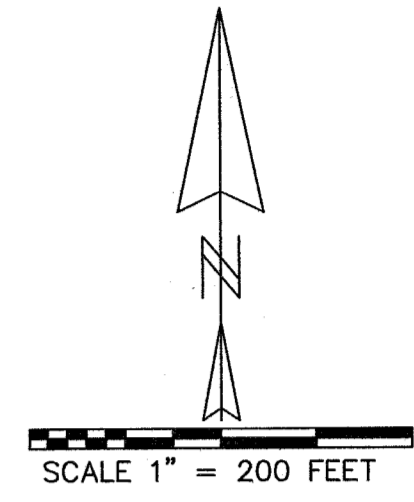


NORTH QUARTER CORNER
SECTION 25
IRON PIPE/ BRASS CAP
POSITION AS PER CS 2006093
AS RELOCATED BY COUNTY SURVEYOR
IN APRIL 2003
FOUND IRON PIPE/ LEAD CAP
AT N73°53'41"E, 40.89'
SEE CORNER CARD 1003

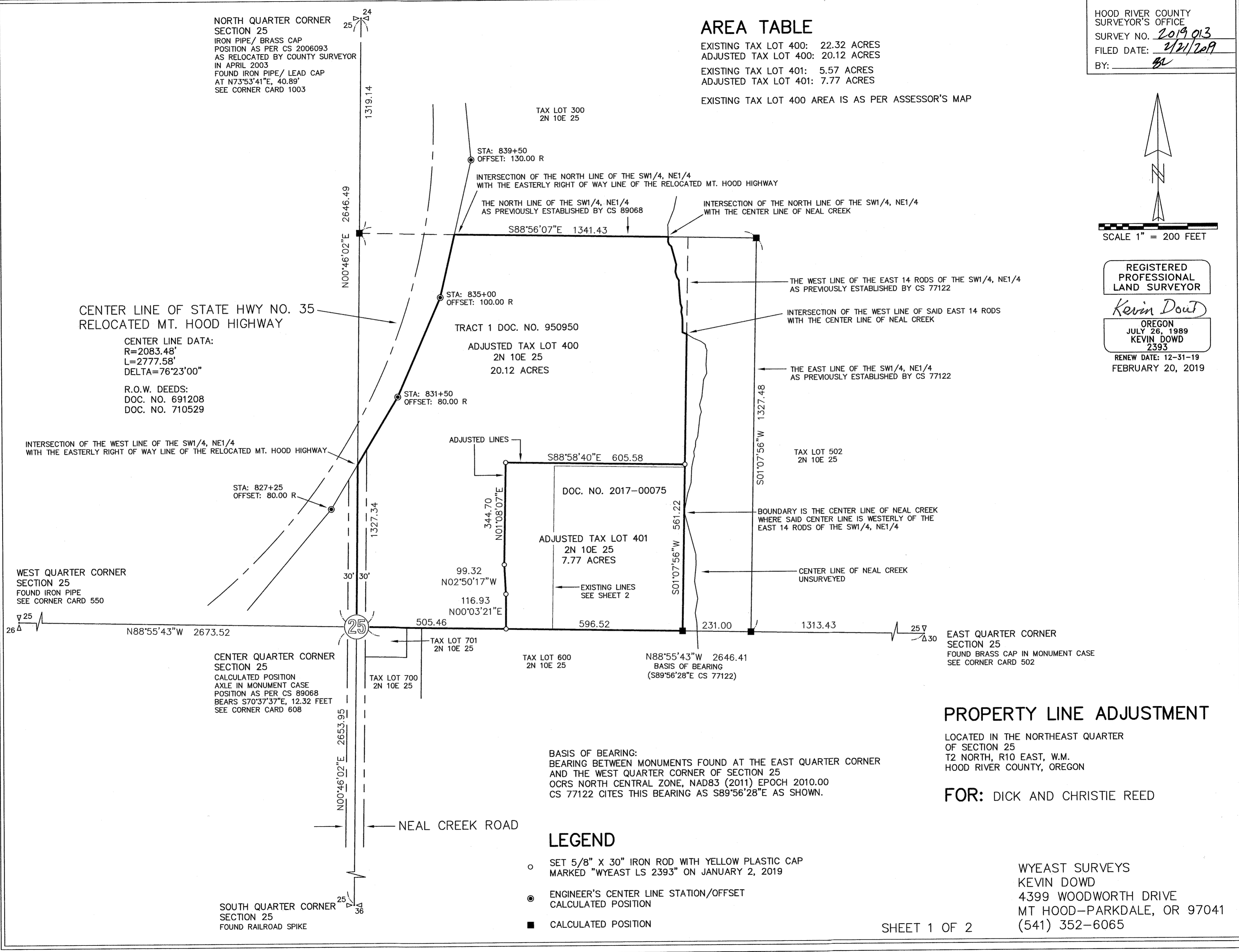
AREA TABLE

EXISTING TAX LOT 400: 22.32 ACRES
ADJUSTED TAX LOT 400: 20.12 ACRES
EXISTING TAX LOT 401: 5.57 ACRES
ADJUSTED TAX LOT 401: 7.77 ACRES
EXISTING TAX LOT 400 AREA IS AS PER ASSESSOR'S MAP

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2019 013
FILED DATE: 2/21/2019
BY: *BL*



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-19
FEBRUARY 20, 2019



CENTER LINE OF STATE HWY NO. 35
RELOCATED MT. HOOD HIGHWAY
CENTER LINE DATA:
R=2083.48'
L=2777.58'
DELTA=76°23'00"
R.O.W. DEEDS:
DOC. NO. 691208
DOC. NO. 710529

INTERSECTION OF THE WEST LINE OF THE SW1/4, NE1/4
WITH THE EASTERLY RIGHT OF WAY LINE OF THE RELOCATED MT. HOOD HIGHWAY
STA: 827+25
OFFSET: 80.00 R

WEST QUARTER CORNER
SECTION 25
FOUND IRON PIPE
SEE CORNER CARD 550

CENTER QUARTER CORNER
SECTION 25
CALCULATED POSITION
AXLE IN MONUMENT CASE
POSITION AS PER CS 89068
BEARS S70°37'37"E, 12.32 FEET
SEE CORNER CARD 608

SOUTH QUARTER CORNER
SECTION 25
FOUND RAILROAD SPIKE

TAX LOT 300
2N 10E 25

TRACT 1 DOC. NO. 950950
ADJUSTED TAX LOT 400
2N 10E 25
20.12 ACRES

ADJUSTED TAX LOT 401
2N 10E 25
7.77 ACRES
DOC. NO. 2017-00075
EXISTING LINES
SEE SHEET 2

TAX LOT 600
2N 10E 25

TAX LOT 502
2N 10E 25

TAX LOT 700
2N 10E 25

TAX LOT 701
2N 10E 25

EAST QUARTER CORNER
SECTION 25
FOUND BRASS CAP IN MONUMENT CASE
SEE CORNER CARD 502

BASIS OF BEARING:
BEARING BETWEEN MONUMENTS FOUND AT THE EAST QUARTER CORNER
AND THE WEST QUARTER CORNER OF SECTION 25
OGRS NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010.00
CS 77122 CITES THIS BEARING AS S89°56'28"E AS SHOWN.

PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 25
T2 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

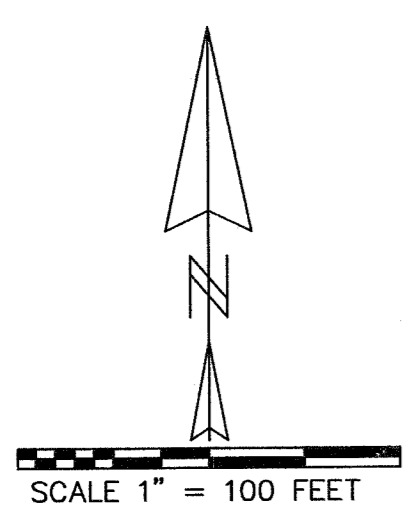
FOR: DICK AND CHRISTIE REED

LEGEND

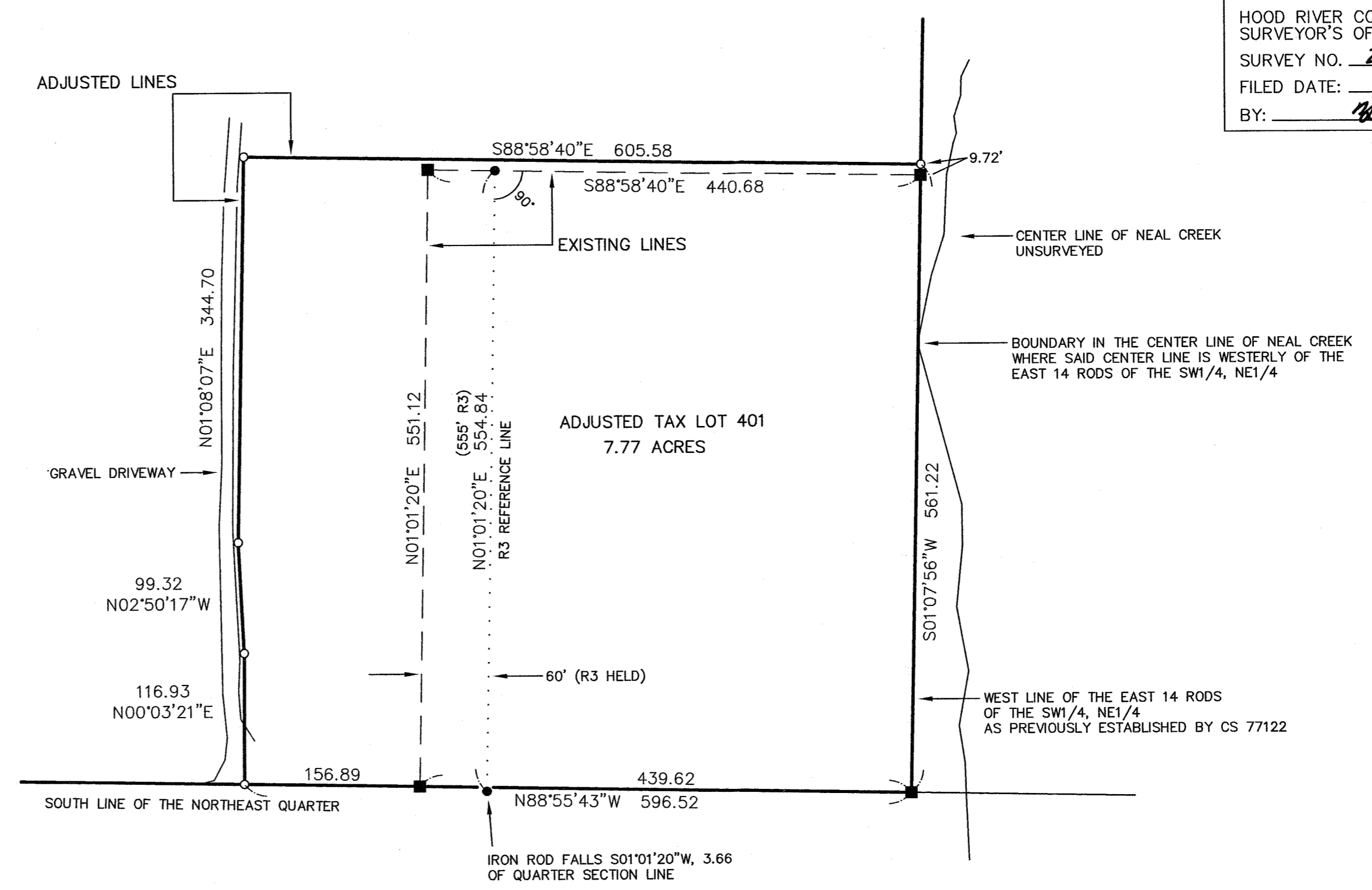
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
MARKED "WYEAST LS 2393" ON JANUARY 2, 2019
- ENGINEER'S CENTER LINE STATION/OFFSET
CALCULATED POSITION
- CALCULATED POSITION

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD-PARKDALE, OR 97041
(541) 352-6065

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 SURVEY NO. 2019013
 FILED DATE: 2/21/2019
 BY: KS



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kevin Dowd
 OREGON
 JULY 26, 1989
 KEVIN DOWD
 2393
 RENEW DATE: 12-31-19
 FEBRUARY 20, 2019



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED LINES AND TO FILE FOR RECORD A PROPERTY LINE ADJUSTMENT BETWEEN TRACT 1 OF THOSE TRACTS OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 950950 WITH THAT TRACT DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2017-00075. A REVIEW OF RECORDS OF SURVEY OF PROPERTIES IN THE VICINITY OF THE SUBJECT TRACTS FINDS THAT SEVERAL DIFFERENT SECTION SUBDIVISIONS HAD BEEN USED. THIS IS PRIMARILY DUE TO SOME SURVEYS ACCEPTING AN AXLE FOR THE CENTER QUARTER CORNER POSITION WHILE OTHERS USED A CALCULATED POSITION. IN ADDITION TO THAT SUBSEQUENT TO THESE SURVEYS THE NORTH QUARTER CORNER POSITION WAS RELOCATED BY THE COUNTY SURVEYOR. IN CONDUCTING THIS SURVEY I ATTEMPTED TO HONOR THE EXISTING SURVEYS AS MUCH AS POSSIBLE. THE BOUNDARIES OF ADJUSTED TAX LOT 401 WERE ESTABLISHED AS FOLLOWS: THE SOUTH LINE WAS ESTABLISHED ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER AS PER DEED. SAID SOUTH LINE HELD THE BRASS CAP FOUND AT THE EAST QUARTER CORNER AND THE IRON PIPE FOUND AT THE WEST QUARTER CORNER. THE EAST LINE WAS ESTABLISHED ALONG THE WEST LINE OF THE EAST 14 RODS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS PER DEED. SAID EAST LINE WAS ESTABLISHED AS PREVIOUSLY SURVEYED BY CS 77122. THE WEST AND NORTH LINES WERE ESTABLISHED AS PER CLIENT INSTRUCTION SO AS TO INCLUDE THE INFRASTRUCTURE OF AN EQUESTRIAN FACILITY. THE ADJUSTED TAX LOT 401 BOUNDARIES COMPLETELY ENCOMPASS THE EXISTING BOUNDARIES. THE EXISTING BOUNDARIES ARE DEPICTED BASED ON A SURVEY BY VERL R. FRALEY, LS 183 DATED JULY 25, 1972. THE REMAINING BOUNDARIES OF TAX LOT 400 WERE UNSURVEYED. THE BOUNDARIES ARE DEPICTED AS FOLLOWS: THE SOUTH LINE WAS ESTABLISHED AS THE SOUTH LINE OF NORTHEAST QUARTER HOLDING MONUMENTS FOUND AT THE EAST AND WEST QUARTER CORNERS. THE WEST LINE WAS ESTABLISHED AS THE WEST LINE OF THE NORTHEAST QUARTER HOLDING MONUMENTS FOUND AT THE SOUTH QUARTER CORNER AND THE RELOCATED NORTH QUARTER CORNER. THE MT. HOOD HIGHWAY RIGHT OF WAY WAS ESTABLISHED AS PER O.D.O.T. MAP 9B-2-12 DATA. THE NORTH LINE WAS ESTABLISHED AS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS PREVIOUSLY SURVEYED BY CS 89068. THE WEST LINE WAS ESTABLISHED AS THE CENTER OF THE STREAM OF NEAL CREEK AND THE WEST LINE OF THE EAST 14 RODS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS PREVIOUSLY SURVEYED BY CS 77122.

A DEED GRANTING THE TRACT TO BE EXCHANGED WAS RECORDED FEBRUARY 19, 2019 AS INSTRUMENT NO. 2019-00432.

REFERENCES

- R1) CS 0507, SURVEY BY MART C. PERKINS PE FOR TALLMAN, FILED MARCH 17, 1958
- R2) O.D.O.T. MAP 9B-2-12, MT. HOOD HIGHWAY, PARKDALE-FIKES CORNER SECTION, DATED MAY 1967, REVISED OCTOBER 2018
- R3) CS 2019012, SURVEY BY VERL R. FRALEY LS 183 FOR ISAAC MURPHY, DATED JULY 25, 1972, FILED FEBRUARY 19, 2019
- R4) CS 77122, SURVEY BY DANNY L. CRON LS 1028 FOR BILL SAPPINGTON, FILED FEBRUARY 7, 1978
- R5) CS 89068, SURVEY BY ROY O. GAYLORD LS 1815 FOR KEY BANK OF OREGON, FILED AUGUST 22, 1989
- R6) CS 91055, SURVEY BY ANTHONY C. KLEIN LS 932 FOR MOORE ORCHARDS, FILED AUGUST 8, 1991
- R7) CS 96058, SURVEY BY DANNY L. CRON LS 1028 FOR LEONARD MAYS AND LISA PETERSON, FILED AUGUST 29, 1996
- R8) CS 99064, SURVEY BY ANTHONY C. KLEIN LS 932 FOR DICK AND CHRISTIE REED, FILED AUGUST 24, 1999
- R9) CS 2006093, SURVEY BY PATRICK M. GAYLORD LS 2767 FOR PAT MOORE, MOORE ORCHARDS, FILED OCTOBER 27, 2006

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON JANUARY 2, 2019
- FOUND 1/2" IRON ROD REFERENCE MONUMENT AS PER R3
- CALCULATED POSITION
- (xxx) DEED OR RECORD DATA

PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: DICK AND CHRISTIE REED

WYEAST SURVEYS
 KEVIN DOWD
 4399 WOODWORTH DRIVE
 MT HOOD-PARKDALE, OR 97041
 (541) 352-6065

CS# 2019013