

C-S 1/16 CORNER  
CALCULATED POSITION  
AS PER CS 2019031

### REFERENCES

- R1) CS 0151, PLAT OF TOWNSHIP OF PARKDALE, SURVEY BY JOS. W. WEST, RECORDED JULY 12, 1910
- R2) O.D.O.T. MAP 58-33-14, HOOD RIVER HIGHWAY, SOUTH UNIT DEE-PARKDALE SECTION, DATED OCTOBER, 1941
- R3) CS 0145, STATION PLAT OF PARKDALE OREGON FOR MOUNT HOOD RAILROAD CO., DATED JUNE 27, 1944
- R4) CS 0146, MAP SHOWING ROAD TO BE VACATED, DATED MAY 2, 1951
- R5) CS 0148, SURVEY FOR PARKER AND ABRAHAM, DATED APRIL 16, 1959
- R6) CS 0144, SURVEY BY MART C. PERKINS PE FOR ANTONIO FIORETTI, DATED NOVEMBER 12, 1959
- R7) CS 7357, SURVEY BY ANTHONY C. KLEIN LS 932 FOR McISAAC'S PROPERTY, FILED DECEMBER 6, 1974
- R8) CS 1491, SURVEY BY DONALD J. BRANTON PE 4112 FOR HOOD RIVER COUNTY, DATED MAY 27, 1969
- R9) CS 79093, SURVEY BY LARRY D. BISHOP LS 896 FOR U.S. POSTAL SERVICE, FILED SEPTEMBER 4, 1979
- R10) CS 82019, SURVEY BY DANNY L. CRON LS 1028 FOR WILLIAM HOPPER, FILED DECEMBER 2, 1982
- R11) CS 2019031, SURVEY BY KEVIN DOWD LS 2393 FOR PARKDALE SANITARY DISTRICT, FILED JULY 8, 2019

### LEGEND

- FOUND 5/8" IRON ROD AS PER CS 7357
  - CALCULATED POSITION
  - (xxx) DEED OR RECORD DATA
- CC HOOD RIVER COUNTY PUBLIC LAND CORNER CARD

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2021 042  
FILED DATE: 12/1/2021  
BY: KS

### AREA TABLE

EXISTING TAX LOT 400: 3.61 ACRES  
ADJUSTED TAX LOT 400: 3.83 ACRES

EXISTING TAX LOT 500: 0.22 ACRES  
ADJUSTED TAX LOT 500: 0.00 ACRES

A DOCUMENT CONTAINING THE ORIGINAL PLA APPLICATION FORM, THE ORIGINAL COUNTY DECISION LETTER AND THE ADJUSTED TRACT LEGAL DESCRIPTION WAS RECORDED NOVEMBER 4, 2021 AS INSTRUMENT NO. 2021-04983.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMBINE TAX LOT 400, 1N 10E 32DC AS DESCRIBED IN DEED DECLARATION RECORDED AS INSTRUMENT NO. 2021-03752 WITH TAX LOT 500, 1N 10E 32DC AS DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 911945 INTO ONE DISCRETE LEGAL PARCEL OF LAND BY PROPERTY LINE ELIMINATION THROUGH THE PROPERTY LINE ADJUSTMENT PROCESS. THE NET RESULT BEING THAT TAX LOT 500, 1N 10E 32DC IS ELIMINATED. THESE TRACTS ARE PART OF THE DIAMOND FRUIT GROWERS, INC. PARKDALE COMPLEX. THE MT. HOOD RAILROAD COMPANY WAS CONVEYED THE MAJORITY OF THE SOUTH TWO-THIRDS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 LYING WEST OF THE EXISTING RAILROAD RIGHT OF WAY BY DEED BOOK 8, PAGE 52. OVER THE YEARS THEY CONVEYED PORTIONS OF THIS PROPERTY TO THE APPLE GROWERS ASSOCIATION AND SUBSEQUENTLY DIAMOND FRUIT GROWERS, INC. BY VARIOUS DEEDS. THEY ALSO CONVEYED A RIGHT OF WAY FOR THE HOOD RIVER HIGHWAY BY DEED BOOK 29, PAGE 257. IT IS NOTED THAT SOME OF THESE DEEDS CONVEYED PORTIONS OF THE EXISTING 60 FEET WIDE RAILROAD RIGHT OF WAY. A NUMBER OF THE DEEDS DESCRIBE LINES THAT ARE PARALLEL WITH OR PERPENDICULAR TO THE SOUTH LINE OF SECTION 32. I ACCEPTED THIS IN ESTABLISHING THOSE DEED LINES AS WELL AS THOSE THAT ARE DESCRIBED AS BEING EAST-WEST OR NORTH-SOUTH. THIS ALSO ESTABLISHED A BASIS OF BEARING FOR NON CARDINAL LINES. TO ESTABLISH THE SOUTH LINE OF SECTION 32, I HELD A RAILROAD SPIKE RECOVERED AT THE SOUTH QUARTER CORNER AND A CALCULATED POSITION OF AN IRON PIPE ACCEPTED AS THE NORTHEAST CORNER OF GOVERNMENT LOT 3 OF SECTION 6, T1S R10E. SEE THE NOTES BELOW FOR ADDITIONAL DETAILS REGARDING BOUNDARY ESTABLISHMENT. THIS IS THE FIRST OF TWO SEQUENTIAL PROPERTY LINE ADJUSTMENTS.

NOTE 1) I ACCEPTED THE CALL OF DEED BOOK 34, PAGE 337 THAT THIS POINT 85 FEET WEST OF AND 330 FEET NORTH OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3 OF SECTION 6 IS IN THE SOUTH LINE OF DEED BOOK 31, PAGE 473. I THEN ESTABLISHED THE BOUNDARIES OF SAID PAGE 473 BY HOLDING DEED CALLS.

NOTE 2) TO ESTABLISH THE LOCATION OF THE VACATED COUNTY ROAD, I FIRST ESTABLISHED THE BOUNDARIES OF DEED BOOK 34, PAGE 337 AS PER DEED CALLS. I ACCEPTED THE CALL THAT THE NORTH LINE OF SAID TRACT WAS IN THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD. I ALSO ACCEPTED THE CALL THAT SAID SOUTH LINE INTERSECTS THE WEST LINE OF DEED BOOK 31, PAGE 473, 94.5 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER THEREOF. I ESTABLISHED THE CENTER LINE OF THE VACATED ROAD PARALLEL WITH AND 20 FEET NORTH OF THIS LINE.

NOTE 3) TO ESTABLISH THE HOOD RIVER HIGHWAY RIGHT OF WAY I HELD THE CURVE RADIUS OF DEED BOOK 29, PAGE 257 BETWEEN THE AS CONSTRUCTED CENTER LINE TANGENTS. THIS YIELDS A CENTRAL ANGLE AND CURVE LENGTH DIFFERING FROM SAID DEED.

NOTE 4) I HELD DEED CALLS TO ESTABLISH THE BOUNDARIES OF INSTRUMENT NO. 792017. MONUMENTS WERE SEARCHED FOR BUT NOT RECOVERED FROM CS 79093. THAT SURVEY USED A DIFFERENT LOCATION FOR THE SOUTH LINE OF SECTION 32.

NOTE 5) I ACCEPTED THE RECOVERED IRON RODS FROM CS 7357 TO ESTABLISH THE NORTH LINE OF INSTRUMENT NO. 761142.

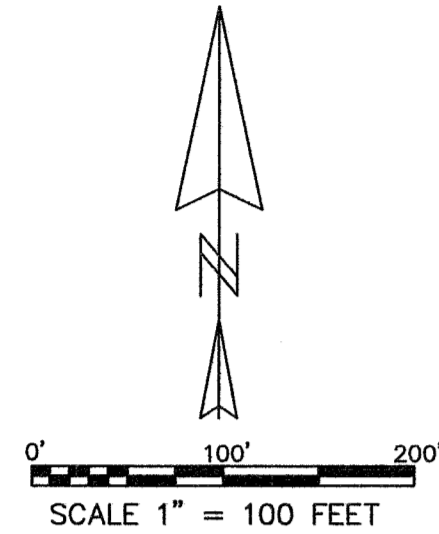
NOTE 6) I ESTABLISHED THE SOUTHEAST CORNER OF INSTRUMENT NO. 911945 30 FEET WESTERLY OF THE EXISTING RAILROAD TRACK CENTER LINE. I ESTABLISHED THE NORTHEAST TRACT CORNER AS THE SOUTHEAST CORNER OF DEED BOOK 31, PAGE 473. THE DEED DESCRIPTION CALLS FOR THIS LINE TO BE ALONG THE WESTERLY RAILROAD RIGHT OF WAY LINE.

### PROPERTY LINE ADJUSTMENT PROPERTY LINE ELIMINATION

LOCATED IN SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32  
T1 NORTH, R10 EAST, W.M.  
HOOD RIVER COUNTY, OREGON

FOR: DIAMOND FRUIT GROWERS, INC.

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



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kevin Dowd*

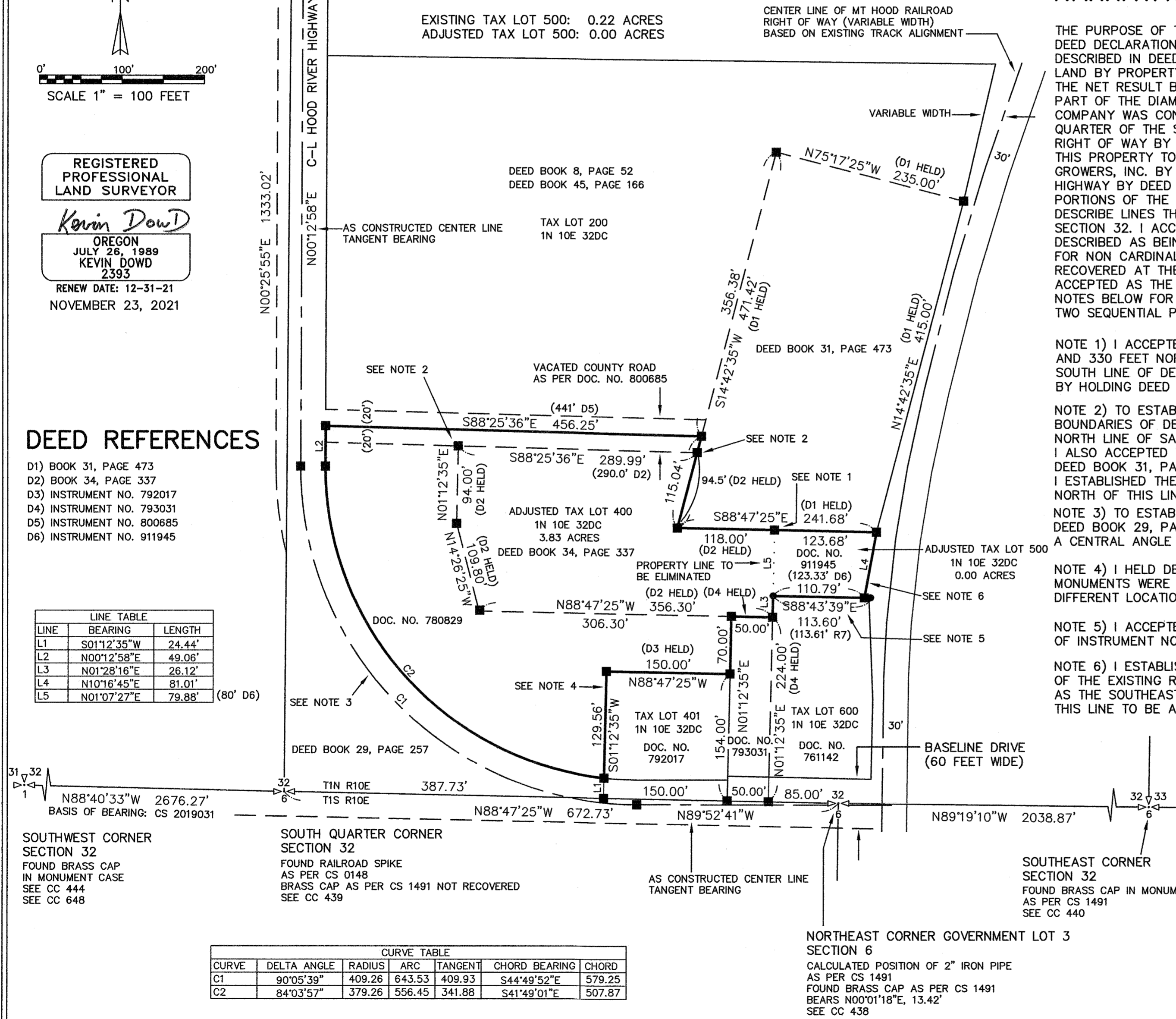
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-21  
NOVEMBER 23, 2021

### DEED REFERENCES

- D1) BOOK 31, PAGE 473
- D2) BOOK 34, PAGE 337
- D3) INSTRUMENT NO. 792017
- D4) INSTRUMENT NO. 793031
- D5) INSTRUMENT NO. 800685
- D6) INSTRUMENT NO. 911945

LINE	BEARING	LENGTH
L1	S01°12'35"W	24.44'
L2	N00°12'58"E	49.06'
L3	N01°28'16"E	26.12'
L4	N10°16'45"E	81.01'
L5	N01°07'27"E	79.88'

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	90°05'39"	409.26	643.53	409.93	S44°49'52"E	579.25
C2	84°03'57"	379.26	556.45	341.88	S41°49'01"E	507.87



CS# 2021 042