PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com

=TERRA SURVEYING == HOOD RIVER COUNTY SURVEYOR'S OFFICE PROPERTY LINE ADJUSTMENT SURVEY for 1706 II LLC, a Washington Limited Liability Company. cs# 2019046 Christopher S. Cole LOCATION OF SURVEY: LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON CASCADE AVENUE (60' R/W) 1/2" IRON ____ N 82.03'41" W ROD FOUND 60.34' REPORTED ON C.S.7546 ŔOD FOUND REPORTED ON C.S.7546 **REFERENCES:** C.S.1721, PLAT OF OAK CREST ADDITITION BY J.L.HENDERSON, RECORDED MAY 3, 1912.
C.S.#0708, SURVEY FOR MOLLER BY FREY, ENGINEER REG.2319, DATED MARCH 2, 1963.
C.S.#7546, SURVEY FOR CLIFF BEAM, BY TUTTLE, LS 872, DATED MAY 20, 1975.
C.S.#90060, SURVEY FOR SMITH BY GAYLORD, L.S.1815, FILED AUGUST 17, 1990.
C.S.#90087, BOUNDARY SURVEY FOR CASCADE MARKET BY KLEIN, L.S.932, FILED OCTOBER 24, 1990.
C.S.#2006015, BOUNDARY SURVEY FOR MINCHEW BY KLEIN, L.S.5002, FILED FEBRUARY 17, 2006. C.S.#2007006, BOUNDARY SURVEY FOR GALLAGHER BY KLEIN, L.S.59002, FILED JANUARY 8, 2007. C.S. #2008046, BOUNDARY SURVEY FOR SMALLEY BY HUFFMON, L.S. 2786, FILED JUNE 24, 2008. AREA TABLE: 50' 100' 150' TAX LOT EXISTING PARCEL SIZE | ADJUSTED PARCEL SIZE 48,850., Sq.Ft. ± 34,895., Sq.Ft. ± 2900 SCALE: 1" = 50'37,160., Sq.Ft. ± *3000* 23,205., Sq.Ft. ± BASIS OF BEARING: HOOD RIVER COUNTY SURVEY No. 2007-006 **NARRATIVE:** 7 FOOT WIDE PRIVATE PEDESTRIAN ACCESS THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN TAX LOTS 2900 AND 3000 OF EASEMENT BENEFITING THE OAK CREST ADDITION TO THE CITY OF HOOD RIVER, INTO THREE PARCELS. -60 FOOT PUBLIC R/W-**TAX LOT 3000** INST#2019-02569 IN THE FIELD, WE SEARCHED AND TIED MONUMENTS OF N 81°43'34" W 315.72' RECORD IN ORDER TO DETERMINING THE ORIGINAL 5/8" IRON ROD FOUND, BOUNDARIES OF BLOCKS 2 AND 3 OF THE OAK CREST ADDITION TO THE CITY OF HOOD RIVER. BLOCK 2 OF OAK CREST ADDITION WAS PLATTED MAY OF 1912 AS LS 59002 C.S.2007006 ONE LARGE BLOCK. BEGINNING AT A POINT 30 FOOT WEST OF THE 1/16TH CORNER, MONUMENTED BY A RAIL ROAD SPIKE OF RECORD. THE DESCRIPTIONS 100.95 REPLACING IRON PIPE **ADJUSTED** FOUND, REPORTED ON TAX LOT 2900 THEN FOLLOW MONUMENTED LINES FOR THE MOST C.S.90060 PART TO INCLUDE THE VACATED ARMADALE AVENUE. 34,895 SQ.FT. MORE OR LESS ADJUSTED SURVEYS WERE COMPLETED IN THIS AREA FAIRLY BOUNDARY LINE CONSISTENCE WITH THESE DIMENSIONS. HISTORICALLY, PORTIONS OF THIS BLOCK WERE SOLD OFF OVER A SHORT PERIOD OF TIME SEQUENTIALLY. PORTION OF BLOCK 2 TO BE SOLD WAS THE FURTHEST 1 1/2" IRON PIPE FOUND, EASTERLY 100' X 200' THE CONVEYANCE WAS ON SEPTEMBER 26, 1927, NEXT WAS A SIMILAR SIZE REPORTED ON OLDPARCEL ADJOINING THE WEST BOUNDARY IN OCTOBER 1C.S.90060 STRUCTURE 5, 1927. THE REMAINDER WAS SOLD ON MARCH 3, 1930. THE DIMENSIONS OF EACH DEEDED PROPERTY W 227.56' FITS WELL WITHIN THE BLOCK. I FOUND AN IRON ROD THAT CONFLICTED WITH DEEDED TRACT SIZE WHICH LED TAX LOT 4200 ME TO RESEARCH BACK TO DETERMINE HOW TO HANDLE A SHORTAGE ON THE NORTH LINE OF THE BLOCK 2 PORTION OF THE PLAT. THIS ROD WAS SET 5/8" IRON ROD FOUND, BASIS OF BEARING N 89'33'35" E 314.07' (314.65') ON C.S.2007-006, IT MEASURED 96.90 FROM A FOUND MONUMENT TO THE EAST, BUT THE SURVEY ITSELF "KLEIN". C.S.2007006 SHOWS THE DIMENSION OF 100.19 FEET. WE DID NOT 100.00' 100.00' ACCEPT THIS MONUMNET AND SET OUR NORTH LINE OF BLOCK TWO AT 100 FEET. BLOCK 3 FIT REALLY WELL (114.65') 5/8" IRON ROD 89°33'35" W OLD BOUNDARY LINE FOUND, "KLEIN" 3.08' VACATED ARMADALE WITH THE PLATTED DISTANCE WHICH ALLOWED ME TO C.S.2006015 AVENUE PER ORD. -ROD FOUND, --HOLD FOUND MONUMENTS AS SHOWN. 1441 5/8" IRON "KLEIN", FOR ADDITIONAL SITE RESTRICTIONS SEE CCR INST C.S.2007006 ROD FOUND, **PERGOLA** #2019-02573. LS 2786, C.S.2007006 HOUSE REGISTERED PROFESSIONAL CAR PORT **TAX LOT 4100** TAX LOT 3100 TAX LOT 3200 ,ÁND SURYEYOR TAX LOT 4100 **ADJUSTED** TAX LOT 3000 OREGON December 30, 2005 ERIK M. CARLSON 37,160 SQ.FT. MORE OR LESS BEARING DISTANCE S 81°43'34" E 15.14 N 89°39'14" W 72.21 Expires: December, 2019 N 00°13'47" W 15.07° N 0013'47" W 34.25 L4 S 89°39'14" E **ZONING:** L5 88.00' 5/8" IRON ROD, LS 2786 FOUND TO BE SCREW S 00°14'27" E L6 30.80 2.95 FEET SOUTH OF LOT CORNER, THIS T.L. 2900: (R-3) URBAN HIGH DENSITY RESIDENTIAL FOUND IN MONUMENT MAY HAVE BEEN DISRUPTED S 02°38'23" E 15.00' WALK, FROM A GUY WIRE PLACEMENT. SET ON C.S.200615 T.L. 3000: (R-1) URBAN LOW (116.14') 116.14 C.S.2007006 100.00 100.00 DENSITY RESIDENTIAL N 89°26'02" W 316.14' **OWNER:** 1706 II LLC, WASHINGTON LIMITED LIABLITY COMPANY. N 89°53'10" W 1278.01' SHERMAN AVENUE (40' R/W) AND CHRISTOPHER COLE 123 GRANGE AVENUE RAILROAD SPIKE FOUND FAIR HAVEN, NJ 07704 LEGEND: AS 1/16 CORNER IN MONÚMENT BOX TERRA SURVEYING FOUND MONUMENT OF RECORD, AS NOTED SET 5/8" IRON ROD WITH CAP, L.S. 72306, SET ON 9/19/19 DATE: SEPTEMBER 16, 2019 CALCULATED BOUNDARY CORNER SCALE: 1" = 50'DEED CALL PROJECT: 15056PLA ASSESSORS MAP: 3N-10E-26DC INST#2019-02568 AND 2019-02567, 15' WIDE PUBLIC SANITARY PIPELINE EASËMENT P.O. BOX 617 INST#2019-02568, 15' WIDE PUBLIC ACCESS EASEMENT EXCLUSIVE TO THE HOOD RIVER, OREGON 97031

CITY OF HOOD RIVER FOR MAINTANENCE OF THE SANITARY SEWER PIPELINE.