REFERENCES

- 1. Survey for Herschel Johnson by Dan Cron, PLS 1028, filed August 29th, 1986, as C.S. 86050.
- 2. Survey and Minor Partition for Laddle G. Henderson by Roy Gaylord, PLS 1815, filed December 28, 1989, as C.S. #89102, recorded December 10, 1989, as Microfilm No. 893365.
- 3. Boundary Line Adjustment Survey for Laddie G. Henderson by Roy Gaylord, PLS 1815, filed March 4, 1991, as C.S. #89102, recorded March 4, 1991, as Microfilm No. 910391. 1991, as Microfilm No. 910391.
- 4. Map of Stage I Timber Crest, a Condominium, for Glenn Haack by Roy Gaulord, PLS 1815, filed June 13, 1991, as C.S. #91046.
- 5. Record of Survey for Pacland by Troy T. Tetsuka, PLS 2841, filed as C.S. #2002069.
- 6. Property Boundary Survey for Brilliant Buildings, Inc. by Bradley Cross, PLS 60051, filed December 13, 2005 as C.S. #2005110.
- 7. Record of Survey for Hood River Juice Company by Austin Bell, PLS 77685, filed December 17, 2008 as C.S. #2008086.
- 8. Property Line Adjustment Survey for Ryan Holdings, LLC by Austin Bell, PLS 77685, filed April 28, 2016, as C.S. #2016026

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT SPECIFIC LOCATIONS ON THE RIGHT OF WAY OF WINE COUNTRY AVENUE AS IT PASSES THROUGH THE BOUNDARY OF TRACT 2 AS PER HOOD RIVER COUNTY SURVEY No. 2008-086.

THIS SURVEY USES THE REF.6 SURVEY AS THE BASIS OF BEARING.

MONUMENTS SET ON 6-II-2015.

LEGAL DESCRIPTION

PROFESSIONAL

JULY 08, 2008 AUSTIN R. BELL

EXPIRATION DATE: 12/3/17

AS PER STATUTORY WARRANTY DEED RECORDED AS DOCUMENT No. 2010-04533, HOOD RIVER COUNTY RECORDS, AND AS SHOWN IN TRACT 2 OF PROPERTY LINE ADJUSTMENT SHOWN IN HOOD RIVER COUNTY SURVEY No. 2008-086.

WINE COUNTRY AVENUE RIGHT OF WAY AS RECORDED UNDER HOOD RIVER COUNTY RECORD No. 2013-00104 \$ 2014-00297.

NOTE

THE LATER RECORDED DEDICATION DEED DOES NOT MENTION ANY VACATION OR RELINQUISHMENT OF PRIOR DEDICATIONS.

THIS SURVEY WAS MADE WITH A TOPCON FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT.

ORIGINAL SCALE GRAPHIC SCALE

(REF.2)

POB REF.3

LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- PLAT OR DEED CALL
- SET RED PLASTIC CAP ON 5/8" REBAR LS #77685 (SET 6-11-15)

7/15

7/15

DRAFT

- SET T-POST
- RED PLASTIC CAP (RPC)
- HOOD RIVER COUNTY RECORD

BELL DESIGN COMPANY P.O.B. 308, BINGEN, WA. 98605 CIVIL ENGINEERING LAND SURVEYING

RECORD OF SURVEY FOR WESTEND LANDS, LLC

RECORD OF SURVEY

TAX LOT 1202, HOOD RIVER COUNTY ASSESSORS'S MAP 3N-10\$-27D, REVISED 4/09/2015,

LOCATED IN THE SE 1/4 OF SECTION 27 T.3N., R.10E., W.M.

(581.57 'REF.2)

R=428.50

CHB= S48 *31 '06"E

Delta=5 '47'59'

R=435.00'

A=46.23''

CH=46.21 Delta=6 '05'21"

CHB=S44 *22 '57 "E

R=645.00'-

A=193.88'

CH=193.15'

CHB=S49 *56 ' 58 "E

Delta=17 '13'22"

A=43.37

CH=43.36

114.74

(REF.2)

S35 *13 '02 "E-

HRCR 2014-00297

R.O.W. AS PER-

SEE NOTE

R.O.W. DEDICATION-

HRCR 2013-00104

R=328.50

CH=298.11

TRACT 2

COUNTY SURVEY No. 2008-086

14.75 ACRES

CHB=S62 *12 '06 "E

Delta=53 *58'06"

A=309.42'

POB REF.3

PARCEL 2

(106.88' REF. 2)

FOUND PLS 1815

5/8" IRON ROD

S88 *07 '01 "E

FOUND PLS 1815

N51 18' 10"W

(79.06'REF.2)

R.O.W. DEDICATION-

HRCR 2014-00296

79.12

2 1/2" BRASS CAP

MINOR PARTITION

RECORD #893365

FOUND PLS 1815

5/8" IRON ROD

S89 '03' 47"E-

R.O.W. DEDICATION-

HRCR 2013-00104

90.62

A=258.05

CH=256.34'

CHB=S70 *01 '20 "E

Delta=22 *55 '23"

R.O.W. DEDICATION HRCR 2011-02211

-S82 '03' 19"E

(139.68'REF.2)

139.78

TAX LOT 500

3N-10E-34A

RPC (REF.2)

U.S. HIGHWAY I-84

(FRONTAGE AD. - COUNTRY CLUB AD.)

S88 '07'01"E 581.74"

R=371.50' A=198.02'

CH=195.68'

CHB=S50 *29 ' 13 "E

Delta=30 *32'22"

(BASIS OF BEARING)

CITY OF HOOD RIVER, OREGON

SHEET: 1 OF 1 PROJECT: DATE: Sep 2017

N88 *52 ' 03 "W (511.56')

TAX LOT 900

3N-10E-34A

\\BDC710\jobs\2015\B202\15b202.pro

HOOD RIVER COUNTY SURVEYOR'S OFFICE Survey No: 2017041

Filed Date: 9/8/2017

BEARING S SURVEY, CS 2 COUNTRY CLUB I

ASIS C.
705 CROS

9

BL

03N-10E-27D

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.