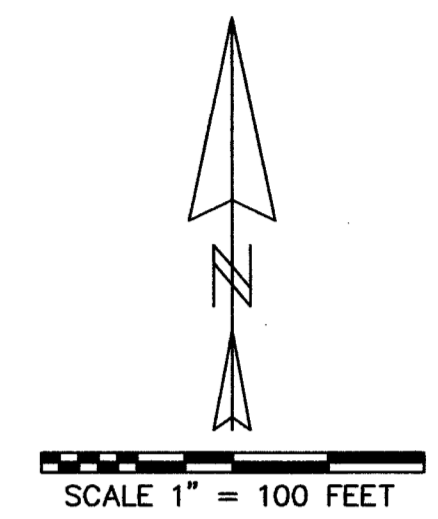
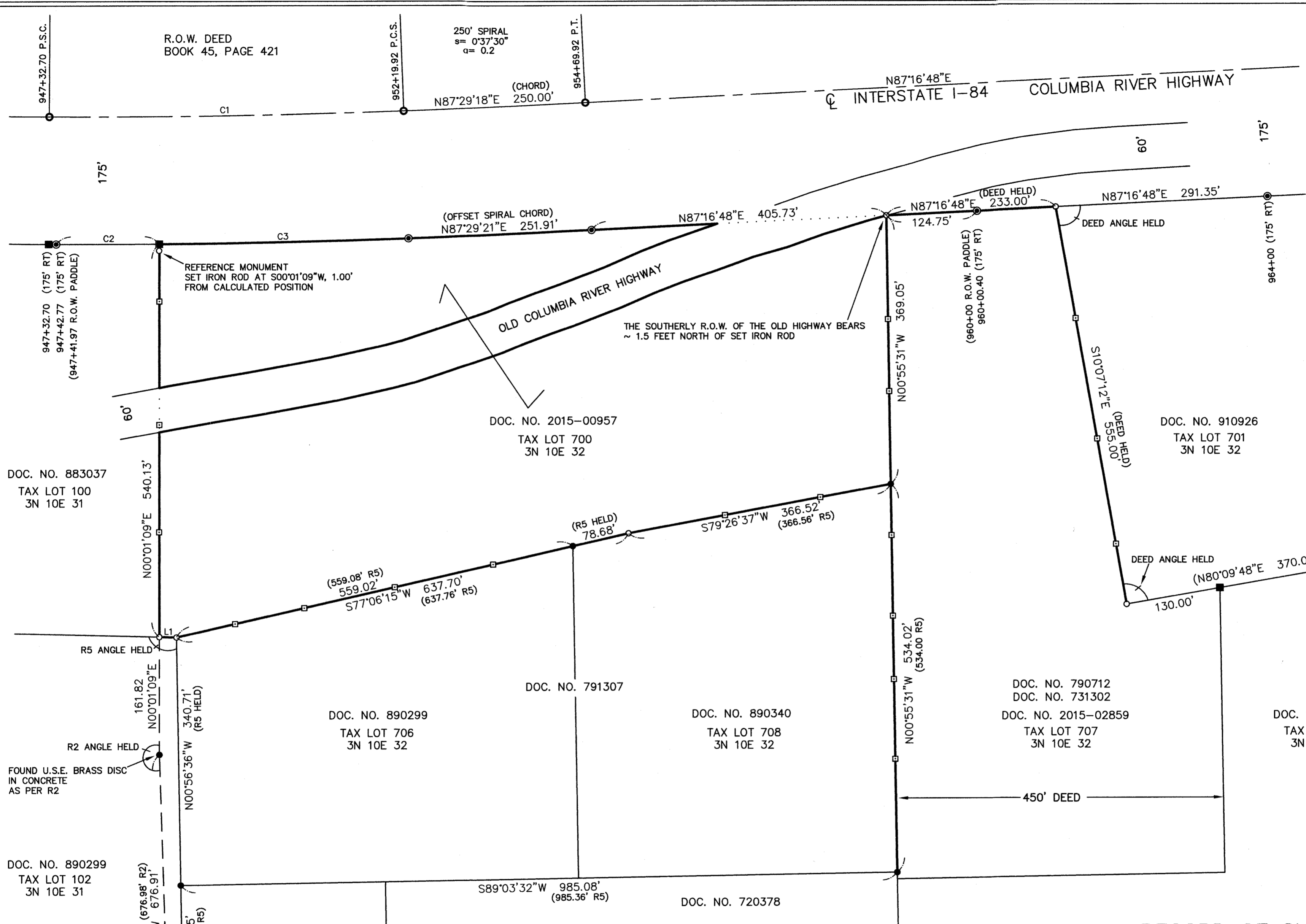


HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2017-002
FILED DATE: 1/12/2017
BY: B.C.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-17
JANUARY 11, 2017



LINE TABLE

LINE	BEARING	LENGTH
L1	N88°37'18"W	23.57

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	2°26'10"	11459.16	487.22	243.65	N89°07'23"E	487.18
C2	0°41'56"	11634.16	141.92	70.96	N89°56'29"E	141.92
C3	1°41'13"	11634.16	342.51	171.27	N88°44'54"E	342.50

WEST QUARTER CORNER
SECTION 32
FOUND U.S.E. BRASS DISC IN CONCRETE
AS PER R2 AND CORNER CARD 851
ALSO FOUND STONE N'E'LY, 2.5'
ALSO FOUND STONE SW'LY (NOT TIED) AS PER R4

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON AUGUST 12 THROUGH 26, 2016
- ▣ SET 6" STEEL TEE POST ON PROPERTY LINE
- ENGINEER'S CENTER LINE STATION CALCULATED POSITION AS PER O.D.O.T. MAP 7B-4-9
- FOUND 5/8" IRON ROD R.O.W. MONUMENT
- FOUND 5/8" IRON ROD AS PER CS 78084 EXCEPT AS NOTED
- CALCULATED POSITION
- (xxx) DEED OR RECORD DATA

RECORD OF SURVEY

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND IN GOVERNMENT LOT 3 OF SECTION 32 T3 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: MITCHELL POINT M LLC

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

REFERENCES

- R1) G.L.O. PLAT AND FIELD NOTES, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., SURVEY BY L.F. CARTEE, PLAT APPROVED JULY 13, 1860
- R2) BONNEVILLE PROJECT LANDS MAP 0-7-10 OHR, BY CORPS OF ENGINEERS U.S. ARMY, APPROVED DECEMBER 18TH 1935
- R3) O.D.O.T. MAP 7B-4-9, VIENTO-HOOD RIVER SECTION COLUMBIA RIVER HIGHWAY, DATED NOVEMBER 1950
- R4) CS 7535, SURVEY BY ANTHONY C. KLEIN LS 932 FOR R.M. GALLIGAN AND TED ARONSON, FILED JUNE 2, 1975
- R5) CS 78084, SURVEY BY LARRY D. BISHOP LS 896 FOR DAN HOWARD, FILED JULY 12, 1978
- R6) CS 79057, SURVEY BY DANNY L. CRON LS 1028 FOR TED ARONSON, FILED MAY 7, 1979
- R7) CS 79090, SURVEY BY LARRY D. BISHOP LS 896 FOR R.M. GALLIGAN, FILED SEPTEMBER 4, 1979
- R8) CS 91087, SURVEY BY ANDREW T. BLACHLY LS 2168 FOR OREGON STATE PARKS AND RECREATION DEPARTMENT, FILED DECEMBER 19, 1991

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2015-00957. THE WEST LINE IS DEFINED BY THE WEST LINE OF SECTION 32. I RECOVERED AND ACCEPTED A BONNEVILLE PROJECT BRASS DISC FOR THE WEST QUARTER CORNER POSITION. A STONE HAD BEEN RECOVERED BY THE CORPS OF ENGINEERS AND STILL EXISTS ALONG SIDE THE BRASS DISC. ANOTHER STONE WAS FOUND A CONSIDERABLE DISTANCE TO THE SOUTHWEST AND NOT ACCEPTED. TO THE NORTH, THE G.L.O. SURVEY HAD SET A POINT ON THE WEST SECTION LINE BY MEASURING SOUTH FROM THE MEANDER LINE OF THE COLUMBIA RIVER. THE CORPS OF ENGINEERS SET A BRASS DISC AT THIS POINT. THEY DETERMINED THAT THIS POINT CREATES AN ANGLE POINT IN THE WEST SECTION LINE. I ACCEPTED THE BRASS DISC AND THE ANGLE AS DETERMINED BY THE CORPS TO ESTABLISH THE WEST SECTION LINE. THE NORTH LINE IS DEFINED BY THE SOUTH RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY (INTERSTATE I-84). THE ALIGNMENT DATA OF O.D.O.T MAP 7B-4-9 WAS HELD TO ESTABLISH SAID RIGHT OF WAY. THE ALIGNMENT WAS BEST FIT TO THE FOUND RIGHT OF WAY MONUMENTS AS SHOWN. THE NORTHWEST CORNER WAS ESTABLISHED AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE WITH THE WEST SECTION LINE. THE 60 FOOT RIGHT OF WAY OF THE OLD COLUMBIA RIVER HIGHWAY AS DEPICTED ON THE MAP WAS ESTABLISHED 30 FEET ON EACH SIDE OF THE AS CONSTRUCTED CENTER LINE OF THE EXISTING PAVEMENT. DEVELOPING AN ALIGNMENT FOR THE CENTER LINE FROM THE AS CONSTRUCTED DATA WAS BEYOND THE SCOPE OF THIS SURVEY. THE EAST LINE IS DEFINED BY THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 731302. MONUMENTS WERE RECOVERED AND ACCEPTED FROM CS 78084 WHICH HAD PREVIOUSLY SURVEYED A PORTION OF SAID WEST LINE. THE LINE BETWEEN THE MONUMENTS WAS EXTENDED NORTHERLY TO THE SOUTH RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY TO ESTABLISH THE EAST LINE. THE SOUTH LINE IS DEFINED BY THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 791307. THE DEED DESCRIPTION WAS DERIVED FROM CS 78084. MONUMENTS WERE RECOVERED FROM THAT SURVEY AS SHOWN. AN IRON ROD WAS FOUND AND ACCEPTED FOR THE SOUTHEAST CORNER. THE TWO ANGLE POINTS IN THE SOUTH LINE WERE ESTABLISHED FROM A COMBINATION OF FOUND MONUMENTS AND RECORD DATA AS SHOWN, THE SOUTHWEST CORNER WAS ESTABLISHED AT THE INTERSECTION OF THE NORTH LINE OF DOCUMENT NO. 791307 WITH THE WEST SECTION LINE. THE BOUNDARIES OF THE TRACT ADJOINING TO THE EAST AS DESCRIBED IN DOCUMENT NO. 2015-02859 WERE ALSO TO BE ESTABLISHED. THE WEST LINE IS DEFINED BY THE EAST LINE OF PARCEL 1 OF DOCUMENT NO 720378 EXTENDED NORTHERLY TO THE SOUTH RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY. AS DESCRIBED ABOVE, MONUMENTS WERE ACCEPTED FROM CS 78084 TO ESTABLISH THE LINE. THE NORTH LINE IS DEFINED BY THE SOUTH RIGHT OF WAY LINE OF THE HIGHWAY WHICH WAS ESTABLISHED AS DESCRIBED ABOVE. THE NORTHEAST CORNER WAS ESTABLISHED ON SAID RIGHT OF WAY LINE AT DEED DISTANCE FROM THE NORTHWEST CORNER. THE MOST NORTHERLY EAST LINE WAS ESTABLISHED BY HOLDING DEED ANGLE AND DISTANCE AS SHOWN. APPARENT ENCROACHMENTS WERE DISCOVERED ALONG THE MOST SOUTHERLY EAST LINE. THE SURVEY WAS HALTED UNTIL AN APPROPRIATE RESOLUTION CAN BE REACHED WITH THE ADJOINER.

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SHEET 2 OF 2

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