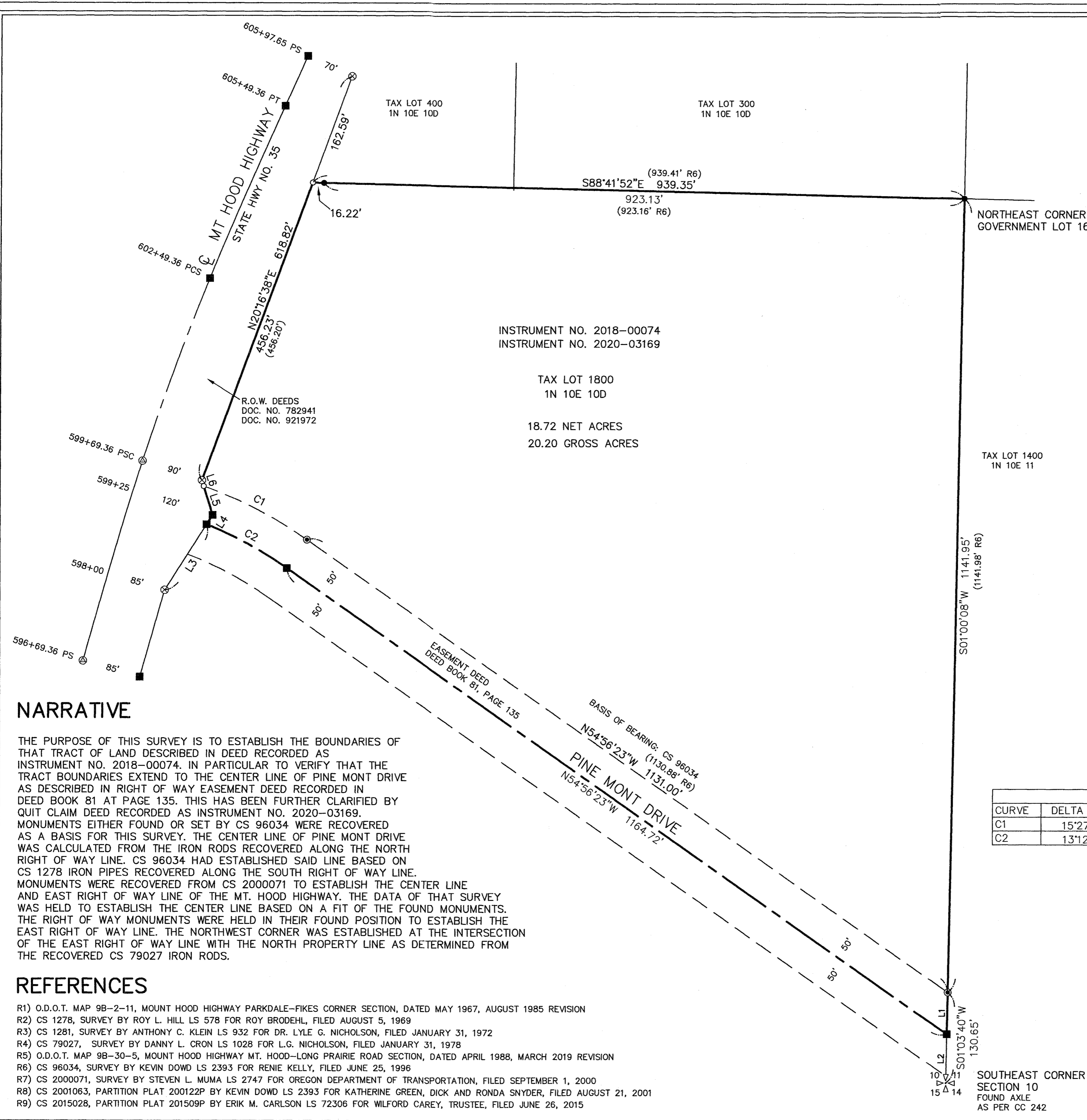
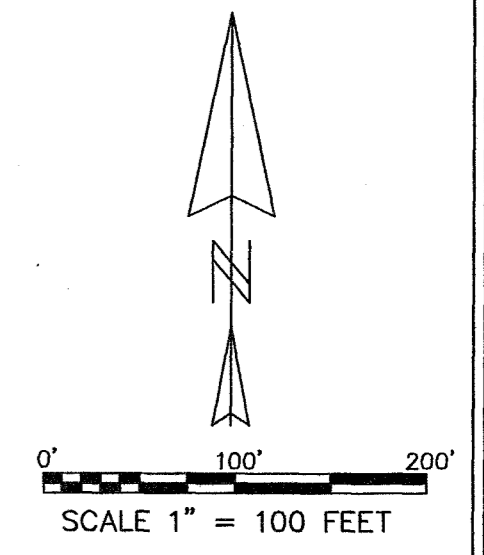


HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2021 004
FILED DATE: 1/13/2021
BY: *BD*

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-21
JANUARY 8, 2021



INSTRUMENT NO. 2018-00074
INSTRUMENT NO. 2020-03169

TAX LOT 1800
1N 10E 10D
18.72 NET ACRES
20.20 GROSS ACRES

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON NOVEMBER 9, 2020
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER CS 96034
- ⊗ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ODOT R/W" AS PER CS 2000071
- ⊕ FOUND CENTER LINE MONUMENT AS PER CS 2000071
- FOUND 1/2" IRON ROD AS PER CS 79027
- CALCULATED POSITION
- (xxx) DEED OR RECORD DATA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°03'40"W	60.31
L2	S01°03'40"W	70.34
L3	N32°35'19"E	111.87
L4	N32°35'19"E	15.84
L5	N17°06'54"W	43.68
L6	N17°06'54"W	8.94

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	15°27'24"	622.96	168.06	84.54	N62°40'05"W	167.55
C2	13°12'02"	572.96	132.00	66.30	N61°32'23"W	131.71

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 2018-00074. IN PARTICULAR TO VERIFY THAT THE TRACT BOUNDARIES EXTEND TO THE CENTER LINE OF PINE MONT DRIVE AS DESCRIBED IN RIGHT OF WAY EASEMENT DEED RECORDED IN DEED BOOK 81 AT PAGE 135. THIS HAS BEEN FURTHER CLARIFIED BY QUIT CLAIM DEED RECORDED AS INSTRUMENT NO. 2020-03169. MONUMENTS EITHER FOUND OR SET BY CS 96034 WERE RECOVERED AS A BASIS FOR THIS SURVEY. THE CENTER LINE OF PINE MONT DRIVE WAS CALCULATED FROM THE IRON RODS RECOVERED ALONG THE NORTH RIGHT OF WAY LINE. CS 96034 HAD ESTABLISHED SAID LINE BASED ON CS 1278 IRON PIPES RECOVERED ALONG THE SOUTH RIGHT OF WAY LINE. MONUMENTS WERE RECOVERED FROM CS 2000071 TO ESTABLISH THE CENTER LINE AND EAST RIGHT OF WAY LINE OF THE MT. HOOD HIGHWAY. THE DATA OF THAT SURVEY WAS HELD TO ESTABLISH THE CENTER LINE BASED ON A FIT OF THE FOUND MONUMENTS. THE RIGHT OF WAY MONUMENTS WERE HELD IN THEIR FOUND POSITION TO ESTABLISH THE EAST RIGHT OF WAY LINE. THE NORTHWEST CORNER WAS ESTABLISHED AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE WITH THE NORTH PROPERTY LINE AS DETERMINED FROM THE RECOVERED CS 79027 IRON RODS.

REFERENCES

- R1) O.D.O.T. MAP 9B-2-11, MOUNT HOOD HIGHWAY PARKDALE-FIKES CORNER SECTION, DATED MAY 1967, AUGUST 1985 REVISION
- R2) CS 1278, SURVEY BY ROY L. HILL LS 578 FOR ROY BRODEHL, FILED AUGUST 5, 1969
- R3) CS 1281, SURVEY BY ANTHONY C. KLEIN LS 932 FOR DR. LYLE G. NICHOLSON, FILED JANUARY 31, 1972
- R4) CS 79027, SURVEY BY DANNY L. CRON LS 1028 FOR L.G. NICHOLSON, FILED JANUARY 31, 1978
- R5) O.D.O.T. MAP 9B-30-5, MOUNT HOOD HIGHWAY MT. HOOD-LONG PRAIRIE ROAD SECTION, DATED APRIL 1988, MARCH 2019 REVISION
- R6) CS 96034, SURVEY BY KEVIN DOWD LS 2393 FOR RENIE KELLY, FILED JUNE 25, 1996
- R7) CS 2000071, SURVEY BY STEVEN L. MUMA LS 2747 FOR OREGON DEPARTMENT OF TRANSPORTATION, FILED SEPTEMBER 1, 2000
- R8) CS 2001063, PARTITION PLAT 200122P BY KEVIN DOWD LS 2393 FOR KATHERINE GREEN, DICK AND RONDA SNYDER, FILED AUGUST 21, 2001
- R9) CS 2015028, PARTITION PLAT 201509P BY ERIK M. CARLSON LS 72306 FOR WILFORD CAREY, TRUSTEE, FILED JUNE 26, 2015

RECORD OF SURVEY

LOCATED IN GOVERNMENT LOT 16
IN THE SOUTHEAST QUARTER OF SECTION 10
T1 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: CRAIG NICHOLSON

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

CS# 2021 004