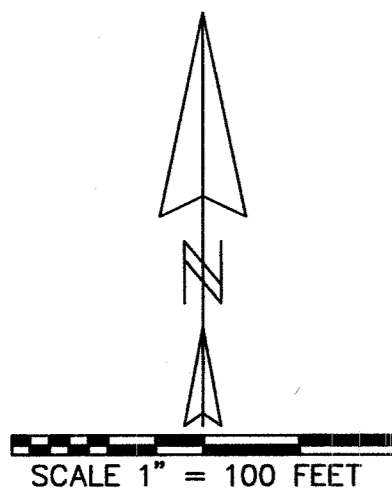


HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2016 052
FILED DATE: 8/11/16
BY: BL

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-17
AUGUST 8, 2016



LINE	BEARING	LENGTH
L2	S60°53'45"W	117.09
L3	N60°53'45"E	79.82
L4	N89°01'30"E	12.26
L5	S37°06'20"E	92.19
L6	N06°42'05"W	95.18
L7	S06°42'05"E	75.66
L8	S10°26'09"W	183.94
L9	S37°06'20"E	56.91
L10	S06°42'05"E	85.88
L11	S10°26'09"W	167.27
L12	S37°06'20"E	67.60
L13	S06°42'05"E	104.48
L14	S10°26'09"W	164.71
L15	N00°24'42"W	34.92
L16	N00°24'42"W	41.46
L17	N00°24'42"W	158.35
L18	N00°24'42"W	79.65
L19	N89°01'30"E	25.50
L20	N89°01'30"E	25.50
L21	S37°06'20"E	62.14

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	11°29'10"	1493.50	299.40	150.20	S03°41'04"E	298.90
C2	58°50'14"	229.35	235.52	129.33	S31°28'38"W	225.31
C3	4°39'02"	2554.66	207.36	103.74	N58°34'13"E	207.30
C4	7°48'21"	2554.66	348.05	174.29	N52°20'31"E	347.78
C5	26°09'51"	259.35	118.43	60.27	S47°48'49"W	117.41
C6	0°41'14"	1463.50	17.55	8.78	S01°42'54"W	17.55
C7	58°50'13"	199.35	204.71	112.41	S31°28'38"W	195.84
C8	4°08'04"	2584.66	186.50	93.29	N58°49'43"E	186.46
C9	1°06'37"	2584.66	50.08	25.04	N56°12'23"E	50.08

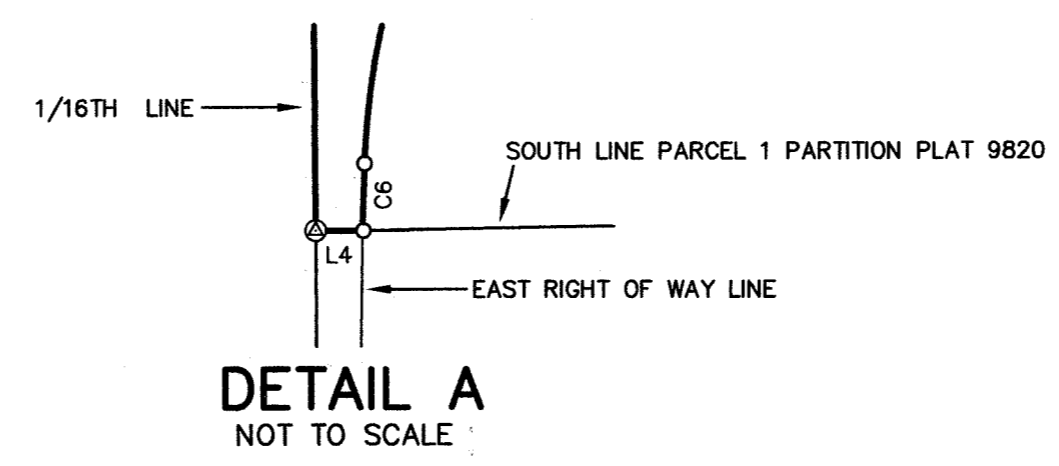
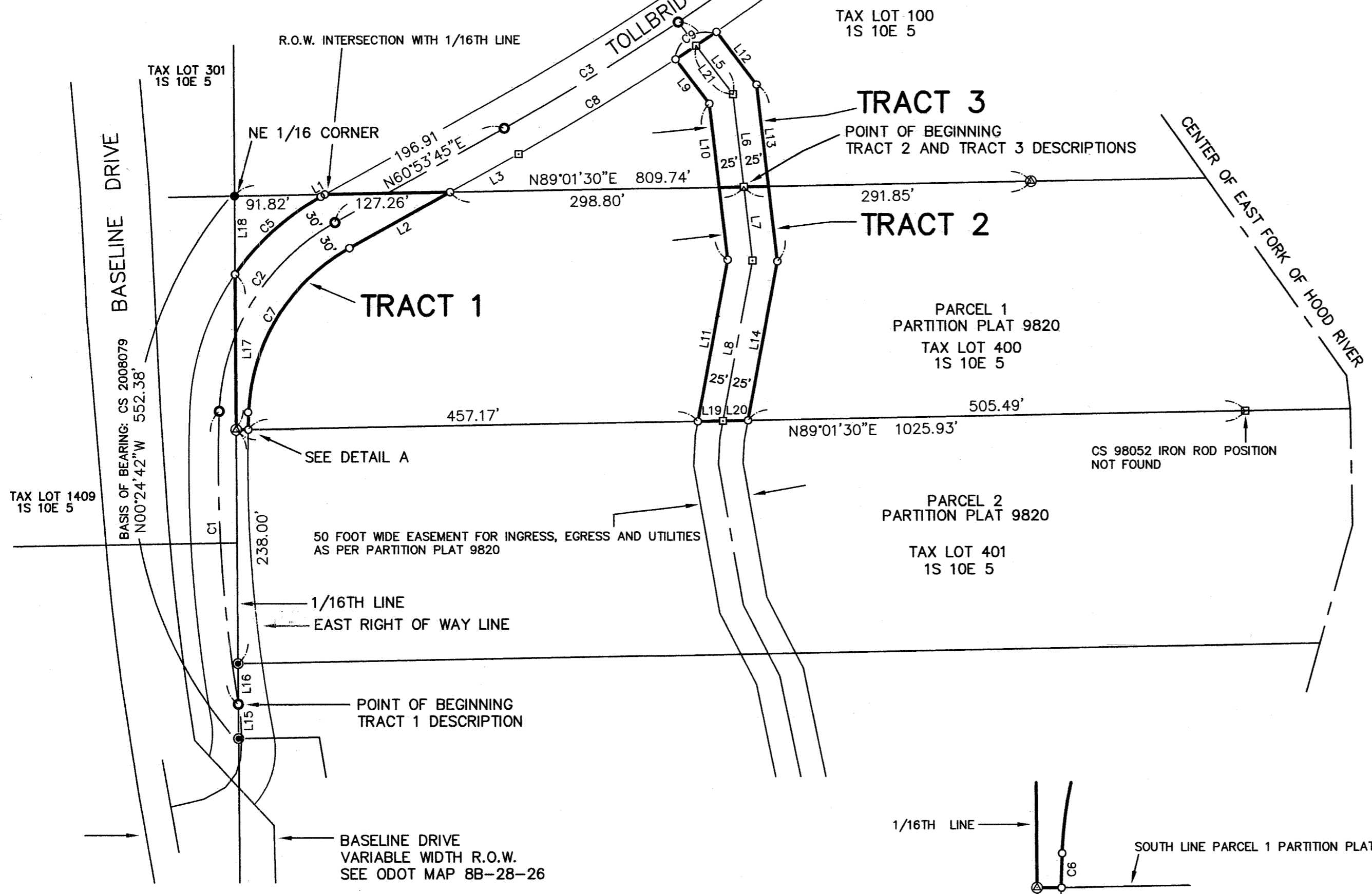
LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" DURING THE PERIOD JULY 13-16, 2016
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEYS PLS 2393" AS PER CS 98052
- FOUND RAILROAD SPIKE AS PER CS 95128
- FOUND 5/8" IRON ROD WITH LEAD CAP AS PER CS 7652
- TOLLBRIDGE ROAD CENTER LINE ALIGNMENT CALCULATED POSITION
- CALCULATED POSITION

RECORD OF SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5
T1 SOUTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON
FOR: R. B. LEAVENS

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



SURVEY REFERENCES

- R1) O.D.O.T. MAP 8B-28-26, COOPER SPUR RD-MOUNT HOOD HIGHWAY SECTION, DATED AUGUST 1963
- R2) CS 7652, SURVEY BY RONALD J. MERRY PE 8275 FOR HOOD RIVER COUNTY, FILED OCTOBER 14, 1976
- R3) CS 95128, SURVEY BY KEVIN DOWD LS 2393 FOR NANCY PILCHER AND RICHARD PERSON, FILED DECEMBER 26, 1995
- R4) CS 98050, PARTITION PLAT NO. 9819 BY KEVIN DOWD LS 2393 FOR CHARLOTTE WERTGEN, FILED AUGUST 3, 1998
- R5) CS 98052, PARTITION PLAT NO. 9820 BY KEVIN DOWD LS 2393 FOR CHARLOTTE WERTGEN, FILED AUGUST 3, 1998
- R6) CS 2008079, PARTITION PLAT NO. 200824P BY KEVIN DOWD LS 2393 FOR DAVE DETHMAN, FILED NOVEMBER 17, 2008
- R7) CS 2015024, PARTITION PLAT NO. 201507P BY KEVIN DOWD LS 2393 FOR JAMES AND CHARLENE CARNEY, FILED MAY 21, 2015

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
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TRACT 1

A public right of way for road and utility purposes located in the northeast quarter of Section 5, Township 1 South, Range 10 East, of the Willamette Meridian in the County of Hood River and State of Oregon being that portion of Parcel 1 of Partition Plat 9820 included in a 60.00 foot wide strip of land being 30.00 feet on each side of the following described centerline:

Beginning at a point on the west line of the southeast quarter of the northeast quarter of said Section 5 that bears South 00°24'42" East, a distance of 517.46 feet from the northwest corner thereof; thence along a 1493.50 foot radius curve to the right, through a central angle of 11°29'10" (chord bears North 03°41'04" West, 298.90 feet) an arc distance of 299.40 feet to a point of compound curvature; thence along a 229.35 foot radius curve to the right, through a central angle of 58°50'14" (chord bears North 31°28'38" East, 225.31 feet) an arc distance of 235.52 feet; thence North 60°53'45" East, a distance of 196.91 feet; thence along a 2554.66 foot radius curve to the left, through a central angle of 12°27'24" (chord bears North 54°40'03" East, 554.31 feet) an arc distance of 555.41 feet. Containing 13,696 square feet, more or less.

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TRACT 2

A 50.00 foot wide public right of way for road and utility purposes located in the northeast quarter of Section 5, Township 1 South, Range 10 East, of the Willamette Meridian in the County of Hood River and State of Oregon being 25.00 feet on each side of the following described center line:

Beginning at a point on the north line of Parcel 1 of Partition Plat 9820 that bears North 89°01'30" East, a distance of 517.89 feet from the northwest corner thereof; said point being at the intersection of said north line with the center line of a 50.00 foot wide easement for ingress, egress and utilities created and granted by said plat; thence along said center line, South 06°42'05" East, a distance of 75.66 feet; thence South 10°26'09" West, a distance of 165.99 feet to the south line of said Parcel 1. The sidelines of said 50 foot easement to be extended or shortened to terminate at the north and south lines of said Parcel 1. Containing 12,082 square feet, more or less.

TRACT 3

A 50.00 foot wide public right of way for road and utility purposes located in the northeast quarter of Section 5, Township 1 South, Range 10 East, of the Willamette Meridian in the County of Hood River and State of Oregon being 25.00 feet on each side of the following described center line:

Beginning at a point on the north line of Parcel 1 of Partition Plat 9820 that bears North 89°01'30" East, a distance of 517.89 feet from the northwest corner thereof; said point being at the intersection of said north line with the center line of a 50.00 foot wide easement for ingress, egress and utilities created and granted by said plat; thence North 06°42'05" West, a distance of 95.18 feet; thence North 37°06'20" West, a distance of 62.14 feet to the southeasterly right of way line of Tollbridge Road. The sidelines of said 50 foot easement to be extended or shortened to terminate at the north line of said Parcel 1 and the southeasterly right of way line of Tollbridge Road. Containing 7,868 square feet, more or less.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SURVEY AND MONUMENT THREE TRACTS OF LAND BEING OFFERED FOR DEDICATION AS A PUBLIC RIGHT OF WAY PURSUANT TO O.R.S. 368.106. THE FIRST TRACT BEING OFFERED FOR DEDICATION IS THAT PORTION OF TOLLBRIDGE ROAD LYING WITHIN THE BOUNDARIES OF PARCEL 1 OF PARTITION PLAT 9820. A CENTER LINE ALIGNMENT FOR TOLLBRIDGE ROAD WAS DEVELOPED BASED ON THE AS CONSTRUCTED LOCATION OF THE ROAD. THE RIGHT OF WAY IS ESTABLISHED 30 FEET ON EACH SIDE OF THE CENTER LINE ALIGNMENT. MONUMENTS WERE RECOVERED FROM CS 98052 TO ESTABLISH THE BOUNDARIES OF SAID PARCEL 1. THE SECOND AND THIRD TRACTS BEING OFFERED FOR DEDICATION ARE 50 FOOT WIDE STRIPS OF LAND BEING 25 FEET ON EACH SIDE OF THE AS CONSTRUCTED CENTER LINE OF AN EXISTING ROADWAY. TRACT 2 IS ACROSS PARCEL 1 IN THE SAME LOCATION AS EXISTING PRIVATE EASEMENTS CREATED AND GRANTED BY PARTITION PLAT 9820. TRACT 3 IS ACROSS HOOD RIVER COUNTY OWNED LAND LYING NORTH OF THE NORTH LINE OF PARCEL 1 AND SOUTH OF TOLLBRIDGE ROAD. THE LOCATION OF THE SECOND AND THIRD TRACTS HAD BEEN PREVIOUSLY ESTABLISHED BY PARTITION PLAT 9820.

RECORD OF SURVEY

LOCATED IN THE NORTHEAST QUARTER
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T1 SOUTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

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