HOOD RIVER COUNTY PROPERTY LINE ADJUSTMENT SURVEY SURVEYOR'S OFFICE Survey No: 2020 042 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. **TAX LOT 510** TAX LOT 511 **TAX LOT 507 ANDREW NATHEN & JENNIFER** PETER BENZIGER & SPAETH **HOCHMAYR** KATHLEEN McKENNA N 89°12'33" W 274.04' N 89°12'34" W 1100.70 (HELD PLAT) (HELD PLAT) SCALE 1 INCH = 100 FEET HELD 1/2" IRON ORIGINAL LINE BASIS OF BEARINGS **ROD FOUND AS** PER PARTITION S 89°13'52" E 431.13' (431.13' PLAT) (430.32' DEED) PARCEL 1 321.13' **PARTITION PLAT ADJUSTED** 2005-01P ADJUSTMENT 184 (FA GIERO **TAX LOT 504** HELD 1/2" IRON RODS FOUND AS PER PARTITION PLAT 2005-01P. **ADJUSTED** 57,051 Sq.Ft.± LIKELY ORIGINALLY FROM 16,313 Sq.Ft.± **TAX LOT 512** 1.310 Acres± C.S.#7525 WHERE THEY ARE 0.374 Acres± SAMUEL C. DOAK & NOTED AS BEING IRON PIPES 762,364 Sq.Ft.± ANN DOW, TRUSTEES 17.501 Acres± SAMUEL C. DOAK & 443.91' 110.00 ANN DOW, TRUSTEES. N 89°25'53" W 553.91' 1/2" IRON ROD FOUND DISTURBED & (553.5' DEED) LEANING TO NE, NOT ACCEPTED. THE LINE BETWEEN THE TWO PARCELS OF PARTITION SET CORNER AT MIDPOINT PLAT 2005-01P IS NOTED AS BEING VACATED BY THE BETWEEN ADJACENT MONUMENTS DEED DECLARATION RECORDED AS DOCUMENT 2014-01254 COMBINING THE PARCELS INTO A SINGLE TAX LOT 501 LEGAL UNIT OF LAND. HELD 5/8" IRON ROD WITH RED **BRENT & EMILY** PLASTIC CAP INSCRIBED "TERRA **OCHESKEY** LS 72306" FROM C.S.#2010004. PARCEL 2 PARTITION PLAT 2005-01P TAX LOT 503 **RORY & CARI** THE SOUTH LINE OF THE STREETER NORTH HALF OF THE (HELD PLAT) SW1/4 OF SECTION 29. N 89°19'30" W 800.27 — — —804.62' (800' DEED)— 1136.76' (1136.76' PLAT) S 88°53'46" E 648.04' S 39°19'28" W 6.73' (HELD PLAT) (HELD PLAT) S 88°56'03" E 1293.34' NOTE THAT THERE WAS A GAP DEPICTED PARTITION PLAT (HELD PLAT) **TAX LOT 701** 2005-01P BETWEEN TAX LOTS 503, 701 & 1100 AS A **LLOYD & COLLEEN** RESULT OF THE MONUMENT LOCATIONS AS SHOWN ON **TAX LOT 1100 JONES** THAT PLAT. THE STRIP IS SHOWN AS A PART OF PARCEL 2 HOOD RIVER COUNTY OF THE PLAT. IT IS NOT LIKELY THAT IT WAS THE INTENTION OF THE CONVEYANCES FOR THERE TO BE A GAP HERE AS THE RELATIVE DEEDS ALL CALL THE SOUTH LINE OF THE NORTH HALF OF THE SW1/4 OF SECTION 29. SYMBOL LEGEND: SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED NARRATIVE: **BASIS OF BEARINGS:** "CROSS PLS 60051", SET FIRST MONUMENT ON APRIL 9, 2020. THE PURPOSE OF THIS SURVEY IS TO ADJUST A PORTION OF THE LAND DESCRIBED BY WARRANTY DEED N.A.D.83 (2011) (EPOCH 2010.00) OREGON STATE PLANE, FOUND MONUMENT AS NOTED. 2019-00286 INTO THE LAND DESCRIBED AS PARCELS 1 AND 2 OF PARTITION PLAT 2005-01P BY BARGAIN AND SALE NORTH ZONE, BETWEEN THE MONUMENTS FOUND AS SHOWN DEED 2014-02302. THE ADJUSTED PROPERTIES ARE DESCRIBED BY DOCUMENT 2020-02350. AT THE NW & NE CORNERS OF THE ORIGINAL TAX LOT 504. CALCULATED CORNER - NOT FOUND OR SET MONUMENTS WERE FOUND AS PER PREVIOUS SURVEYS OF RECORD AT THE NW, NE AND SE CORNERS OF DEED (XX.XX') PARTITION PLAT 2005-01P OR DEED DIMENSION AS NOTED 2019-00286. AT THE SW CORNER I FOUND AN IRON ROD THAT HAS BEEN DISTURBED AND WAS NOT ACCEPTED. REFERENCES: 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 HOOD RIVER COUNTY DEED RECORDS: BY DEED 2001-3382. THE DISTANCE CORRELATED WITH THE DISTANCE NOTED IN THE DEEDS. WARRANTY DEED DOCUMENT No.2001-3382 (PORTION OF TAX LOT 501). STATUTORY WARRANTY DEED DOCUMENT No. 2010-01638 (REMAINDER OF TAX LOT 501). THE EAST LINE OF DEED 2019-00286 WAS THEN ADJUSTED AND MONUMENTED 110 FEET TO THE WEST. BARGAIN AND SALE DEED DOCUMENT No2014-02302 (TAX LOT 512). PROJECT NUMBER: 2020006. REGISTERED DEED DECLARATION DOCUMENT No. 2014-01254 (COMBINES PARCELS OF PARTITION PLAT 2005-01P). DATE OF DRAWING: OCTOBER 19, 2020. THE PARCELS OF PARTITION PLAT 2005-01P WERE COMBINED INTO A SINGLE LEGAL UNIT OF LAND BY THE DEED **PROFESSIONAL** WARRANTY DEED DOCUMENT No.2019-00286 (TAX LOT 504). DECLARATION RECORDED AS DOCUMENT 2014-00286 WHICH NOTES THE LINE BETWEEN THE PARCELS AS BEING HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-29. ADJUSTMENT DOCUMENT No.2020-02350 (PERFECTS THIS ADJUSTMENT). LAND SURVEYOR VACATED. THE PARCELS OF PARTITION PLAT 2005-01P ARE SHOWN CALCULATED AS PER THAT PLAT. **COLUMBIA RIVER** HOOD RIVER COUNTY SURVEYORS OFFICE: THERE IS A DISCREPANCY IN THE MONUMENTED LOCATION OF THE SOUTH LINE OF THE NORTH HALF OF THE Brow C.S.#75025 - UTILITY EASEMENT SURVEY FOR BOARDMAN BY R.A. EDWARDS & ASSOCIATES, PLS 988, FILED MARCH 26, 1975. SURVEYING & MAPPING SOUTHWEST QUARTER OF SECTION 29. THIS DISCREPANCY RESULTS IN A STRIP OF LAND SHOWN ON PARTITION C.S.#80018 - SURVEY FOR SHOWN BY BISHOP SURVEYING, PLS 896, FILED APRIL 7, 1980. PLAT 2005-01P AS PART OF PARCEL 2 OF THAT PLAT. THE DISCREPANCY LIKELY WAS CAUSED BY DIFFERENT C.S.#2010004 - PROPERTY LINE ADJUSTMENT FOR STREETER BY TERRA SURVEYING, PLS 72306, FILED FEBRUARY 11, 2010 SURVEYORS HOLDING DIFFERENT INTERPRETATIONS OF THE CONTROLLING CORNERS FOR SECTION 29. AS THE C.S.#2005003 - PARTITION PLAT 2005-01P FOR LEMIEUX & SCHUPPE BY D2AB SURVEYING, PLS 2325, FILED JANUARY 10, 2005. DEEDS ALL REFER TO THE SAME LINE IT IS UNLIKELY THAT THERE WAS AN INTENTION TO LEAVE A GAP. THE **JANUARY 15, 2002** C.S.#2001026 - PARTITION PLAT 2001-13P FOR JONES & FRIGAARD BY WYEAST SURVEYS, PLS 2393, FILED APRIL 12, 2001. 1767 12th St, #191 RESULT IS A LONGER DISTANCE TO THE MONUMENTS FOUND TO THE NORTH FROM THIS LINE THAN NOTED IN **BRADLEY J. CROSS** HOOD RIVER, OREGON, 97031 THE DEEDS. AS THE MONUMENTS HAVE BEEN IN PLACE FOR MANY YEARS, RECOGNIZED BY THE LAND OWNERS HOOD RIVER COUNTY ASSESSORS MAP: 60051 AND SHOWN ON PREVIOUS SURVEYS OF RECORD THEY WERE HELD AND ACCEPTED AS THE DEED CORNERS. PHONE: 541-386-9002 02N-10E-29, REVISED APRIL 25, 2018. EMAIL: INFO@COLUMBIASURVEYING.COM RENEWS: 12/31/2021