

RECORD OF SURVEY FOR DWAYNE SINCLAIR

LOT 7, BLOCK 12 OF THE AMENDED PLAT OF IDLEWILDE ADDITION

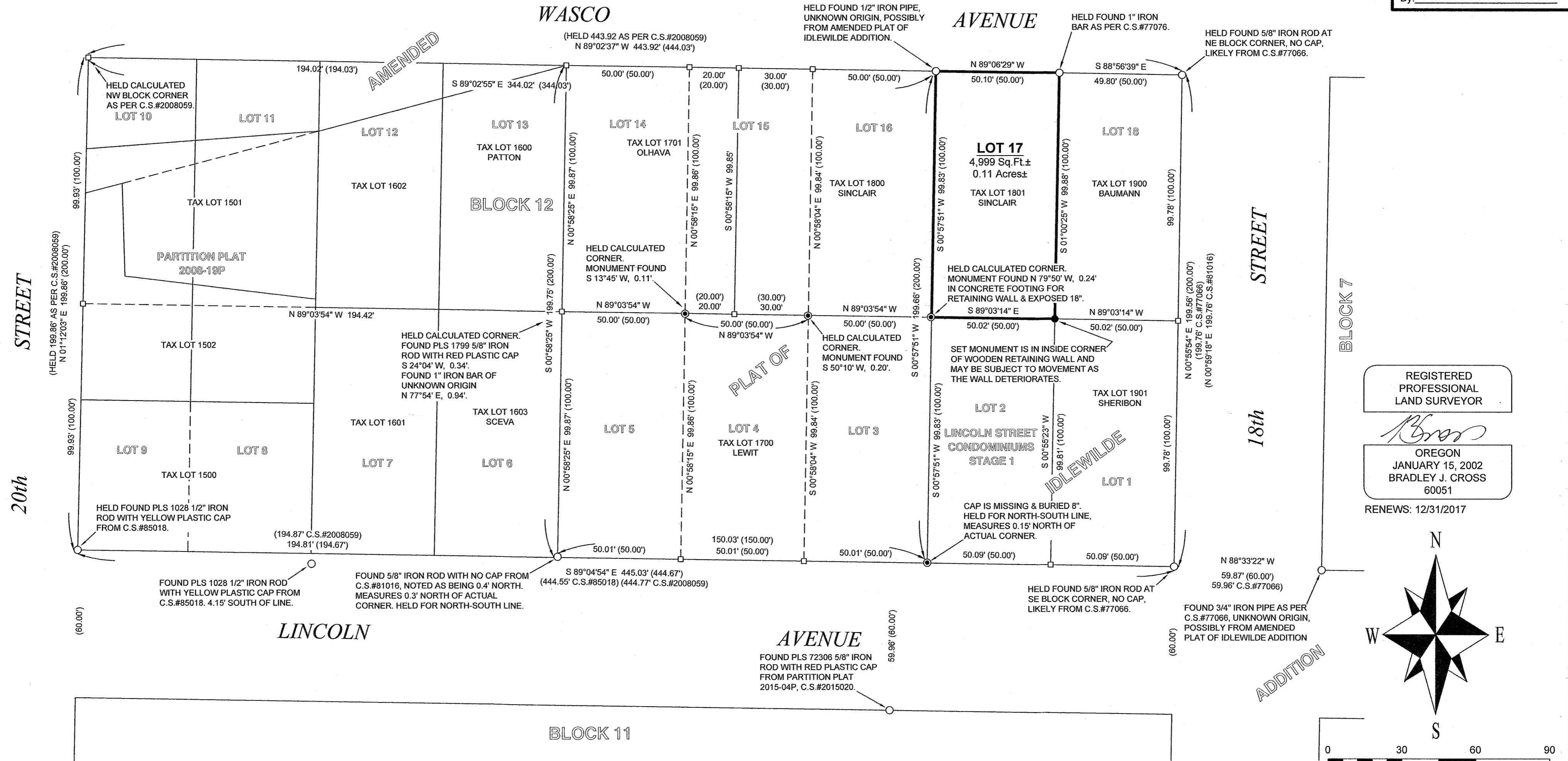
LOCATED IN THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,
TAX LOT 1801, 3N-10E-26DB, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: 2016 038

Filed Date: 6/2/16

By: B.C.

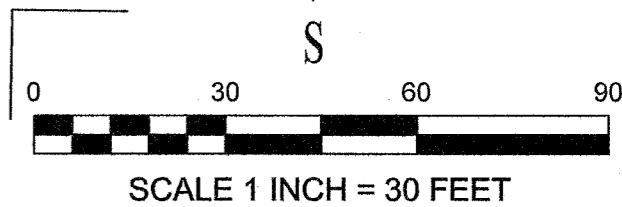
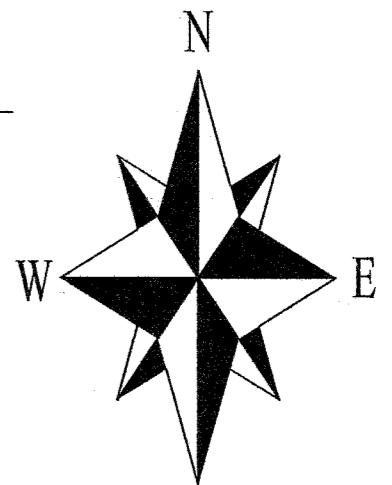


REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2017



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE PROPERTY BOUNDARY OF LOT 7 OF BLOCK 12 OF THE AMENDED PLAT OF IDLEWILDE ADDITION AS RECENTLY CONVEYED BY DEED DOCUMENT No.2015-04121. I FOUND AND ACCEPTED MONUMENTS SET BY CRON, P.L.S. 1028, AT THE NE & SE CORNERS OF BLOCK 12 FROM C.S.#77066 AND AT THE SW CORNER OF THE BLOCK FROM CRON'S C.S.#85018. I CALCULATED THE NW CORNER OF BLOCK 12 AS PER THE KLEIN, P.L.S. 59002, PARTITION FILED AS C.S.#2008059. I THEN PROPORTIONED THE ORIGINAL PLAT DISTANCES WITH MY MEASUREMENTS TO DIVIDE BLOCK 12 INTO THE LOTS.

ADDITIONAL MONUMENTS WERE FOUND AND ACCEPTED AT THE NW AND NE CORNERS OF LOT 7 AS THEY FELL VERY CLOSE TO THE PROPORTIONED POSITIONS.

I FOUND MONUMENTS AT THE CORNERS OF LOTS 3, 4 & 5 AS SET BY TRANTOW, P.L.S. 1799, FOR C.S.#94023 AND DISCOVERED THAT HE ERRONEOUSLY ACCEPTED THE REFERENCE MONUMENT SET ON THE WEST LINE OF LOT 5, 0.4' NORTH OF THE CORNER BY BISHOP, P.L.S. 896, FOR C.S.#81016 AS THE ACTUAL SW CORNER OF LOT 5. THIS RESULTED IN ALL OF THE CORNERS TRANTOW SET FOR C.S.#94023 BEING SHIFTED TO THE NORTH. I ACCEPTED THE TRANTOW MONUMENTS AT THE SW CORNER OF LOT 5 AND THE SE CORNER OF LOT 3 FOR LINE ONLY AND SHOW THEM AS REFERENCES TO THE TRUE CORNERS. THE NE CORNER OF LOT 3 WAS NOT ACCEPTED FOR LINE AS IT WAS LIKELY DISTURBED BY THE CONSTRUCTION OF A RETAINING WALL. I ALSO SHOW IT AS A REFERENCE MONUMENT TO THE TRUE CORNER. LIKEWISE THE TRANTOW MONUMENTS FOUND AT THE NW CORNERS OF LOTS 3 & 4 ARE SHOWN AS REFERENCES TO THE TRUE CORNER POSITIONS. THE MONUMENT FOUND NEAR THE SE CORNER OF LOT 8 WAS NOT ACCEPTED AS IT WAS LIKELY REMOVED AND REPOSITIONED APPROXIMATELY 4 FEET SOUTH DURING THE CONSTRUCTION OF A HOME ON LOT 8.

REFERENCES:

HOOD RIVER COUNTY DEED DOCUMENTS:
STATUTORY WARRANTY DEED, RECORDED DECEMBER 7, 2015, AS DOCUMENT No.2015-04121. (TAX LOT 1801).
STATUTORY BARGAIN AND SALE DEED, RECORDED SEPTEMBER 12, 2012, AS DOCUMENT No.2012-03135. (TAX LOT 1700).
WARRANTY DEED, RECORDED (DATE NOT LEGIBLE) AS MICROFILM No.20034000. (TAX LOT 1600).
WARRANTY DEED, RECORDED JUNE 2, 2002, AS DOCUMENT No.20023053. (TAX LOT 1803).
WARRANTY DEED, RECORDED MAY 28, 2004, AS DOCUMENT No.20042492. (TAX LOT 1701).
WARRANTY DEED, RECORDED APRIL 9, 1971, AS MICROFILM No.710590. (TAX LOT 1800).

HOOD RIVER COUNTY SURVEYORS OFFICE:
AMENDED PLAT OF IDLEWILDE ADDITION BY J.L. HENDERSON, DATED MAY 6, 1903.
SURVEY FOR B.K. LOYD BY CRON, P.L.S. 1028, FILED AUGUST 2, 1977, AS C.S.#77066.
SURVEY FOR RAY HAMBLIN BY BISHOP, P.L.S. 896, FILED MARCH 25, 1981, AS C.S.#81016.
SURVEY FOR CHUCK FORBACH BY CRON, P.L.S. 1028, FILED APRIL 22, 1985, AS C.S.#85018.
SURVEY FOR STEVE PENDLETON BY TRANTOW, P.L.S. 1799, FILED APRIL 4, 1994, AS C.S.#94023.
PLAT OF LINCOLN STREET CONDOMINIUMS - STAGE 1 BY TRANTOW, P.L.S. 1799, FILED MARCH 9, 1995, AS C.S.#95013.
PARTITION PLAT 2008-19P, BY KLEIN P.L.S. 59002, FILED SEPTEMBER 3, 2008, AS C.S.#2008059.
PARTITION PLAT 2015-04P, BY CARLSON P.L.S. 72306, FILED MARCH 18, 2015, AS C.S.#2015020.

HOOD RIVER COUNTY ASSESSORS MAP:
03N-10E-26DB, REVISED JANUARY 12, 2016.

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS P.L.S. 60051" ON APRIL 4, 2016.
- ⊙ FOUND PLS 1799 5/8" IRON ROD WITH RED PLASTIC CAP FROM C.S.#94023.
- FOUND MONUMENT OF RECORD AS DESCRIBED.
- ⊙ 5/8" IRON ROD FOUND, LIKELY FROM C.S.#79084.
- CALCULATED CORNER, NOT FOUND OR SET.
- (xx.xx') ORIGINAL PLAT OR DEED DISTANCE OR DISTANCE AS NOTED

BASIS OF BEARINGS:

STATE PLANE COORDINATES 3601 OREGON NORTH, N.A.D.83(2011) EPOCH 2010.00. THE RELATIONSHIP BETWEEN THE BEARINGS MEASURED BY THIS SURVEY AND THOSE OF C.S.#81016 IS ALSO SHOWN BETWEEN THE MONUMENTS FOUND AT THE NE & SE CORNERS OF BLOCK 12.

PROJECT NUMBER: 2015018
DATE OF MAP: APRIL 5, 2016.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-26DB.

**COLUMBIA RIVER
SURVEYING
& MAPPING**

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C.S.# 2016 038