

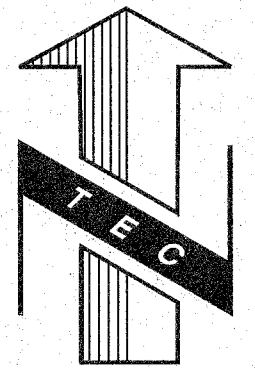
**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

Survey No. 2017051

Filed 10/12/2017

By 162

PLOT DATE: 10/10/2017



0' 100' 200' 400'
SCALE IN FEET

LEGEND:

- ⊙ SET 5/8"Ø X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON PLS 2786"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- x- EXISTING FENCE LINE.
- REF.# SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- C.C. HOOD RIVER COUNTY CORNER CARD
- (E) EXISTING BEARING
- BRG. BEARING
- DIST. DISTANCE
- CHS. CHAINS
- INX. INTERSECTION
- EASE. EASEMENT
- P.O.L. POINT ON LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley R. Huffmon

OREGON
JANUARY 21, 1997
BRADLEY R. HUFFMON
2786

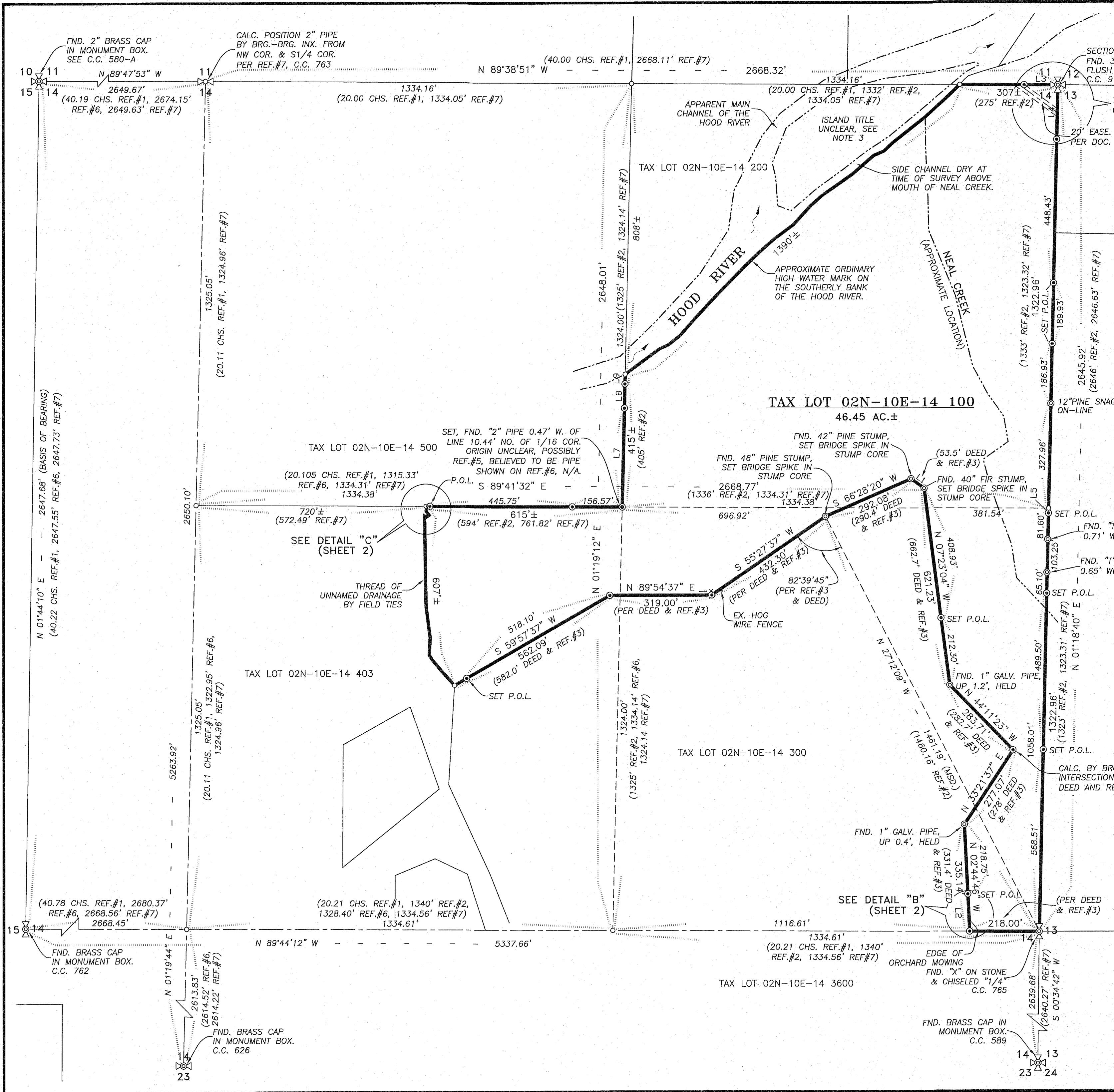
EXPIRES: 06/30/2019

Date	No.	Revisions	By	App.

SURVEY FOR
COLUMBIA LAND TRUST
TAX LOT 02N-10E-14 100
IN THE NE1/4, SECTION 14,
TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

Survey	Calculation	Checked	Date	Scale
B.R.H.	B.R.H.	B.B.B.	10/10/2017	1"=200'
Drawn	Drawing Number	Work Order No.	Sheet	
S.D.H.	15100(15131)DRAWINGS(15131)Sdy.dwg	15131	1 of 2	

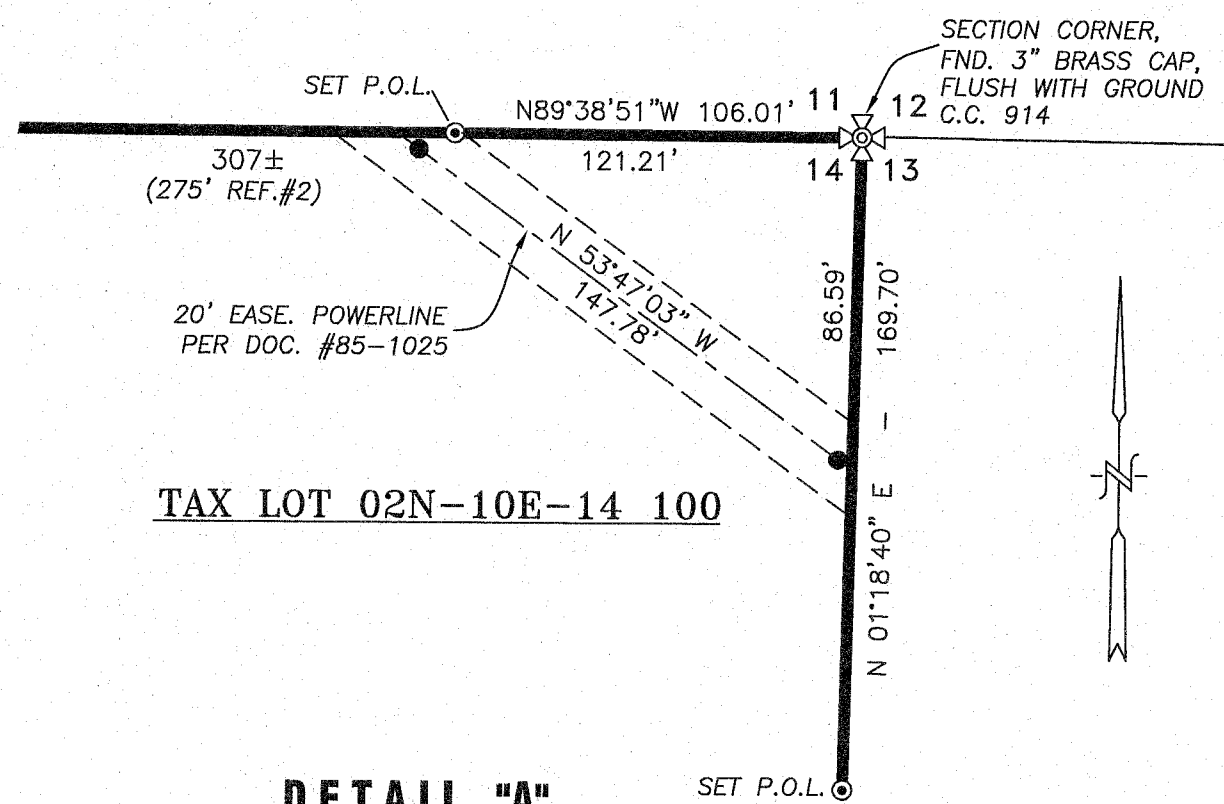


CS# 2017 051

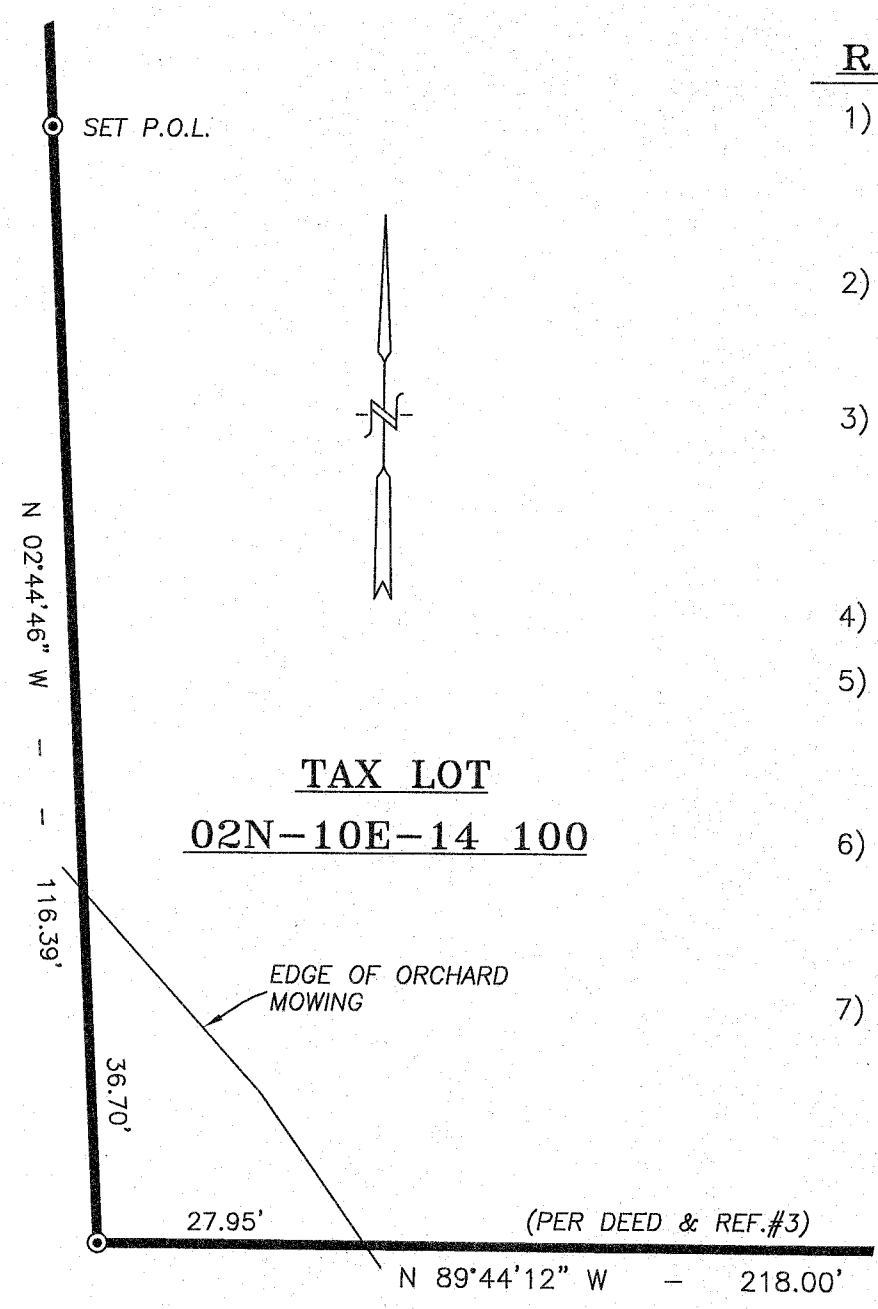
**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

Survey No. 2017051
 Filed 10/12/2017
 By ML

PLAT DATE: 10/10/2017



DETAIL "A"
 SCALE: 1" = 50'



DETAIL "B"
 SCALE: 1" = 20'

REFERENCES:

- 1) PLAT OF SECTION 14, T2N, R10E, W.M. BY JOHN L. HENDERSON, COUNTY SURVEYOR SEPTEMBER 19, 1908 C.S. #0415
- 2) EGGERMONT DECEMBER 1910 C.S. #0409
- 3) TRACT OF LAND IN THE NE1/4, SEC. 14, T2N, R10E, W.M. BY EDW. HOBSON, DEPUTY CO. ENGR. APRIL 18, 1934 C.S. #0416
- 4) C.S. #0418, NO TITLE OR DATE
- 5) ROY WEBSTERS ORCHARDS RANCH No. 7 BY MART C. PERKINS, P.E. SEPTEMBER 1, 1954 C.S. #411
- 6) BOUNDARY SURVEY FOR WEBSTER RANCHES BY DIELSCHNEIDER ASSOC. INC. NOVEMBER 22, 1976 C.S. #76-075
- 7) PARTITION PLAT 2007-38P FOR ROY WEBSTER ORCHARDS BY COLUMBIA RIVER SURVEYING & MAPPING RECORDED DECEMBER 4, 2007 C.S. #2007-124

LINE	BEARING	DISTANCE
L1	N 54°11'21" W	50.39'
L2	N 02°44'46" W	116.39'
L3	N 89°38'51" W	106.01'
L4	S 01°18'40" W	169.70'
L5	S 01°18'40" W	15.00'
L7	N 01°19'12" E	308.97'
L8	N 01°19'12" E	76.11'
L9	N 01°19'12" E	30.4±'

NOTES:

1. BEARINGS ARE OREGON COORDINATE SYSTEM NORTH ZONE GRID, N.A.D. 83 EPOCH 2010.00 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE NORTHWEST CORNER AND WEST 1/4 CORNER OF SECTION 14.
2. MONUMENTATION FOR THIS SURVEY WAS INITIATED ON SEPTEMBER 12, 2017 AND COMPLETED ON SEPTEMBER 21, 2017.
3. THIS SURVEY MAPS THE SUBJECT PROPERTY TO THE ORDINARY HIGH WATER MARK ON THE SOUTH BANK OF THE HOOD RIVER. THE DESCRIPTION OF THE PROPERTY INCLUDES THE MAJORITY OF THE NE 1/4 OF THE NE 1/4 OF SECTION 14 AND EXCEPTS "THAT PORTION LYING NORTH AND WEST OF THE HOOD RIVER". THERE IS AN ISLAND IN THE RIVER ALONG THE SUBJECT PROPERTY. THE MAIN CHANNEL OF THE HOOD RIVER FLOWS ON THE NORTHERLY SIDE OF THE ISLAND. THE ADJOINING LAND IS DESCRIBED AS THAT PORTION OF THE NE 1/4 OF THE NE 1/4 LYING NORTH AND WEST OF THE HOOD RIVER. THE HOOD RIVER HAS NOT BEEN DEEMED A NAVIGABLE WATERWAY. TITLE TO THE ISLAND IS UNCLEAR AND WAS NOT DETERMINED IN THIS SURVEY.

EXCEPTION LISTING:

THE FOLLOWING NOTES CONVEY ON-SITE OBSERVATIONS MADE DURING THE COURSE OF THIS SURVEY RELATED TO SPECIFIC GENERAL AND SPECIAL EXCEPTION ITEMS WITHIN THE CLIENT PROVIDED TITLE REPORT FOR THIS PROPERTY. THE TITLE REPORT UTILIZED WAS ISSUED BY COLUMBIA GORGE TITLE, LLC, MAY 3, 2017, UNDER ORDER NO. 17-0090ED. THE NUMBERING UTILIZED MATCHES THAT SHOWN WITHIN THE TITLE REPORT.

GENERAL EXCEPTIONS

2. FACTS, RIGHTS, INTERESTS, OR CLAIM WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY INSPECTION OF THE LAND OR MAKING INQUIRY OF PERSON IN POSSESSION THEREOF.

IN THE COURSE OF THIS SURVEY, TENNESON ENGINEERING HAD NO CONTACT WITH THE CURRENT OWNER OF THE SUBJECT PROPERTY. WE NOTE NO APPARENT INTERESTS OR CLAIMS ON THE SUBJECT PROPERTY WHICH ARE NOT ALSO DISCLOSED BY THE PUBLIC RECORDS.

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATIONS, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT LAND.

THIS LAND SURVEY ESTABLISHED AND MONUMENTED THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY. WE NOTE NO SIGNIFICANT ENCROACHMENT ISSUES SUCH AS MAINTAINED FENCE LINE, ROADWAYS, OR BUILDINGS. THE LANDOWNER TO THE SOUTH APPEARS TO CROSS THE PROPERTY LINE IN SEVERAL LOCATIONS FOR FIELD MOWING AND OTHER WORK RELATED TO ORCHARD OPERATIONS AND MAINTENANCE.

SPECIAL EXCEPTIONS

9. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND HAS BEEN REMOVED FROM OR BROUGHT WITHIN THE SUBJECT LAND'S BOUNDARIES BY THE PROCESS OF ACCRETION OR RELICTION OR ANY CHANGE IN THE LOCATION OF HOOD RIVER AND NEAL CREEK.

IN THE COURSE OF THIS SURVEY, WE FOUND NO CLEAR INDICATION OF MOVEMENT OF THE BOUNDARY OF THE SUBJECT PROPERTY BY RELICTION OR ACCRETION PROCESSES OF THE HOOD RIVER. NEAL CREEK DOES NOT FORM A BOUNDARY OF THE PROPERTY.

10. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTIONS SO CREATED OR BASED ON THE PROVISIONS OF ORS 274.905 - 274.940.

WE NOTE NO AREAS ON THE SUBJECT PROPERTY THAT APPEAR TO HAVE BEEN CREATED BY ARTIFICIAL MEANS OR THAT HAVE BEEN ACCRETED TO SUCH PORTIONS SO CREATED.

11. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND IS NOW OR AT ANY TIME HAS BEEN BELOW THE ORDINARY HIGH WATER LINE OF HOOD RIVER AND NEAL CREEK.

WE FOUND NO EVIDENCE THAT ANY NON-RIPARIAN PORTION OF THE SUBJECT PROPERTY IS NOW OR HAS BEEN BELOW THE ORDINARY HIGH WATER LINE OF HOOD RIVER OR NEAL CREEK.

14. EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, AS RECORDED JUNE 11, 1985, AT DOCUMENT #85-1025, RECORDS OF HOOD RIVER COUNTY.

THE LOCATION OF THIS EASEMENT IS IN THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND IS SHOWN ON THE MAP.

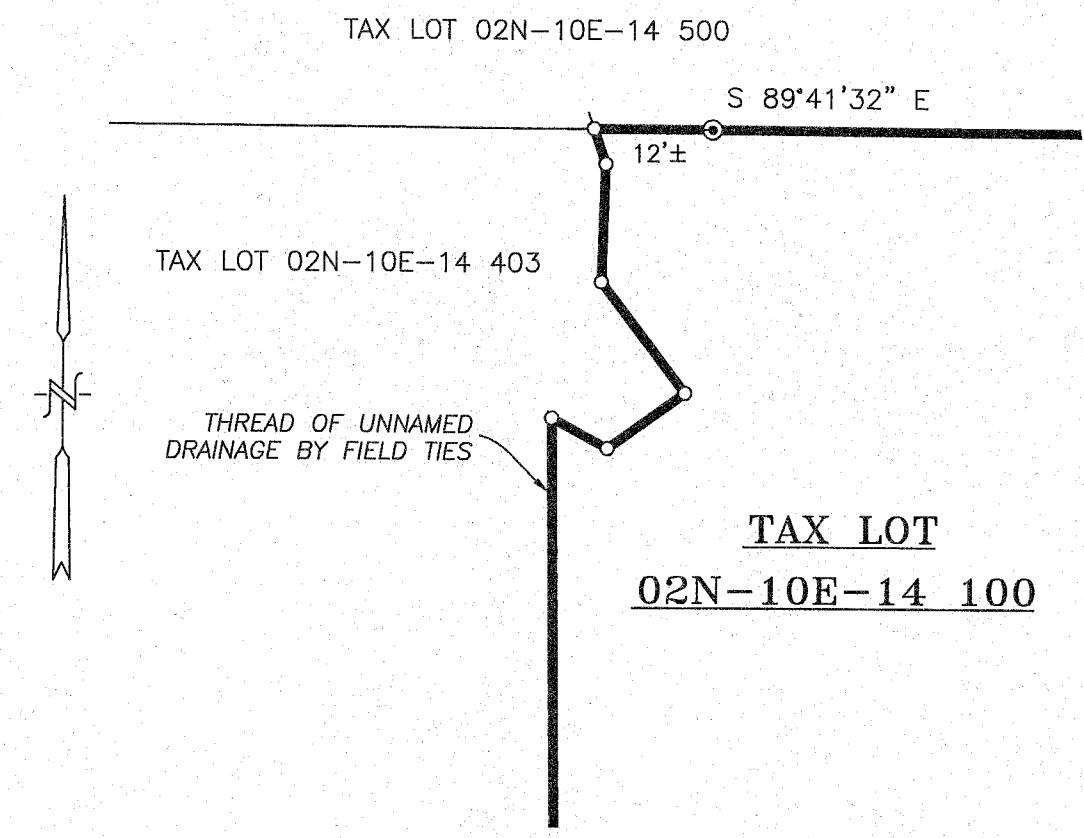
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND MONUMENT THE EXTERIOR BOUNDARY OF TAX LOT 02N-10E-14 100. THE SUBJECT PROPERTY LIES IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS SURVEY, RESEARCH WAS MADE TO OBTAIN COPIES OF PRIOR SURVEYS AND PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES. THE LEGAL DESCRIPTION UTILIZED AND EXCEPTION NOTES ON THE FACE OF THE SURVEY ARE FROM A CLIENT PROVIDED TITLE REPORT FOR THE SUBJECT PROPERTY.

IN THE FIELD FOR THIS SURVEY, SECTIONAL MONUMENTS WERE LOCATED AT THE NORTHWEST, NORTHEAST, AND SOUTHEAST CORNERS OF SECTION 14 AND AT THE WEST, SOUTH, AND EAST 1/4 CORNERS. THE NORTH 1/4 CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY BEARING AND DISTANCE FROM REFERENCE #7. THE NORTHEAST 1/4 OF SECTION 14 AND SUBDIVISION THEREOF WAS THEN CALCULATED PER STANDARD FRACTIONAL SUBDIVISION OF SECTION METHOD. THIS ESTABLISHED THE POSITION FOR THE NORTHEAST 1/16 CORNER OF SECTION 14, BEING A CORNER IN THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY. 1/16 LINES WERE THEN EXTENDED NORTHERLY FROM THIS LOCATION TO THE ORDINARY HIGH WATER MARK ON THE SOUTHERLY BANK OF THE HOOD RIVER AND WESTERLY TO THE THREAD OF AN UNNAMED DRAINAGE TO ESTABLISH THIS PORTION OF THE BOUNDARY OF THE SUBJECT PROPERTY. THE EAST LINE OF THE SUBJECT PROPERTY IS THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 14 BETWEEN THE LOCATED MONUMENTS. THE NORTH LINE OF THE SUBJECT PROPERTY IS THE NORTH LINE OF SECTION 14 EXTENDED FROM THE NORTHEAST CORNER OF SECTION 14 WESTERLY TO THE INTERSECTION WITH THE ORDINARY HIGH WATER MARK ON THE SOUTHERLY BANK OF THE HOOD RIVER. THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY FIELD TIES TO THE THREAD OF AN UNNAMED DRAINAGE. THE IRREGULAR SOUTHERN PORTION OF THE BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS, AS SHOWN ON THE SURVEY, WHERE LOCATED. WHERE MONUMENTATION WAS NOT FOUND, THE BOUNDARY WAS CALCULATED UTILIZING RECORD BEARING AND DISTANCES CONSISTENT WITH THE SUBJECT PROPERTY DESCRIPTION AND PER REFERENCE #3 AS FURTHER NOTED ON THE FACE OF THE SURVEY. THIS COMPLETED THE RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY. NO SIGNIFICANT ENCROACHMENTS WERE FOUND IN THE COURSE OF THE SURVEY. THE ORCHARD BORDERING TO THE SOUTH HAS SMALL ENCROACHMENTS IN SEVERAL LOCATIONS FOR FIELD MOWING AND OPERATIONS AND MAINTENANCE OF THE ORCHARD. NO ORCHARD TREES ENCROACH ON THE SUBJECT PROPERTY.

THE SURVEY SHOWS THE HOOD RIVER PORTION OF THE SUBJECT PROPERTY RUNNING TO THE ORDINARY HIGH WATER MARK ON THE SOUTHERLY BANK OF THE HOOD RIVER AS FIELD LOCATED. THE DESCRIPTION FOR THE SUBJECT PROPERTY DESCRIBES THE MAJORITY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14 AND THEN EXCEPTS THAT PORTION LYING NORTH AND WEST OF THE HOOD RIVER. THERE IS AN ISLAND IN THE HOOD RIVER IN THIS LOCATION. TITLE TO THE ISLAND IS IN QUESTION. IT IS NOTED THAT THE MAIN CHANNEL OF THE HOOD RIVER RUNS NORTHERLY OF THE ISLAND. THE HOOD RIVER BORDERING THE SUBJECT PROPERTY IS A SIDE CHANNEL, WHICH WAS DRY ABOVE THE MOUTH OF NEAL CREEK AT THE TIME OF THIS SURVEY. THE PROPERTY WAS MONUMENTED AS SHOWN AT THE CORNERS AND WITH POINTS ON LINE.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON PLS 2786" UNLESS NOTED OTHERWISE.



DETAIL "C"
 SCALE: 1" = 20'

REGISTERED PROFESSIONAL LAND SURVEYOR
Bradley R. Huffmon
 OREGON
 JANUARY 21, 1997
 BRADLEY R. HUFFMON
 2786
 EXPIRES: 06/30/2019

Date	No.	Revisions	By	App.
SURVEY FOR COLUMBIA LAND TRUST TAX LOT 02N-10E-14 100 IN THE NE1/4, SECTION 14, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M. HOOD RIVER COUNTY, OREGON				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS 3775 CRATES WAY THE DALLES, OREGON 97058 PH. 541-296-9177 FAX 541-296-6657				
Survey	Calculation	Checked	Date	Scale
B.R.H.	B.R.H.	B.B.B.	10/10/2017	SHOWN
Drawn	Drawing Number	Work Order No.	Sheet	
S.D.H.	15100\15100\15131\DRAWINGS\15131.Syd.dwg	15131	2 of 2	

CS# 2017 051