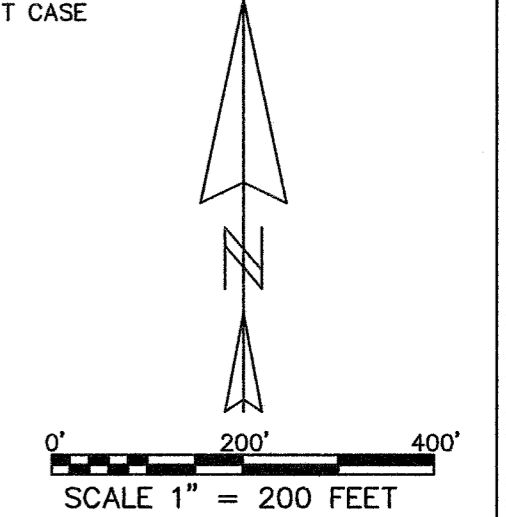


HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2022 009
FILED DATE: 2/23/2022
BY: *BC*



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-23
FEBRUARY 23, 2022

LINE TABLE		
LINE	BEARING	LENGTH
L1	N31°02'05"E	175.21'
L2	N31°02'05"E	265.35'
L3	N23°30'23"E	365.23'
L4	N13°02'09"E	217.39'
L5	N12°55'55"E	257.46'
L6	N05°15'26"W	192.49'
L7	N11°55'42"W	513.28'
L8	N08°39'49"W	361.64'

PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 25
T2 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: DICK AND CHRISTIE REED

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

CS# 2022009

NORTH QUARTER CORNER
SECTION 25
FOUND IRON PIPE/ BRASS CAP
AS RELOCATED BY COUNTY SURVEYOR
IN APRIL 2003
FOUND IRON PIPE/ LEAD CAP
AT N73°57'35"E, 40.86'
SEE CORNER CARD 1003

NORTHEAST CORNER
SECTION 25
FOUND BRASS CAP IN MONUMENT CASE
SEE CORNER CARD 597

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON JANUARY 12, 2022
- ⊗ FOUND 5/8" IRON ROD/YPC AS PER CS 2019013
- FOUND 5/8" IRON ROD/RPC AS PER CS 89068
- ⊙ ENGINEER'S CENTER LINE STATION/OFFSET FOUND 5/8" IRON ROD
- CALCULATED POSITION

AREA TABLE

EXISTING TAX LOT 300: 18.41 ACRES
ADJUSTED TAX LOT 300: 15.03 ACRES
EXISTING TAX LOT 400: 20.12 ACRES
ADJUSTED TAX LOT 400: 23.50 ACRES
EXISTING TAX LOT AREAS ARE AS PER ASSESSOR'S MAP

**CENTER LINE OF STATE HWY NO. 35
RELOCATED MT. HOOD HIGHWAY**

CENTER LINE DATA:
R=2083.48'
L=2777.58'
DELTA=76°23'00"
500' SP
s= 6°52'30"
a= 0.55

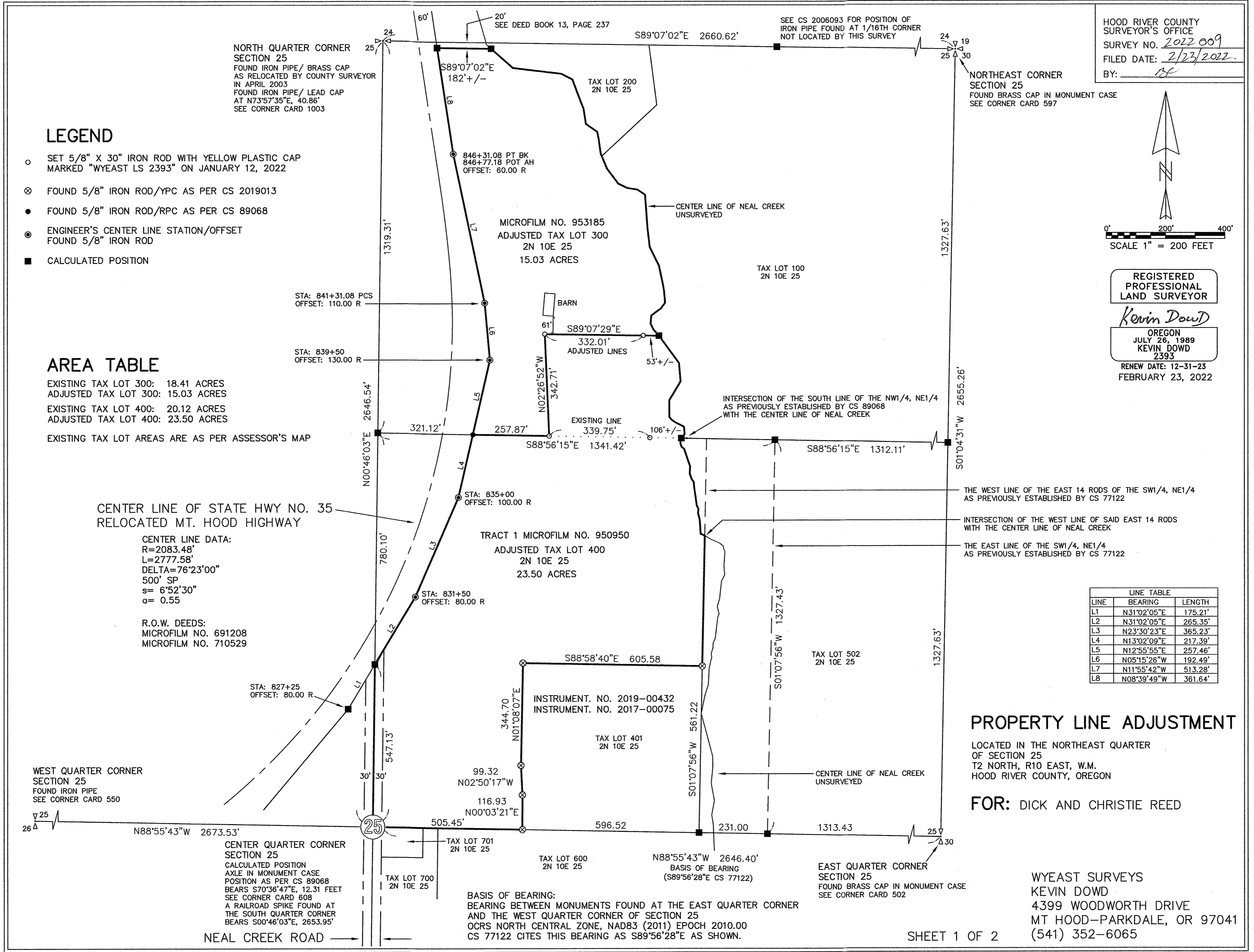
R.O.W. DEEDS:
MICROFILM NO. 691208
MICROFILM NO. 710529

WEST QUARTER CORNER
SECTION 25
FOUND IRON PIPE
SEE CORNER CARD 550

CENTER QUARTER CORNER
SECTION 25
CALCULATED POSITION
AXLE IN MONUMENT CASE
POSITION AS PER CS 89068
BEARS S70°36'47"E, 12.31 FEET
SEE CORNER CARD 608
A RAILROAD SPIKE FOUND AT
THE SOUTH QUARTER CORNER
BEARS S00°46'03"E, 2653.95'

BASIS OF BEARING:
BEARING BETWEEN MONUMENTS FOUND AT THE EAST QUARTER CORNER
AND THE WEST QUARTER CORNER OF SECTION 25
OCRS NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010.00
CS 77122 CITES THIS BEARING AS S89°56'28"E AS SHOWN.

EAST QUARTER CORNER
SECTION 25
FOUND BRASS CAP IN MONUMENT CASE
SEE CORNER CARD 502



HOOD RIVER COUNTY
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LAND SURVEYOR

Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393

RENEW DATE: 12-31-23
FEBRUARY 23, 2022

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED LINES AND TO FILE FOR RECORD A PROPERTY LINE ADJUSTMENT BETWEEN TRACT 1 OF THOSE TRACTS OF LAND DESCRIBED IN DEED RECORDED AS MICROFILM NO. 950950 EXCEPTING THAT PORTION DESCRIBED IN INSTRUMENT NO. 2019-00432 WITH THAT TRACT DESCRIBED IN MICROFILM NO. 953185. THREE SURVEYS OF PORTIONS OF THE SUBJECT PROPERTIES WERE ACCEPTED IN ESTABLISHING THE BOUNDARIES. CS 77122 WAS HELD IN ESTABLISHING THE WEST LINE OF THE EAST 14 RODS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER. CS 89068 WAS HELD IN ESTABLISHING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER. CS 2019013 WAS HELD IN ESTABLISHING THE EXCEPTED TRACT DESCRIBED IN INSTRUMENT NO. 2019-00432. IT IS NOTED THAT THE THREE ABOVE MENTIONED SURVEYS USED DIFFERENT POSITIONS FOR THE CENTER AND NORTH QUARTER CORNERS IN THE SUBDIVISION OF SECTION 25. THE MT. HOOD HIGHWAY RIGHT OF WAY WAS ESTABLISHED AS PER O.D.O.T. MAP 9B-2-12 DATA. THE HIGHWAY ALIGNMENT WAS ORIENTED BASED ON THE FOUND RIGHT OF WAY IRON RODS AS SHOWN. THE EAST LINE OF TAX LOT 300 AND THE NORTHERLY PORTION OF THE EAST LINE OF TAX LOT 400 IS DEFINED BY THE CENTER OF NEAL CREEK. THE CREEK WAS NOT LOCATED BY THIS SURVEY. THE CREEK AS DEPICTED WAS SCALED FROM THE ASSESSOR'S MAP ALONG WITH A FEW RANDOM SPOT CHECKS OBSERVED AT THE SITE. THE NORTH LINE OF TAX LOT 300 WAS ESTABLISHED 20 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER BEING THE SOUTH LINE OF A 20 FOOT WIDE STRIP AS DESCRIBED IN DEED BOOK 13, PAGE 237. THE ADJUSTED LINES WERE ESTABLISHED AS PER CLIENT INSTRUCTION.

A DEED GRANTING THE TRACT TO BE EXCHANGED WAS RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NO. 2022-00392.

REFERENCES

- R1) CS 0507, SURVEY BY MART C. PERKINS PE FOR TALLMAN, FILED MARCH 17, 1958
- R2) O.D.O.T. MAP 9B-2-12, MT. HOOD HIGHWAY, PARKDALE-FIKES CORNER SECTION, DATED MAY 1967, REVISED OCTOBER 2018
- R3) CS 2019012, SURVEY BY VERL R. FRALEY LS 183 FOR ISAAC MURPHY, DATED JULY 25, 1972, FILED FEBRUARY 19, 2019
- R4) CS 77122, SURVEY BY DANNY L. CRON LS 1028 FOR BILL SAPPINGTON, FILED FEBRUARY 7, 1978
- R5) CS 89068, SURVEY BY ROY O. GAYLORD LS 1815 FOR KEY BANK OF OREGON, FILED AUGUST 22, 1989
- R6) CS 91055, SURVEY BY ANTHONY C. KLEIN LS 932 FOR MOORE ORCHARDS, FILED AUGUST 8, 1991
- R7) CS 96058, SURVEY BY DANNY L. CRON LS 1028 FOR LEONARD MAYS AND LISA PETERSON, FILED AUGUST 29, 1996
- R8) CS 99064, SURVEY BY ANTHONY C. KLEIN LS 932 FOR DICK AND CHRISTIE REED, FILED AUGUST 24, 1999
- R9) CS 2006093, SURVEY BY PATRICK M. GAYLORD LS 2767 FOR PAT MOORE, MOORE ORCHARDS, FILED OCTOBER 27, 2006
- R10) CS 2019013, PLA SURVEY BY KEVIN DOWD LS 2393 FOR DICK AND CHRISTIE REED, FILED FEBRUARY 21, 2019

PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 25
T2 NORTH, R10 EAST, W.M.
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SHEET 2 OF 2

CS# 2022009