

RECORD OF SURVEY

LOCATED IN THE NORTHEAST 1/4 OF SECTION 12
TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN,
CITY OF CASCADE LOCKS
COUNTY OF HOOD RIVER, STATE OF OREGON

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2017047

FILED 10/12/2017

BY PL

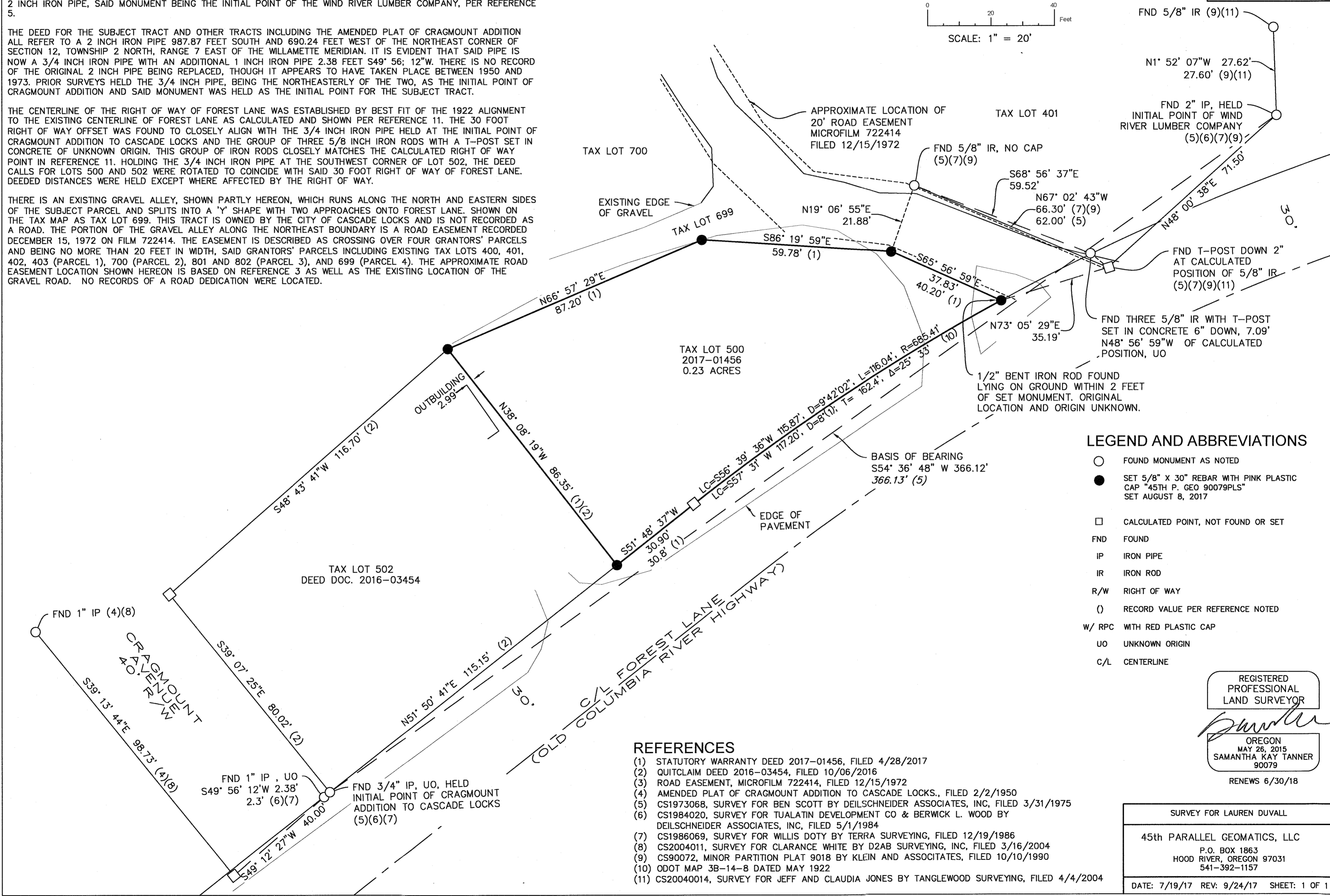
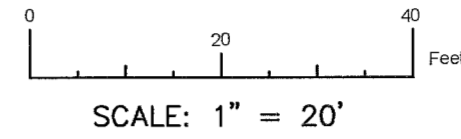
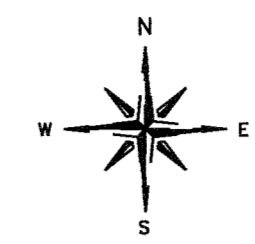
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN DEED 2017-01456. THE BASIS OF BEARING IS THE LINE BETWEEN THE 3/4 INCH IRON PIPE AT THE SOUTHWEST CORNER OF TAX LOT 502, SAID IRON PIPE BEING THE INITIAL POINT OF CRAGMOUNT ADDITION TO CASCADE LOCKS, AND THE 2 INCH IRON PIPE, SAID MONUMENT BEING THE INITIAL POINT OF THE WIND RIVER LUMBER COMPANY, PER REFERENCE 5.

THE DEED FOR THE SUBJECT TRACT AND OTHER TRACTS INCLUDING THE AMENDED PLAT OF CRAGMOUNT ADDITION ALL REFER TO A 2 INCH IRON PIPE 987.87 FEET SOUTH AND 690.24 FEET WEST OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN. IT IS EVIDENT THAT SAID PIPE IS NOW A 3/4 INCH IRON PIPE WITH AN ADDITIONAL 1 INCH IRON PIPE 2.38 FEET S49° 56'; 12"W. THERE IS NO RECORD OF THE ORIGINAL 2 INCH PIPE BEING REPLACED, THOUGH IT APPEARS TO HAVE TAKEN PLACE BETWEEN 1950 AND 1973. PRIOR SURVEYS HELD THE 3/4 INCH PIPE, BEING THE NORTHEASTERLY OF THE TWO, AS THE INITIAL POINT OF CRAGMOUNT ADDITION AND SAID MONUMENT WAS HELD AS THE INITIAL POINT FOR THE SUBJECT TRACT.

THE CENTERLINE OF THE RIGHT OF WAY OF FOREST LANE WAS ESTABLISHED BY BEST FIT OF THE 1922 ALIGNMENT TO THE EXISTING CENTERLINE OF FOREST LANE AS CALCULATED AND SHOWN PER REFERENCE 11. THE 30 FOOT RIGHT OF WAY OFFSET WAS FOUND TO CLOSELY ALIGN WITH THE 3/4 INCH IRON PIPE HELD AT THE INITIAL POINT OF CRAGMOUNT ADDITION TO CASCADE LOCKS AND THE GROUP OF THREE 5/8 INCH IRON RODS WITH A T-POST SET IN CONCRETE OF UNKNOWN ORIGIN. THIS GROUP OF IRON RODS CLOSELY MATCHES THE CALCULATED RIGHT OF WAY POINT IN REFERENCE 11. HOLDING THE 3/4 INCH IRON PIPE AT THE SOUTHWEST CORNER OF LOT 502, THE DEED CALLS FOR LOTS 500 AND 502 WERE ROTATED TO COINCIDE WITH SAID 30 FOOT RIGHT OF WAY OF FOREST LANE. DEEDED DISTANCES WERE HELD EXCEPT WHERE AFFECTED BY THE RIGHT OF WAY.

THERE IS AN EXISTING GRAVEL ALLEY, SHOWN PARTLY HEREON, WHICH RUNS ALONG THE NORTH AND EASTERN SIDES OF THE SUBJECT PARCEL AND SPLITS INTO A 'Y' SHAPE WITH TWO APPROACHES ONTO FOREST LANE. SHOWN ON THE TAX MAP AS TAX LOT 699. THIS TRACT IS OWNED BY THE CITY OF CASCADE LOCKS AND IS NOT RECORDED AS A ROAD. THE PORTION OF THE GRAVEL ALLEY ALONG THE NORTHEAST BOUNDARY IS A ROAD EASEMENT RECORDED DECEMBER 15, 1972 ON FILM 722414. THE EASEMENT IS DESCRIBED AS CROSSING OVER FOUR GRANTORS' PARCELS AND BEING NO MORE THAN 20 FEET IN WIDTH, SAID GRANTORS' PARCELS INCLUDING EXISTING TAX LOTS 400, 401, 402, 403 (PARCEL 1), 700 (PARCEL 2), 801 AND 802 (PARCEL 3), AND 699 (PARCEL 4). THE APPROXIMATE ROAD EASEMENT LOCATION SHOWN HEREON IS BASED ON REFERENCE 3 AS WELL AS THE EXISTING LOCATION OF THE GRAVEL ROAD. NO RECORDS OF A ROAD DEDICATION WERE LOCATED.



LEGEND AND ABBREVIATIONS

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" REBAR WITH PINK PLASTIC CAP "45TH P. GEO 90079PLS" SET AUGUST 8, 2017
- CALCULATED POINT, NOT FOUND OR SET
- FND FOUND
- IP IRON PIPE
- IR IRON ROD
- R/W RIGHT OF WAY
- () RECORD VALUE PER REFERENCE NOTED
- W/ RPC WITH RED PLASTIC CAP
- UO UNKNOWN ORIGIN
- C/L CENTERLINE

REFERENCES

- (1) STATUTORY WARRANTY DEED 2017-01456, FILED 4/28/2017
- (2) QUITCLAIM DEED 2016-03454, FILED 10/06/2016
- (3) ROAD EASEMENT, MICROFILM 722414, FILED 12/15/1972
- (4) AMENDED PLAT OF CRAGMOUNT ADDITION TO CASCADE LOCKS., FILED 2/2/1950
- (5) CS1973068, SURVEY FOR BEN SCOTT BY DEILSCHNEIDER ASSOCIATES, INC, FILED 3/31/1975
- (6) CS1984020, SURVEY FOR TUALATIN DEVELOPMENT CO & BERWICK L. WOOD BY DEILSCHNEIDER ASSOCIATES, INC, FILED 5/1/1984
- (7) CS1986069, SURVEY FOR WILLIS DOTY BY TERRA SURVEYING, FILED 12/19/1986
- (8) CS2004011, SURVEY FOR CLARANCE WHITE BY D2AB SURVEYING, INC, FILED 3/16/2004
- (9) CS90072, MINOR PARTITION PLAT 9018 BY KLEIN AND ASSOCIATES, FILED 10/10/1990
- (10) ODOT MAP 3B-14-8 DATED MAY 1922
- (11) CS20040014, SURVEY FOR JEFF AND CLAUDIA JONES BY TANGLEWOOD SURVEYING, FILED 4/4/2004

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Samantha Kay Tanner
OREGON
MAY 26, 2015
SAMANTHA KAY TANNER
90079
RENEWS 6/30/18

SURVEY FOR LAUREN DUVAL
45th PARALLEL GEOMATICS, LLC
P.O. BOX 1863
HOOD RIVER, OREGON 97031
541-392-1157
DATE: 7/19/17 REV: 9/24/17 SHEET: 1 OF 1

CS# 2017047