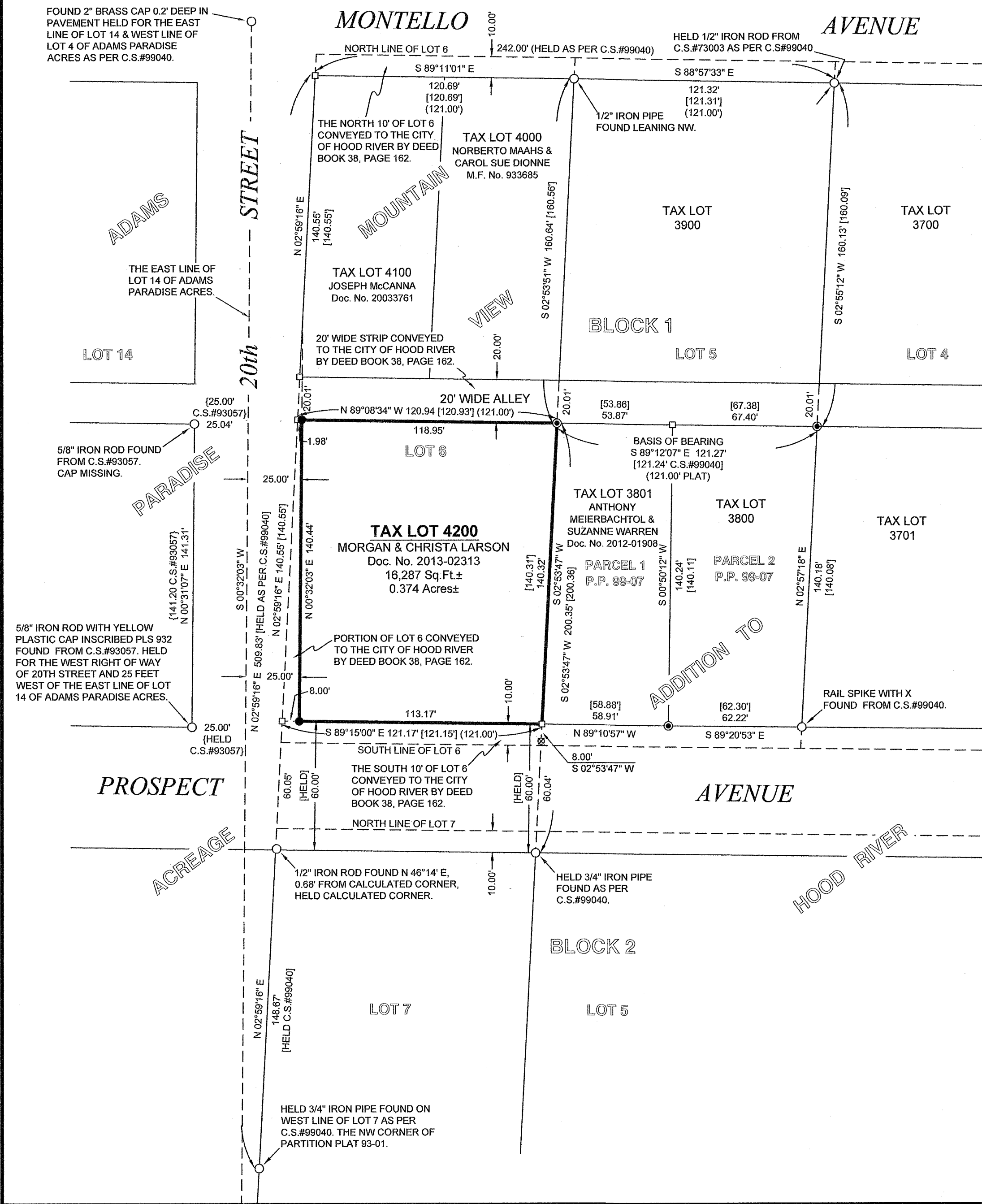


RECORD OF SURVEY FOR MORGAN LARSON
 PORTION OF LOT 6, BLOCK 1, MOUNTAIN VIEW ADDITION TO HOOD RIVER
 LOCATED IN THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,
 TAX LOT 4200, 3N-10E-35AB, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 Survey No: 2016 033
 Filed Date: 6/2/16
 By: BL



NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO REESTABLISH AND MONUMENT THE PROPERTY BOUNDARY OF TAX LOT 4200 AS DESCRIBED BY DEED DOCUMENT No.2013-02313.

THE PROPERTY IS DESCRIBED AS THE SOUTH HALF OF LOT 6 OF BLOCK 1 OF MOUNTAIN VIEW ADDITION, EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF HOOD RIVER BY DEED BOOK 38, PAGE 162. DEED BOOK 38, PAGE 162 INCLUDES CONVEYANCES OF THAT PORTION OF LOT 6 INCLUDED IN THE STRIP OF LAND 25 FEET EAST OF THE EAST LINE OF LOT 14 OF ADAMS PARADISE ACRES, THE SOUTHERLY 10 FEET OF LOT 6, NORTHERLY 10 FEET OF LOT 6 AND A 20 FOOT WIDE STRIP CENTERED ON THE LINE MIDWAY BETWEEN THE NORTH AND SOUTH LINES OF LOT 6.

PARTITION PLAT 99-07, C.S.#99040, CREATED THE PARCELS TO THE EAST OF THE SUBJECT TRACT. THAT SURVEY ESTABLISHED THE LOCATION OF THE ORIGINAL LOTS 5 & 6 OF MOUNTAIN VIEW ADDITION. I HELD THE DISTANCES AS PER C.S.#99040 FROM THE IRON PIPE FOUND ON THE WEST LINE OF LOT 7 AND THE 1/2" IRON ROD SET FOR C.S.#73003 FOUND NEAR THE NORTHEAST CORNER OF LOT 5 TO ESTABLISH THE NORTHWEST CORNER OF TAX LOT 4100. I THEN HELD THE DISTANCES ALONG THE WEST LINE OF LOT 6 AS PER C.S.#99040 TO ESTABLISH THE NORTHWEST AND SOUTHWEST CORNERS OF THE SOUTHERLY PORTION OF LOT 6 WITH THE NORTHERLY & SOUTHERLY 10 FEET EXCLUDED FOR THE CITY CONVEYANCE FROM DEED BOOK 38, PAGE 162.

I HELD 25 FEET FROM THE IRON ROD FOUND FROM C.S.#93057 AT THE NORTHWEST RIGHT OF WAY CORNER OF PROSPECT AND 20TH STREET AND THE BRASS CAP FOUND TO THE NORTH TO ESTABLISH THE EAST LINE OF LOT 14 OF ADAMS PARADISE ACRES. I THEN OFFSET THIS LINE BY THE 25 FOOT DISTANCE CALLED IN DEED BOOK 38, PAGE 162 TO ESTABLISH THE WESTERLY LINE OF THE SUBJECT TRACT.

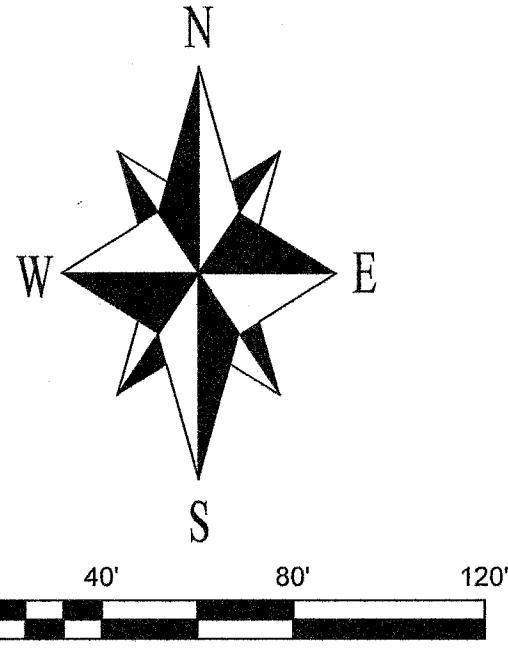
I HELD THE MONUMENT FOUND FROM C.S.#99040 AT THE NORTHWEST CORNER OF PARTITION PLAT 99-07 FOR THE NORTHEAST CORNER OF THE SUBJECT TRACT. THE SOUTHWEST CORNER OF PARTITION PLAT 99-07 HAS BEEN DESTROYED BY RECENT CONSTRUCTION WORK. I HELD THE RIGHT OF WAY DISTANCE FROM THE IRON PIPE FOUND ON THE SOUTH LINE OF PROSPECT AVENUE AND PROPORTIONED THE DISTANCES AS PER C.S.#99040 ALONG THE NORTHERLY LINE OF PROSPECT AVENUE BETWEEN THE RAIL SPIKE FOUND AT THE SOUTHEAST CORNER OF PARTITION PLAT 9907 AND THE SOUTHWEST CORNER OF THE SUBJECT TRACT. I COULD NOT SET THE SOUTHEAST CORNER OF THE SUBJECT TRACT DIRECTLY AS IT FELL OVER UTILITIES. A REFERENCE MONUMENT WAS SET IN THE SIDEWALK ON THE 8 FOOT EXTENSION OF THE EASTERLY LINE.

REFERENCES:

HOOD RIVER COUNTY DEED DOCUMENTS:
 STATUTORY WARRANTY DEED RECORDED JUNE 21, 2013, AS DOCUMENT No. 2013-02313. (TAX LOT 4200).
 DEED RECORDED JUNE 30, 1948, AS DEED BOOK 38, PAGE 162. (PORTIONS CONVEYED TO THE CITY OF HOOD RIVER).
 WARRANTY DEED RECORDED JUNE 5, 2012, AS DOCUMENT No.2012-01908. (TAX LOT 3801).
 WARRANTY DEED RECORDED OCTOBER 22, 1993, AS MICROFILM No. 933685. (TAX LOT 4000).
 WARRANTY DEED RECORDED JUNE 25, 2003, AS DOCUMENT No. 20033761. (TAX LOT 4100).

HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S.#1720 - SUBDIVISION PLAT OF MOUNTAIN VIEW ADDITION, RECORDED NOVEMBER 12, 1935.
 C.S.#73003 - SURVEY FOR CARL COLEMAN BY P.L.S. 872, FILED MARCH 27, 1973.
 C.S.#93002 - PARTITION PLAT 93-01 FOR KRAHN & KELLY BY P.L.S. 932, FILED FEBRUARY 3, 1993.
 C.S.#93057 - SURVEY FOR DON & NANCY BARCKLEY BY P.L.S. 932, FILED AUGUST 24, 1993.
 C.S.#99040 - PARTITION PLAT 99-07 FOR GLEN & DOROTHY McPHERREN BY P.L.S. 1815, FILED JUNE 16, 1999.
 C.S.#2006122 - SURVEY FOR RUTH CHASE BY P.L.S. 1815, FILED DECEMBER 28, 2006.

HOOD RIVER COUNTY ASSESSORS MAP:
 03N-10E-35AB, REVISED OCTOBER 23, 2002.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051
 RENEWS: 12/31/2017

BASIS OF BEARINGS:

STATE PLANE COORDINATES 3801 OREGON NORTH, N.A.D.83(2011) EPOCH 2010.00.
 THE RELATIONSHIP BETWEEN THE BEARINGS MEASURED BY THIS SURVEY AND THOSE OF C.S.#99040 IS ALSO SHOWN BETWEEN THE MONUMENTS FOUND AT THE NW CORNER OF PARCEL 1 OF PARTITION PLAT 99-07 & THE NE CORNER OF PARCEL 2 OF PARTITION PLAT 99-07.

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS P.L.S. 60051" ON APRIL 20, 2016.
- ⊗ SET 1-5/32" COPPER MARKER WITH MAGNET AS CORNER REFERENCE IN SIDEWALK, INSCRIBED "CROSS P.L.S. 60051" ON APRIL 17, 2016.
- ⊙ FOUND PLS 1815 5/8" IRON ROD WITH RED PLASTIC CAP FROM PARTITION PLAT 99-07, C.S.#99040.
- FOUND MONUMENT OF RECORD AS DESCRIBED.
- CALCULATED CORNER, NOT FOUND OR SET.
- (xx.xx) DISTANCE AS PER ORIGINAL PLAT MOUNTAIN VIEW ADDITION TO HOOD RIVER
- [xx.xx] DISTANCE AS PER PARTITION PLAT 99-07, C.S.#99040.
- {xx.xx} DISTANCE AS NOTED.

PROJECT NUMBER: 2016005
 DATE OF MAP: MAY 15, 2016.
 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35AB.

**COLUMBIA RIVER
 SURVEYING
 & MAPPING**

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 HOOD RIVER, OREGON, 97031
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 EMAIL: INFO@COLUMBIASURVEYING.COM