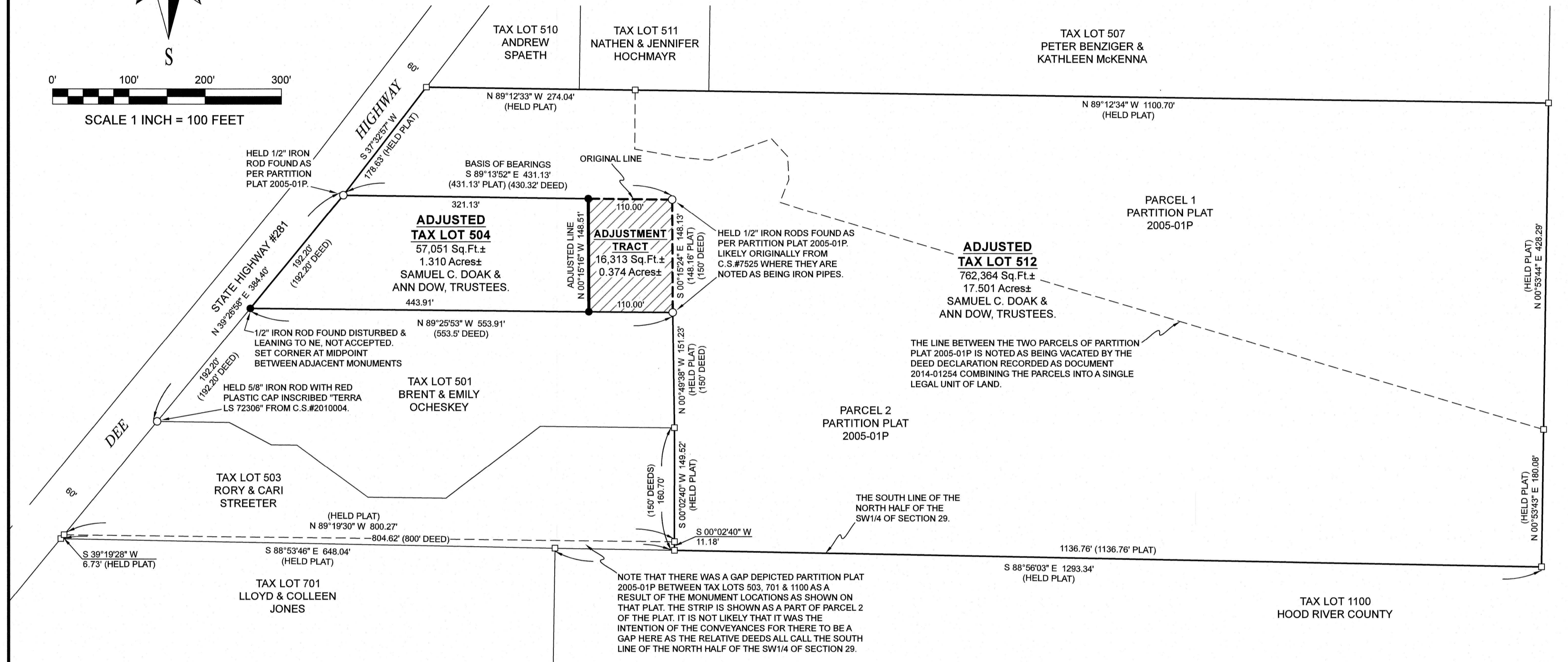
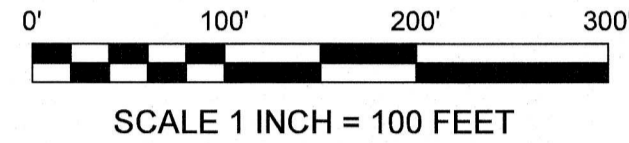


PROPERTY LINE ADJUSTMENT SURVEY FOR SAM DOAK & ANN DOW

LOCATED IN THE SW 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.
TAX LOTS 504 & 512, 02N-10E-29
HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No: 2020 042
Filed Date: 10/19/2020
By: BC



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST A PORTION OF THE LAND DESCRIBED BY WARRANTY DEED 2019-00286 INTO THE LAND DESCRIBED AS PARCELS 1 AND 2 OF PARTITION PLAT 2005-01P BY BARGAIN AND SALE DEED 2014-02302. THE ADJUSTED PROPERTIES ARE DESCRIBED BY DOCUMENT 2020-02350.

MONUMENTS WERE FOUND AS PER PREVIOUS SURVEYS OF RECORD AT THE NW, NE AND SE CORNERS OF DEED 2019-00286. AT THE SW CORNER I FOUND AN IRON ROD THAT HAS BEEN DISTURBED AND WAS NOT ACCEPTED. THE CORNER WAS CALCULATED AT MIDPOINT BETWEEN THE MONUMENT FOUND AT THE NW CORNER OF DEED 2019-00286 AND THE MONUMENT FOUND AT THE SW CORNER OF THE ADJACENT OCHESKEY TRACT DESCRIBED BY DEED 2001-3382. THE DISTANCE CORRELATED WITH THE DISTANCE NOTED IN THE DEEDS.

THE EAST LINE OF DEED 2019-00286 WAS THEN ADJUSTED AND MONUMENTED 110 FEET TO THE WEST.

THE PARCELS OF PARTITION PLAT 2005-01P WERE COMBINED INTO A SINGLE LEGAL UNIT OF LAND BY THE DEED DECLARATION RECORDED AS DOCUMENT 2014-00286 WHICH NOTES THE LINE BETWEEN THE PARCELS AS BEING VACATED. THE PARCELS OF PARTITION PLAT 2005-01P ARE SHOWN CALCULATED AS PER THAT PLAT.

THERE IS A DISCREPANCY IN THE MONUMENTED LOCATION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29. THIS DISCREPANCY RESULTS IN A STRIP OF LAND SHOWN ON PARTITION PLAT 2005-01P AS PART OF PARCEL 2 OF THAT PLAT. THE DISCREPANCY LIKELY WAS CAUSED BY DIFFERENT SURVEYORS HOLDING DIFFERENT INTERPRETATIONS OF THE CONTROLLING CORNERS FOR SECTION 29. AS THE DEEDS ALL REFER TO THE SAME LINE IT IS UNLIKELY THAT THERE WAS AN INTENTION TO LEAVE A GAP. THE RESULT IS A LONGER DISTANCE TO THE MONUMENTS FOUND TO THE NORTH FROM THIS LINE THAN NOTED IN THE DEEDS. AS THE MONUMENTS HAVE BEEN IN PLACE FOR MANY YEARS, RECOGNIZED BY THE LAND OWNERS AND SHOWN ON PREVIOUS SURVEYS OF RECORD THEY WERE HELD AND ACCEPTED AS THE DEED CORNERS.

BASIS OF BEARINGS:

N.A.D. 83 (2011) (EPOCH 2010.00) OREGON STATE PLANE, NORTH ZONE, BETWEEN THE MONUMENTS FOUND AS SHOWN AT THE NW & NE CORNERS OF THE ORIGINAL TAX LOT 504.

REFERENCES:

HOOD RIVER COUNTY DEED RECORDS:
WARRANTY DEED DOCUMENT No. 2001-3382 (PORTION OF TAX LOT 501).
STATUTORY WARRANTY DEED DOCUMENT No. 2010-01638 (REMAINDER OF TAX LOT 501).
BARGAIN AND SALE DEED DOCUMENT No. 2014-02302 (TAX LOT 512).
DEED DECLARATION DOCUMENT No. 2014-01254 (COMBINES PARCELS OF PARTITION PLAT 2005-01P).
WARRANTY DEED DOCUMENT No. 2019-00286 (TAX LOT 504).
ADJUSTMENT DOCUMENT No. 2020-02350 (PERFECTS THIS ADJUSTMENT).

HOOD RIVER COUNTY SURVEYORS OFFICE:
C.S.#75025 - UTILITY EASEMENT SURVEY FOR BOARDMAN BY R.A. EDWARDS & ASSOCIATES, PLS 988, FILED MARCH 26, 1975.
C.S.#80018 - SURVEY FOR SHOWN BY BISHOP SURVEYING, PLS 896, FILED APRIL 7, 1980.
C.S.#2010004 - PROPERTY LINE ADJUSTMENT FOR STREETER BY TERRA SURVEYING, PLS 72306, FILED FEBRUARY 11, 2010.
C.S.#2005003 - PARTITION PLAT 2005-01P FOR LEMIEUX & SCHUPPE BY D2AB SURVEYING, PLS 2325, FILED JANUARY 10, 2005.
C.S.#2001026 - PARTITION PLAT 2001-13P FOR JONES & FRIGAARD BY WYEAST SURVEYS, PLS 2393, FILED APRIL 12, 2001.

HOOD RIVER COUNTY ASSESSORS MAP:
02N-10E-29, REVISED APRIL 25, 2018.

SYMBOL LEGEND:

- SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051". SET FIRST MONUMENT ON APRIL 9, 2020.
- FOUND MONUMENT AS NOTED.
- CALCULATED CORNER - NOT FOUND OR SET
- (XX.XX') PARTITION PLAT 2005-01P OR DEED DIMENSION AS NOTED

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWS: 12/31/2021

PROJECT NUMBER: 2020006.
DATE OF DRAWING: OCTOBER 19, 2020.
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-29.

**COLUMBIA RIVER
SURVEYING
& MAPPING**

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CS# 2020 042