

# PROPERTY LINE ADJUSTMENT SURVEY FOR GWENDOLYN THOMPSON DAVIS

LOCATED IN THE NW 1/4 & THE SW 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 11 EAST W.M.,  
TAX LOTS 2601, 03N-11E-31B, 803 03N-11E31C & TAX LOT 2604, 03N-11E-31B, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

Survey No: 2016 069

Filed Date: 10/12/16

By: B.C.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PERFORM A BOUNDARY LINE ADJUSTMENT BETWEEN THE TRACTS DESCRIBED AS LOT 1/LOT 2 AND LOT 3 BY DEED DOCUMENT No.2015-00179. THE LEGAL DESCRIPTIONS CORRELATE TO THE SURVEYS FILED AS C.S.#84035 FOR LOT 1/LOT 2 AND C.S.#2003031 FOR LOT 3.

LOTS 1 AND 2 ARE A SINGLE TRACT BUT ARE MAPPED AS TAX LOT 2601 OF 3N-11E-31B AND TAX LOT 800 OF 3N-11E-31C, HAVING THE QUARTER SECTION LINE AS THE DIVISION LINE BETWEEN THE TAX LOTS. THE DIVISION LINE BETWEEN THE TAX LOTS DOES NOT CORRELATE TO A DEED LINE AND WAS CREATED FOR CONVENIENCE OF MAPPING THE TAX LOTS.

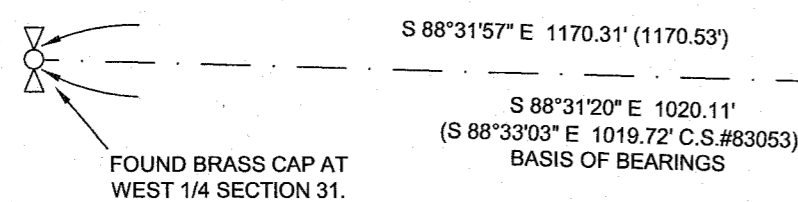
FOR MY SURVEY FILED AS C.S.#2012057 I FOUND MONUMENTS CORRELATING TO THE LEGAL DESCRIPTION ALONG THE WEST LINE OF THE SUBJECT TRACT AS WELL AS THE SOUTHWEST AND SOUTHEAST CORNERS OF THE DESCRIPTION OF LOT 1/LOT 2. I ALSO FOUND MONUMENTS AT THE SOUTHEAST CORNER OF THE EXCEPTED PORTION OF LOT 1/LOT 2, BEING THE POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 AND THE SIXTEENTH CORNER TO THE NORTH. THE REMAINDER OF LOT 3 WAS CALCULATED AS SHOWN BY HOLDING THE DEED DIMENSIONS, BEING THE SAME AS C.S.#2003031. THE LINE BETWEEN THE TRACTS DESCRIBED AS LOT 1/LOT 2 AND LOT 3 WAS POSITIONED BY HOLDING THE DEED ANGLE AS SHOWN. THERE ARE LIKELY MONUMENTS THAT HAVE BEEN PAVED OVER BY A RECENT CHIP SEAL IN THE CENTER OF HIGHLINE DRIVE AT THE NORTHEAST CORNER OF THE SUBJECT TRACT AND AT THE NORTH END OF THE DIVISION LINE BETWEEN LOT 1/LOT 2 AND LOT 3, AS A LOCATOR RETURNED A STRONG SIGNAL. I DID NOT EXCAVATE THE MONUMENTS TO PRESERVE THE ROAD STRUCTURE AND AS SAFETY WAS AN ISSUE DUE TO THE TIGHT CORNERS. THE LOCATOR POSITION WAS VERY CLOSE TO THE CALCULATED POSITIONS SHOWN.

**REFERENCES:**

HOOD RIVER COUNTY DEED RECORDS:  
CORRECTED QUITCLAIM DEED DOCUMENT No.2015-00179, RECORDED JANUARY23, 2015.

HOOD RIVER COUNTY SURVEYORS OFFICE:  
R1 - C.S.#83053 - SURVEY BY P.L.S. 1028 FOR PETER HARRIS, FILED DECEMBER 16, 1983.  
R2 - C.S.#84035 - SURVEY BY P.L.S. 1028 FOR JOHNSON & BOWE, FILED JUNE 4, 1984.  
R3 - C.S.#86006 - SURVEY BY P.L.S. 1028 FOR DUSTY MOSS, FILED FEBRUARY 18, 1986.  
R4 - C.S.#91079 - PARTITION PLAT 9125, BY P.L.S. 1028 FOR RON TIFFANY, FILED NOVEMBER 5, 1991.  
R5 - C.S.#2003031 - PROPERTY LINE ADJUSTMENT SURVEY BY P.L.S. 932 FOR TRAUTWEIN & THOMPSON, FILED APRIL 29, 2003.  
R6 - C.S.#2012057 - PROPERTY LINE ADJUSTMENT SURVEY BY P.L.S. 60051 FOR DAVID SCARBOROUGH, FILED DECEMBER 21, 2012.

HOOD RIVER COUNTY ASSESSORS MAPS:  
03N-11E-31B, REVISED JANUARY 20, 2016.  
03N-11E-31C, REVISED FEBRUARY 27, 2013.



**ADJUSTED TRACT LEGAL DESCRIPTION:**

A portion of the tract of land described as Lot 3 by Hood River County Corrected Quitclaim Deed filed as Document Number 2015-00179, recorded January 23, 2015, located in the Northwest Quarter of Section 31, Township 3 North, Range 11 East of the Willamette Meridian, Hood River County, Oregon, described as follows:

Commencing at the West quarter corner of said Section 31; thence South 88°31'57" East along the South line of the Northwest quarter of said Section 31 a distance of 1170.31 feet to the point of beginning of said Lot 3, also being the point of beginning of this adjusted tract; thence South 00°43'59" West along the Westerly line of said Lot 3, a distance of 68.85 feet to a 1/2" iron rod with yellow plastic cap inscribed "LS 1028" found at the Southwest corner thereof; thence South 88°28'09" East along the Southerly line of said Lot 3 a distance of 29.00 feet to a 5/8" iron rod with blue plastic cap inscribed "CROSS PLS 60051"; thence North 00°43'59" East a distance of 166.29 feet to a similar 5/8" iron rod with blue plastic cap inscribed "CROSS PLS 60051"; thence North 11°34'08" West a distance of 136.10 feet to the Northwest corner of said Lot 3; thence South 00°43'59" West along the Westerly line of said Lot 3 a distance of 230.00 feet to the point of beginning.

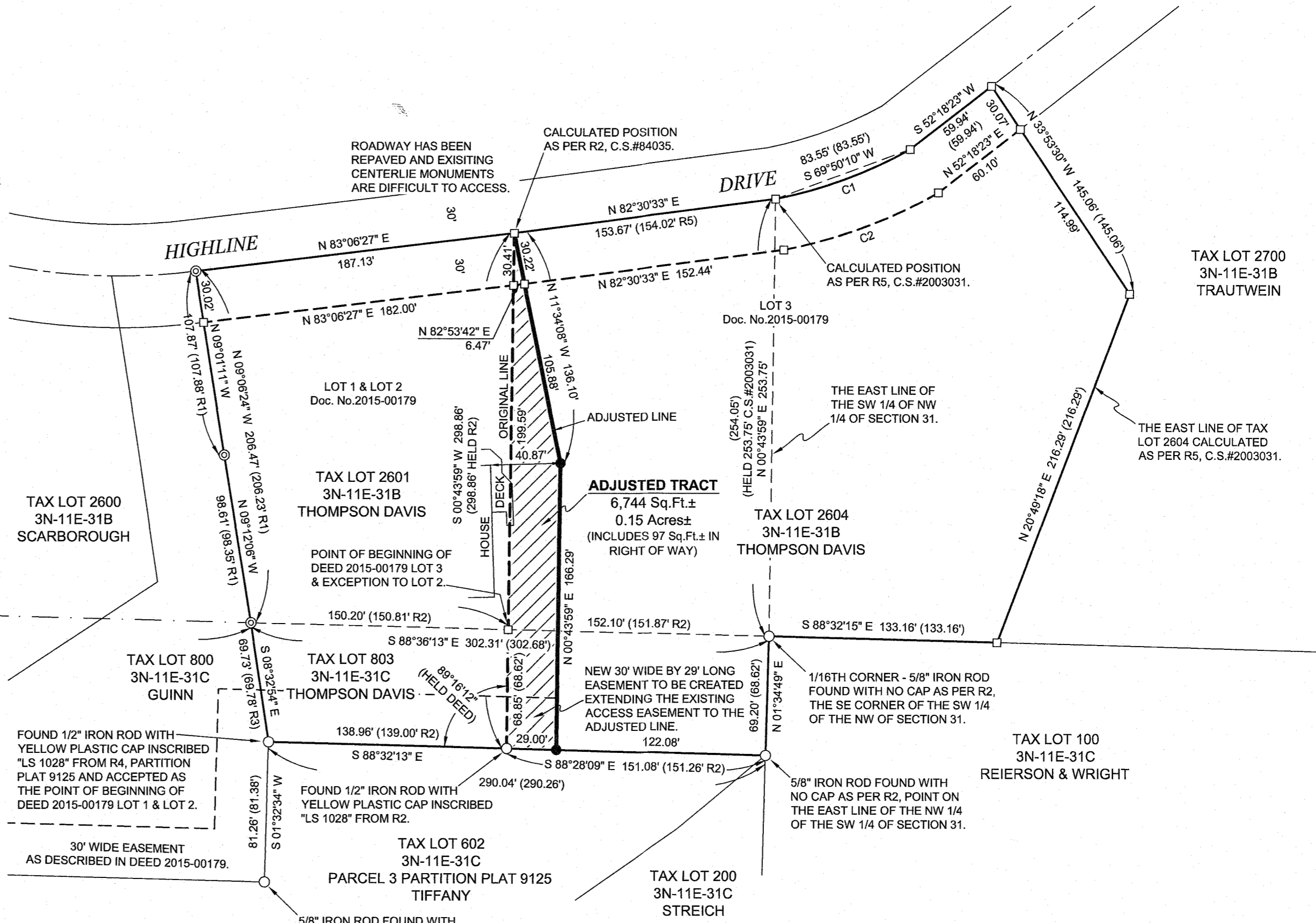
RESERVING THEREFROM a non-exclusive private easement for road and utility purposes across the Southerly 30 feet thereof benefiting the property directly adjacent to the East.

**BASIS OF BEARINGS:**

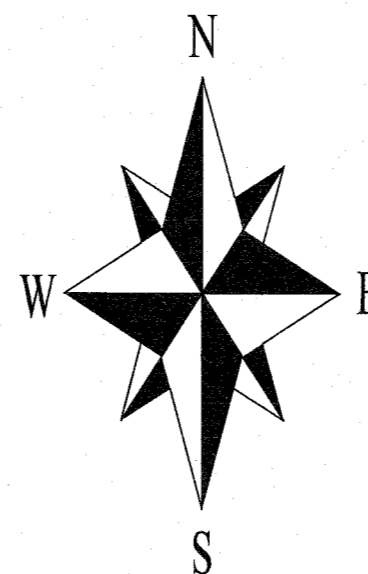
N.A.D.83 (CORS96) (EPOCH 2002) OREGON STATE PLANE, NORTH ZONE.  
THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY AND THE MONUMENTS FOUND FROM C.S.#86006 ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 31 IS ALSO SHOWN

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	264.05' (264')	83.90' (83.91')	83.55' (83.55')	N 69°50'10" E	18°12'21"
C2	294.05'	96.66'	96.23'	N 69°42'30" E	18°50'07"



- SYMBOL LEGEND:**
- SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" ON SEPTEMBER 23, 2016
  - ⊙ FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1028" IN 2012 FOR MY R6, FROM R1.
  - FOUND MONUMENT AS NOTED.
  - CALCULATED CORNER - NOT FOUND OR SET
  - (50.00') DEED, OR PREVIOUS SURVEY DISTANCE AS NOTED



SCALE 1 INCH = 60 FEET

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
*Bradley J. Cross*  
  
OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051  
RENEWS: 12/31/2017

PROJECT NUMBER: 2016016.  
DATE OF DRAWING: OCTOBER 7, 2016.  
HOOD RIVER COUNTY ASSESSORS MAPS: 03N-11E-31B,  
03N-11E-31C.

**COLUMBIA RIVER  
SURVEYING  
& MAPPING**

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CS# 2016 069