

TERRA SURVEYING
PROPERTY BOUNDARY SURVEY
for
MVO, LLC
LOCATION OF SURVEY:

TRACT OF LAND LYING IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

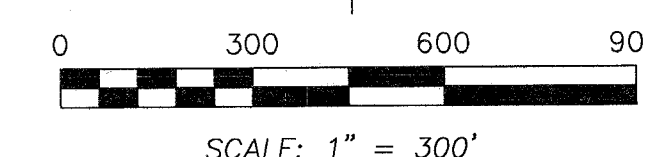
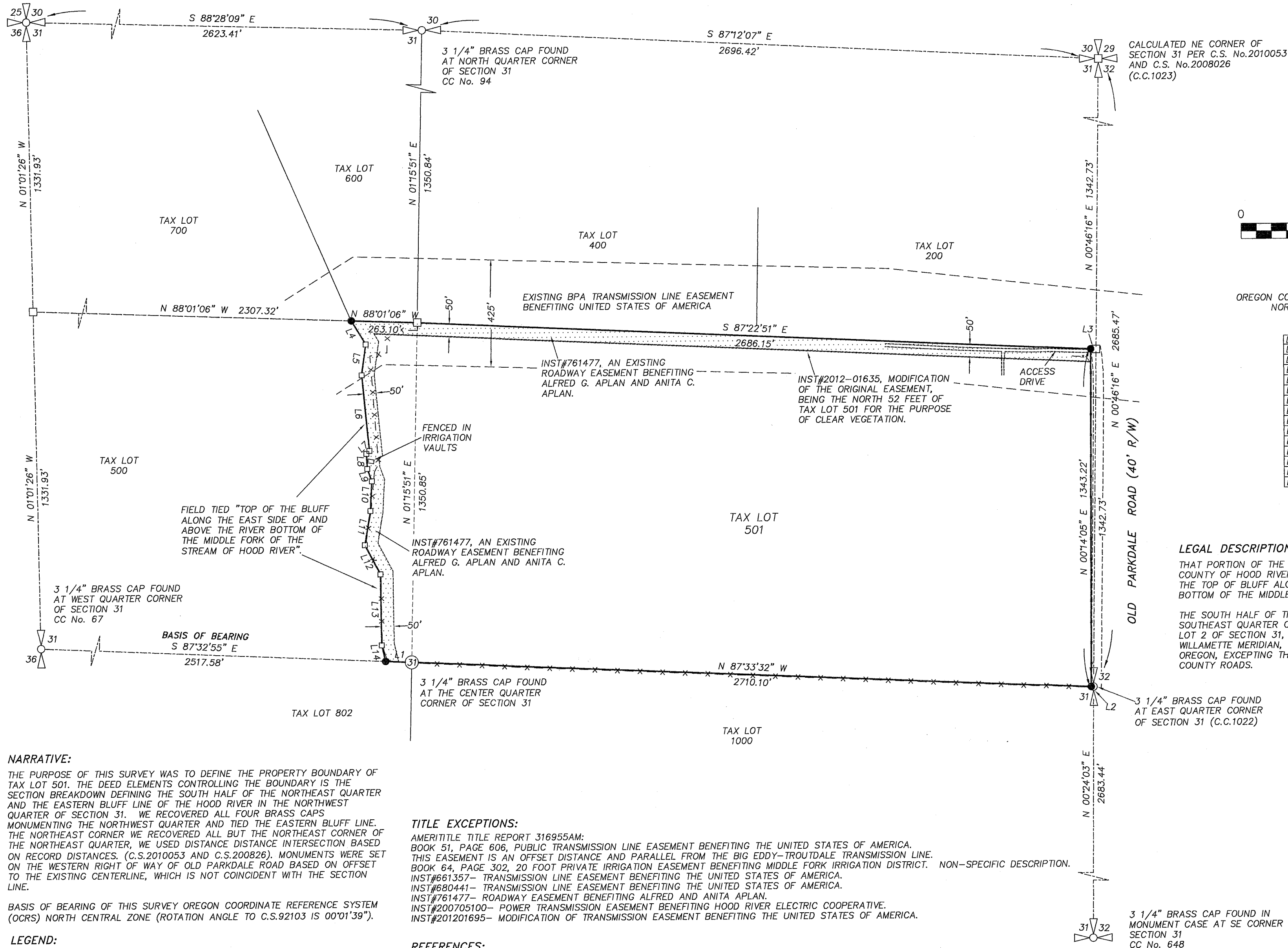
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2020 038

DATE FILED: 9/30/2020

BY: *EC*

2" ALUMINUM CAP, L.S.2319 FOUND AT NW CORNER OF SECTION 31 C.C. No. 89



BASIS OF BEARING:
OREGON COORDINATE REFERENCE SYSTEM - OCRS
NORTH CENTRAL ZONE - N.A.D. 83

LINE	BEARING	DISTANCE
L1	S 87°34'45" E	104.20'
L2	S 87°33'32" E	9.04'
L3	S 87°22'51" E	21.61'
L4	S 31°14'47" E	110.28'
L5	N 07°58'02" E	123.71'
L6	N 05°34'36" W	302.74'
L7	S 46°08'27" W	16.95'
L8	N 03°20'01" W	59.56'
L9	N 20°12'31" W	52.38'
L10	N 03°16'03" E	118.62'
L11	N 09°31'14" E	137.72'
L12	N 27°49'22" W	131.53'
L13	N 00°43'22" W	282.68'
L14	S 13°07'08" E	65.22'

LEGAL DESCRIPTION:
THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, THAT IS EASTERLY OF THE TOP OF BLUFF ALONG THE EAST SIDE OF AND ABOVE THE RIVER BOTTOM OF THE MIDDLE FORK OF THE STREAM OF HOOD RIVER, TO WIT:

THE SOUTH HALF OF THE NORTHEAST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROADS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PROPERTY BOUNDARY OF TAX LOT 501. THE DEED ELEMENTS CONTROLLING THE BOUNDARY IS THE SECTION BREAKDOWN DEFINING THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE EASTERN BLUFF LINE OF THE HOOD RIVER IN THE NORTHWEST QUARTER OF SECTION 31. WE RECOVERED ALL FOUR BRASS CAPS MONUMENTING THE NORTHWEST QUARTER AND TIED THE EASTERN BLUFF LINE. THE NORTHEAST CORNER WE RECOVERED ALL BUT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER, WE USED DISTANCE INTERSECTION BASED ON RECORD DISTANCES. (C.S.2010053 AND C.S.200826). MONUMENTS WERE SET ON THE WESTERN RIGHT OF WAY OF OLD PARKDALE ROAD BASED ON OFFSET TO THE EXISTING CENTERLINE, WHICH IS NOT COINCIDENT WITH THE SECTION LINE.

BASIS OF BEARING OF THIS SURVEY OREGON COORDINATE REFERENCE SYSTEM (OCRS) NORTH CENTRAL ZONE (ROTATION ANGLE TO C.S.92103 IS 00°01'39").

LEGEND:

- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP (AUGUST 18, 2020)
- FOUND MONUMENT OF RECORD AS NOTED ON PLAT
- CALCULATED, NOT FOUND OR SET
- C.C. CORNER CARD No.
- x - EXISTING 8" TALL WIRE FENCE

TITLE EXCEPTIONS:

AMERITITLE TITLE REPORT 316955AM:
BOOK 51, PAGE 606, PUBLIC TRANSMISSION LINE EASEMENT BENEFITING THE UNITED STATES OF AMERICA.
THIS EASEMENT IS AN OFFSET DISTANCE AND PARALLEL FROM THE BIG EDDY-TROUTDALE TRANSMISSION LINE.
BOOK 64, PAGE 302, 20 FOOT PRIVATE IRRIGATION EASEMENT BENEFITING MIDDLE FORK IRRIGATION DISTRICT. NON-SPECIFIC DESCRIPTION.
INST#661357- TRANSMISSION LINE EASEMENT BENEFITING THE UNITED STATES OF AMERICA.
INST#680441- TRANSMISSION LINE EASEMENT BENEFITING THE UNITED STATES OF AMERICA.
INST#761477- ROADWAY EASEMENT BENEFITING ALFRED AND ANITA APLAN.
INST#200705100- POWER TRANSMISSION EASEMENT BENEFITING HOOD RIVER ELECTRIC COOPERATIVE.
INST#201201695- MODIFICATION OF TRANSMISSION EASEMENT BENEFITING THE UNITED STATES OF AMERICA.

REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
C.S. No. 82058, BOUNDARY SURVEY FOR MIDDLE FORK IRRIGATION BY DANNY CRON, L.S. 1028, FILED: DECEMBER 2, 1982.
C.S. No. 92103, RECORD OF SURVEY FOR ANITA APLAN BY GILBERTSON ENGINEERING, L.S. 2047, FILED: DECEMBER 14, 1992.
C.S. No. 99108, PROPERTY LINE ADJUSTMENT FOR BOB ZEMAN AND JACK SANDERS BY WYEAST SURVEYS, L.S. 2393, FILED: DECEMBER 16, 1999.
C.S. No. 2002-012, PROPERTY LINE ADJUSTMENT FOR ROBERT AND MARY ZEMAN BY DAVID EVANS AND ASSOCIATES, L.S. 2252, FILED: MARCH 8, 2002.
C.S. No. 2008-026, RECORD OF SURVEY FOR DAVID EVAN BY KLEIN AND ASSOCIATES, INC., L.S. 59002, FILED: APRIL 9, 2008.
C.S. No. 2010-053, RECORD OF SURVEY FOR ELIZABETH KEITH BY WYEAST SURVEYS, L.S. 2393, FILED: NOVEMBER 2, 2010.
CORNER CARD No. 67, 89, 94 AND 648.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2021

TERRA SURVEYING

MONUMENTATION DATE: AUGUST 18, 2020
SCALE: 1" = 300'
PROJECT: 20092
ASSESSORS MAP: 1N-10E-31 T.L. 501

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