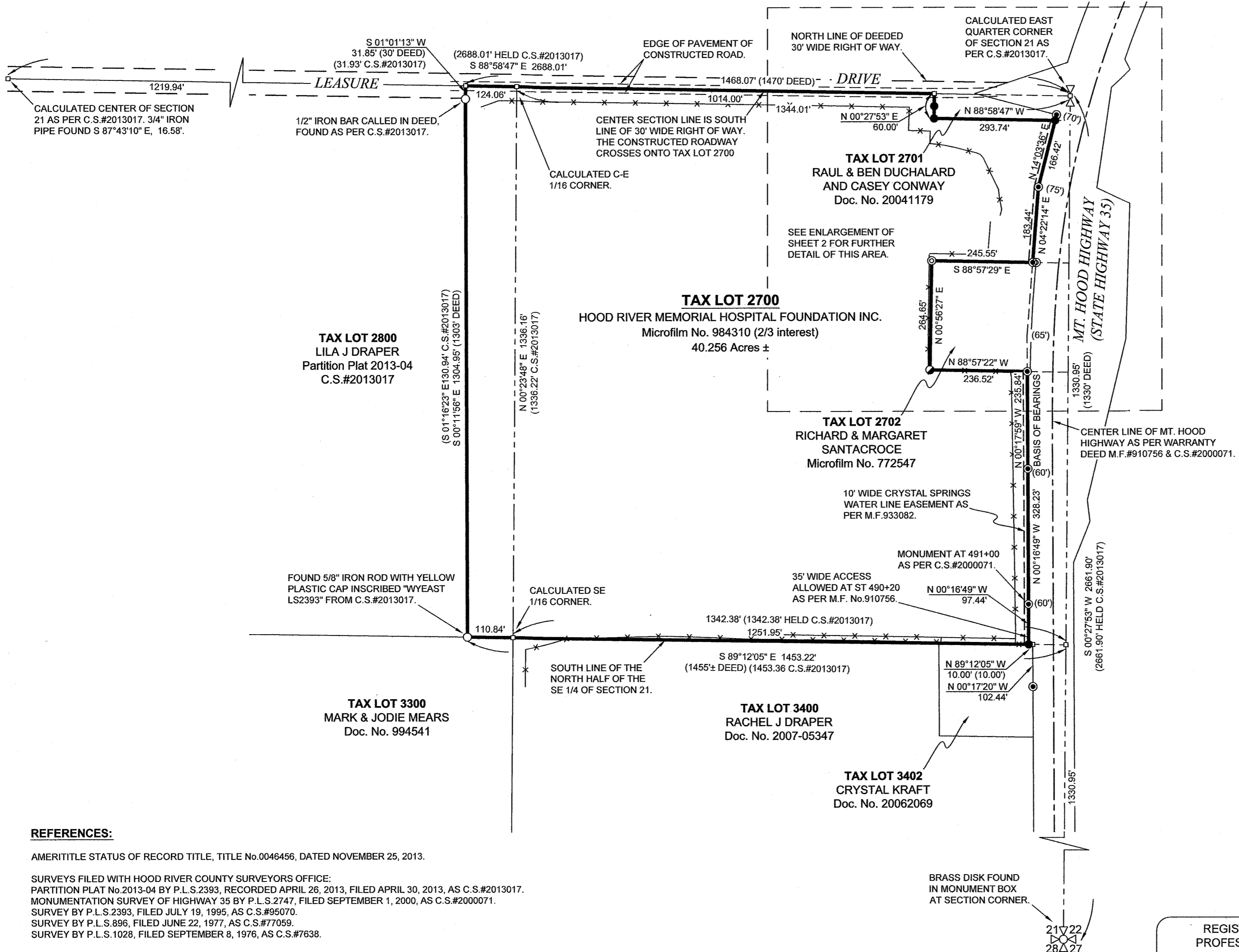
Sheet 1 of 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

Survey No: CS 2014 016

Filed Date: 6.5-14

By: [Signature]



**BASIS OF BEARINGS:**  
C.S.#2000071.

- SYMBOL LEGEND:**
- 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" SET APRIL 8, 2014.
  - 1 5/32" DIAMETER COPPER DISC (WITH MAGNET) INSCRIBED "CROSS PLS 60051" SET APRIL 10, 2014.
  - CALCULATED CORNER - NOT FOUND OR SET
  - ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "WYEAST SURVEY LS2393" FROM C.S.#95070.
  - ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "ODOT RW" FROM C.S.#2000071.
  - ⊗ RAIL SPIKE FOUND.
  - FOUND MONUMENT OF RECORD AS NOTED.
  - (50.00') DEED DISTANCE OR DISTANCE AS NOTED
  - x-x-x- FENCE

**REFERENCES:**

AMERITITLE STATUS OF RECORD TITLE, TITLE No.0046456, DATED NOVEMBER 25, 2013.

SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE:  
PARTITION PLAT No.2013-04 BY P.L.S.2393, RECORDED APRIL 26, 2013, FILED APRIL 30, 2013, AS C.S.#2013017.  
MONUMENTATION SURVEY OF HIGHWAY 35 BY P.L.S.2747, FILED SEPTEMBER 1, 2000, AS C.S.#2000071.  
SURVEY BY P.L.S.2393, FILED JULY 19, 1995, AS C.S.#95070.  
SURVEY BY P.L.S.896, FILED JUNE 22, 1977, AS C.S.#77059.  
SURVEY BY P.L.S.1028, FILED SEPTEMBER 8, 1976, AS C.S.#7638.

HOOD RIVER COUNTY DEED DOCUMENTS:  
STATUTORY WARRANTY DEED, RECORDED SEPTEMBER 29, 1998, AS MICROFILM No.984310. (SUBJECT TAX LOT 2700).  
WARRANTY DEED, RECORDED JULY 20, 1999, AS MICROFILM No.994541. (TAX LOT 3300).  
STATUTORY WARRANTY DEED, RECORDED DECEMBER 6, 2007, AS DOCUMENT No.2007-05347. (TAX LOT 3400).  
STATUTORY WARRANTY DEED, RECORDED APRIL 21, 2006, AS DOCUMENT No.20062069. (TAX LOT 3402).  
WARRANTY DEED, RECORDED OCTOBER 28, 1977, AS MICROFILM No.772547. (TAX LOT 2702).  
WARRANTY DEED, RECORDED MARCH 25, 2004, AS DOCUMENT No.20041179. (TAX LOT 2701).  
WARRANTY DEED, DATED APRIL 3, 1971, AS MICROFILM No.710573. (CALLED IN SUBJECT LEGAL AS EXCEPTION - TAX LOT 2701).  
WARRANTY DEED, RECORDED APRIL 4, 1991, AS MICROFILM No.910756. (CALLED IN SUBJECT LEGAL AS EXCEPTION - HIGHWAY 35).

HOOD RIVER COUNTY ASSESSORS MAP:  
1N-10E-21, REVISED MAY 23, 2013.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*

OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051

RENEWS: 12/31/2015

PROJECT NUMBER: 2014009.  
DATE OF DRAWING: APRIL 30, 2014.  
HOOD RIVER COUNTY ASSESSORS MAP: 01N-10E-21.

**COLUMBIA RIVER  
SURVEYING  
& MAPPING**

1767 12th St, #191  
HOOD RIVER, OREGON, 97031  
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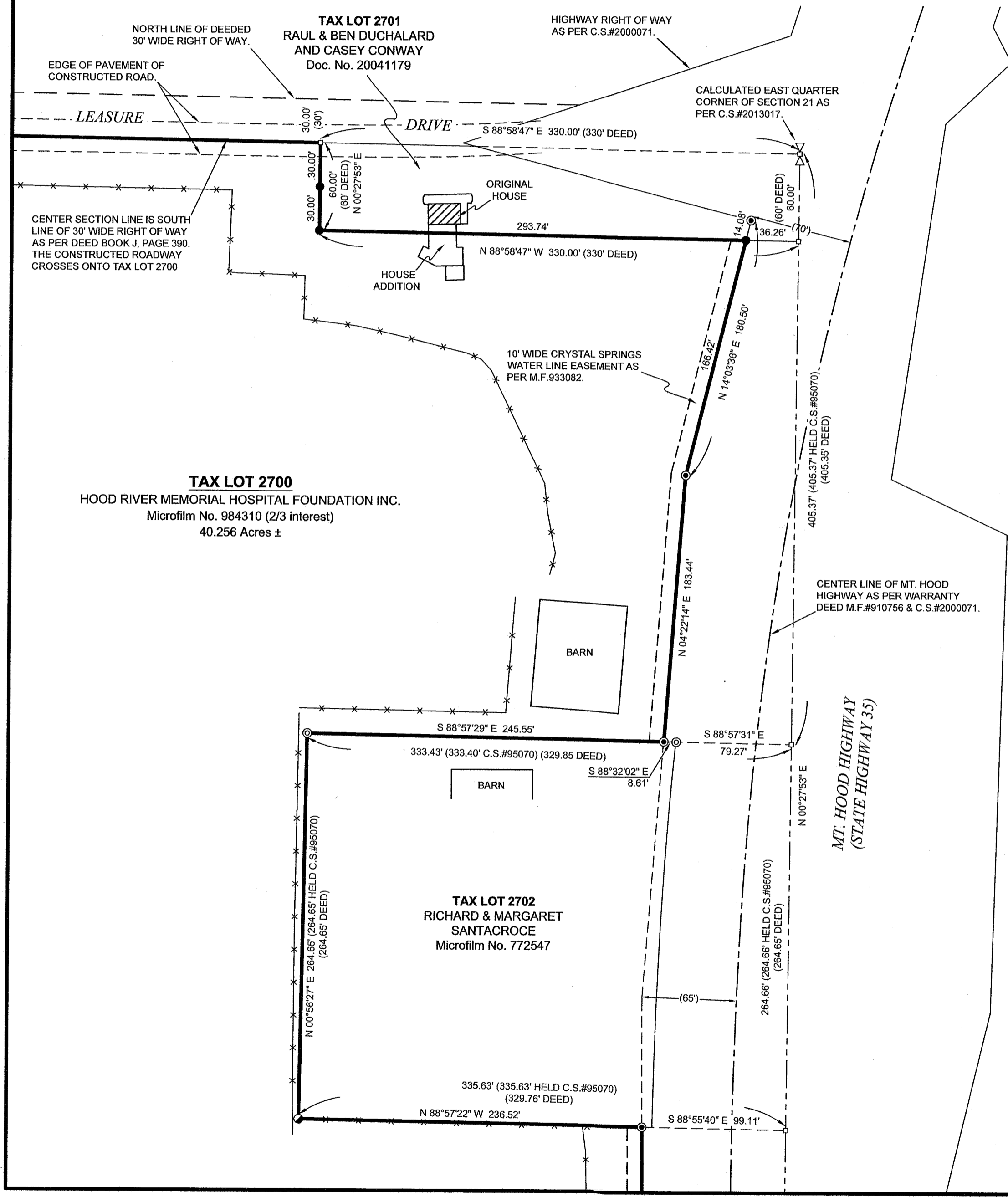
RECEIVED MAY 20 2014

CS 2014 016-1

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**HOOD RIVER MEMORIAL HOSPITAL FOUNDATION, INC**  
 LOCATED IN THE SE 1/4 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 10 EAST W.M.

Sheet 2 of 2

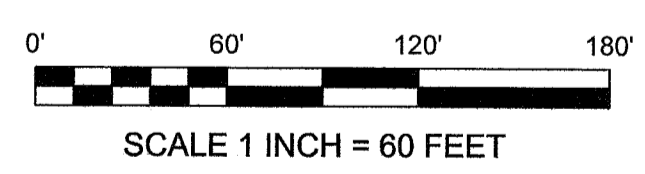
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 SURVEYOR'S OFFICE  
 Survey No: CS 2014 016  
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**NARRATIVE:**  
 THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MONUMENT THE PROPERTY DESCRIBED BY HOOD RIVER COUNTY DEED MICROFILM No.984310, THE LEGAL DESCRIPTION IS REPRODUCED BELOW.  
 I FOUND A MONUMENT AT THE SOUTHEAST CORNER OF SECTION 21 AND CALCULATED THE CENTER OF SECTION 21 AS PER C.S.#2013017 FROM THE IRON PIPE FOUND NEAR THE CENTER OF THE SECTION. I CALCULATED THE LOCATION OF THE EAST QUARTER CORNER OF SECTION 21 BY HOLDING THE DISTANCES FROM THE CENTER AND SOUTHEAST SECTION CORNERS AS PER C.S.#2013017. THE WESTERLY LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY C.S.#2013017 ALONG THE WEST BANK OF AN IRRIGATION DITCH AS PER THE DEED. I FOUND AND HELD THE MONUMENTS SHOWN ALONG SAID WESTERLY LINE. THE SOUTHERLY LINE OF THE SUBJECT TRACT WAS ESTABLISHED ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21.  
 I MONUMENTED THE 330 FOOT BY 60 FOOT EXCEPTION DESCRIBED BY DEED MICROFILM No.710573 AT THE NORTHEAST CORNER OF THE SUBJECT TRACT AS SHOWN. NOTE THAT ENCROACHMENTS EXIST ACROSS THE SOUTHERLY LINE OF THIS PORTION. AN OLD HOUSE APPEARS TO HAVE ORIGINALLY BEEN CONSTRUCTED CLEAR OF THE PROPERTY LINE BUT SUBSEQUENT ADDITIONS TO THE HOUSE NOW CROSS THE LINE. THERE IS ALSO EVIDENCE OF OCCUPATION TO THE FENCE TO THE SOUTH OF THIS PORTION. THE PORTION EXCEPTED BY DEED MICROFILM No.772547 WAS MONUMENTED BY C.S.#95070. I HELD THE MONUMENTS FOUND FROM SAID SURVEY AND SET A NEW MONUMENT AT THE SOUTHWEST CORNER OF THE TRACT BY HOLDING THE DISTANCES AS SHOWN ON C.S.#95070.  
 THE HIGHWAY RIGHT OF WAY DESCRIBED BY DEED MICROFILM No.910756 WAS MONUMENTED BY C.S.#2000071. I FOUND MONUMENTS FROM SAID SURVEY TO ESTABLISH THE RIGHT OF WAY. I EXTENDED THE EAST RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21 AND SET A MONUMENT FOR THE SOUTHEAST CORNER OF THE SUBJECT TRACT.  
 THE RIGHT OF WAY FOR LEASURE DRIVE IS DESCRIBED BY DEED BOOK J, PAGE 390 AS BEING A STRIP 30 FEET WIDE ALONG THE SOUTH SIDE OF THE NORTHEAST QUARTER OF SECTION 21. THE ROADWAY HOWEVER IS CONSTRUCTED CENTERED ON THE QUARTER SECTION LINE SUCH THAT THE TRAVELED WAY CROSSES ONTO THE SUBJECT TRACT. AN ADDITIONAL 30 FEET WAS DEDICATED SOUTH OF THE QUARTER SECTION LINE FOR THE TRACT TO THE WEST BY PARTITION PLAT 2013-04, C.S.#2013017.  
 THE FENCE LINES EXISTING ON THE PROPERTY ARE GENERALLY NOT INDICATIVE OF THE PROPERTY LINES.

**TAX LOT 2700 LEGAL DESCRIPTION:**  
 Beginning at the Northeast corner of the Southeast quarter of Section 21, Township 1 North, range 10 east of the Willamette meridian; thence West along the quarter section line 1470 feet to a point; thence South 30 feet to an iron bar in the bottom of the Mt. Hood Irrigation Company Ditch, near the West bank of said ditch; thence South 1°11' East along the west bank of said ditch 1303 feet to an iron bar on the South line of the North half of said Southeast quarter; thence East along the South line of the North half of the said Southeast quarter a distance of 1455 feet, more or less, to the East line of said southeast quarter; thence North 1330 feet, more or less, to the point of beginning; EXCEPTING THEREFROM that tract of land conveyed to Rodney G. Potter and Nelda P. Potter, husband and wife, by Deed dated April 3, 1971 and recorded in Hood River County Deed Records under Film No. 710573; ALSO EXCEPTING THEREFROM that portion conveyed to Richard Santacroce et ux, by Deed recorded October 28, 1977 as Recorders Fee No. 772547, Film Records; AND ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, Department of Transportation, Highway Division, by Deed recorded April 4, 1991, as Recorders Fee No.910756, Microfilm Records.

- EASEMENTS AND RESTRICTIONS:**
- THE FOLLOWING DOCUMENTS ARE NUMBERED AS REFERENCED AS RECORD MATTERS ON THE AMERITITLE STATUS OF RECORD TITLE, TITLE No.0046456, DATED NOVEMBER 25, 2013.
1. THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
  2. SUBJECT TO THE MT. HOOD IRRIGATION DISTRICT.
  3. SUBJECT TO ZONING OR CLASSIFICATION AS FARM USE.
  4. RIGHT OF WAY EASEMENT IN FAVOR OF HOOD RIVER ELECTRIC COOPERATIVE, RECORDED MARCH 5, 1980, AS MICROFILM No.800395. NO WIDTH OR EXACT LOCATION GIVEN. NOT SHOWN ON THIS SURVEY
  5. ACCESS RESTRICTIONS IN FAVOR OF THE STATE OF OREGON, DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED APRIL 4, 1991 AS MICROFILM No.910756. ACCESS IS RESTRICTED TO THE STATE HIGHWAY FROM THE SUBJECT PARCEL EXCEPT FOR A 35 FOOT WIDE PORTION AT ENGINEERS STATION 490+20. PLOTTED AS SHOWN NEAR THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.
  6. WATER LINE EASEMENT IN FAVOR OF CRYSTAL SPRINGS WATER DISTRICT. RECORDED SEPTEMBER 13, 1993, AS MICROFILM No.933082.10 FEET WIDE ALONG THE EASTERLY LINE OF THE SUBJECT TRACT. PLOTTED AS SHOWN.
  7. WATER LINE EASEMENT IN FAVOR OF CRYSTAL SPRINGS WATER DISTRICT. RECORDED JUNE 1, 1999, AS MICROFILM No.992553.10 FEET WIDE WITH NO EXACT LOCATION GIVEN. NOT SHOWN ON THIS SURVEY.
  8. DECLARATION OF DEED RESTRICTIONS, RECORDED JUNE 10, 199, AS MICROFILM No.992725. ACKNOWLEDGMENT THAT THE SUBJECT TRACT IS SUBJECT TO FARM AND AGRICULTURAL USES. SEE THE DOCUMENT FOR FURTHER DETAILS.



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 60051  
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**COLUMBIA RIVER  
 SURVEYING  
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 1767 12th St, #191  
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CS 2014 016-2