

RECORD OF SURVEY FOR PONOSTYLE LLC.

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.

TAX LOTS 300 & 1100 2N-10E-02DC.



SCALE 1 INCH = 50 FEET

HOOD RIVER COUNTY SURVEYOR'S OFFICE

Survey No: 2017 068

Filed Date: 12/20/2017

By: [Signature]

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARY OF TAX LOTS 300 & 1100 AS DESCRIBED BY WARRANTY DEED Doc. No. 2012-03913.

THE SUBJECT TRACTS ARE PORTIONS OF LOTS 5 AND 8 OF GUIGNARD SUBDIVISION. THE LEGAL DESCRIPTION IS REPRODUCED BELOW. I FOUND MONUMENTS FROM PARTITION PLATS 9222 AND 9604 AT ALL CORNERS EXCEPT THE NE CORNER OF TAX LOT 1100 AND THE SE AND NE CORNERS OF TAX LOT 300.

THE SURVEY FOR PARTITION PLAT 9222 FOUND AND HELD THE ORIGINAL MONUMENT AT THE NE CORNER OF LOT 5 OF GUIGNARD SUBDIVISION, ALSO BEING THE NE CORNER OF PARCEL 1 OF PARTITION PLAT 9222. I DID NOT FIND THAT MONUMENT AND SET A NEW MONUMENT HOLDING THE DISTANCE INTERSECTIONS FROM THE NEAREST FOUND MONUMENTS TO THE WEST AND SOUTH. I THEN HELD THIS CORNER AND THE MONUMENT FOUND AT THE SW CORNER OF PARCEL 1 OF PARTITION PLAT 9604 TO CALCULATE THE POSITION FOR THE MONUMENT SET AT THE NE CORNER OF PARCEL 3 OF PARTITION PLAT 9604. THE ORIGINAL MONUMENT FROM PARTITION PLAT 9604 MAY STILL EXIST UNDER A NEW CONCRETE APRON, HOWEVER I SET A NEW POINT TO AVOID DESTRUCTION OF THE CONCRETE.

PARTITION PLAT 9604 SHOWS THE ORIGINAL MONUMENT FROM LOT 8 OF GUIGNARD SUBDIVISION FOUND AT THE SW CORNER OF PARCEL 2 OF PARTITION PLAT 9604. I CALCULATED THE CORNER POSITION BY DISTANCE INTERSECTION FROM THE NEAREST MONUMENTS FOUND TO THE NORTH AND WEST. THE CALCULATED POSITION FELL WITHIN A 2" FENCE POST, I DID NOT FIND THE MONUMENT AND SHOWA TIE TO THE FENCE POST. A NEW MONUMENT WAS NOT SET AT THIS CORNER.

THIS METHOD OF BOUNDARY RESOLUTION DOES NOT HOLD THE DEED DESCRIPTION OF THE EXCEPTED SOUTH 227.93 FEET OF PARCEL 3 OF PARTITION PLAT 9604, ALTHOUGH THE DISTANCE IS VERY CLOSE. I BELIEVE THE INTENTION WAS TO USE THE MONUMENTS AS FOUND AND PLACED BY PARTITION PLAT 9604 FOR THE SOUTHERLY CORNERS OF TAX LOT 300.

A BOUNDARY ADJUSTMENT SURVEY ALONG THE SOUTHERLY LINE OF PARCEL 1 OF PARTITION PLAT 9222 WAS FILED AS C.S.#2003060. THE TITLE REPORT AND RESEARCHED DEEDS DO NOT REFERENCE THE CONVEYANCE OF THE ADJUSTMENT TRACT.

LEGAL DESCRIPTION:

TRACT 1:
Parcel 3, PARTITION PLAT NO. 9604, EXCEPTING THEREFROM: The South 227.93 Feet of said Parcel 3.

TRACT 2:
Parcel 1, PARTITION PLAT NO. 9222.

TITLE REPORT EXCEPTIONS:

NUMBERED AS PER THE TITLE REPORT.

- EASEMENT FOR UNDERGROUND CABLE AND CONDUIT, RECORDED DECEMBER 11, 1941, AS BOOK 29 OF DEEDS, PAGE 181. GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY. FOR THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 2. EXACT LOCATION AND WIDTH NOT DISCLOSED. NOT SHOWN ON THIS SURVEY.
- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, RECORDED JULY 11, 1947, AS BOOK 35 OF DEEDS PAGE 113. GRANTED TO PACIFIC POWER AND LIGHT COMPANY. EXACT LOCATION AND WIDTH NOT DISCLOSED. NOT SHOWN ON THIS SURVEY.
- CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN ON THE RECORDED PLAT OF GUIGNARD SUBDIVISION. A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS SHOWN CENTERED ALONG THE WEST LINE OF PARCEL 3 OF PARTITION PLAT 9604. OTHER CONDITIONS AND RESTRICTIONS OF THE PLAT OF GUIGNARD SUBDIVISION MAY EXIST.
- WATER AND ANNEXATION AGREEMENT FOR DOMESTIC WATER BETWEEN ALFRED AND CAROLYN GUIGNARD AND THE CITY OF HOOD RIVER, RECORDED JULY 5, 1966 AS MICROFILM No. 661399. NO LOCATION SHOWN.
- EASEMENT FOR NONEXCLUSIVE ROADWAY ACROSS THE WEST 40 FEET OF PARCEL 1 OF PARTITION PLAT 9222, RECORDED DECEMBER 7, 1992 AS MICROFILM No. 923554. PLOTTED AS SHOWN.
- EASEMENT FOR SANITARY SEWAGE SYSTEM DRAIN FIELD, RECORDED JULY 13, 2000, AS DOCUMENT No. 20002552. GRANTED TO THE OWNERS OF PARCEL 1 OF PARTITION PLAT 9604. PLOTTED AS SHOWN.

REFERENCES:

COLUMBIA GORGE TITLE, TITLE REPORT, FILE No. 12-0343ED

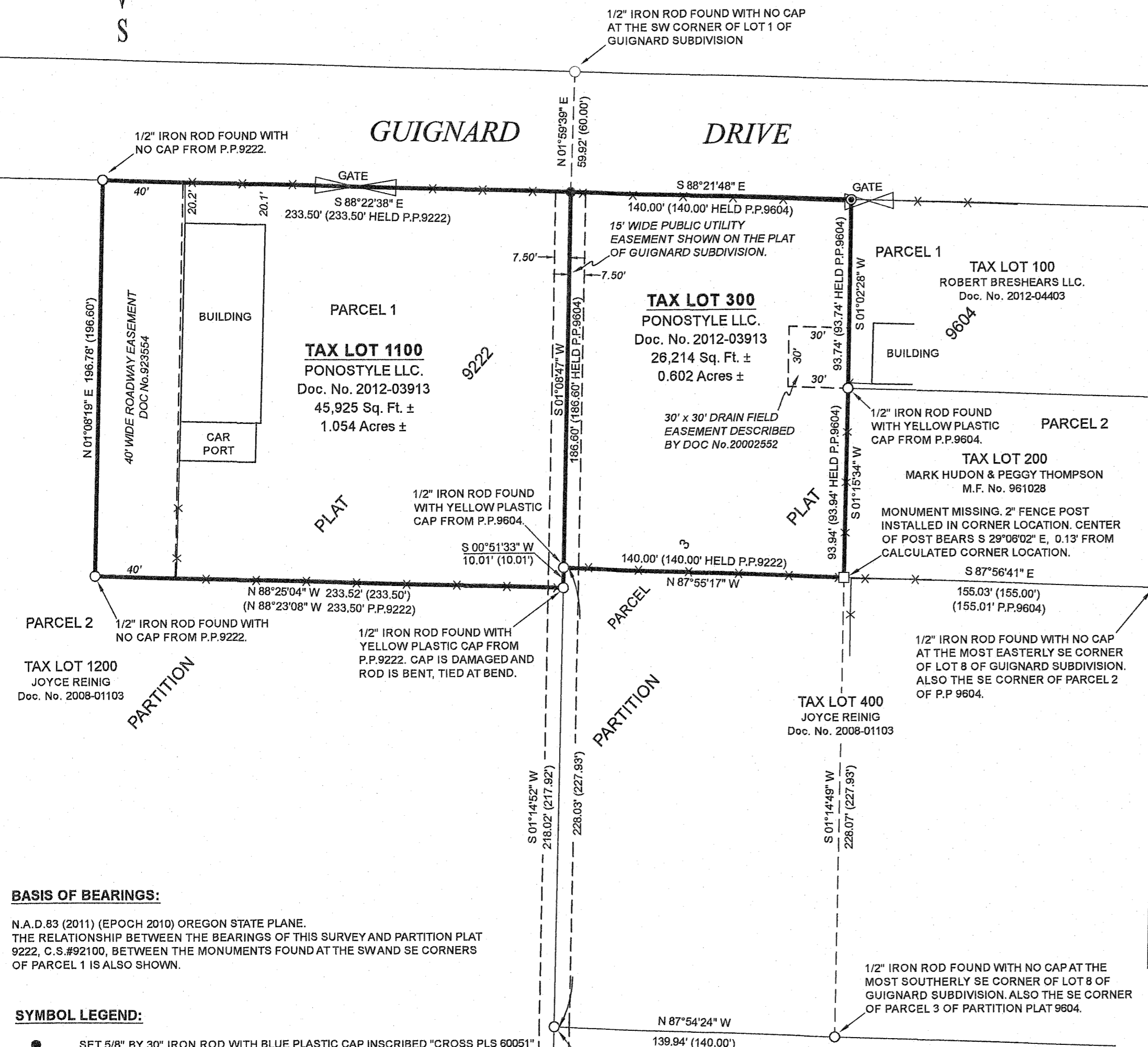
HOOD RIVER COUNTY DEED DOCUMENTS:

- WARRANTY DEED, RECORDED NOVEMBER 8, 2012, AS DOCUMENT No. 2012-03913. (SUBJECT TAX LOTS 300 & 1100).
- STATUTORY WARRANTY DEED, RECORDED DECEMBER 14, 2012, AS DOCUMENT No. 2012-04403. (TAX LOT 100).
- STATUTORY WARRANTY DEED, RECORDED APRIL 15, 1996, AS MICROFILM No. 961028. (TAX LOT 200).
- BARGAIN AND SALE DEED, RECORDED MARCH 28, 2008, AS DOCUMENT No. 2008-01103. (TAX LOTS 400 & 1200).

SURVEYS FILED WITH HOOD RIVER COUNTY SURVEYORS OFFICE:

- PLAT OF GUIGNARD SUBDIVISION, DATED MARCH, 1966, FILED AS C.S.#1892.
- PARTITION PLAT 9222, FILED AS C.S.#92100 ON DECEMBER 14, 1992.
- PARTITION PLAT 9604, FILED AS C.S.#96009 ON APRIL 2, 1996.
- BOUNDARY ADJUSTMENT SURVEY, FILED AS C.S.#2003060 ON SEPTEMBER 4, 2003.

HOOD RIVER COUNTY ASSESSORS MAP:
2N-10E-02DC, REVISED MAY 19, 2009.



BASIS OF BEARINGS:

N.A.D. 83 (2011) (EPOCH 2010) OREGON STATE PLANE.
THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY AND PARTITION PLAT 9222, C.S.#92100, BETWEEN THE MONUMENTS FOUND AT THE SW AND SE CORNERS OF PARCEL 1 IS ALSO SHOWN.

SYMBOL LEGEND:

- SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051"
- ⊙ SET "BP2" 1 5/32" DIAMETER BRASS MONUMENT WITH CENTER PUNCH MARK
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED CORNER - NOT FOUND OR SET
- (xx.xx') DEED OR PLAT DISTANCE OR DISTANCE AS NOTED
- xx.x' BUILDING OFFSET TO PROPERTY LINE OR EASEMENT DISTANCE
- P.P. PARTITION PLAT
- X-X- FENCE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2013

PROJECT NUMBER: 2013027
DATE OF DRAWING: SEPTEMBER 23, 2013
DATE OF MONUMENTATION: SEPTEMBER 17, 2013
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-02DC

COLUMBIA RIVER SURVEYING & MAPPING

1767 12th St, #191
HOOD RIVER, OREGON, 97031
PHONE: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM

CS# 2017068