

PROPERTY BOUNDARY SURVEY

for PATRICIA A. GARLAND AND GARY M. JOHNSON

LOCATION OF SURVEY:

SURVEY IS LOCATED IN THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY AND STATE OF OREGON.

LINE	BEARING	DISTANCE
L1	S 86°51'08" E	7.00'
L2	N 87°02'45" W	10.17'
L3	N 85°29'40" W	9.01'

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2017 028

DATE FILED: 7/13/2017

BY: BCL

FOUND 1/2" IRON PIPE (SHOWN ON C.S.1143). THIS MONUMENT REPRESENTS THE SOUTHWEST CORNER OF BOOK 52, PAGE 178.

N 00°38'51" E 341.07' (C.S. 2013-013 = 341.15')

N 87°02'45" W 89.78'

S 86°58'05" E 179.57' (DEED=177.52')

N 87°02'45" W 70.61'

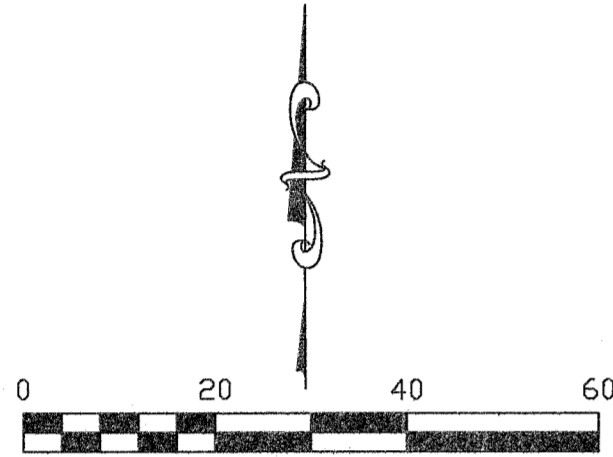
N 86°37'16" W 74.46'

TAX LOT 4001

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF TAX 4200, BEING DESCRIBED AS THE WEST HALF OF A METES AND BOUNDS DESCRIPTION COMING FROM THE NORTHEAST CORNER OF THE JAMES BENSON D.L.C. No.39. THE LEGAL FOLLOWS THE EAST LINE OF SECTION 35 227.40 FEET TO A POINT, THEN THE LEGAL CALLS FOR AN INTERIOR ANGLE FOLLOWED BY A DISTANCE OF 430 FEET TO AN IRON BAR. THESE CALCULATIONS LEAD US TO A IRON PIPE WITH SMASHED TOP, THIS MAY BE CONSIDERED A BAR AS CALLED FOR IN THE DEED. THIS PIPE MONUMENT THE SOUTHEASTERLY CORNER OF THE TRACT AS A WHOLE OF WHERE THE WEST HALF IS DERIVED. THE DEED CALLS DISTANCES TO THE NORTH WHICH WERE SHORT OF FOUND MONUMENTATION TO THE NORTH, BEING THE SOUTH LINE OF THE NORTHERN ADJOINERS, I HELD FOUND MONUMENTS AVOIDING A GAP ON THE NORTH LINE. THE WEST LINE IS WELL DEFINED BY A 1/2" IRON PIPE AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND A 3/4" IRON PIPE AT THE SOUTHWEST CORNER OF NIX DRIVE. THIS LINE IS THE BASIS OF BEARING USED FROM C.S. 2013-013.

SEE THE FACE OF THE SURVEY FOR FURTHER DETAILS.



SCALE: 1" = 20' BASIS OF BEARING: HOOD RIVER COUNTY SURVEY No. 2013-013

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2017

BASIS OF BEARING N 01°20'57" E 260.70'

S 01°20'57" W 220.70' (DEED = 214.22')

TAX LOT 4200 CONTAINS 0.45 ACRES, MORE OR LESS

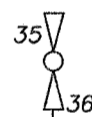
N 00°59'26" E 217.18'

TAX LOT 4100

N 00°37'16" E 213.42' (DEED = 210.95')

TAX LOT 4000

5/8" IRON ROD IN MONUMENT BOX IN CROSSWALK.



N 00°38'18" E 817.40'

S 01°24'11" W 40.00'

S 00°38'18" W (227.4')

LEGEND:

- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP L.S. 72306 (MAY 8, 2017)
- FOUND MONUMENT OF RECORD, AS NOTED
- ⊗ FOUND 5/8" IRON ROD, LS 183, (C.S. 1143)
- ⊠ FOUND 5/8" IRON ROD, NO CAP, (C.S.92089)
- CALCULATED, NOT FOUND OR SET
- △ CALCULATED POSITION OF THE BENSON DLC NO.39
- () RECORD CALL

S 89°17'11" E 91.11'

N 89°17'11" W 91.11'

FOUND 1" IRON PIPE (FOUND ON C.S.92089)

S 87°58'54" E 429.04' (DEED =430' TO IRON BAR)

NIX DRIVE

REFERENCES:

- C.S. NO. 0793, PLAT FOR ANNA MAY AND ANNETTE P. KING BY KAY, MARCH 12, 1912.
- C.S. NO. 1143, SURVEY FOR ANDERSON BY FRALEY L.S. 183. FILED JAN 13, 1969.
- C.S. NO. 92089, PARTITION PLAT NO. 9220 BY L.S. 1815. FILED NOV 23, 1992.
- C.S. NO. 94048, SURVEY FOR MOONEY, HUSKY, GREEN BY L.S. 1028. FILED MAY 19, 1994.
- C.S. NO. 2013-013, SURVEY FOR SAINT MARY'S BY L.S. 59002. FILED APR 23, 2013.

TERRA SURVEYING

DATE: MAY 5, 2017 SCALE: 1" = 20' PROJECT: 17047 ASSESSORS MAP: 3N-10E-35DA P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com

FOUND 3/4" IRON PIPE (SHOWN AND HELD ON C.S.94048)