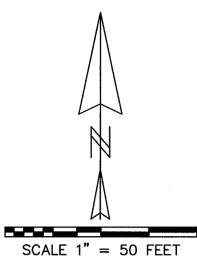


HOOD RIVER COUNTY SURVEYOR'S OFFICE SURVEY NO. 2016 037 6/2/16



REGISTERED **PROFESSIONAL** LAND SURVEYOR

Kevin Dow OREGON JULY 26, 1989 KEVIN DOWD 2393 RENEW DATE: 12-31-17

MAY 30, 2016

# NARRATIVE

330.47

(330.3' R4)

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 752331. THE DEED DESCRIPTION DESCRIBES THE NORTH LINE TO BE ALONG THE NORTH LINE OF THAT TRACT DESCRIBED IN DEED BOOK 31. PAGE 609. IN A SURVEY FOR THE TRACT ADJOINING TO THE NORTH FILED AS CS 2003089 I HAD PREVIOUSLY ESTABLISHED THIS LINE 330 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 34. THE 330 FEET WAS MEASURED ALONG THE WEST LINE OF THE SURVEYED TRACT. THE NORTH LINE OF SECTION 34 HAD BEEN ESTABLISHED ON THE WESTERLY EXTENSION OF A LINE DEFINED BY TWO IRON BARS SET BY MORSE IN 1910. THE WEST AND SOUTH LINES OF THE OF THE SUBJECT TRACT AS DESCRIBED IN THE DEED ARE DERIVED FROM A SURVEY OF THE TRACT ADJOINING TO THE SOUTH BY MART PERKINS FILED AS CS 0587. THE TRACT TO THE SOUTH IS DESCRIBED IN DEED BOOK 51, PAGE 224. IN ORDER TO ESTABLISH THE WEST AND SOUTH LINES I CONDUCTED A RETRACEMENT OF CS 0587. TO DO SO I RECOVERED AN IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHERLY ADJOINER AND AN IRON PIPE AT THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID ADJOINER WITH THE NORTH LINE OF THE SECTION. THIS SURVEY FOUND THAT PIPE TO ACTUALLY BE ABOUT 10 FEET SOUTH OF THE SECTION LINE. I HELD THE TWO IRON PIPES TO ESTABLISH THE DIRECTION OF THE WEST LINE OF THE SUBJECT TRACT. I ESTABLISHED THE SOUTHWEST CORNER AT CS 0587 RECORD DISTANCE NORTH OF THE SOUTHERLY FOUND IRON PIPE. AN IRON PIPE SET BY CS 0587 AT THIS CORNER WAS NOT FOUND I HELD CS 0587 RECORD ANGLE FROM THE WEST LINE TO ESTABLISH THE DIRECTION OF THE SOUTH LINE. I ESTABLISHED THE SOUTHEAST CORNER AT CS 0587 RECORD DISTANCE FROM THE SOUTHWEST CORNER. THE LOCATION OF AN EXISTING GARAGE DEPICTED ON CS 0587 HELPED CONFIRM THE RESOLUTION. THE DEED DESCRIPTION CALLS FOR THE EAST LINE TO BE ALONG THE CENTER LINE OF THE COUNTY ROAD. RIGHT OF WAY HAD BEEN CONVEYED TO THE COUNTY BY DEED BOOK 66, PAGE 648. THUS THE WEST RIGHT OF WAY LINE OF WYEAST ROAD DEFINES THE EAST LINE OF THE SUBJECT TRACT. I ESTABLISHED THE RIGHT OF WAY AS FOLLOWS: I HELD CENTER LINE ALIGNMENT AS DESCRIBED IN DEED BOOK 66 AT PAGES 524 AND 648. I HELD THE INTERSECTION OF THE CENTER LINE WITH THE NORTH LINE OF THE SECTION TO BE AT STATION 110+25 AS PER DEED. I ROTATED THE ALIGNMENT TO A BEST FIT OF THE AS CONSTRUCTED ROAD CENTER LINE BETWEEN STATIONS 110+20.86 PT AND 113+34.28 PS. I HELD THE DEED CALLS FOR

991.24

FOUND 3/4" IRON BAR

(990.7' R4)

E 1/16 CORNER

FOUND 1" X 3" IRON BAR

# SURVEY REFERENCES

- R1) CS 0587, SURVEY BY MART C. PERKINS PE 3388 FOR J. CRESON, DATED JANUARY 17, 1953
- R2) CS 0588, SURVEY BY MART C. PERKINS PE 3388 FOR CRESON AND OGDEN, DATED JANUARY 17, 1953
- R3) CS 77085, SURVEY BY DANNY L. CRON LS 1028 FOR LEE MOORE, FILED SEPTEMBER 20, 1977
- R4) CS 81005, SURVEY BY ANTHONY C. KLEIN LS 932 FOR HOOD RIVER COUNTY, FILED JANUARY 28, 1981
- R5) CS 2003089, SURVEY BY KEVIN DOWD LS 2393 FOR MAX LINDER, FILED DECEMBER 31, 2003 R6) CS 2006087, PROPERTY LINE ADJUSTMENT SURVEY BY KEVIN DOWD LS 2393 FOR MAX LINDER, FILED OCTOBER 12, 2006
- R7) CORNER CARD NO. 1009

#### DEED REFERENCES

- D1) DEED BOOK 51, PAGE 224 RECORDED OCTOBER 17, 1953
- D2) DEED BOOK 66, PAGE 524 RECORDED APRIL 7, 1960
- D3) DEED BOOK 66, PAGE 648 RECORDED APRIL 27, 1960
- D4) DEED BOOK 80, PAGE 124 RECORDED FEBRUARY 4, 1965
- D5) DOCUMENT NO. 752331 RECORDED NOVEMBER 17, 1975

#### **LEGEND**

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON MARCH 29, 2016
- FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" AS PER CS 2003089
- FOUND MONUMENT AS NOTED
- WYEAST ROAD ENGINEER'S CENTERLINE STATION CALCULATED POSITION
- CALCULATED POSTION
- (xxx) DEED OR RECORD DATA
- (CH) OFFSET SPIRAL CHORD

### RECORD OF SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: JWCO LAND & LIVESTOCK LLC

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