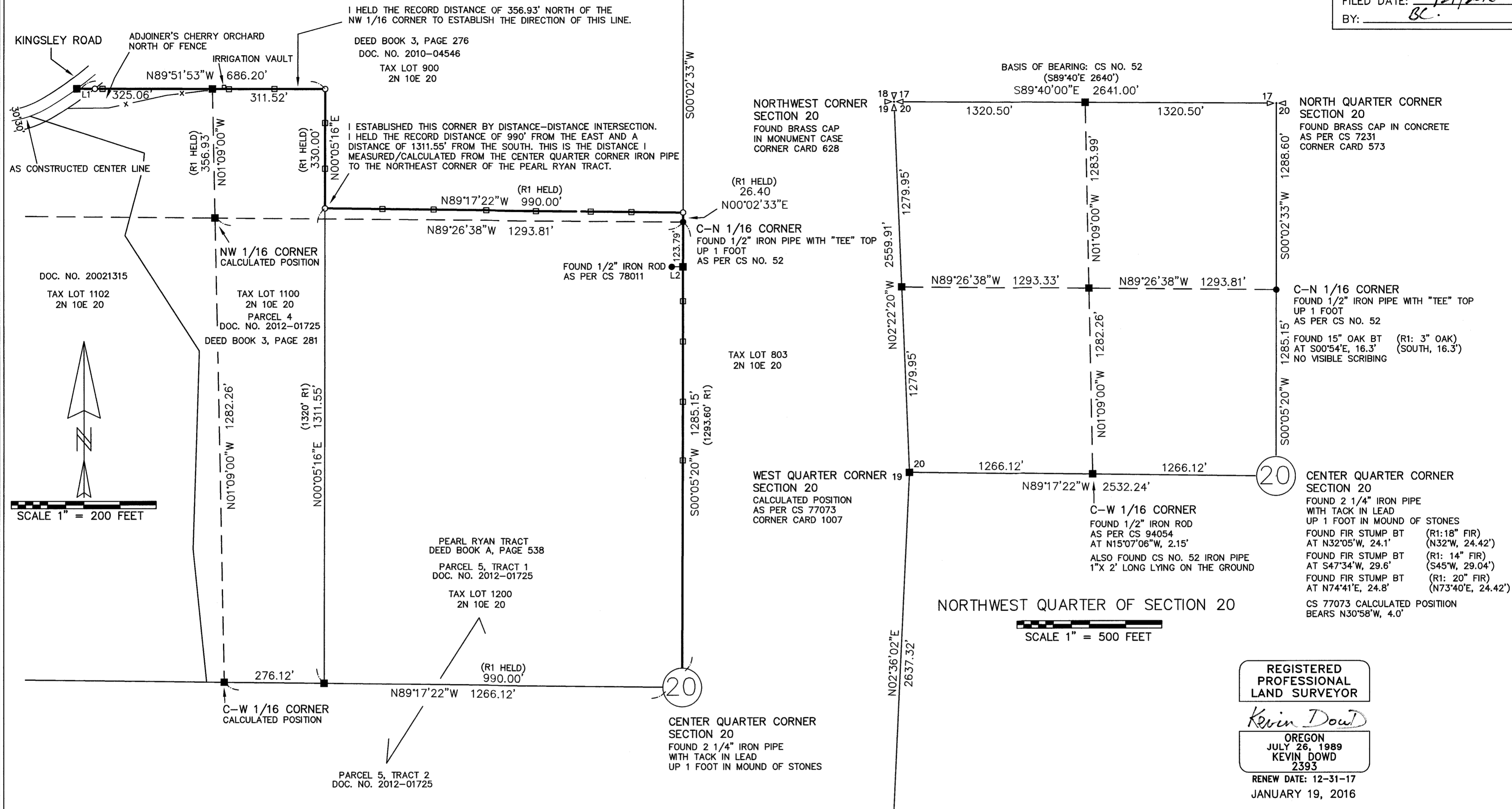


HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 SURVEY NO. 2016 007
 FILED DATE: 1/27/2016
 BY: BC



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°51'53"W	49.63
L2	N89°54'40"W	2.42

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON OCTOBER 27 THROUGH NOVEMBER 2, 2015
 - SET STEEL FENCE POST ON PROPERTY LINE
 - FOUND MONUMENT AS NOTED
 - CALCULATED POSITION
- CS NO. 52 COUNTY SURVEY NO. 52 BY DEPUTY COUNTY SURVEYOR SIDNEY E. HENDERSON DATED AUGUST 3, 1909

REGISTERED PROFESSIONAL LAND SURVEYOR
Kevin Dowd
 OREGON
 JULY 26, 1989
 KEVIN DOWD
 2393
 RENEW DATE: 12-31-17
 JANUARY 19, 2016

RECORD OF SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: RICK KINOSHITA

WYEAST SURVEYS
 KEVIN DOWD
 4399 WOODWORTH DR.
 MT HOOD-PARKDALE OR, 97041
 (541) 352-6065

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE NORTH LINE AND A PORTION OF THE EAST LINE OF PARCEL 4 OF THOSE TRACTS OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2012-01725. ALSO TO ESTABLISH THE NORTH AND EAST LINES OF PARCEL 5, TRACT 1 OF SAID DOCUMENT. THE PARCEL 5, TRACT 1 DESCRIPTION REFERS TO THE PEARL RYAN TRACT RECORDED IN DEED BOOK A, AT PAGE 538. A REVIEW FOUND THAT THE TWO TRACTS ARE ESSENTIALLY THE SAME. RESEARCH FOUND AN UNDATED OLDER SURVEY OF THE NORTHWEST QUARTER OF SECTION 20 FILED AS CS 0447. REVIEW FOUND THAT MANY OF THE CALLS FOUND IN CURRENT DEED DESCRIPTIONS OF PARCELS IN THE NORTHWEST QUARTER WERE DERIVED FROM THAT SURVEY. THE DEED DESCRIPTION FOR THE ADJOINER'S PROPERTY TO THE NORTH (DOCUMENT NO. 2010-04546) CALLS FOR THE NORTHEAST CORNER OF THE PEARL RYAN TRACT TO BE 26.4 FEET NORTH OF THE C-N 1/16 CORNER. CS 0447 SHOWS THE DISTANCE TO BE 15.18 FEET. THE DEED CALLS FOR THE DISTANCE ALONG THE NORTH LINE OF THE PEARL RYAN TRACT TO BE 990 FEET. THE SURVEY SHOWS THAT DISTANCE TO BE 1009.80 FEET. MANY OF THE OTHER DEED CALLS WERE THE SAME AS SHOWN BY THE SURVEY. FURTHER RESEARCH WAS NECESSARY TO RESOLVE THESE DISCREPANCIES. A QUITCLAIM DEED RECORDED OCTOBER 8, 1909 IN DEED BOOK 3 AT PAGE 270 PROVIDED THE NEEDED HISTORY. THE DEED STATES THAT A RECENT SURVEY IN THE NORTHWEST QUARTER OF SECTION 20 FOUND THAT THE DESCRIPTIONS IN THE VARIOUS DEEDS IN THE NORTHWEST QUARTER WERE INCORRECT. THAT THE LINES INTENDED TO BE CONVEYED AS DESCRIBED IN THE VARIOUS DEEDS ARE NOT ACCORDING TO THE LINES OF THE LAND ACTUALLY OCCUPIED AND FENCED. ALSO THAT THE PARTIES WISH TO HAVE THE DESCRIPTIONS CONFORM TO THE RECENT SURVEY AND AS OCCUPIED AND FENCED. THE DEED STATES THAT THE SURVEY WAS MADE BY JOHN LELAND HENDERSON, COUNTY SURVEYOR, BY SIDNEY E. HENDERSON HIS DEPUTY. THE SURVEY WAS RECORDED IN BOOK 1 OF COUNTY SURVEYOR'S RECORDS, PAGES 220 TO 227. THE SURVEY IS ALSO REFERRED TO AS COUNTY SURVEY NO. 52. IN ORDER TO ACCOMPLISH THIS THE OWNERS QUITCLAIMED THEIR INTEREST BACK TO THE ORIGINAL GOVERNMENT PATENT HOLDER. THEN THE PATENT HOLDER CONVEYED LAND BACK TO THE PARTIES USING DESCRIPTIONS CONFORMING TO THE RECENT SURVEY AND OCCUPATION. THESE DEEDS WERE RECORDED IN DEED BOOK 3, PAGES 276 TO 282. THE EXCEPTION TO THIS IS THAT PEARL RYAN CHOSE NOT TO PARTICIPATE. COUNTY SURVEY NO. 52 CONTAINS A PLAT MAP IDENTICAL WITH CS 0447 WITH THE EXCEPTION THAT CERTAIN DIMENSIONS HAD BEEN ALTERED TO ACCOMMODATE PEARL RYAN'S EXISTING DEED DESCRIPTION. THE SURVEY NOTES HAD ALSO BEEN ALTERED IN A SIMILAR MANNER. THESE ALTERATIONS CONFORM WITH THE DEED CALLS FOUND IN THE ABOVE MENTIONED CURRENT DEED DESCRIPTIONS. IT WAS NOW CLEAR THAT IN ORDER TO ESTABLISH THE REQUESTED BOUNDARIES I NEEDED TO PERFORM A RETRACEMENT OF COUNTY SURVEY NO. 52. A REVIEW OF SURVEYS FOUND THAT THE NORTH AND WEST QUARTER CORNERS WERE ESTABLISHED FROM COUNTY SURVEY NO. 52 BEARING TREES. I FOUND AN IRON PIPE WITH TACK IN LEAD IN A MOUND OF STONES AT THE CENTER QUARTER CORNER. I COULD FIND NO RECORD OF THE ESTABLISHMENT OF THIS PIPE. THE MONUMENT IS TYPICAL OF THE WORK OF GEO. FREY. I ALSO FOUND 3 ROTTED FIR STUMPS AT THE LOCATION OF 3 OF THE 4 BEARING TREES CALLED FOR BY COUNTY SURVEY NO. 52. I BELIEVE THE IRON PIPE TO BE A PERPETUATION OF THE COUNTY SURVEY NO. 52 POSITION. CS 77073 DID NOT ACCEPT THE IRON PIPE OPTING FOR A CALCULATED POSITION AT THE INTERSECTION OF OPPOSING QUARTER CORNERS. IT IS NOTED THAT THE MAJORITY OF SURVEYS IN SECTION 20 HAVE FOLLOWED THE CS 77073 PRECEDENT. I ALSO FOUND THE IRON PIPE WITH "TEE TOP" ESTABLISHED BY COUNTY SURVEY NO. 52 AT THE C-N 1/16 CORNER. THE IRON PIPE AT THE C-W 1/16 CORNER WAS FOUND LYING ON THE SURFACE OF THE GROUND. THE NW 1/16 CORNER POSITION FALLS IN AN ORCHARD. I HELD THE FOUND MONUMENTS TOGETHER WITH RECORD DATA FROM COUNTY SURVEY NO. 52 TO ESTABLISH THE REQUESTED BOUNDARIES AS SHOWN ON THE MAP.

REFERENCES

- R1) COUNTY SURVEY NO. 52 RECORDED AUGUST 3, 1909 IN BOOK 1 OF SURVEYS, PAGES 220-227, SURVEY BY SIDNEY E. HENDERSON DEPUTY COUNTY SURVEYOR
- R2) CS 0447, SURVEYOR AND DATE OF SURVEY NOT PROVIDED (SEE NARRATIVE)
- R3) CS 7231, SURVEY BY NORMAN NEWTON LS 654 FOR GARY ROY
- R4) CS 77073, SURVEY BY DANNY CRON LS 1028 FOR MARTHA FROST
- R5) CS 78011, SURVEY BY DANNY CRON LS 1028 FOR GARY SNYDER
- R6) CS 79046, SURVEY BY DANNY CRON LS 1028 FOR GARY SNYDER
- R7) CS 79047, SURVEY BY LARRY BISHOP LS 896 FOR DEWEY KELLER
- R8) CS 80082, SURVEY BY LARRY BISHOP LS 896 FOR CHAMPION TIMBERLANDS
- R9) CS 84040 SURVEY BY DANNY CRON LS 1028 FOR JOHN ANDRES
- R10) CS 90093, SURVEY BY DANNY CRON LS 1028 FOR WALTER NANCE
- R11) CS 94054, SURVEY BY DANNY CRON LS 1028 FOR RICK KINOSHITA
- R12) CS 99103, SURVEY BY KEVIN DOWD LS 2393 FOR JON CYPARSKI
- R13) CS 2012055, SURVEY BY ERIK CARLSON LS 72306 FOR HOOD RIVER COUNTY FORESTRY DEPARTMENT
- R14) CORNER CARDS 573, 628, 1007 AND 1008

HOOD RIVER COUNTY
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SURVEY NO. 2016 007
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REGISTERED
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LAND SURVEYOR

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OREGON
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SHEET 2 OF 2

CS#2016 007-2