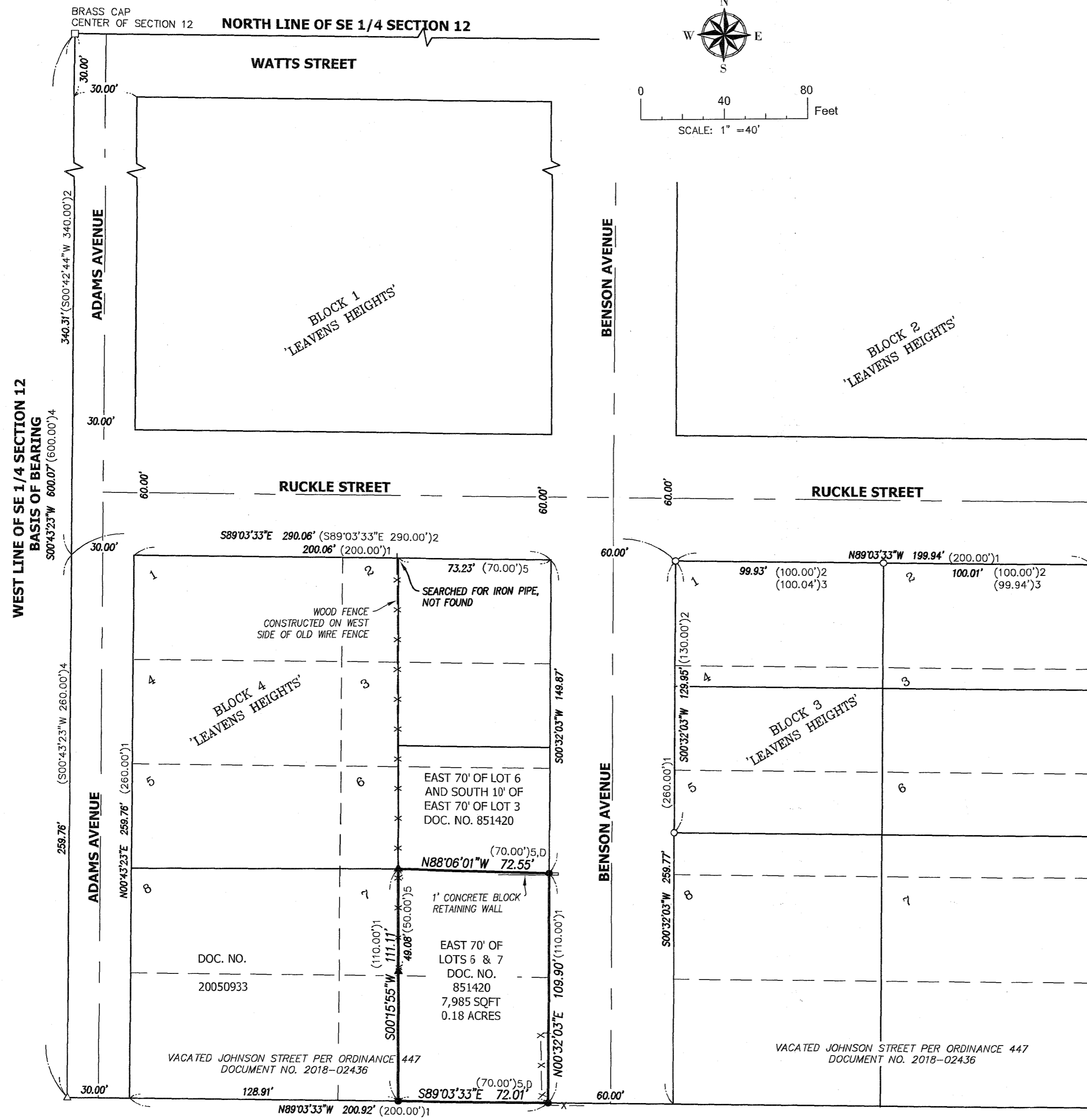


RECORD OF SURVEY
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12
 TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN,
 CITY OF CASCADE LOCKS, COUNTY OF HOOD RIVER, STATE OF OREGON

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2019 043
 FILED 10/24/2019
 BY ML



LEGEND AND ABBREVIATIONS

- SET 5/8"X30" IRON ROD WITH PINK PLASTIC CAP "45TH P. GEO PLS90079" ON SEPTEMBER 25, 2019
- FOUND BRASS CAP WITH "X" AT CENTER OF SECTION 12, HELD
- FOUND 5/8" IRON ROD, NO CAP, PER CS1978099, HELD
- △ FOUND 5/8" IRON ROD, NO CAP, PER CS2006029, HELD
- ▲ FOUND 1" IRON PIPE PER CS0865, HELD
- x-x- OLD WIRE FENCE
- CS SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- DOC. NO. DOCUMENT NUMBER, HOOD RIVER COUNTY DEED RECORDS
- ()D DOC. NO. 851420
- ()1 CS0860 PLAT OF "LEAVENS HEIGHTS"
- ()2 CS1978099 BY BISHOP SURVEYING
- ()3 CS1995063 BY KLEIN AND ASSOC.
- ()4 CS2006029, PARTITION PLAT 2006-09P BY WYEST SURVEYS
- ()5 CS0865

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE EAST 70 FEET OF LOTS 6 AND 7 OF BLOCK 4 OF "LEAVENS HEIGHTS" BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN DEED DOCUMENT 851420, HOOD RIVER COUNTY DEEDS, AND THE EAST 70 FEET OF THE VACATED PORTION OF JOHNSON STREET SOUTH OF SAID LOT 7 PER CITY ORDINANCE 447, AS DIRECTED BY THE CLIENT.

THE BASIS OF BEARING IS THAT LINE BETWEEN THE FOUND BRASS CAP AT THE CENTER OF SECTION 12 AND THE FOUND IRON ROD AS SET IN CS2006029, SAID LINE ALSO BEING THE WEST RIGHT OF WAY OF ADAMS AVENUE. A 30-FOOT OFFSET EASTERLY OF THE WEST RIGHT OF WAY OF ADAMS AVENUE WAS HELD FOR THE EAST RIGHT OF WAY LINE.

THE ORIGINAL PLAT MAKES NO REFERENCES TO BEARINGS OR ANGLE DISTANCES. THERE ARE SOME DISTANCE NOTES WHICH APPEAR TO BE WRITTEN ON THE SURVEY BASED ON SCALING THE DRAWING. IT COULD BE ASSUMED THAT THE ANGLES ARE 90°. HOWEVER, SUBSEQUENT SURVEYS HOLD THE NORTH AND WEST LINES OF THE SOUTHEAST QUARTER OF SECTION 12.

THE SOUTH LINE OF THE SUBJECT TRACT, ALSO BEING THE SOUTH LINE OF VACATED JOHNSON STREET AND THE NORTH LINE OF PARCEL 2 OF CS2006029, WAS HELD ON THE FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID PARCEL 2 AND THE BEARING AS SHOWN IN SAID PLAT.

THE WEST LINE OF BENSON AVENUE WAS HELD AT A 60 WESTERLY OFFSET OF THE EAST RIGHT OF WAY WHICH WAS HELD ON FOUND MONUMENTS.

THE WEST LINE OF THE SUBJECT TRACT WAS HELD ON THE IRON PIPES FOUND IN THE FENCE LINE OF A VERY OLD WIRE FENCE PER CS0865 WHICH WAS EXTENDED SOUTHERLY TO INTERSECT THE SOUTH LINE AS DETERMINED. CS0865 APPEARS TO BE A CROPPED VERSION OF THE ORIGINAL PLAT CS0860. IT NOTES DISTANCES AND IRON PIPES FOUND AND SET, BUT NO BEARINGS AND NO REFERENCES TO MONUMENTS OR MEASUREMENTS OUTSIDE OF BLOCK 4 OF "LEAVENS HEIGHTS". THE PIPES WERE PRESUMABLY SET 60 YEARS AGO, AND LANDOWNER(S) RELIED ON THEM TO BUILD A FENCE. THE CURRENT LANDOWNER OF DOC. NO. 20050933 SHOWED ME THE TWO IRON PIPES STATING THAT SHE WAS TOLD THEY MARKED HER BOUNDARY. DESPITE THE DIFFERENCES BETWEEN RECORD AND FOUND MEASUREMENTS, IT IS THIS SURVEYOR'S OPINION THAT THE IRON PIPES REPRESENT THE BEST EVIDENCE OF THE INTENDED LINE, A LINE WHICH APPEARS TO HAVE BEEN HONORED AND MAINTAINED BY BORDERING PROPERTIES.

THE NORTHEAST CORNER OF THE SUBJECT TRACT WAS HELD AT A PROPORTIONAL DISTANCE NORTHERLY FROM THE SOUTH LINE ALONG THE WEST RIGHT OF WAY LINE OF BENSON AVENUE.

45TH PARALLEL GEOMATICS, LLC MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, PRESCRIPTIVE RIGHTS, EASEMENT, ESTOPPEL, ACQUIESCENCE, ETC., OR TO ENVIRONMENTAL CONCERNS SUCH AS HAZARDOUS WASTE, POLLUTION, WETLAND DELINEATION, RIPARIAN CHANGES, FLOOD ZONES, ETC.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 MAY 28, 2015
 SAMANTHA KAY TANNER
 90079PLS

CLIENT: THOMAS NORDGREN
 FILE NAME: 19028_NORDGREN_ROS.dwg
 LAST EDITED: 10/17/2019
 PLOT DATE: 10/17/2019

45th PARALLEL GEOMATICS, LLC
 P.O. BOX 1863, HOOD RIVER, OREGON 97031
 541-392-1157

RENEWS 6/30/20

SHEET 1 OF 1

CS# 2019 043