

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No: 2020 012
Filed Date: 4/9/2020
By: BC

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF TAX LOT 5100 DESCRIBED BY DEED DOCUMENT 2007-02241.

THE DEED DESCRIBES IRON PIPE MONUMENTS FOR THE NW AND SW CORNERS WHICH WERE FOUND TO CLOSELY REPRESENT THE DEED DIMENSIONS AS VERIFIED BY C.S.#2006-0054. I THEN HELD THE DEED DISTANCE OF 152.5 FEET AS DESCRIBED FOR THE PROPERTY TO THE NORTH FROM THE 1/16 CORNER CALCULATED AS PER C.S.#2006054 TO POSITION THE NE CORNER OF THE SUBJECT TRACT. THE SE CORNER WAS POSITIONED AT THE DEED DISTANCE OF 132.5 FEET ALONG THE CENTER SECTION LINE. THIS BOUNDARY RESOLUTION METHOD IS IN HARMONY WITH THE DEEDS FOR THE ADJACENT TAX LOTS 5000 & 5200.

THE SUBJECT DEED EXCLUDES A 25 FOOT WIDE STRIP ALONG THE EAST LINE GRANTED TO HOOD RIVER COUNTY. THE STRIP IS LOCATED WITHIN THE 60 FOOT WIDE RIGHT OF WAY FOR WYEAST ROAD AND IS ASSUMED TO BE AN ATTEMPT TO CLARIFY THE ROAD DEDICATION WHICH IS SHOWN IN COUNTY RECORDS AT 60 FEET WIDE DATING BACK TO 1892.

THERE IS A DRIVEWAY FOR PROPERTIES TO THE NORTH ENCRANCHING BY UP TO 5 FEET ACROSS THE NORTH LINE OF THE SUBJECT PROPERTY. NO EASEMENT WAS LOCATED FOR THIS DRIVE WAY ACROSS THE SUBJECT TRACT.

REFERENCES:

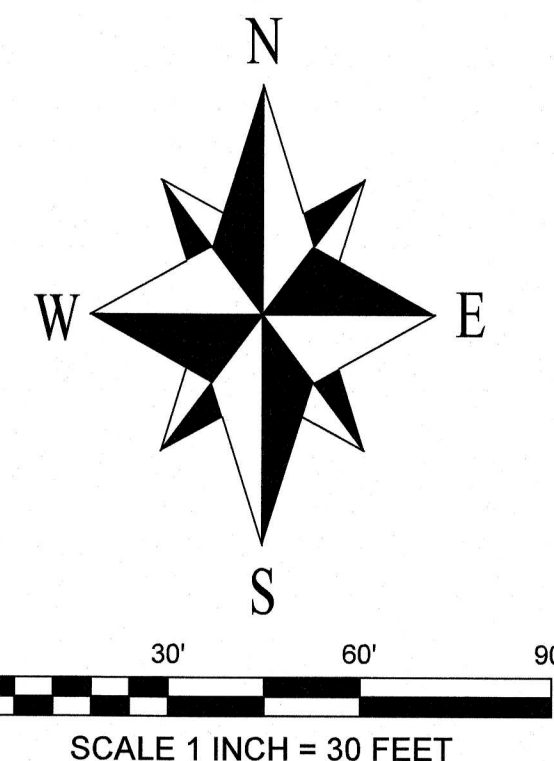
(IN ADDITION TO THE DEED DOCUMENTS AND LAND CORNER CARDS NOTED ON THE SURVEY)

HOOD RIVER COUNTY SURVEYORS OFFICE:
C.S.#2018049 - PARTITION PLAT 2018-14P FOR JOHN & RACHEL HARVEY BY TERRA SURVEYING, P.L.S. 72306, FILED SEPTEMBER 13, 2018.
C.S.#2006078 - SURVEY FOR BRAD THOMAS BY KLEIN & ASSOC., P.L.S. 59002, FILED SEPTEMBER 26, 2006.
C.S.#2006054 - SURVEY FOR BRAD THOMAS BY KLEIN & ASSOC., P.L.S. 59002, FILED JUNE 19, 2006.
C.S.#98086 - SURVEY FOR JANIECE GILLMOUTHE BY KLEIN & ASSOC., P.L.S. 932, FILED NOVEMBER 23, 1998.
C.S.#91014 - SURVEY FOR VERDA HART BY DLC SURVEYING, P.L.S. 1028, FILED APRIL 8, 1991.
C.S.#80023 - SURVEY FOR R.L. TITUS BY DANNY CRON, P.L.S. 1028, FILED APRIL 7, 1980.

HOOD RIVER COUNTY ASSESSORS MAP:
02N-10E-27, REVISED NOVEMBER 19, 2008.

FOUND BRASS DISK IN MONUMENT BOX AT INTERSECTION OF WYEAST ROAD AND SUMMIT DRIVE AS PER C.C.#33.

CALCULATED 1/16 CORNER, NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27 AS PER C.S.#2006054.

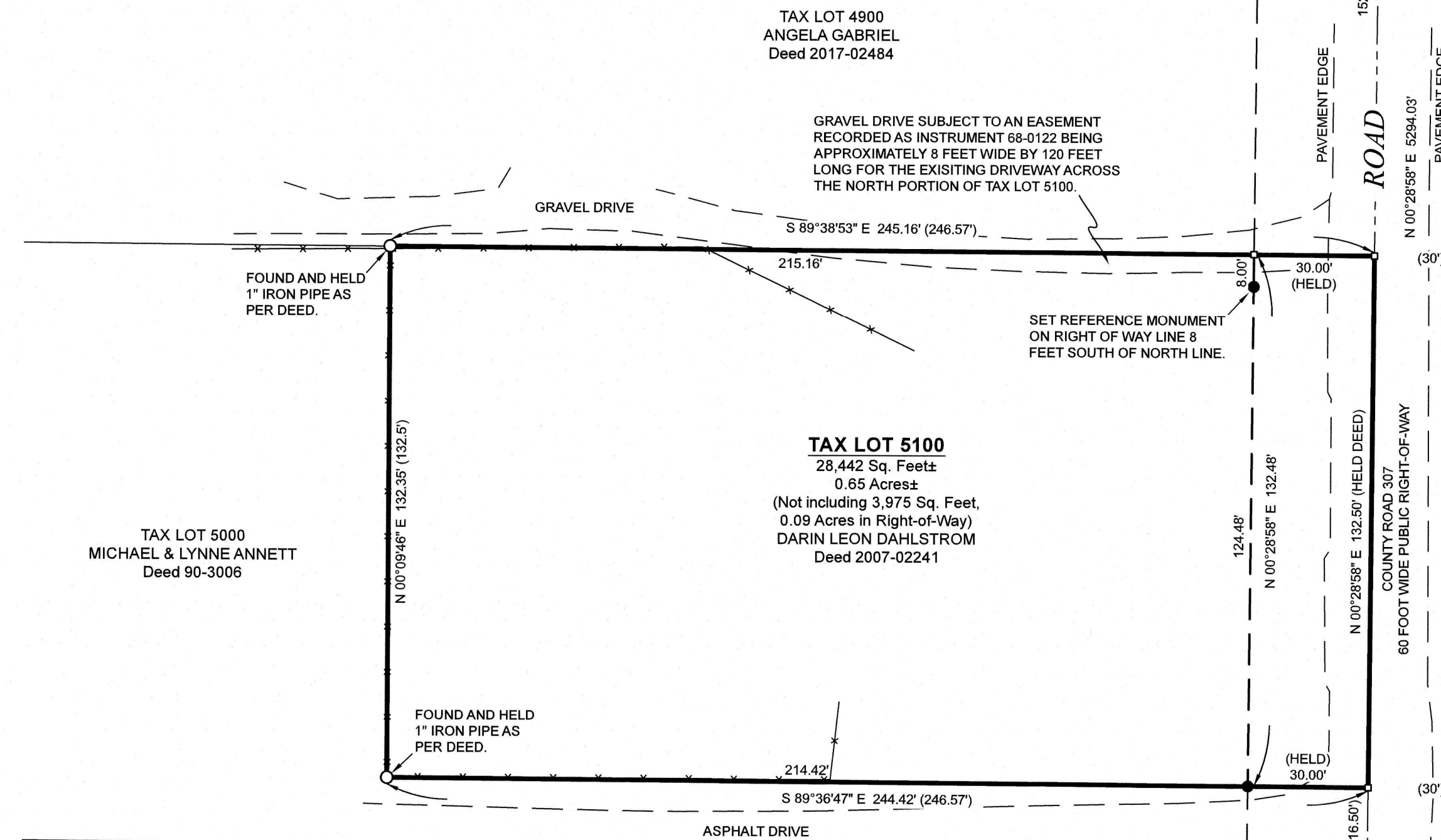


BASIS OF BEARINGS:

STATE PLANE COORDINATES 3601 OREGON NORTH, N.A.D.83(2011) EPOCH 2010.00. BETWEEN THE NORTH & SOUTH 1/4 CORNERS OF SECTION 27, T2N-R10E.

SYMBOL LEGEND:

- SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" ON SEPTEMBER 13, 2019
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER - NOT FOUND OR SET
- C.C.# HOOD RIVER COUNTY PUBLIC LAND CORNER CARD
- (XX.XX) DEED OR PREVIOUS SURVEY OF RECORD DIMENSION AS SHOWN
- FENCE



EASEMENTS:

- LISTED ON AMERITITLE STATUS OF RECORD TITLE, TITLE NUMBER 324198AM, DATED SEPTEMBER 16, 2019.
- 95-1958 - 10 FOOT WIDE UNDERGROUND WATER PIPELINE EASEMENT IN FAVOR OF CRYSTAL SPRINGS WATER DISTRICT. NO EXACT LOCATION GIVEN AND ASSUMED TO BE 5 FEET EITHER SIDE OF THE DOMESTIC WATER LINE SERVICING THE PROPERTY FROM THE GRANTEE'S MAIN LINE. NOT SHOWN ON THIS SURVEY.
- 68-0122 - EASEMENT FOR THE USE OF THE EXISTING DRIVEWAY LOCATED ON THE NORTH SIDE OF THE PROPERTY. NOTED AS BEING APPROXIMATELY 8 FEET WIDE AND APPROXIMATELY 120 FEET LONG.
- BOOK 41, PAGE 70 - RIGHT OF WAY EASEMENT FOR ELECTRICAL AND COMMUNICATION LINES IN FAVOR OF PACIFIC POWER & LIGHT COMPANY. NO WIDTH OR EXACT LOCATION GIVEN AND NOT SHOWN ON THIS SURVEY.
- BOOK 34, PAGE 109 - RIGHT OF WAY EASEMENT FOR ELECTRICAL AND COMMUNICATION LINES IN FAVOR OF PACIFIC POWER & LIGHT COMPANY. NO WIDTH OR EXACT LOCATION GIVEN AND NOT SHOWN ON THIS SURVEY.

TAX LOT 5200
RICK TITUS
Deed 96-3058

**RECORD OF SURVEY
FOR DARIN & TAMMY DAHLSTROM**
LOCATED IN THE NW1/4 OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.
TAX LOT 5100 2N-10E-27

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2021

PROJECT NUMBER: 2019026
DATE OF MAP: SEPTEMBER 18, 2019
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-27

**COLUMBIA RIVER
SURVEYING
& MAPPING**

1767 12th St, #191
HOOD RIVER, OREGON, 97031
PHONE: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM

CS# 202012