

RECORD OF SURVEY FOR SUSHMA JANDIAL

LOCATED IN THE SE 1/4 OF SECTION 16 AND THE NE 1/4 OF SECTION 21
TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
TAX LOT 100, 2N-10E-21A, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: 2020 013

Filed Date: 4/9/2020

By: H

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY OF TAX LOT 100 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-21A, AS DESCRIBED BY AMERITITLE PRELIMINARY TITLE REPORT No.1, FILE NUMBER 307496AM, DATED JUNE 27, 2019. THE PROPERTY WAS CONVEYED TO SUSAN McCOURT BY QUITCLAIM DEED 2007-02833.

THE LEGAL DESCRIPTION FOR THE PROPERTY CONFORMS TO THE LINES AS SHOWN ON THE UNRECORDED LINVILLE SUBDIVISION REPRESENTED BY MAPS FILED WITH THE COUNTY SURVEYORS OFFICE AS C.S.#1406, 1407 AND 1422. THE MOST NORTHERLY LINE CONFORMS TO THE LOCATION AS SURVEYED BY C.S.#1402.

I FOUND MONUMENTS AT THE SOUTHWEST CORNER AND ALONG THE WEST LINE AND EXTENDED THIS LINE BY THE DEED DISTANCE TO ESTABLISH THE CORNER TO THE NORTH WHICH FELL ON AN EXISTING FENCE LINE. I THEN HELD THE MONUMENT FOUND ON THE EAST LINE OF RIVERSIDE DRIVE TO THE EAST. I HELD THE MONUMENT FOUND AT THE MOST WESTERLY CORNER AS BEING ON THE EAST RIGHT OF WAY OF RIVERSIDE DRIVE AND HELD THE ANGLE SHOWN AS PER C.S.#1402 TO ESTABLISH THE NORTHWESTERLY LINE. I HELD THE MONUMENT FOUND AT THE SOUTHEASTERLY CORNER AND ESTABLISHED THE EAST LINE PARALLEL WITH THE WEST LINE AS SHOWN ON THE UNRECORDED LINVILLE SUBDIVISION MAP. THE SOUTHERLY LINE IS DESCRIBED AS THE NORTH LINE OF THE HIGHWAY RIGHT OF WAY WHICH WAS POSITIONED BY HOLDING THE GEOMETRY OF THE HIGHWAY AS SHOWN ON THE UNRECORDED LINVILLE SUBDIVISION MAPS. THIS GEOMETRY IS SLIGHTLY DIFFERENT TO THE O.D.O.T MAP FOR THE HIGHWAY BUT FITS THE LOCATED PHYSICAL CENTER LINE OF THE ROAD VERY WELL. THE NORTHEASTERLY LINE IS DESCRIBED AS THE HIGH WATER LINE OF THE HOOD RIVER WHICH IS SHOWN AS PER AERIAL IMAGERY.

RIVERSIDE DRIVE IS A PRIVATE ROADWAY WHICH WAS CONVEYED IN FEE TO THE ADJOINING OWNERS BY INSTRUMENT 660797. IT IS PLOTTED IN THE LOCATION FROM A BEST FIT OF THE FOUND MONUMENTS SHOWN.

EASEMENTS:

- THE FOLLOWING EASEMENTS ARE AS NUMBERED AS SPECIAL EXCEPTIONS ON AMERITITLE PRELIMINARY TITLE REPORT No.1, FILE NUMBER 307496AM, DATED JUNE 27, 2019.
- DEED BOOK 36, PAGE 33 - GRANTED TO PACIFIC POWER AND LIGHT COMPANY A BLANKET POWER LINE RIGHT OF WAY EASEMENT WITH NO EXACT LOCATION OR WIDTH DESCRIBED. IT IS LIKELY THIS EASEMENT PERTAINS TO THE OVERHEAD POWER LINES SHOWN.
 - INSTRUMENT 660797 - CONVEYANCE IN FEE WITH USE RESTRICTION TO ADJUTING OWNERS. DESCRIBES THE PRIVATE RIGHT OF WAY OF RIVERSIDE DRIVE. THE TITLE REPORT INCORRECTLY NOTES UNITED TELEPHONE AS THE BENEFICIARY.
 - INSTRUMENT 900477 - TELEPHONE RIGHT OF WAY EASEMENT GRANTED TO UNITED TELEPHONE COMPANY OF THE NORTHWEST. A 10 FOOT WIDE EASEMENT FOR BURIED TELEPHONE CABLE PLOTTED IN THE APPROXIMATE LOCATION SHOWN, RUNS FROM THE PEDESTAL NEAR THE SOUTHWEST CORNER TO THE POWER POLE.
 - INSTRUMENT 2010-02414 - EASEMENT AND AGREEMENT FOR CITY OF HOOD RIVER WATERLINE. A 20 FOOT WIDE WATER LINE EASEMENT CENTERED ON THE TRANSMISSION MAIN LOCATED IN RIVERSIDE DRIVE AND AN ADJACENT 12 FOOT WIDE WATERLINE EASEMENT ALL LOCATED IN RIVERSIDE DRIVE. SEE THE EASEMENT DOCUMENT FOR A MAP OF THE LOCATION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2021

BASIS OF BEARINGS:

N.A.D.83 (2011) (EPOCH 2010) OREGON STATE PLANE, NORTH ZONE. GRID BEARINGS BY G.P.S. OBSERVATIONS. THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY AND THE BEARING BETWEEN THE MONUMENTS FOUND FROM C.S.#1406/1407 ALONG THE WEST LINE IS ALSO SHOWN.

CURVE TABLE:

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------------------|-----------------------------|---------------------|---------------|-------------|
| C1 | 2321.83' (HELD DEED) | 74.54' (74.64') | 74.54' (74.63') | S 68°24'08" W | 1°50'22" |
| C2 | 788.51' (HELD DEED) | 188.08' (188.08') | 187.63' (HELD DEED) | S 74°19'12" W | 13°39'58" |
| C3 | 144.59' (HELD DEED) | 135.41' (141.02') | 130.52' (HELD DEED) | S 29°28'42" E | 53°39'36" |
| C4 | 447.46' (HELD DEED) | 141.09' (141.03') | 140.51' (HELD DEED) | S 47°16'32" E | 18°04'00" |
| C5 | 220.99' (HELD DEED) | 71.48' | 71.17' | N 65°12'28" W | 17°18'37" |
| C6 | 220.99' (HELD DEED) | 66.64' (66.66' C.S.#1402) | 66.39' | N 82°54'24" W | 17°18'44" |
| C7 | 220.99' (HELD DEED) | 66.77' (66.66' C.S.#1402) | 66.52' | S 75°11'50" W | 26°52'10" |
| C8 | 220.99' (HELD DEED) | 103.64' (103.61' C.S.#1402) | 102.59' | S 55°32'57" E | 77°34'54" |
| C9 | 143.97' | 194.94' | 180.39' | S 62°04'02" E | 64°32'44" |
| C10 | 69.53' | 78.33' | 87.28' | S 04°06'11" E | 51°22'58" |
| C11 | 100.66' | 90.27' | 60.40' | S 09°31'59" W | 24°06'42" |
| C12 | 144.59' | 60.85' | 60.40' | | |

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS P.L.S. 60051" JULY 26, 2019.
- ⊙ FOUND 1/2" IRON ROD WITH NO CAP FROM C.S.#1406/1407 UNRECORDED PLAT OF LINVILLE SUBDIVISION.
- ⊙ FOUND 5/8" IRON ROD WITH NO CAP FROM C.S.#1402.
- FOUND MONUMENT AS NOTED.
- CALCULATED CORNER, NOT FOUND OR SET
- (XX.XX) DEED OR PREVIOUS SURVEY DIMENSION AS NOTED.
- POWER POLE
- — — OVERHEAD POWER
- * — * — FENCE

SURVEY REFERENCES:

- HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S.#1402 - SURVEY FOR RICHARD KENWARD BY TENNESON ENGINEERING CORP, P.L.S.872, FILED JANUARY 9, 1970.
 C.S.#1406 - UNRECORDED PLAT OF LINVILLE SUBDIVISION BY TENNESON ENGINEERING CORP, P.E.4112, DATED 1962.
 C.S.#1407 - MAP OF LINVILLE SUBDIVISION BY TENNESON ENGINEERING CORP, P.E.4112, FILED JANUARY 19, 1970.
 C.S.#1422 - MAP OF LINVILLE SUBDIVISION BY TENNESON ENGINEERING CORP, DATED JULY, 1962.
 C.S.#73025 - SURVEY FOR JOE MCCONNELL BY TENNESON ENGINEERING CORP, P.L.S.183, FILED JULY 27, 1973.
 C.S.#86059 - SURVEY FOR MINARD PHILLEY BY DLC SURVEYING, P.L.S.1028, FILED OCTOBER 9, 1986.
 C.S.#2014043 - EASEMENT SURVEY FOR THE CITY OF HOOD RIVER BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S.60051, FILED NOVEMBER 21, 2014.

O.D.O.T. RIGHT OF WAY MAP 5B-20-12 TUCKER BRIDGE - DEE SECTION, HOOD RIVER HIGHWAY, DATED DECEMBER 1938, REVISED APRIL, 2003.

HOOD RIVER COUNTY ASSESSORS MAPS:
 02N-10E-16D, REVISED JUNE 15, 2005.
 02N-10E-21A, REVISED JANUARY 29, 2004.

PROJECT NUMBER: 2019018
 DATE OF MAP: MARCH 20, 2020
 ASSESSORS MAPS: 02N-10E, 16D & 21A

**COLUMBIA RIVER
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CS# 2020 013

