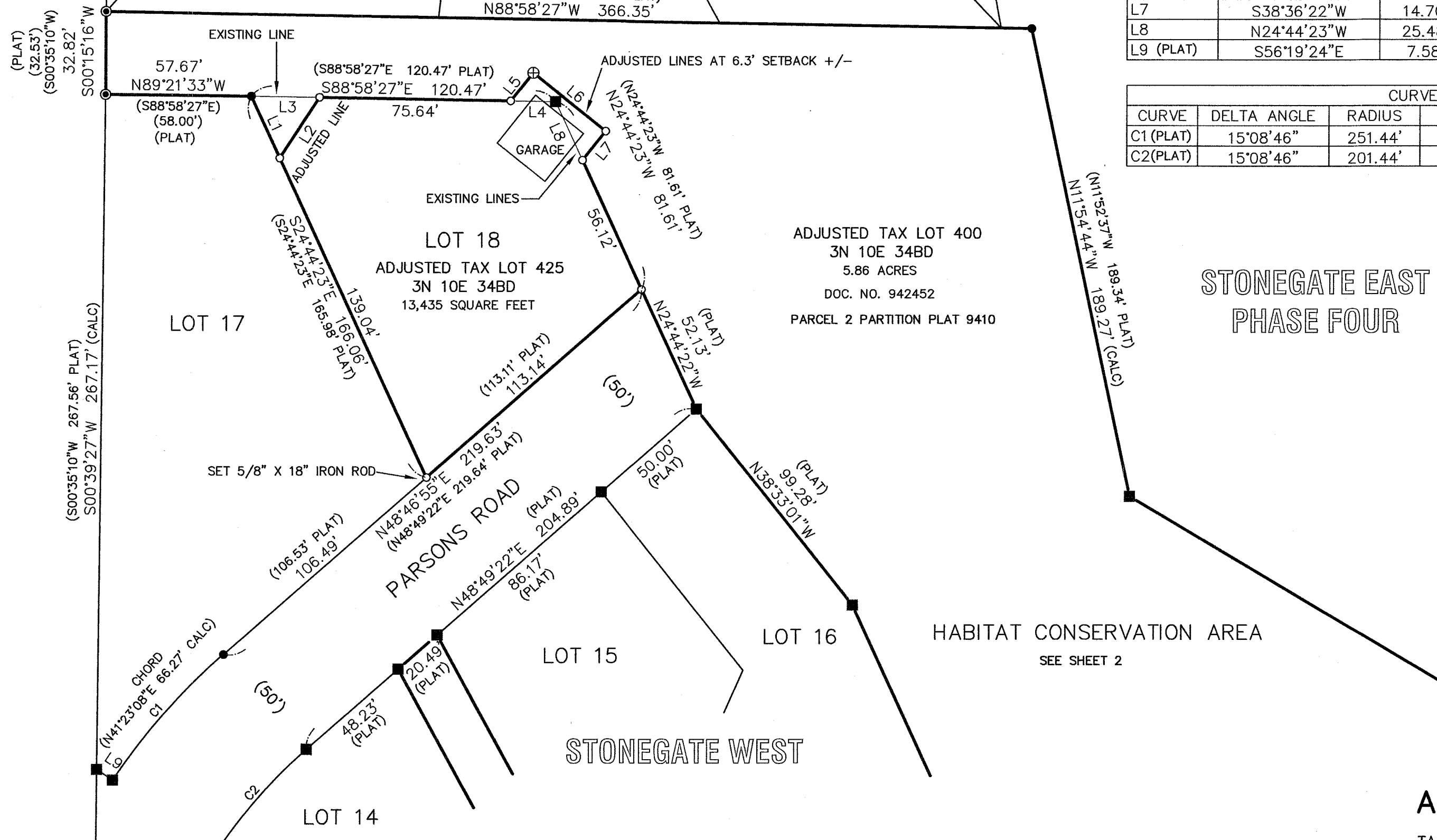


**FRANKTON PARK  
PHASE THREE**

BASIS OF BEARING: PLAT  
(N88°58'27"W 366.59' PLAT)  
N88°58'27"W 366.35'

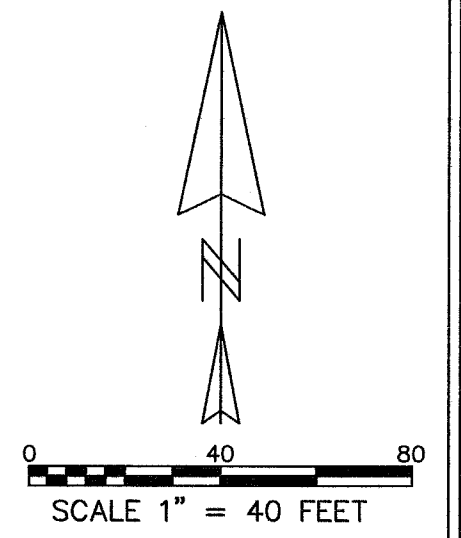


LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°44'23"E	27.02'
L2	N33°08'35"E	28.73'
L3	N88°58'27"W	27.02'
L4	N88°58'27"W	17.81'
L5	N38°58'26"E	14.24'
L6	S51°13'52"E	36.80'
L7	S38°36'22"W	14.70'
L8	N24°44'23"W	25.48'
L9 (PLAT)	S56°19'24"E	7.58'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C1 (PLAT)	15°08'46"	251.44'	66.47'	S41°14'59"W	66.28'
C2 (PLAT)	15°08'46"	201.44'	53.25'	S41°14'59"W	53.10'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kevin Dowd*  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-21  
JULY 2, 2020

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2020 029  
FILED DATE: 7/30/2020  
BY: KE



**LEGEND**

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" EXCEPT AS NOTED ON APRIL 28-29, 2020
- ⊕ SET BRASS SCREW IN ROCK WITH BRASS WASHER MARKED "LS 2393" ON APRIL 29, 2020
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER PLAT OF STONEGATE WEST
- FOUND 5/8" IRON ROD AS PER PLAT OF STONEGATE WEST
- CALCULATED POSITION
- (PLAT) PLAT OF STONEGATE WEST DATA
- (CALC) CALCULATED COURSE BETWEEN FOUND MONUMENT AND RECORD PLAT POSITION

**AREA TABLE**

TAX LOT 425 ADJUSTED TO TAX LOT 400: 329 SQUARE FEET  
TAX LOT 400 ADJUSTED TO TAX LOT 425: 329 SQUARE FEET

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO FILE FOR RECORD AND TO MONUMENT THE ADJUSTED LINES OF A PROPERTY LINE ADJUSTMENT BETWEEN LOT 18 AND THE HABITAT CONSERVATION AREA (OPEN SPACE) OF STONEGATE WEST. THE ADJUSTMENT WILL ALLOW AN EXISTING GARAGE ON LOT 18 TO MEET SETBACK REQUIREMENTS. AN EQUAL AREA WILL BE ADJUSTED TO THE HABITAT CONSERVATION AREA MAINTAINING THE OPEN SPACE ACREAGE. IRON RODS WERE RECOVERED AT THE NORTHWEST CORNER OF LOT 18 AND THE NORTHEAST AND NORTHWEST CORNERS OF THE OPEN SPACE. THE NORTH LINE OF LOT 18 WAS ESTABLISHED PARALLEL WITH THE NORTH LINE OF THE OPEN SPACE AS PER PLAT. THE NORTHEAST CORNER OF LOT 18 WAS ESTABLISHED AT PLAT DISTANCE FROM THE NORTHWEST CORNER. PLAT ANGLE FROM THE NORTH LINE WAS HELD TO ESTABLISH THE DIRECTION OF THE EAST LINE OF LOT 18. THE SOUTHEAST CORNER OF LOT 18 WAS ESTABLISHED AT PLAT DISTANCE FROM THE NORTHEAST CORNER. THE WEST LINE OF LOT 18 WAS ESTABLISHED PARALLEL WITH THE EAST LINE AS PER PLAT. THE SOUTHWEST CORNER WAS ESTABLISHED AT THE INTERSECTION OF SAID WEST LINE WITH A LINE BETWEEN THE SOUTHEAST CORNER AND THE IRON ROD FOUND AT THE POINT OF CURVATURE ON THE SOUTH LINE OF LOT 17. MONUMENTS WERE SET AT THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 18 AS WELL AS AT THE ADJUSTED LINE CORNERS. THE REMAINDER OF THE HABITAT CONSERVATION AREA WAS NOT SURVEYED AND IS DEPICTED AS PER PLAT DATA. MONUMENTS WERE RECOVERED AS SHOWN AND FOUND TO FIT THE PLAT DATA POSITIONS WITHIN 0.2 FEET OR LESS. THE EXCEPTION TO THIS IS THE IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 17. DEEDS CONVEYING THE TRACTS TO BE EXCHANGED WERE RECORDED JUNE 26, 2020 AS INSTRUMENT NO.'S 2020-02390 AND 2020-02391.

**REFERENCES**

- R1) PLAT OF HOOD VALLEY ESTATES BY DONALD J. BRANTON PE 4112 FOR HOOD VALLEY INC., RECORDED MARCH 25, 1966
- R2) CS 94063, PARTITION PLAT 9410 BY DANNY L. CRON LS 1028 FOR JEFF HUNTER, FILED JUNE 30, 1994
- R3) CS 95085, PLAT OF STONEGATE WEST BY DANNY L. CRON LS 1028 FOR JEFF HUNTER REALTY INC. ET AL, FILED SEPTEMBER 14, 1995
- R4) CS 97041, PLAT OF STONEGATE EAST PHASE ONE BY KEVIN DOWD LS 2393 FOR JEFF HUNTER P.C. ET AL, FILED AUGUST 13, 1997
- R5) CS 2003080, PLAT OF FRANKTON PARK PHASE THREE BY ROY O. GAYLORD LS 1815 FOR HOOD RIVER LAND COMPANY LLC., FILED DECEMBER 2, 2003
- R6) CS 2015046, PLAT OF STONEGATE EAST PHASE FOUR BY JAMES M. KLEIN LS 59002 FOR COVE AT STONEGATE LLC., FILED OCTOBER 28, 2015

**PROPERTY LINE ADJUSTMENT**

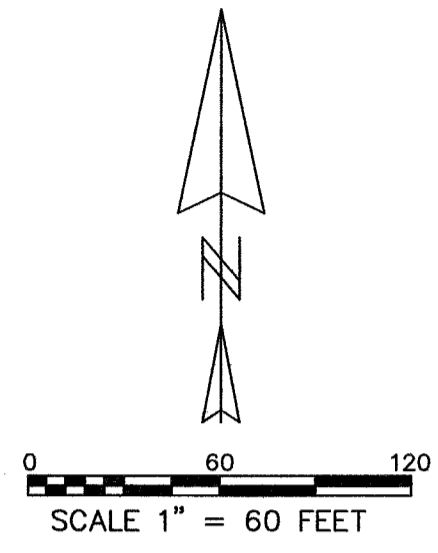
LOT 18 AND THE HABITAT CONSERVATION AREA IN THE STONEGATE WEST P.U.D. LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: KURT HARTER

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DRIVE  
MT HOOD-PARKDALE OR 97041  
(541) 352-6065

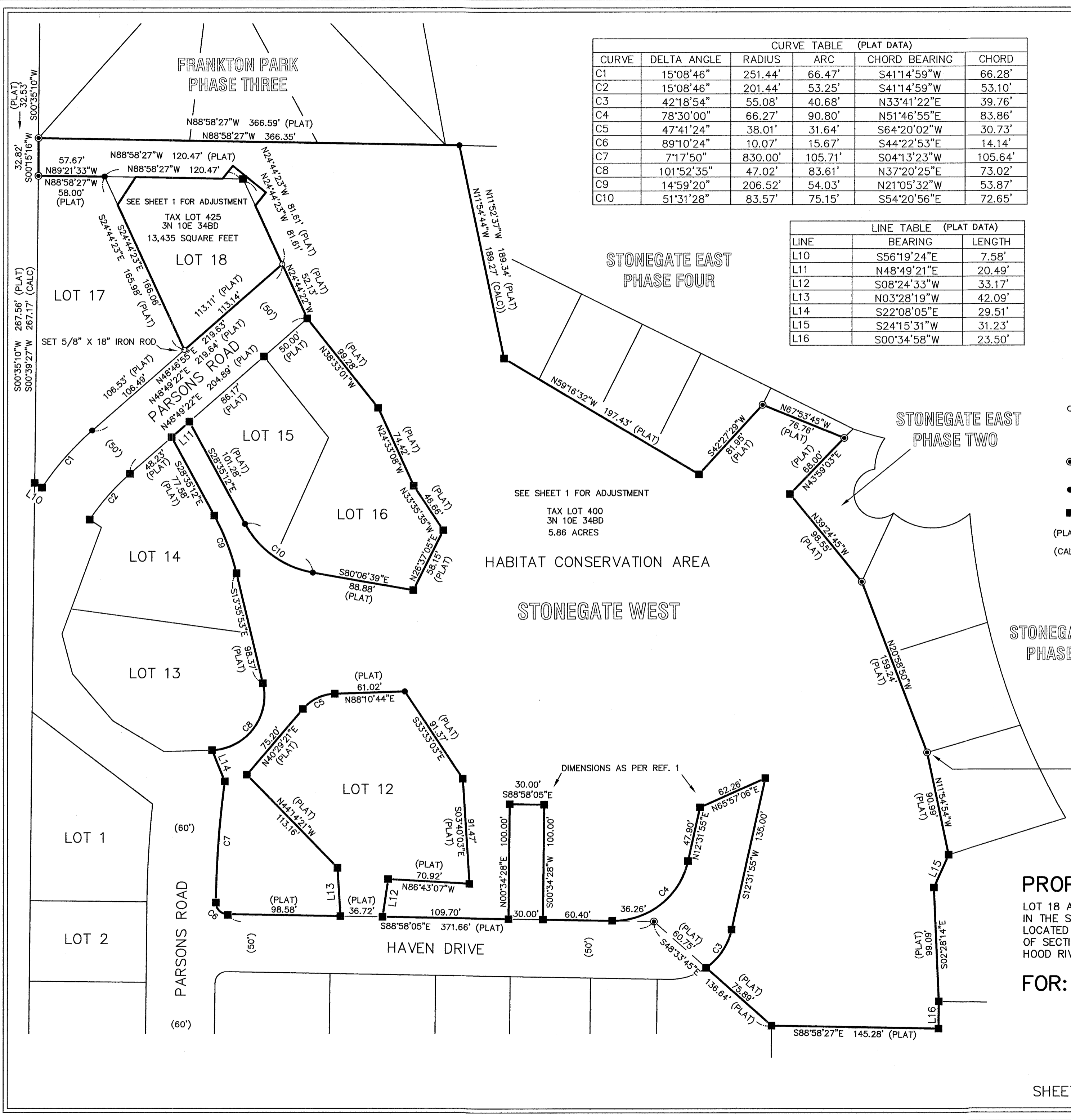
HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
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REGISTERED  
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LAND SURVEYOR  
*Kevin Dowd*  
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C3	42°18'54"	55.08'	40.68'	N33°41'22"E	39.76'
C4	78°30'00"	66.27'	90.80'	N51°46'55"E	83.86'
C5	47°41'24"	38.01'	31.64'	S64°20'02"W	30.73'
C6	89°10'24"	10.07'	15.67'	S44°22'53"E	14.14'
C7	7°17'50"	830.00'	105.71'	S04°13'23"W	105.64'
C8	101°52'35"	47.02'	83.61'	N37°20'25"E	73.02'
C9	14°59'20"	206.52'	54.03'	N21°05'32"W	53.87'
C10	51°31'28"	83.57'	75.15'	S54°20'56"E	72.65'

LINE TABLE (PLAT DATA)		
LINE	BEARING	LENGTH
L10	S56°19'24"E	7.58'
L11	N48°49'21"E	20.49'
L12	S08°24'33"W	33.17'
L13	N03°28'19"W	42.09'
L14	S22°08'05"E	29.51'
L15	S24°15'31"W	31.23'
L16	S00°34'58"W	23.50'



**LEGEND**

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