

TERRA SURVEYING  
**ALTA/ACSM LAND TITLE SURVEY**  
**TAX LOT 4900 HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-35AA**  
**JOREN BASS, SHERMAN AVE. HOLDINGS, LLC**  
 PAGE 1 OF 2

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE  
 CS# 2019 030  
 DATE FILED: 7/8/2019  
 BY: [Signature]

**GROSS LAND AREA:**  
 TAX LOT 4900 = 2.40 ACRES MORE OR LESS

**ZONING CLASSIFICATION:**  
 ZONED R-3 - RESIDENTIAL

**ENCROACHMENTS:**  
 THERE ARE NO ENCROACHMENTS ON THE PROPERTY

**LOCATION OF SURVEY:**

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

**BASIS OF BEARING:**

HOOD RIVER COUNTY SURVEY No. 2011-039

**TITLE REPORT:**

AMERICAN LAND TITLE ASSOCIATION. POLICY No. 73306-46137408 (ORDER No. 238224AM)

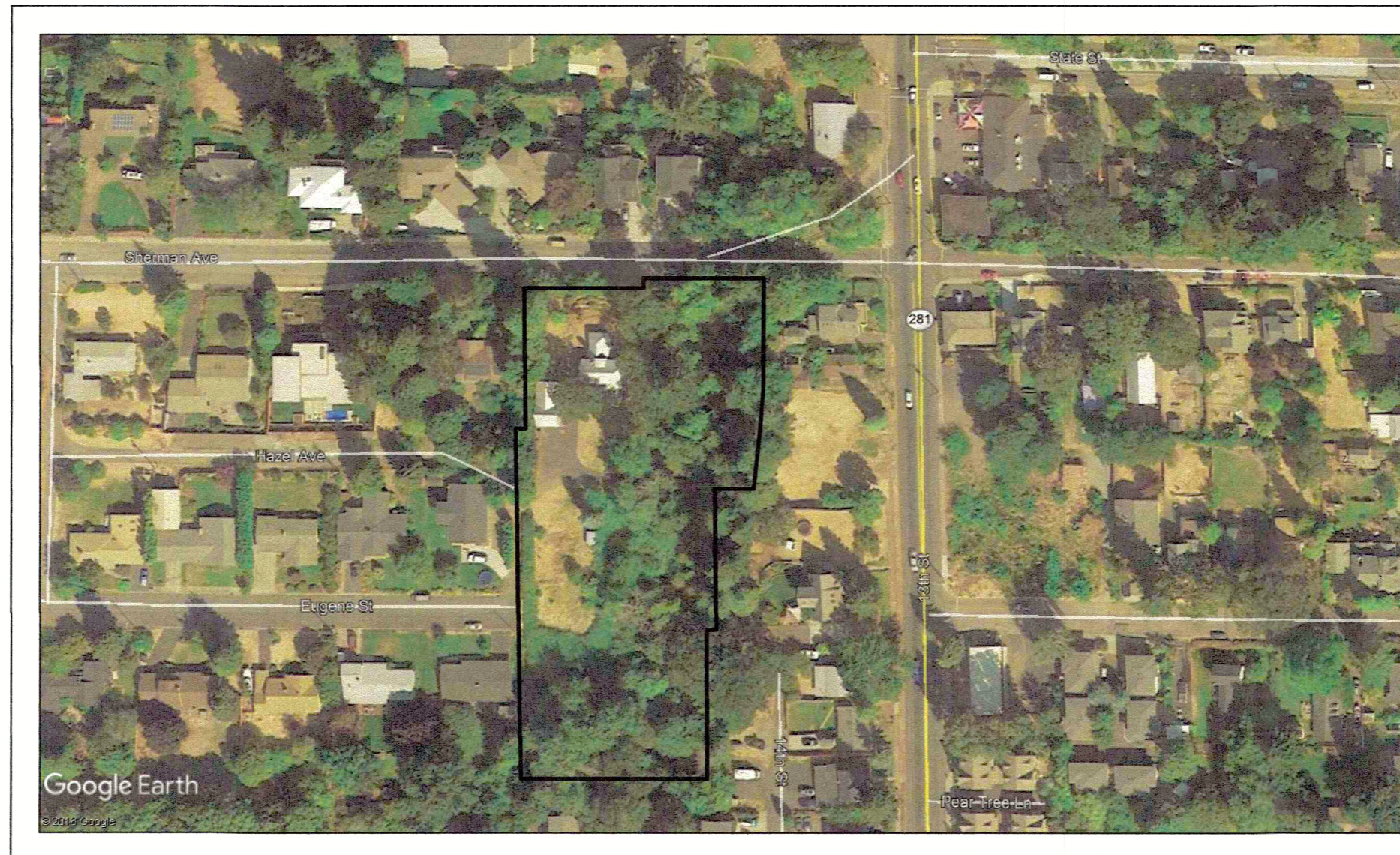
**GENERAL NOTES:**

\*THERE IS NO OBSERVABLE EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

\*BUILDINGS ARE PRESENT ON SITE.

\*THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.

\*THERE ARE NO DELINEATED WETLANDS ON SITE.



\*VICINITY MAP NOT TO SCALE

**SURVEYORS CERTIFICATION:**

To: JOREN BASS, SHERMAN AVE. HOLDINGS LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7 A,B1 & C, 8, 9, 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2019.

SIGNED: [Signature]

**LEGAL DESCRIPTION:**

That portion of Lot 2, (also known as Lot 2-A) of ADAMS PARADISE ACREAGE, in the City of Hood River, County of Hood River and State of Oregon, described as follows:  
 Beginning at a point in the South line of Sherman Avenue as platted in ADAMS PARADISE ACREAGE in the City of Hood River, County of Hood River and State of Oregon, that is 100 feet West of the Northeast corner of Lot 1, Block 1, ADAMS ADDITION, in said City of Hood River, which said point of beginning is the Northwest corner of the second tract of land described in and conveyed to Paul LeFrancq by deed recorded March 16, 1925, in Book 18 at page 469, Deed Records Hood River County; thence South along the West line of said LeFrancq tract of land 100 feet to the Northwest corner of that tract of land conveyed to John N. Mohr et ux, by deed recorded July 23, 1943, in Book 29 at page 435, Deed Records Hood River County; thence Southwesterly along the Westerly line of said Mohr tract of land to the Northeast corner of the second tract of land described in and conveyed to Albert A. Roebel et ux, by deed recorded November 7, 1923, in Book 17 at page 532, Deed Records Hood River County, which said Roebel corner is 110 feet West of the Northeast corner of Lot 3, Block 1, ADAMS ADDITION, aforesaid; thence West along the North line of said Roebel tract of land 40 feet to the Northwest corner thereof; thence South along the West line of those tracts of land conveyed to Albert A. Roebel and Emma Roebel, his wife, by deed recorded November 7, 1923, in Book 17 at page 532, by deed recorded January 16, 1933, in Book 23 at page 558, and by deed recorded November 9, 1948, in Book 39 at page 203, all in Deed Records of Hood River County, a distance of 140 feet to a point in the North line of that tract of land conveyed to George Upton by deed recorded May 9, 1932, in Book 23 at page 382, Deed Records Hood River County, which said point is 150 feet West of the Northeast corner of Lot 1, Block 2, ADAMS ADDITION, aforesaid; thence West along the North line of said Upton tract of land 10 feet to the Northwest corner thereof; thence South along the West line of said Upton tract of land and along the West line of that tract of land described in that certain contract of sale to J. Couchman recorded October 18, 1927, in Book 20 at page 434, Deed Records Hood River County, a distance of 150 feet to a point in the North line of the second tract of land described in and conveyed to Joe Lozier by deed recorded August 5, 1924, in Book 18 at page 211, Deed Records Hood River County, which said point is 160 feet West of the Northeast corner of Lot 4, Block 2, ADAMS ADDITION, aforesaid; thence West along the North line of said Lozier tract of land and along the North line of that tract of land conveyed to Joseph Lozier by deed recorded May 4, 1933, in Book 23, page 615, Deed Records Hood River County, a distance of 191 feet, more or less, to the West line of Lot 2, ADAMS PARADISE ACREAGE, in said city, county and state; thence North along the West line of said Lot 2, ADAMS PARADISE ACREAGE, a distance of 340 feet to the Southwest corner of that tract of land conveyed to Ralph B. Bennett et ux, by deed recorded May 26, 1925, in Book 18 at page 576, Deed Records Hood River County; thence East 10 feet to the Southeast corner of said Bennett tract of land; thence North along the East line of said Bennett tract of land 140 feet to the South line of Sherman Avenue as established by the second tract of land described in that certain deed to City of Hood River recorded May 11, 1927, in Book 20 at page 245, Deed Records Hood River County; thence East along the South line of said Sherman Avenue as established by said deed to City of Hood River 120 feet to corner therein; thence North 10 feet to the South line of Sherman Avenue as platted in ADAMS PARADISE ACREAGE, aforesaid; thence East along the South line of said Sherman Avenue as platted 121 feet, more or less, to the place of beginning.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO CONDUCT AN ALTA SURVEY ON TAX LOT 4900. THE BOUNDARY OF TAX LOT 4900 IS DESCRIBED AS A PORTION OF LOT 2 OF ADAM'S PARADISE ACREAGE (APA) WITH DEED CALLS TO MULTIPLE OLD DEEDS IN THE AREA. THE MAJORITY OF THE PROPERTIES ADJOINING TAX LOT 4900 HAVE BEEN SURVEYED OVER THE YEARS AND WE WERE SUCCESSFUL IN RECOVERING MONUMENTS SET ON SAID SURVEYS.

THE DESCRIPTION BEGINS 100 FOOT WEST OF THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1 OF ADAM'S ADDITION, BEING THE NORTHWEST CORNER OF DEED BOOK 18, PAGE 469 TO PAUL LEFRANCO. IT IS DETERMINED THAT SAID NORTH LINE MEASURES 30 FEET SOUTH OF SAID SECTION LINE BASED ON A FOUND IRON PIPE AT THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 OF ADAM'S ADDITION, BEING THE SOUTHWEST CORNER OF TAX LOT 4600. I RETRACED THE DEDICATION FROM ADAM'S ADDITION (1903) AND CAME TO THE CONCLUSION THE PIPE WAS VALID IN DEFINING THE SOUTH LINE EXTENDED. THE DESCRIPTION CONTINUES SOUTH ALONG THE WESTERN BOUNDARY OF PARTITION PLAT NO.2008-11P (C.S.2008-044) BY L.S. 59002. THE WESTERN NORTH LINE OF PARCEL 3 OF SAID PARTITION PLAT NO. 2008-11P DID NOT HOLD TWO HISTORIC IRON PIPES, I DID HOLD THESE MONUMENTS BECAUSE THEY MATCHED FAIRLY WELL WITH THE CALCULATED POSITION BASED ON DEED CALL TO THE EAST. THE BOUNDARY CONTINUES SOUTHERLY ALONG EAST BOUNDARY OF SUBJECT PROPERTY TO A 5/8" IRON ROD SET ON C.S.91084, WHICH WE EXTENDED SOUTHERLY 100 FEET PER THE DEED DISTANCE TO LOCATE THE SOUTHEAST CORNER OF SUBJECT. THE SOUTHWEST CORNER OF SUBJECT TRACT WAS DETERMINED BY HOLDING THE SURVEYED DISTANCE OF 390.80 FEET NORTH FROM A 5/8" IRON ROD SET BY BISHOP ON C.S.79019, BEING THE WEST LINE OF APA LOT 2. WE RECOVERED A 1/2" IRON ROD 5 FOOT SOUTH OF THE NORTHEAST CORNER OF LOT 6 OF GRANDVIEW ADDITION. I FOUND NO RECORD OF THIS MONUMENT, BUT A SIMILAR IRON ROD WAS RECOVERED 5 FOOT SOUTH OF THE NORTHWEST CORNER OF SAID LOT 6. THIS CREATED A SLIGHT ANGLE POINT ON THE SUBJECT WEST LINE. THE WEST LINE CONTINUED NORTH TO A 5/8" IRON ROD WE RECOVERED ON THE EAST LINE OF LOT 3A (APA) AND A SIMILAR IRON ROD 10 FEET EAST AS SET ON C.S.2000-105. THE BOUNDARY CONTINUES NORTH TO THE SOUTH RIGHT OF WAY OF SHERMAN, WE DID RECOVER A 5/8" IRON ROD SET 31 FEET SOUTH OF THE NORTH SECTION LINE DEFINING THE CENTERLINE OF THE RIGHT OF WAY OF SHERMAN. I DID NOT HOLD THIS ROD BECAUSE IT MEASURED SHORT OF THE SOUTH RIGHT OF WAY LINE. THE SOUTH RIGHT OF WAY IS VARIABLE WIDTH AT THIS POINT AS DEEDED TO THE CITY ON BOOK 20, PAGE 245, WHICH BEARS EASTERLY TO A POINT THEN JOGS NORTH 10 FEET. THIS PART OF THE NORTH BOUNDARY IS THE SOUTH RIGHT OF WAY OF SHERMAN STREET, BEING ORIGINALLY A 40 FOOT RIGHT OF WAY CENTERED ON THE MONUMENTED NORTH SECTION LINE. THE DESCRIPTION FOLLOWS THE SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. THE POINT OF BEGINNING IS SOUTH 11 FEET FROM THE SOUTH RIGHT OF WAY. TO RESOLVE THIS ISSUE WE EXTENDED THE EAST LINE TO THE NORTH HOLDING THE 3/4" IRON PIPE AT THE SOUTHWEST OF TAX LOT 4600 AND A 5/8" IRON ROD, L.S.932 AT THE NORTHWEST TO MEET ON SOUTH RIGHT OF WAY.

THE BASIS OF BEARING IS THE NORTH SECTION LINE MONUMENTS AS TIED ON C.S.2001-039.

**REFERENCES:**

- SURVEYS FILED IN THE HOOD RIVER COUNTY SURVEYS OFFICE:  
 C.S. 1144, PLAT OF ADAMS PARADISE ACREAGE, DECEMBER 1, 1908  
 C.S. 0751, SURVEY FOR STENBERG BY PERKINS, FILED ON JANUARY 18, 1958.  
 C.S. 1650, PLAT OF PART OF THE JENKINS CLAIM (ADAM'S ADDITION) BY JLH, FILED OCTOBER 13, 1903.  
 C.S. 79019, SURVEY FOR VOSIKA BY L.S.896, FILED JANUARY 2, 1979.  
 C.S. 91084, SURVEY FOR BREWSTER BY L.S.932, FILED DECEMBER 6, 1991.  
 C.S. 2001065, P.PLAT NO.200124P FOR CLEMETT, SJOBLUM, AKIYAMA BY L.S.932, FILED AUGUST 29, 2001.  
 C.S. 2004021, SURVEY FOR KITTS BY L.S.932, FILED JUNE 9, 2004.  
 C.S. 2004057, SUBDIVISION OF KATIE LANE SUBDIVISION, PHASE 1 BY L.S.932, FILED SEPTEMBER 21, 2004.  
 C.S. 2005014, SUBDIVISION OF KATIE LANE SUBDIVISION, PHASE 2 BY L.S.932, FILED FEBRUARY 15, 2005.  
 C.S. 2005045, SUBDIVISION OF KATIE LANE SUBDIVISION, PHASE 3 BY L.S.932, FILED JUNE 23, 2005.  
 C.S. 2003063, SURVEY FOR A.J.KITT BY L.S.932, FILED SEPTEMBER 17, 2003.  
 C.S. 2000100, SURVEY FOR JOHN DUVAL BY L.S.932, FILED DECEMBER 15, 2000.  
 C.S. 2000105, SURVEY SAB AKIYAMA BY L.S.932, FILED DECEMBER 19, 2000.  
 C.S. 2008044, PARTITION PLAT NO.200811P BY L.S.932, FILED JUNE 4, 2008.  
 C.S. 2011039, SURVEY FOR LIVELY BY L.S.72306, FILED NOVEMBER 2, 2011.

EASEMENTS OF RECORDS: PER TITLE REPORT  
 BOOK 26, PAGE 451- EXCEPTION PRIVATE PIPELINE RIGHT OF WAY, LOCATION NOT GIVEN.  
 BOOK 27, PAGE 37- PRIVATE PIPELINE RIGHT OF WAY CROSSING LOT 2 (APA) FOR SPRING WATER, IRRIGATION WATER, CREEK WATER, RIGHT TO CONSTRUCT A DAM ACROSS PARADISE CREEK,  
 BOOK 70, PAGE 747- 10 FOOT PUBLIC DRAINAGE LINE EASEMENT, LOCATED ACROSS THE SUBJECT PROPERTY, CENTERLINE BEING BOUNDED BY THE EASTERN PROJECTION OF THE SOUTH RIGHT OF WAY OF PLATTED EUGENE STREET.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
[Signature]  
 OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306  
 Expires: December, 2019

**TERRA SURVEYING**

P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net

DATE: MARCH 14, 2019

PROJECT: 18002ALTA

SCALE: 1" = 50'

ASSESSORS MAP: 3N-10E35AA

CS# 2019 030

ALTA/ACSM LAND TITLE SURVEY

TAX LOT 4900 HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-35AA

for JOREN BASS, SHERMAN AVE. HOLDINGS, LLC

PAGE 2 OF 2

LOCATION OF SURVEY:

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

OWNER: JOREN BASS, SHERMAN AVE. HOLDINGS LLC, 1419 SHERMAN AVE, HOOD RIVER, OR 97031

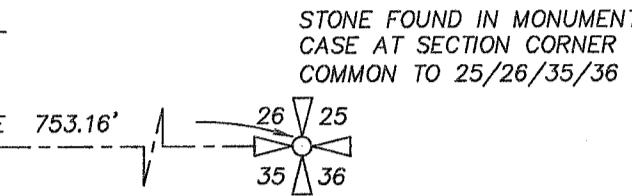
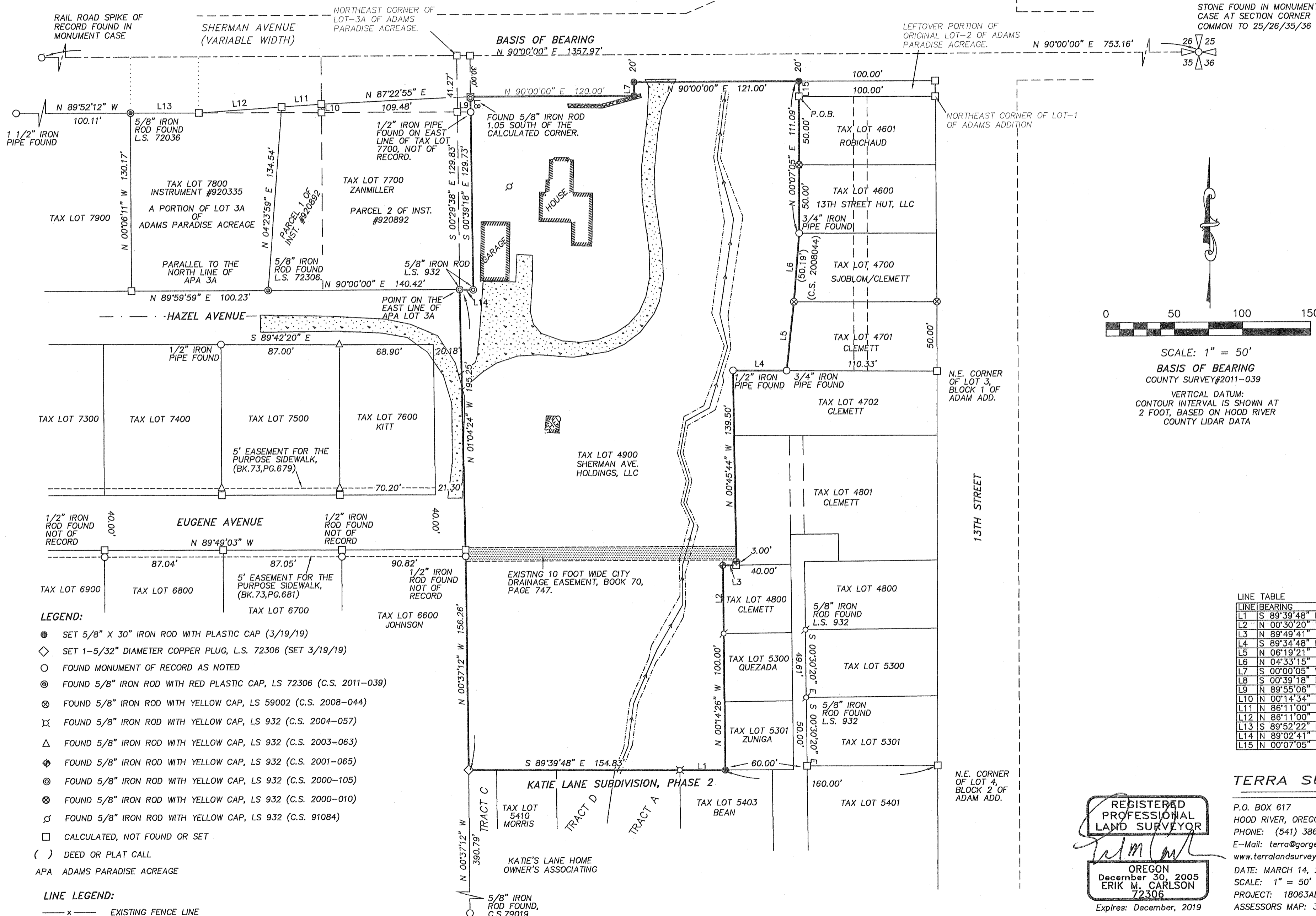
HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2019 030

DATE FILED: 7/8/2019

BY: [Signature]

NOTE ABOUT RIGHT OF WAY: SHERMAN AVENUE ORIGINALLY HAD A 20 FOOT RIGHT OF WAY, WHICH BECAME A VARIABLE WIDTH WHEN DEDICATED TO THE CITY ON BOOK 20 PAGE 245 AS RECORDED IN HOOD RIVER RECORDS ON MAY 11TH 1927.



SCALE: 1" = 50' BASIS OF BEARING COUNTY SURVEY#2011-039 VERTICAL DATUM: CONTOUR INTERVAL IS SHOWN AT 2 FOOT, BASED ON HOOD RIVER COUNTY LIDAR DATA

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L15 with their respective bearings and distances.

- LEGEND: SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (3/19/19), SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (SET 3/19/19), FOUND MONUMENT OF RECORD AS NOTED, FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, LS 72306 (C.S. 2011-039), FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 59002 (C.S. 2008-044), FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2004-057), FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2003-063), FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2001-065), FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2000-105), FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2000-010), FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 91084), CALCULATED, NOT FOUND OR SET, DEED OR PLAT CALL, APA ADAMS PARADISE ACREAGE

LINE LEGEND: x EXISTING FENCE LINE

REGISTERED PROFESSIONAL LAND SURVEYOR, OREGON December 30, 2005, ERIK M. CARLSON 72306, Expires: December, 2019

TERRA SURVEYING, P.O. BOX 617, HOOD RIVER, OREGON 97031, PHONE: (541) 386-4531, E-Mail: terra@gorge.net, www.terralandsurveying.com, DATE: MARCH 14, 2019, SCALE: 1" = 50', PROJECT: 18063ALTA, ASSESSORS MAP: 3N-10E35AA TL4900

CS# 2019 030