

ALTA/ACSM LAND TITLE SURVEY

CERTIFICATION, LEGAL DESCRIPTION & NOTES

LOCATED IN THE SW 1/4 OF THE SE 1/4
SECTION 30, T. 1 S., R. 10 E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
1S 10E 30, TAX LOTS 1400, 1401, 1402, & 1403

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. CS 2015 010

FILED 3-11-15

BY *[Signature]*

NOTES:

- 1.) A SURVEY PERFORMED BY TENNESON ENGINEERING, FILED AS COUNTY SURVEY NO. 1230 IN SECTION 30 COMPUTED THE SOUTHEAST QUARTER OF SECTION 30 AND SET PROPERTY MONUMENTS AT THE EXTERIOR CORNERS OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30. A SURVEY PERFORMED BY McCONNELL LAND SURVEY, FILED AS COUNTY SURVEY NO. 77016, ALSO PERFORMED A SURVEY IN SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER IN WHICH HE ACCEPTED TENNESON ENGINEERING MONUMENTS. IN 1978 A SURVEY PERFORMED BY HOOD RIVER COUNTY, FILED AS COUNTY SURVEY NO. 79004 FOUND EXISTING MONUMENT OF RECORD LOCATED AT THE SOUTHEAST, NORTHEAST, AND NORTHWEST CORNERS, ALONG WITH THE NORTH, SOUTH, AND WEST QUARTER CORNERS OF SAID SECTION 30. IN HOOD RIVER COUNTY SURVEY, THEY ESTABLISHED THE EAST AND CENTER QUARTER CORNERS OF SAID SECTION 30. THE SECTION BREAKDOWN PERFORMED BY HOOD RIVER COUNTY DID NOT AGREE WITH TENNESON ENGINEERING NOR McCONNELL LAND SURVEY. MONUMENTS RECOVERED AT THE EAST QUARTER, SOUTH QUARTER, AND CENTER QUARTER ALONG WITH THE SOUTHWEST QUARTER CLOSELY FIT THE COMPUTED POSITION, AS PER HOOD RIVER COUNTY. THIS SURVEY DID NOT ACCEPT THE SECTION BREAKDOWN PER TENNESON ENGINEERING AND McCONNELL LAND SURVEYING AS IT DID NOT AGREE WITH FOUND MONUMENTS OF RECORD.
- 2.) A SURVEY PERFORMED BY OUR FIRM IN 1984, FILED AS COUNTY SURVEY NO. 84053 LOCATED THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30. IN SAID SURVEY THE EXTERIOR MONUMENTS OF SAID SOUTHWEST QUARTER WERE RECOVERED, WHICH CLOSELY AGREE WITH HOOD RIVER COUNTY SECTION BREAKDOWN. IT WAS DETERMINED NOT TO HOLD TENNESON OR McCONNELL SURVEYS FOR THE EXTERIOR OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER DO THE LARGE VARIATION OF THE SECTIONAL BREAKDOWN BETWEEN HOOD RIVER COUNTY, AND OUR SURVEY, ALONG WITH NO INFORMATION ON WHICH EXTERIOR MONUMENTS WERE FOUND ON THE EXTERIOR OF SECTION 30.
- 3.) A SURVEY PERFORMED BY McCONNELL LAND SURVEY IN SEPTEMBER 1976 ESTABLISHED THE BOUNDARIES OF TAX LOTS 1401, 1402, AND 1403. A SURVEY PERFORMED BY TENNESON ENGINEERING, FILED AS COUNTY SURVEY NO. 1230 ESTABLISHED THE BOUNDARY OF TAX LOT 1400, WHICH IS DESCRIBED AS THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER. AROUND THE SAME TIME THE TRACTS WERE BEING CONVEYED. IT APPEARED THE SURVEY PERFORMED BY McCONNELL SURVEY WAS USED TO CONVEY THE PROPERTY, BASED ON THE DATE OF THE SURVEY AND THE DATE OF DEED CONVEYANCES. FOR THE PURPOSE OF THIS SURVEY I'M HONORING THE INTERIOR LOT LINES AS PER THE McCONNELL SURVEY, AS IT REPRESENTS WHAT WAS THE INTENT OF THE PROPERTY, AND HAS BEEN HISTORICALLY ACCEPTED BY THE OWNERS.

REFERENCED SURVEYS

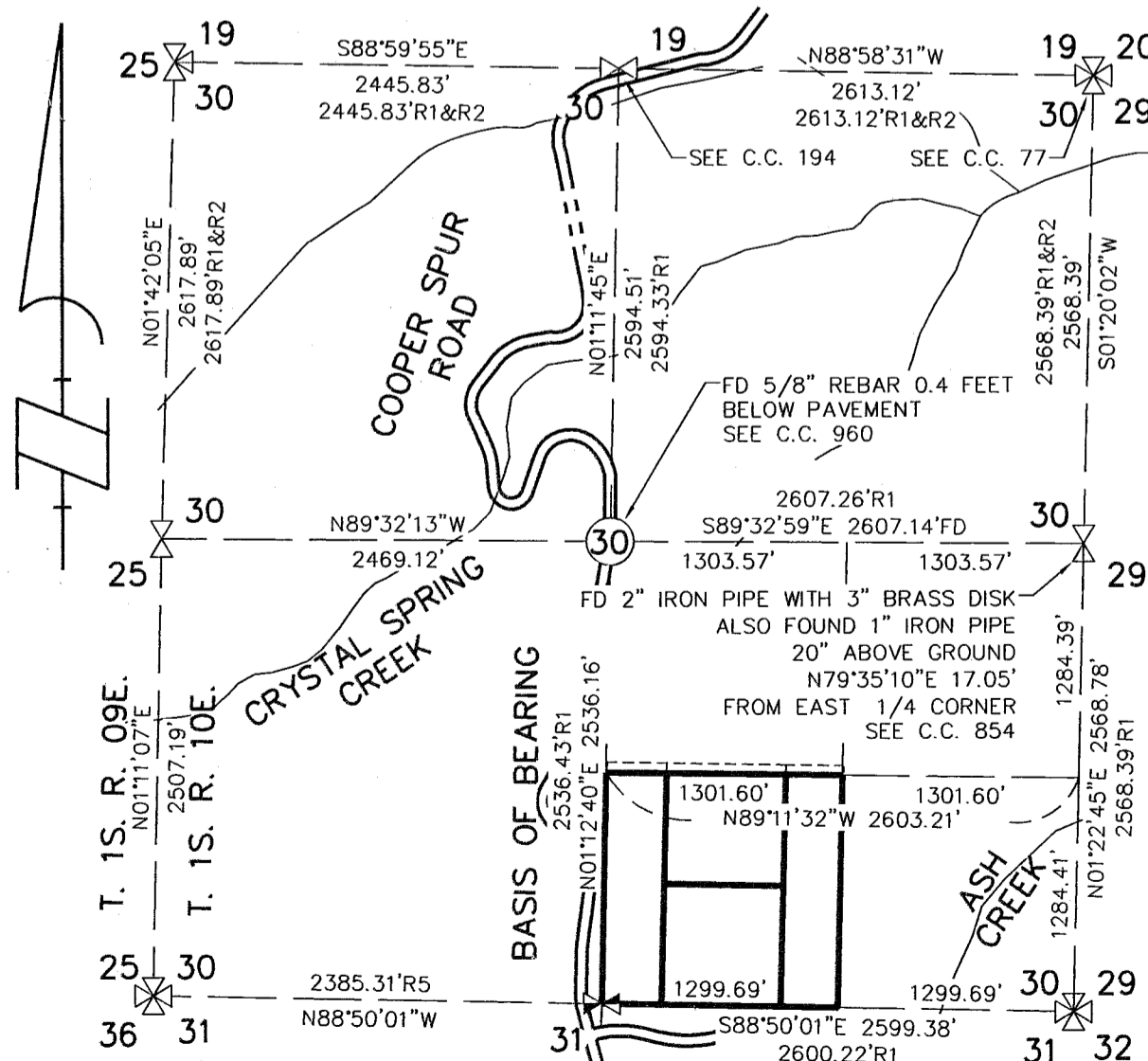
- R1 SURVEY PERFORMED BY HOOD RIVER COUNTY FILED IN, CS NO. 79004
- R2 SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC. FILED IN, CS NO. 84053
- R3 SURVEY PERFORMED BY McCONNELL LAND SURVEYING, FILED IN, CS NO. 77016
- R4 SURVEY PERFORMED BY TENNESON ENGINEERING FILED IN, CS NO. 1230
- R5 PLAT OF MOUNTAIN SHADOWS RECORDED IN CS NO. 690420

PROCEDURES

A CLOSED LOOP TRAVERSE AROUND THE EXTERIOR BOUNDARY OF THE PARCELS WAS PERFORMED USING A TRIMBLE M3 TOTAL STATION AND A TRIMBLE DATA COLLECTOR. ADJUSTMENT BY COMPASS RULE, MEETS MINIMUM STANDARDS

SHEET INDEX

- SHEET 1: CERTIFICATION, LEGAL DESCRIPTION & NOTES
SHEET 2: BOUNDARY LAYOUT
SHEET 3: EASEMENTS AND UTILITIES
SHEET 4: SOUTH LINE TRACTS 1, 3, & 4, AND LOT DETAILS MT. SHADOWS



SECTION 30
SCALE 1" = 100'

SURVEY PERFORMED FOR:
JAMES D. PARR
DATE OF MONUMENTATION: SEPTEMBER 30, 2014
PROJECT: 14-07-27 DRAFT: GJD
FILE: 140727.DWG LAYOUT TAB: ALTA

LEGAL DESCRIPTION:

LEGAL DESCRIPTION IS DESCRIBED IN OWNERSHIP AND ENCUMBRANCE REPORT, PER COLUMBIA GORGE TITLE, ORDER NO. 14-0017ED

TRACT 1 (TAX LOT 1400)

THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, IN TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

TRACT 2 (TAX LOT 1401)

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND THE STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS SOUTH 88°57'56" EAST ALONG THE NORTH LINE OF SAID LEGAL SUBDIVISION, A DISTANCE OF 328.36 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 1°26'01" WEST PARALLEL WITH THE WEST LINE OF SAID LEGAL SUBDIVISION, A DISTANCE OF 662.99 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO RICHARD I. BRANDVOLD AND LYNN BRANDVOLD, HUSBAND AND WIFE, BY CONTRACT RECORDED JANUARY 4, 1977, UNDER RECORDER'S FEE NO. 770013; THENCE SOUTH 88°54'31" EAST ALONG THE NORTH LINE OF SAID BRANDVOLD TRACT, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER THEREOF, AND A POINT IN THE EAST LINE OF THE WEST 30.00 ACRES OF SAID LEGAL SUBDIVISION; THENCE NORTH 1°26'01" EAST, PARALLEL WITH THE WEST LINE OF SAID LEGAL SUBDIVISION A DISTANCE OF 663.65 FEET TO A POINT IN THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°57'56" WEST ALONG SAID NORTH LINE A DISTANCE OF 656.25 FEET TO THE POINT OF BEGINNING.

TRACT 3 (TAX LOT 1402)

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 328.75 FEET TO THE TRUE PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 655.03 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE WEST 30 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 30 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 664.015 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 656.03 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE RUNNING NORTHERLY FROM THE TRUE PLACE OF BEGINNING ALONG A COURSE THAT IS PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 664.015 FEET TO THE TRUE PLACE OF BEGINNING.

TRACT 4 (TAX LOT 1403)

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH OF RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 328.36 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JEREMIAH J. MILLER ET UX. BY DEED RECORDED JANUARY 28, 1977, FILE NO. 770224 DEED RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID JEREMIAH J. MILLER TRACT AND SAID WEST LINE EXTENDED NORTHERLY, BEING PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1325.99 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 328.36 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 1325.34 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KLEIN & ASSOCIATES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. INFORMATION REGARDING EASEMENTS, RIGHT OF WAYS AND TITLE OF RECORD RELATING TO TAX LOTS 1400, 1401, 1402, AND 1403, KLEIN & ASSOCIATES, INC. RELIED UPON A OWNERSHIP AND ENCUMBRANCE REPORT WAS PERFORMED BY COLUMBIA GORGE TITLE, ORDER NO. 14-0017ED, DATED JAN. 20, 2015. SAID REPORT WAS PROVIDED TO KLEIN & ASSOCIATES, INC. BY TED HERZOG OF TONKON TORP, LLP.
2. **BASIS OF BEARING:** PERFORMED BY KLEIN & ASSOCIATES, INC., FILED AS COUNTY SURVEY NO. 84053.
3. **ZONING:** TAX LOTS 1400, 1401, 1402 AND 1403 IS ZONED F2-PRIMARY FOREST- SETBACK REQUIREMENTS FRONT YARD 60 FEET FROM ROAD, SIDE YARD 10 FEET, REAR YARD 20 FEET.
4. **ACCESS:** ACCESS TO TAX LOTS ARE THROUGH PRIVATE EASEMENTS OF RECORD FROM COOPER SPUR ROAD. SEE PAGE 3 OF 3 OF THIS SURVEY.
5. **UTILITY STATEMENT:** UTILITIES SHOWN ON SHEET 3 OF 3 ARE ABOVE GROUND, UNLESS OTHERWISE NOTED. SEE LEGEND OF UTILITIES FOUND AND NOTED. REASONABLE EFFORTS HAVE BEEN MADE TO DEPICT THESE UTILITIES, NO GUARANTEES ARE MADE AS TO THE COMPLETENESS OR ACCURACY OF ABOVE OR BELOW GROUND UTILITY.
6. **ENCROACHMENTS:** ENCROACHMENTS ARE BEING NOTED AS FOLLOWS: 1) A PORTION OF AN EXISTING DIRT DRIVEWAY RUNNING ALONG THE SOUTHERLY BOUNDARY OF TAX LOT 1402 ENCROACHES ONTO A PORTION OF LOTS 13 AND 14 OF MOUNTAIN SHADOWS SUBDIVISION. AT TIME OF FIELD WORK, DRIVEWAY HAS SINCE BEEN RELOCATED OFF OF SAID LOTS 13 AND 14. 2) A PORTION OF AN EXISTING DIRT DRIVEWAY RUNNING ALONG THE EASTERLY BOUNDARY OF TAX LOT 1400 ENCROACHES ONTO THE ADJACENT TAX LOT SEE, SURVEY DETAIL PER THIS PLAT.

DEED OF RECORD:

GRANT OF EASEMENT AND WATER RIGHTS, RECORDED IN INSTRUMENT NO. 721235, (AFFECTS LOT 12 & 13, MT SHADOWS)
WATER LINE EASEMENT, RECORDED IN INSTRUMENT NO. 811414, (AFFECTS LOT 12, MT. SHADOWS)
WATER LINE EASEMENT, RECORDED IN INSTRUMENT NO. 811574, (AFFECTS LOT 12, MT. SHADOWS)
20 FOOT NON-EXCLUSIVE EASEMENT, RECORDED IN INSTRUMENTS 811899, 811901 & 811902, (BENEFITS TRACT 1, 3, AND 4 OF THIS PLAT)
INGRESS & EGRESS EASEMENT, BOOK 74, PAGE 487, LOCATED IN SECTION 31, (AFFECTS MT SHADOWS)

UTILITY STATEMENT *****

UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

TITLE REPORT SPECIAL EXCEPTION:

THE FOLLOWING EXCEPTIONS WERE LISTED ON THE OWNERSHIP AND ENCUMBRANCE REPORT THAT WAS PERFORMED BY COLUMBIA GORGE TITLE, ORDER NO. 14-0017ED, DATED JAN. 20, 2015 FOR TONKON TORP, L.L.P. CARE OF TED HERZOG.

SPECIAL EXCEPTIONS:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS
2. AS DISCLOSED BY THE ASSESSMENT AND TAX ROLL, THE PREMISES HEREIN HAVE BEEN SPECIALLY ASSESSED AS FOREST LAND. IF THE LAND BECOMES DISQUALIFIED FOR SPECIAL ASSESSMENT UNDER THE STATUTE, AN ADDITIONAL TAX PLUS INTEREST MAY BE LEVIED FOR THE LAST FIVE OR LESSOR NUMBERS YEARS IN WHICH THE LAND WAS SUBJECT TO SPECIAL LAND USE ASSESSMENT.
3. RIGHT-OF-WAY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED AUG. 29, 1947, IN BOOK 35, PAGE 395. EXACT (LOCATION NOT DISCLOSED, POSSIBLY AFFECTS ALL TRACT WITHIN THIS PLAT)
4. INGRESS, EGRESS, AND UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISION AS RESERVED IN WARRANTY DEED, RECORDED MARCH 23, 1976, IN INSTRUMENT NO. 760523. (THE SOUTH 30 FEET OF SAID DEED)
5. ROAD PURPOSES AND UTILITIES ACCESS EASEMENT, RECORDED JULY 14, 1978, INSTRUMENT NO. 782806. (AFFECTS PARCEL 3 OF TITLE REPORT)
6. ROAD PURPOSES AND UTILITIES ACCESS EASEMENT, RECORDED JULY 14, 1978, INSTRUMENT NO. 782807. (AFFECTS PARCEL 3 OF TITLE REPORT)
7. PERPETUAL EASEMENT, GRANTED TO MOUNTAIN SHADOWS COMPANY, RECORDED AUG. 14, 1980, IN INSTRUMENT NO. 801818. (AFFECTS PARCEL 3 OF TITLE REPORT)
8. WATER PIPELINE EASEMENT, RECORDED AUG. 25, 1981, IN INSTRUMENT NO. 811574. (AFFECTS PARCEL 3) THE INTEREST THEREUNDER WAS ASSIGNED TO A. DONALD PARR, RECORDED OCT. 8, 1981, IN INSTRUMENT NO. 811937.
9. ROAD MAINTENANCE AGREEMENT, RECORDED JULY 7, 1981, IN INSTRUMENT NO. 811214. (AFFECTS PARCEL 2 AND 3 OF TITLE REPORT)
10. ROAD PURPOSES EASEMENT, GRANTED TO HOOD RIVER COUNTY, RECORDED OCT. 6, 1981, INSTRUMENT NO. 811903. (AFFECTS PARCEL 4 OF TITLE REPORT)
11. ROAD PURPOSES EASEMENT, GRANTED TO HOOD RIVER COUNTY, RECORDED OCT. 6, 1981, INSTRUMENT NO. 811904. (AFFECTS PARCEL 1 OF TITLE REPORT)
12. ROAD PURPOSES EASEMENT, GRANTED TO HOOD RIVER COUNTY, RECORDED OCT. 6, 1981, INSTRUMENT NO. 811905. (AFFECTS PARCEL 3 OF TITLE REPORT) THE INTEREST THEREUNDER WAS ASSIGNED TO A. DONALD PARR, RECORDED OCT. 8, 1981, INSTRUMENT NO. 811937
13. ELECTRICAL TRANSMISSION INTERRUPTING LINE EASEMENT, GRANTED TO HOOD RIVER ELECTRIC COOPERATIVE, RECORDED OCT. 21, 1984, IN INSTRUMENT NO. 841824. (LOCATION NOT DISCLOSED, POSSIBLY AFFECTS ALL TRACT WITHIN THIS PLAT)
14. INGRESS AND EGRESS EASEMENT, RECORDED NOV. 8, 1963, BOOK 74, PAGE 187
15. RIGHT-OF-WAY EASEMENT, RECORDED JULY 5, 1972, INSTRUMENT NO. 721235 (AFFECTS PARCEL 1)
16. INTENTIONALLY DELETED
17. ROAD PURPOSE EASEMENT, RECORDED OCT. 6, 1981, INSTRUMENT NO. 811900 (AFFECTS PARCEL 2)
18. INTENTIONALLY DELETED

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/ACSM LAND TITLE SURVEY FOR JAMES D. PARR, TRUSTEE OF THE A. DONALD PARR TRUST FOR THE PURPOSE OF PROVIDING A BOUNDARY AND EASEMENT EXHIBIT. AN OWNERSHIP AND ENCUMBRANCE REPORT WAS PERFORMED BY COLUMBIA GORGE TITLE, ORDER NO. 14-0017ED, DATED FEB. 4, 2014. A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, CONSISTING OF TAX LOTS 1400, 1401, 1402 AND 1403 OF HOOD RIVER COUNTY ASSESSOR MAP 1S 10E 30.

AND IS DESCRIBED IN THAT CERTAIN TITLE REPORT AS PARCEL 1, 2, 3, AND 4 OF EXHIBIT "A" OF SAID OWNERSHIP AND ENCUMBRANCE REPORT. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

A SEARCH OF COUNTY SURVEYS IN AND AROUND THE SUBJECT PARCEL, CONCLUDED THAT MULTIPLE SURVEYS HAD BEEN PERFORMED IN THE AREA. UPON THE REVIEW OF SAID SURVEYS, IT WAS DETERMINED THAT A SURVEY PERFORMED BY OUR FIRM, RECORDED AS COUNTY SURVEY NO. 84053, DID NOT AGREE WITH THE PREVIOUSLY ESTABLISHED NORTH LINE OF SAID TAX LOTS BY TENNESON ENGINEERING, FILED AS COUNTY SURVEY NO. 1230 AND A SURVEY PERFORMED BY DONALD McCONNELL, FILED AS COUNTY SURVEY NO. 77016. SEE NOTES, THIS PAGE FOR FURTHER DETAILS ON HISTORY OF PAST SURVEYS PERFORMED AND LINES ESTABLISHED.

SURVEYOR CERTIFICATION

TO JAMES D. PARR, TRUSTEE OF THE A. DONALD PARR TRUST

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2011, AND INCLUDES ITEMS A/A OF TABLE "A" THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITION ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

2-23-2015

DATE: *[Signature]* (JAMES KLEIN)
REGISTRATION NO. 59002

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2015

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
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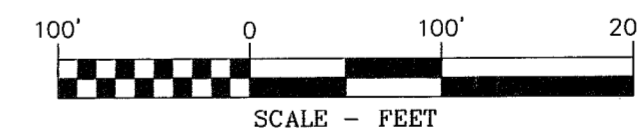
CS 2015 010-1

ALTA/ACSM LAND TITLE SURVEY

EASEMENTS AND UTILITIES
LOCATED IN THE SW 1/4 OF THE SE 1/4
SECTION 30, T. 1 S., R. 10 E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
1S 10E 30, TAX LOTS 1400, 1401, 1402, & 1403

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. JMK 59002LS)
- FOUND KLEIN & ASSOC. 5/8" REBAR W/1-1/2" YELLOW PLASTIC CAP (COUNTY SURVEY NO. 84053)
- ⊠ FOUND McCONNELL LAND SURVEY 5/8" REBAR W/1-1/2" YELLOW PLASTIC CAP (COUNTY SURVEY NO. 77016)
- ⊙ FOUND 1/2" REBAR PER MOUNTAIN SHADOWS SUBDIVISION (COUNTY SURVEY NO. 690420)
- ⊙ FOUND 2" IRON PIPE
- ⊙ FOUND 1" IRON PIPE BENT
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- YPC YELLOW PLASTIC CAP
- CS NO. COUNTY SURVEY NO.
- C.C. COUNTY CORNER CARD NO.
- R1 RECORD DATA PER REFERENCE SURVEY NO.
- FD FOUND DATA
- (50.00') DEED DISTANCE
- COMPUTED SECTION LINE
- - - - - EDGE OF GRAVEL
- CENTER LINE
- RIGHT-OF-WAY
- BUILDING
- EASEMENT
- BOUNDARY LINE
- ⊙ WELL
- ⊠ ELEC ELECTRIC PEDESTAL
- ⊠ EM ELECTRIC METER
- ▨ EXISTING PUBLIC UTILITY EASEMENT PER MOUNTAIN SHADOWS



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE GRID NAD83
ESTABLISHED BY G.P.S. OBSERVATION
BETWEEN THE SW CORNER AND THE NW
CORNER
OF THE SE 1/4, SECTION 30

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2015



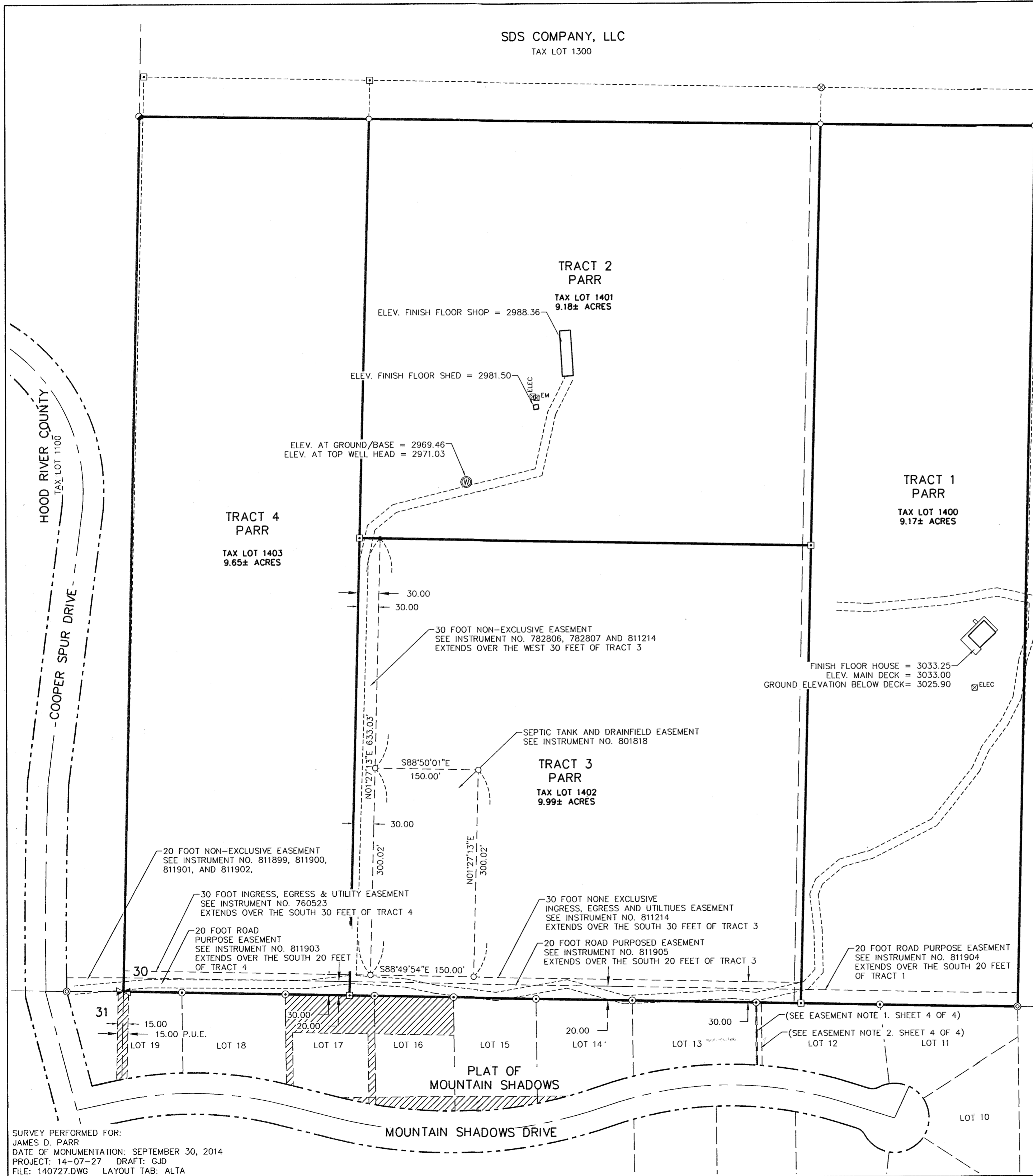
Klein & Associates, Inc.

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1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 3 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
30	1S.	10E.	

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.



SURVEY PERFORMED FOR:
JAMES D. PARR
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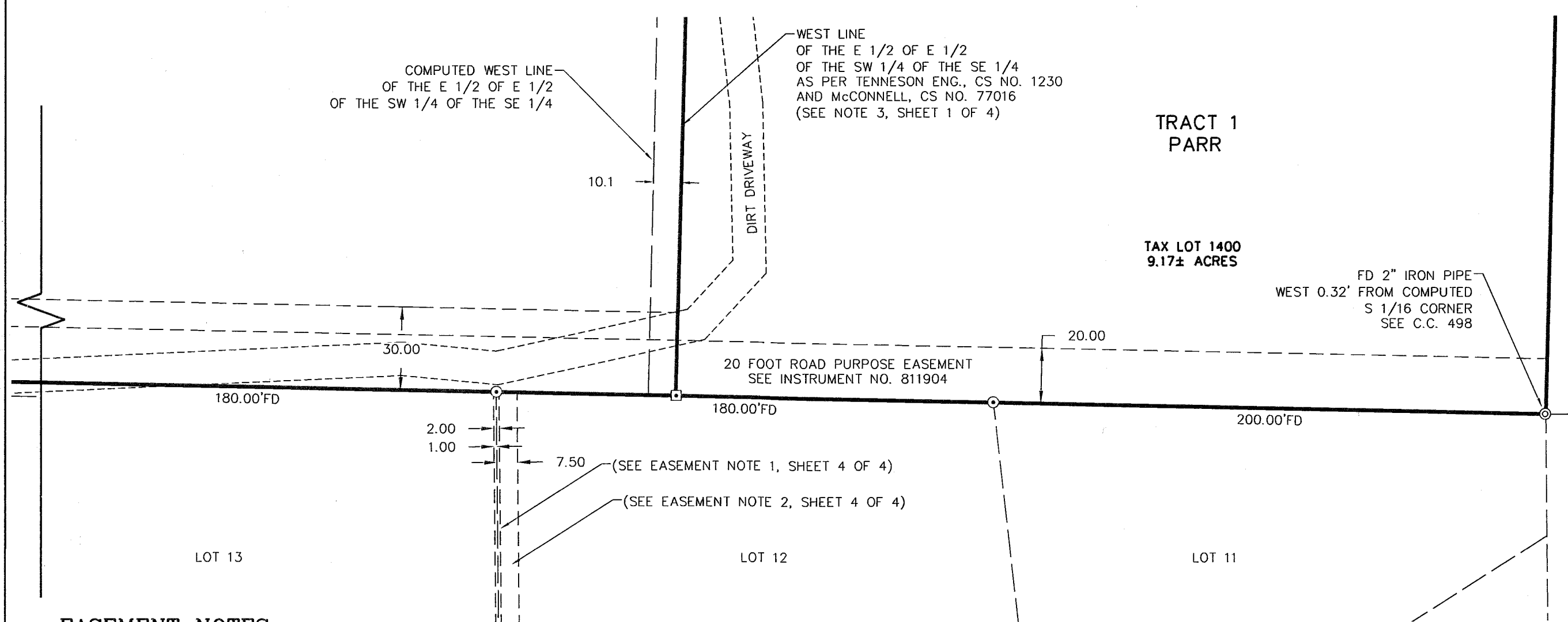
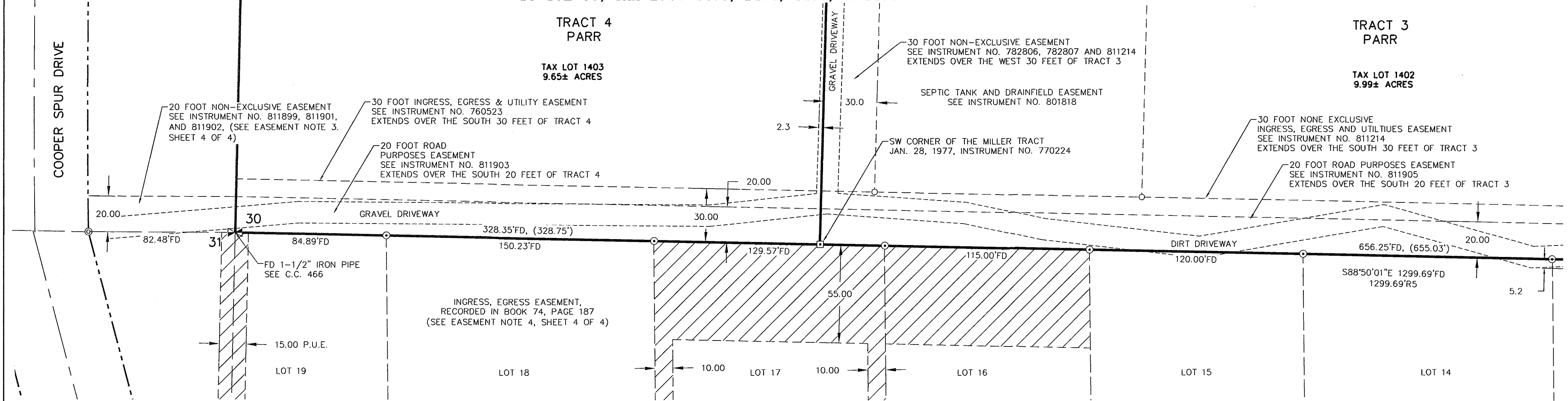
CS 2015 010-3

ALTA/ACSM LAND TITLE SURVEY

SOUTH LINE TRACTS 1, 3, & 4 AND LOT DETAILS MT. SHADOWS
 LOCATED IN THE SW 1/4 OF THE SE 1/4
 SECTION 30, T. 1 S., R. 10 E., W.M.
 HOOD RIVER COUNTY, STATE OF OREGON
 1S 10E 30, TAX LOTS 1400, 1401, 1402, & 1403

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. CS 2015 010
 FILED 3-11-15
 BY [Signature]

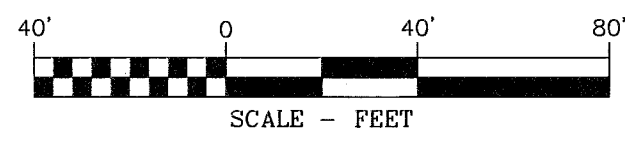


LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. JMK 59002LS)
- FOUND KLEIN & ASSOC. 5/8" REBAR W/1-1/2" YELLOW PLASTIC CAP (COUNTY SURVEY NO. 84053)
- FOUND McCONNELL LAND SURVEY 5/8" REBAR W/1-1/2" YELLOW PLASTIC CAP (COUNTY SURVEY NO. 77016)
- ⊙ FOUND 1/2" REBAR PER MOUNTAIN SHADOWS SUBDIVISION (COUNTY SURVEY NO. 690420)
- ⊙ FOUND 2" IRON PIPE
- ⊗ FOUND 1" IRON PIPE BENT
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- YPC YELLOW PLASTIC CAP
- CS NO. COUNTY SURVEY NO.
- C.C. COUNTY CORNER CARD NO.
- R1 RECORD DATA PER REFERENCE SURVEY NO.
- FD FOUND DATA
- (50.00') DEED DISTANCE
- COMPUTED SECTION LINE
- - - - - EDGE OF GRAVEL
- CENTER LINE
- - - - - RIGHT-OF-WAY
- BUILDING
- - - - - EASEMENT
- BOUNDARY LINE
- ⊙ WELL
- ⊗ ELEC ELECTRIC PEDESTAL
- ⊗ EM ELECTRIC METER
- ▨ EXISTING PUBLIC UTILITY EASEMENT PER MOUNTAIN SHADOWS

EASEMENT NOTES:

- 1.) GRANT OF EASEMENT AND WATER RIGHTS, 2 FOOT IN WIDTH, BEING 1 FOOT ON EACH SIDE OF THE COMMON LINE OF LOTS 12 & 13 OF MOUNTAIN SHADOWS, RECORDED IN INSTRUMENT NO. 721235.
- 2.) WATER LINE EASEMENT, 7-1/2 FEET IN WIDTH, ALONG THE WEST LINE OF LOT 12 OF MOUNTAIN SHADOWS, RECORDED IN INSTRUMENT NO. 811574, (BENEFITS TRACT 3)
- 3.) 20 FOOT IN WIDTH NON-EXCLUSIVE EASEMENT, RECORDED IN INSTRUMENT NO.'S 811899, 811900, 811901, AND 811902, (BENEFITS TRACTS 1, 3, & 4)
- 4.) A INGRESS, EGRESS EASEMENT, RECORDED ON NOV. 8, 1963, IN BOOK 74, PAGE 187, SAID EASEMENT RUNS OVER AN EXISTING ROADWAY, WHICH RUNS IN A NORTHEASTERLY DIRECTION FROM MT. HOOD LOOP HIGHWAY IN SECTION 31. SAID ROADWAY SHALL RUN OVER AND ACROSS LANDS OWNED BY GRANTOR LYING IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LYING EAST OF MT. HOOD LOOP HIGHWAY, IN SAID SECTION 31. LOCATION OF SAID ROADWAY WAS NOT DISCLOSED, A SEARCH WAS MADE FOR SAID ROADWAY, BUT NO ROADWAY WAS FOUND. THE PLATTING OF MOUNTAIN SHADOWS MY HAVE DISTURBED, SAID ROADWAY.



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
 NORTH ZONE GRID NAD83
 ESTABLISHED BY G.P.S. OBSERVATION
 BETWEEN THE SW CORNER AND THE NW
 CORNER OF THE SE 1/4, SECTION 30

SURVEY PERFORMED FOR:
 JAMES D. PARR
 DATE OF MONUMENTATION: SEPTEMBER 30, 2014
 PROJECT: 14-07-27 DRAFT: GJD
 FILE: 140727.DWG LAYOUT TAB: ALTA

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
 UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

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REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002
 Expires 6-30-2015

SHEET 4 OF 4
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
30	1S.	10E.	

CS 2015 010-4