

RIGHT OF WAY SURVEY

LEGALIZATION OF AGA ROAD (COUNTY ROAD No. 322)

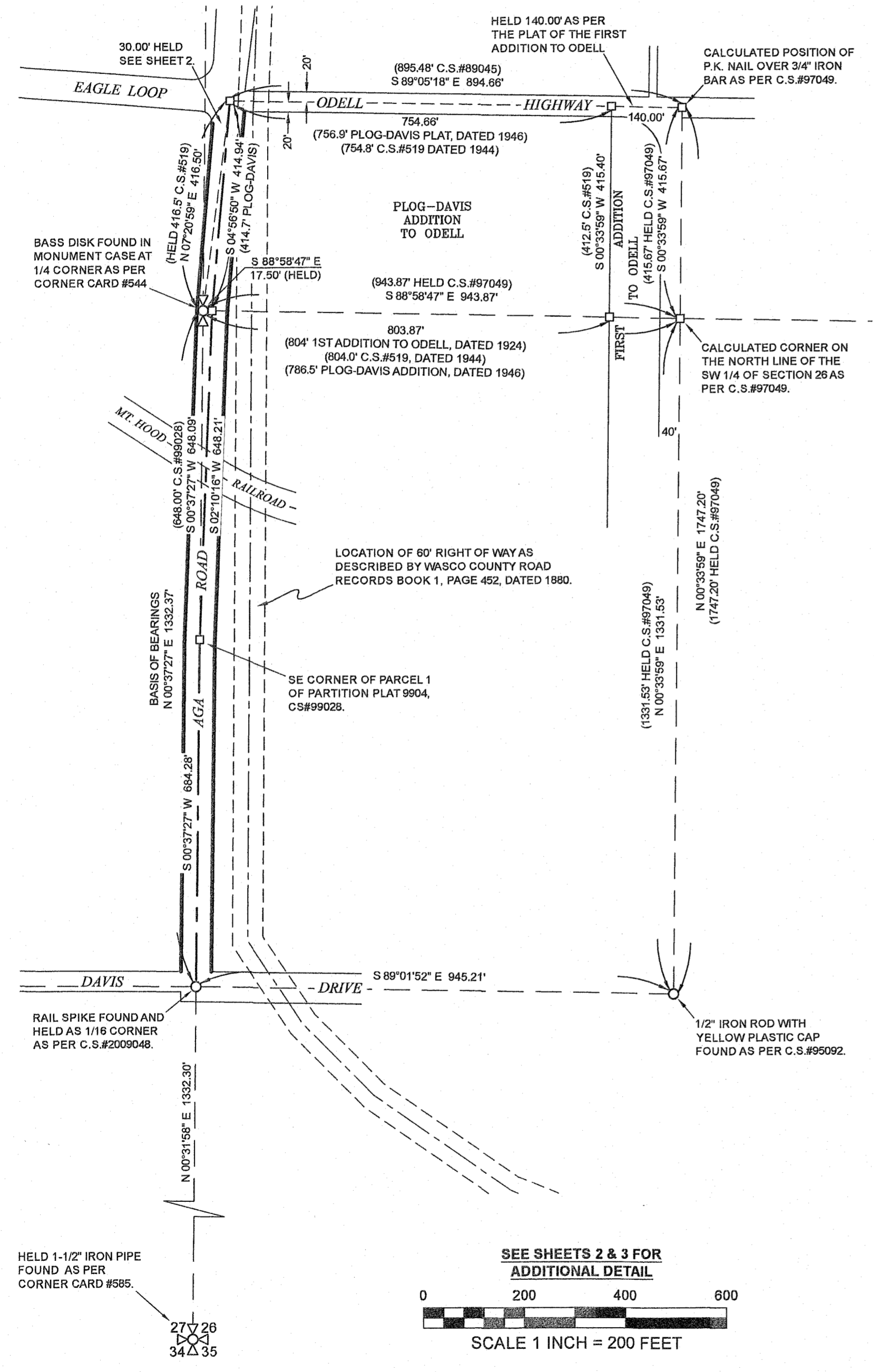
LOCATED IN THE NW & SW QUARTERS OF SECTION 26, AND THE NE & SE QUARTERS OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 10 EAST W.M. HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: 2018 012

Filed Date: 2/26/2018

By: BL



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE RIGHT OF WAY OF AGA ROAD WHICH WAS LEGALIZED APRIL 17, 2017, BY HOOD RIVER COUNTY COMMISSIONERS ORDER 17-004. PURSUANT TO COUNTY COMMISSIONERS RESOLUTION No. 2081, DATED FEBRUARY 16, 2016, THE HOOD RIVER COUNTY SURVEYOR LOCATED THE EXISTING ALIGNMENT OF AGA ROAD FROM ITS NORTHERLY EXTENT AT THE INTERSECTION WITH ODELL HIGHWAY AND EAGLE LOOP TO ITS SOUTHERLY EXTENT AT THE INTERSECTION WITH DAVIS DRIVE.

AGA ROAD IS BEING LEGALIZED TO CORRESPOND WITH THE LOCATION AS THE RIGHT OF WAY IS SHOWN IN THE SURVEYS OF RECORD DATING BACK TO AT LEAST 1909 FOR C.S.#514 BY THE THEN COUNTY SURVEYOR JOHN LEYLAND HENDERSON. THE ROADWAY HAS FOR MANY YEARS FOLLOWED THE WEST LINE OF PLOG-DAVIS ADDITION TO THE WEST 1/4 CORNER OF SECTION 26 AND THEN SOUTHERLY ALONG THE SECTION LINE TO THE 1/16 CORNER AT DAVIS DRIVE.

AGA ROAD WAS ORIGINALLY ESTABLISHED AS A 60 FOOT WIDE RIGHT OF WAY BY WASCO COUNTY ROAD BOOK 1 IN 1880 IN A LOCATION APPROXIMATELY 100 FEET TO THE EAST OF THE LOCATION AS PRESENTLY CONSTRUCTED AND TRAVELED. IT DOES NOT APPEAR TO HAVE EVER BEEN CONSTRUCTED IN THIS LOCATION. NO SURVEYS WERE FOUND THAT SHOW A LOCATION FOR THE RIGHT OF WAY AS DESCRIBED BY WASCO COUNTY ROAD BOOK 1.

IN 1989 IT WAS DISCOVERED THAT THE WEST 1/4 CORNER OF SECTION 26 WAS MONUMENTED 17.5 FEET TO THE EAST OF THE CORRECT LOCATION. IT APPEARS IT WAS MOVED SOME TIME BETWEEN THE PLAT OF THE FIRST ADDITION TO ODELL AND PLOG-DAVIS ADDITION. THIS FACT CAN BE ATTRIBUTED TO THE DIFFERENCE IN THE CALL ALONG THE CENTER SECTION LINE FROM THE 1/4 CORNER. THE FIRST ADDITION TO ODELL DEDICATED IN 1924 CALLS 804 FEET. HIGHWAY DEPARTMENT DRAWING 05F-08-08 DATED 1942, SHOWS A STONE FOUND AT THE 1/4 CORNER, REPLACED WITH AN IRON PIPE AND ALSO SHOWS 804.0' TO THE WEST LINE OF THE FIRST ADDITION TO ODELL. A SUBSEQUENT SURVEY, C.S.#519 FROM 1944 ALSO MEASURES 804 FEET TO THE WEST LINE OF THE FIRST ADDITION TO ODELL. IN 1946 THE PLAT OF PLOG-DAVIS ADDITION SHOWS THE SAME DISTANCED TO NOW BE 788.5 FEET, A DIFFERENCE OF 17.5 FEET. AS THE PLAT OF PLOG-DAVIS ADDITION CALLS TO THE WEST LINE OF THE FIRST ADDITION TO ODELL THERE IS NO GAP CREATED. AGA ROAD IS CURRENTLY CONSTRUCTED IN THE LOCATION AS SHOWN ON THE PLAT OF PLOG-DAVIS ADDITION, WITH THE CENTER OF THE CONSTRUCTED ROADWAY VERY NEAR THE ERRONEOUS 1/4 CORNER LOCATION. FOR THIS REASON THE RIGHT OF WAY IS BEING LEGALIZED FROM THE NW CORNER OF PLOG-DAVIS ADDITION SOUTHERLY TO A POINT 17.5 FEET EAST OF THE CORRECTLY MONUMENTED 1/4 CORNER, THENCE CONTINUING SOUTHERLY TO THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 9904 BEING A POINT VERY CLOSE TO WHERE THE CENTER OF THE CONSTRUCTED ROADWAY INTERSECTS THE SECTION LINE AND THEN CONTINUING SOUTHERLY TO THE 1/16TH CORNER AT DAVIS DRIVE.

MONUMENTS WERE FOUND AS PER C.S.#2011025 NEAR THE WEST RIGHT OF WAY OF AGA ROAD. I HELD THE MONUMENT FOUND AT THE SOUTHERLY TANGENT AT THE INTERSECTION WITH EAGLE LOOP AS CREATED ON THE PLAT OF JOHN WEBBER BUSINESS PARK. FROM THIS POINT I HELD 30 FEET TO ESTABLISH THE WEST LINE OF PLOG-DAVIS ADDITION. I THEN EXTENDED THE WEST LINE OF PLOG DAVIS ADDITION LINE NORTHERLY, HOLDING THE DISTANCE CALL FROM C.S.#519 TO ESTABLISH THE NW CORNER OF PLOG DAVIS ADDITION. THE CENTERLINE WAS THEN HELD FROM THE NW CORNER OF PLOG DAVIS ADDITION TO A POINT ON THE CENTER SECTION LINE 17.5 FEET EAST OF THE MONUMENTED SECTION CORNER. I THEN HELD THE CENTERLINE CONTINUING SOUTHERLY TO A POINT AT THE INTERSECTION WITH THE SECTION LINE AT THE SE CORNER OF PARCEL 1 OF PARTITION PLAT 9904. THE CENTER LINE WAS THEN HELD FROM THIS POINT SOUTHERLY TO THE 1/16 CORNER.

REFERENCES:

- HOOD RIVER COUNTY SURVEYORS OFFICE:
PUBLIC LAND CORNER RECORD CARDS NUMBERED 544, & 585.
- 05F-08-08 - OREGON STATE HIGHWAY DEPARTMENT MAP OF CONSTRUCTED LINE OF ODELL SECTION, ODELL SECONDARY HIGHWAY No.282, DATED MARCH, 1942.
 - 06B-26-20 - OREGON STATE HIGHWAY DEPARTMENT MAP OF LOCATED LINE OF ODELL HIGHWAY, DATED JANUARY, 1948.
 - C.S.#508 - MAP OF ODELL BY COUNTY ENGINEERS OFFICE, UNDATED.
 - C.S.#514 - SURVEY BY COUNTY SURVEYOR JOHN LELAND HENDERSON, DATED JUNE 9, 1909.
 - C.S.#519 - SURVEY FOR EARLY BY COUNTY SURVEYOR, DATED MAY 5, 1944.
 - C.S.#530 - SURVEY OF CLEMMONS PROPERTY AT MID-VALLEY SCHOOL BY MART PERKINS, P.E., DATED DECEMBER, 3, 1959.
 - C.S.#535 - SURVEY FOR EARLY BY A. R. CRUIKSHANK, P.E., DATED DECEMBER 30, 1919.
 - C.S.#1439 - PLAT OF A.G.A. PROPERTY IN ODELL, BY COUNTY ENGINEER, DATED MARCH 1, 1948.
 - C.S.#1440 - SURVEY FOR A.G.A. BY MART PERKINS, COUNTY SURVEYOR, DATED FEBRUARY 4, 1954.
 - C.S.#1685 - PLAT OF FOLTS SUBDIVISION BY P.M. MORSE, RECORDED NOVEMBER 10, 1911.
 - C.S.#1722 - PLAT OF FIRST ADDITION TO ODELL BY C.M. HURLBURT, COUNTY SURVEYOR, RECORDED DECEMBER 6, 1924.
 - C.S.#1723 - PLAT OF TOWN OF ODELL BY JOHN LELAND HENDERSON, COUNTY SURVEYOR, DATED APRIL 8, 1910.
 - C.S.#1737 - PLAT OF PLOG-DAVIS ADDITION TO ODELL BY C. M. HURLBURT, COUNTY SURVEYOR, RECORDED FEBRUARY 25, 1946.
 - C.S.#78017 - SURVEY FOR CLAIR ADAMS BY DANNY CRON P.L.S. 1028, FILED MARCH 28, 1978.
 - C.S.#51084 - SURVEY FOR VIOLA BRIGG BY ROY GAYLORD, P.L.S. 1815, FILED JULY 29, 1981.
 - C.S.#82027 - SURVEY FOR HOWARD CLEMMONS BY DANNY CRON P.L.S. 1028, FILED DECEMBER 2, 1982.
 - C.S.#89045 - SURVEY FOR NICK KENYON BY DANNY CRON, P.L.S. 1028, FILED MAY 22, 1989.
 - C.S.#89084 - SURVEY FOR LINDA JENSEN BY DANNY CRON, P.L.S. 1028, FILED OCTOBER 24, 1989.
 - C.S.#89101 - SURVEY AND MAJOR PARTITION FOR ALICE & GORDON PECK BY ROY GAYLORD, P.L.S. 1815, FILED DECEMBER 28, 1989.
 - C.S.#99035 - PLAT OF JOHN WEBBER BUSINESS PARK BY ORAN ABBOTT P.L.S. 1066, FILED JUNE 4, 1990.
 - C.S.#92062 - SURVEY FOR MT. HOOD RAILROAD BY ANTHONY KLEIN, P.L.S. 932, FILED AUGUST 8, 1992.
 - C.S.#93029 - PARTITION PLAT 9309 FOR MT. HOOD RAILROAD BY ANTHONY KLEIN, P.L.S. 932, FILED MAY 11, 1993.
 - C.S.#95050 - PARTITION PLAT 9521 FOR CLAUDIA LOPEZ BY DANNY CRON, P.L.S. 1028, FILED JUNE 27, 1995.
 - C.S.#95092 - SURVEY FOR ED DENNIS BY DANNY CRON, P.L.S. 1028, FILED OCTOBER 16, 1995.
 - C.S.#97049 - PARTITION PLAT 9720 FOR MT. HOOD RAILROAD BY KEVIN DOWD, P.L.S. 2393, FILED SEPTEMBER 24, 1997.
 - C.S.#99028 - PARTITION PLAT 9904 FOR CHARLES REED BY ANTHONY KLEIN, P.L.S. 932, FILED APRIL 21, 1999.
 - C.S.#2009048 - BOUNDARY LINE ADJUSTMENT SURVEY BY ERIK CARLSON, P.L.S. 72306, FILED SEPTEMBER 28, 2009.
 - C.S.#2001025 - SURVEY FOR CAROL ANN PACKER TERJO BY JAMES KLEIN, P.L.S. 59002, FILED JUNE 28, 2011.

HOOD RIVER COUNTY ASSESSORS MAPS:
02N-10E-26BC, REVISED JUNE 9, 2009.
02N-10E-26C, REVISED APRIL 28, 2010.
02N-10E-27A, REVISED JUNE 6, 2013.
02N-10E-27D, REVISED APRIL 12, 2010.

BASIS OF BEARINGS:

BY GPS OBSERVATIONS UTILIZING THE OREGON REAL-TIME GNSS NETWORK. STATE PLANE COORDINATES 3801 OREGON NORTH, N.A.D.83(2011) EPOCH 2010.00. BETWEEN THE MONUMENTS FOUND AT THE WEST 1/4 CORNER OF SECTION 26 AND THE 1/16TH CORNER BETWEEN THE 1/4 CORNER AND THE SW CORNER OF SECTION 26.

SHEET INDEX:

- SHEET 1 - OVERVIEW MAP, NARRATIVE, REFERENCES & BASIS OF BEARINGS.
- SHEET 2 - DETAIL MAPS.
- SHEET 3 - DETAIL MAP AND LEGAL DESCRIPTION.

SHEET 1 OF 3
DATE OF MAP: FEBRUARY 23, 2018
HOOD RIVER COUNTY ASSESSORS MAPS:
02N-10E-26C, 02N-10E-26BC, 02N-10E-27A & 02N-10E-27D.

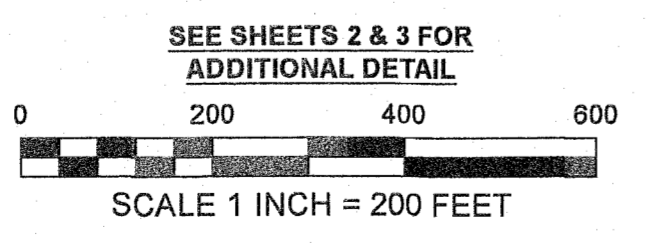
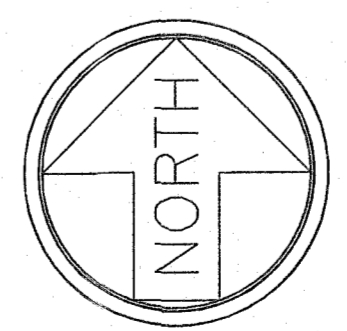
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surveyor@co.hood-river.or.us

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051



RENEWS: 12/31/2019

CS# 2018 012

RIGHT OF WAY SURVEY

LEGALIZATION OF AGA ROAD (COUNTY ROAD No. 322)

LOCATED IN THE NW & SW QUARTERS OF SECTION 26, AND THE NE & SE QUARTERS OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 10 EAST W.M. HOOD RIVER COUNTY, OREGON.

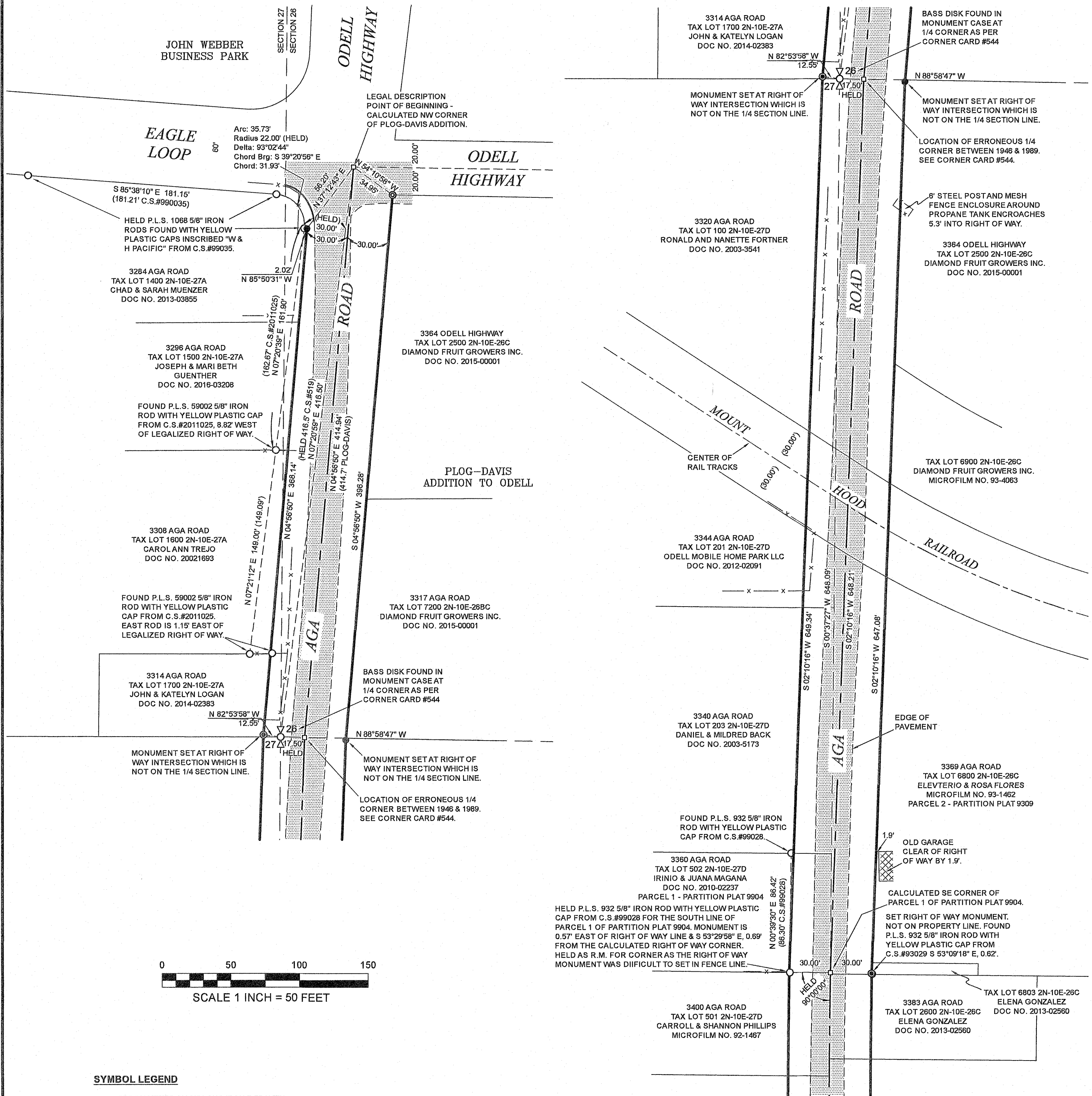
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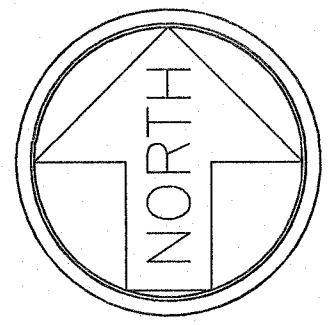


- SYMBOL LEGEND**
- 5/8" DIAMETER BY 30" LONG IRON ROD WITH 1.25" DIAMETER RED PLASTIC CAP INSCRIBED "COUNTY SURVEYOR" SET NOVEMBER 17, 2017.
 - ⊙ 5/8" DIAMETER BY 30" LONG IRON ROD WITH 2" DIAMETER ALUMINUM CAP INSCRIBED "HOOD RIVER COUNTY SURVEYOR" SET NOVEMBER 17, 2017.
 - ⊙ 1.2" DIAMETER COPPER PLUG SET IN ASPHALT WITH MAGNET, INSCRIBED "COUNTY SURVEYOR" SET NOVEMBER 17, 2017.
 - MONUMENT OF RECORD FOUND AS NOTED
 - CALCULATED CORNER - NOT FOUND OR SET
 - R.M. REFERENCE MONUMENT
 - x — FENCE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051



SHEET 2 OF 3
DATE OF MAP: FEBRUARY 23, 2018
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02N-10E-26C, 02N-10E-26BC, 02N-10E-27A & 02N-10E-27D.

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CONTINUES ON SHEET 3

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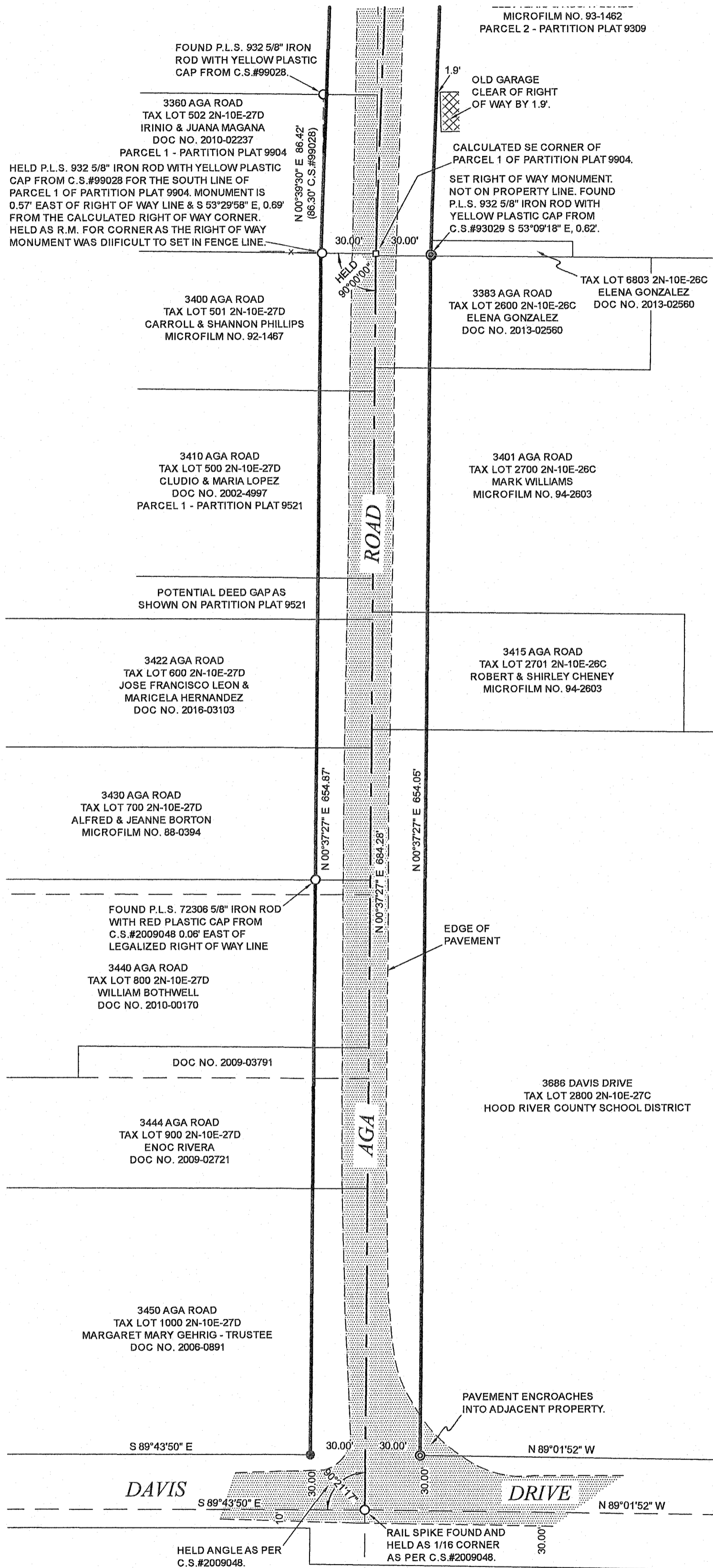
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CONTINUED FROM SHEET 2



LEGAL DESCRIPTION:

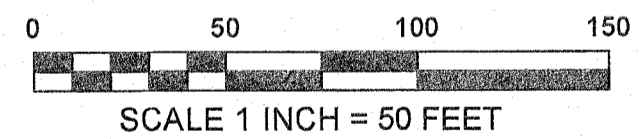
A 60 foot wide Public Right of Way located in Sections 26 & 27, Township 2 North, Range 10 East of the Willamette Meridian, Hood River County, Oregon, being 30 feet either side of the following described center line:

Beginning at the Northwest corner of Plog-Davis Addition to Odell, recorded February 25, 1946, said point being North 07°20'59" East, a distance of 416.50 feet from the West quarter corner of Section 26, Township 2 North, Range 10 East of the Willamette Meridian, thence South 04°56'50" West, a distance of 414.94 feet to a point on the center Section line of said Section 26, being South 88°58'47" East, a distance of 17.50 feet from the said West quarter corner of said Section 26; thence South 02°10'16" West, a distance of 648.21 feet to a point on the West line of said Section 26, said point being the Southeast corner of Parcel 1 of Partition Plat 9904, recorded March 17, 1999; thence South 00°37'27" West on the West line of said Section 26, a distance of 684.28 feet to the Southwest corner of the Northwest quarter of said Section 26 being the point of termination of this center line description.

Excepting therefrom any portion of the above describe Right of Way located within Odell Highway, State Highway No.282.

SYMBOL LEGEND

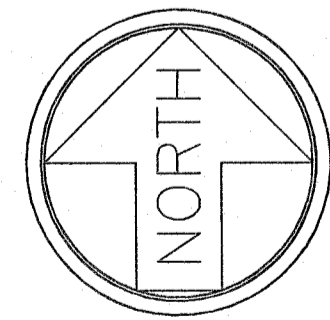
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RENEWS: 12/31/2019



DAVIS DRIVE IS DESCRIBED WEST OF THE SECTION LINE AS A 40 FOOT WIDE RIGHT OF WAY BEING 30 FEET TO THE NORTH OF AND 10 FEET TO THE SOUTH OF THE SE 1/4 OF THE SE 1/4 OF SECTION 27 BY COMMISSIONERS JOURNAL 2, PAGE 93, DATED APRIL 8, 1921.

NO PUBLIC DEDICATION WAS FOUND FOR THE RIGHT OF WAY IMMEDIATELY EAST OF THE SECTION LINE, HOWEVER IT HAS BEEN SHOWN AS A 60 FOOT RIGHT OF WAY 30 FEET EITHER SIDE OF THE 1/16TH LINE ON SURVEYS OF RECORD DATING BACK TO AT LEAST C.S.#1685 FROM 1940. C.S.#514 FROM 1909 SHOWS THE RIGHT OF WAY AS 40 FEET WIDE. THE PLAT OF THE TOWN OF ODELL FROM 1910 SHOWS THE PORTION OF DAVIS DRIVE TO THE EAST AS BEING 60 FEET WIDE.

SECTION 27
SECTION 26

SHEET 3 OF 3
DATE OF MAP: FEBRUARY 23, 2018
HOOD RIVER COUNTY ASSESSORS MAPS:
02N-10E-26C, 02N-10E-26BC, 02N-10E-27A & 02N-10E-27D.

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