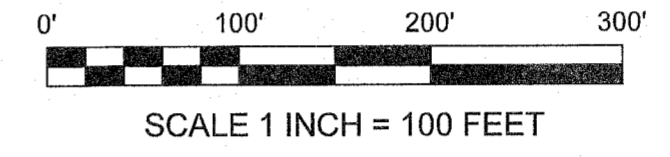
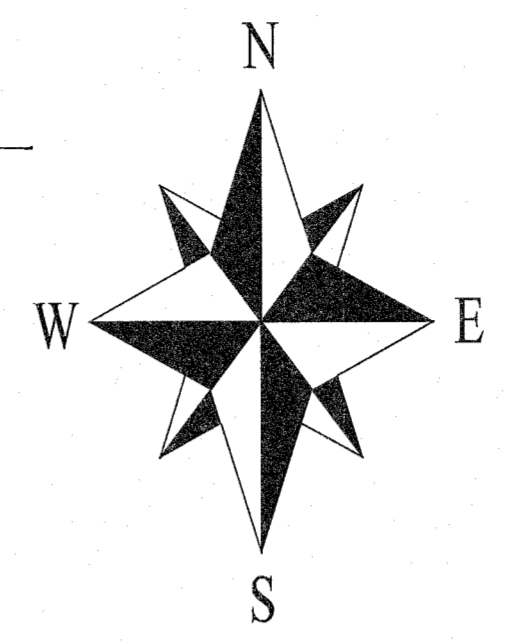


HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
Survey No: 2022 019  
Filed Date: 4/5/2022  
By: *[Signature]*



- SYMBOL LEGEND:**
- 5/8" DIAMETER BY 30" LONG IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" SET APRIL 1, 2022.
  - FOUND MONUMENT AS DESCRIBED.
  - CALCULATED CORNER, NOT FOUND OR SET.
  - (xxx.xx) DEED DIMENSION
  - 10.0' EASEMENT DIMENSION
  - OP— OVERHEAD POWER

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE PROPERTY CONVEYED TO BLIND DATE ORCHARD, LLC, BY WARRANTY DEED 2020-04579, BEING THE SAME AS THE DESCRIPTION IN COLUMBIA GORGE TITLE PRELIMINARY TITLE REPORT, ORDER No. 20-0453ED, DATED AUGUST 24, 2020.

THE TRACT DESCRIBED BY THE DEED AS PARCEL 1 IS TAX LOT 4401. THE DEED DESCRIBES A PORTION OF THE EASTERLY 297 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9. C.S.#7556 APPEARS TO BE THE ORIGINAL SURVEY OF THE TRACT, HAVING THE EXACT SAME DIMENSIONS AS THE DEED. I HELD THE DISTANCE AS PER THE DEED AND C.S.#7556 ALONG THE EAST LINE. I THEN HELD THE NORTH LINES PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 AND THE EAST LINE OF THE SW 1/4 AS PER C.S.#7556. THIS RESULTED IN THE DIMENSION ALONG THE REMAINDER OF THE NORTH LINE BEING VERY CLOSE TO THE DEED DIMENSION AND THE WEST LINE BEING THE SAME AS THE DEED DIMENSION. NONE OF THE ORIGINAL MONUMENTATION WAS FOUND EXCEPT FOR THE SE CORNER, BEING THE SOUTH QUARTER CORNER OF SECTION 9. I HELD A MONUMENT FOUND ON THE EAST LINE FROM C.S.#2006109 THAT IS VERY CLOSE TO THE DEED DIMENSION.

THERE IS A SCRIVENERS ERROR IN THE LEGAL DESCRIPTION FOR THE 69.90' DIMENSION ALONG THE NORTH LINE. THE CURRENT DEED AND TITLE REPORT SHOW THE DIMENSION AS 69.60' HOWEVER THE DEED TO THE NORTH, THE PREVIOUS DEED FOR THE SUBJECT PROPERTY AND C.S.#7556 SHOW THE DIMENSION AS 69.90', WHICH ALSO IS MATHEMATICALLY MORE CORRECT.

THE TRACT DESCRIBED BY THE DEED AS PARCEL 2 IS TAX LOT 5101. THIS TRACT IS A PORTION OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 9. AGAIN THE ORIGINAL SURVEY FOR THIS TRACT APPEARS TO BE C.S.#7556 AS THE DIMENSIONS SHOWN ON THE SURVEY ARE THE SAME AS THE DEED. AFTER BREAKING DOWN THE SECTION TO LOCATE THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 I HELD THE DEED DIMENSION ALONG THE EAST AND WEST LINES AND ROTATED THE DEED DIMENSION ALONG THE NORTH LINE TO FIT. THE AMOUNT OF ROTATION NECESSARY WAS SMALL AND THE DIMENSION OF THE LAST COURSE WAS VERY CLOSE TO DEED. NO MONUMENTS WERE RECOVERED FROM C.S.#7556 FOR THIS TRACT EITHER, EXCEPT FOR SW CORNER, BEING THE SOUTH QUARTER CORNER OF SECTION 9.

SEE SHEET 2 FOR THE BREAKDOWN OF SECTION 9.

**REFERENCES:**

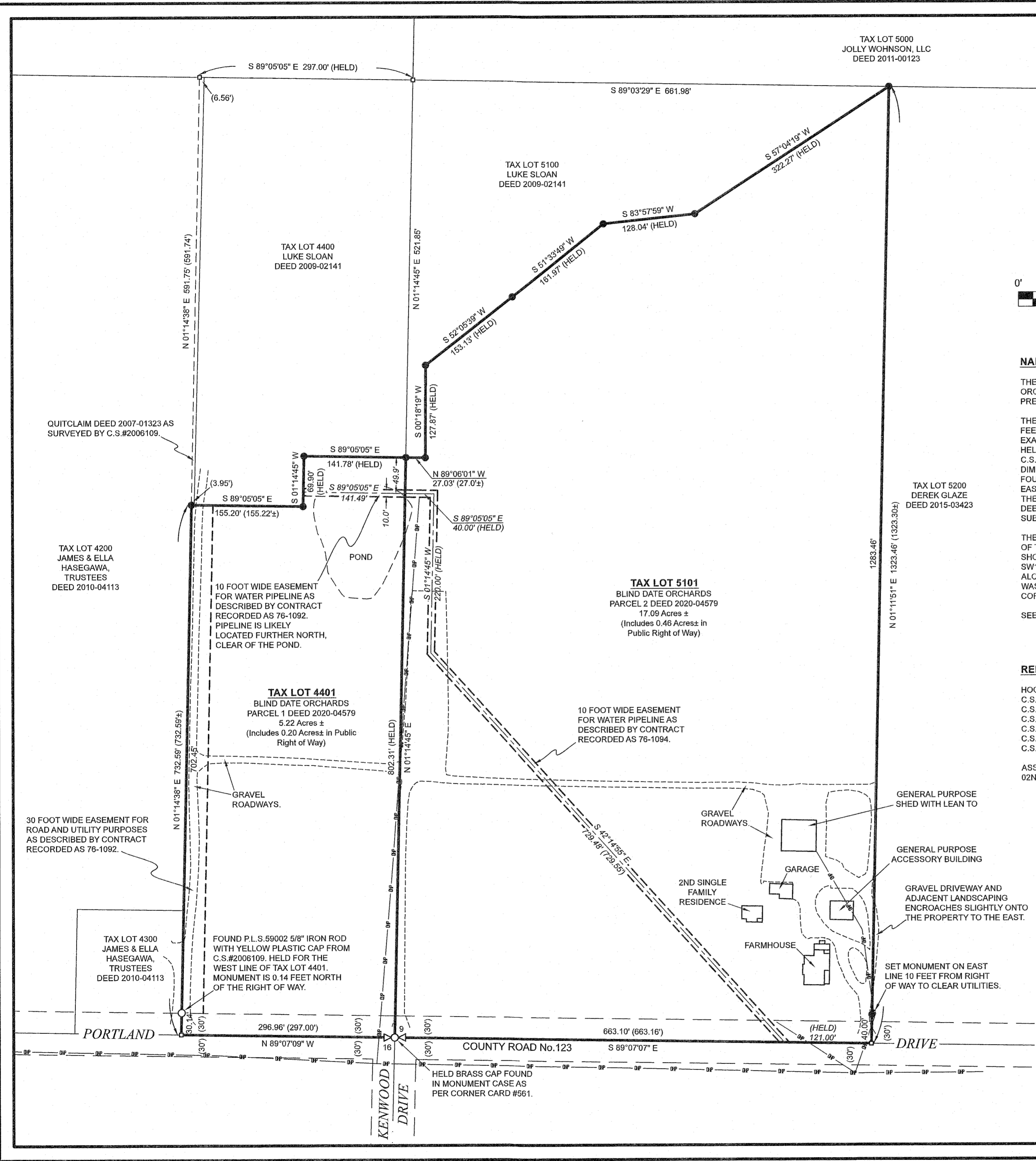
- HOOD RIVER COUNTY SURVEYORS OFFICE:  
 C.S.#7556 - SURVEY FOR BRUNO HUKARI BY DIELSCHNEIDER ASSOCIATES INC., P.L.S.932, FILED OCTOBER 23, 1975.  
 C.S.#2003029 - PARTITION PLAT 2003-12P FOR RANDOLPH OLMSTEAD, BY TERRA SURVEYING, P.L.S.1815, FILED APRIL 29, 2003.  
 C.S.#2004001 - SURVEY FOR ANTHONY GLAZE BY KLEIN & ASSOC. P.L.S.932, FILED FEBRUARY 12, 2004.  
 C.S.#2006109 - BOUNDARY LINE ADJUSTMENT FOR JIM & ELLA HASEGAWA BY KLEIN & ASSOC. P.L.S.59002, FILED DECEMBER 6, 2006.  
 C.S.#2011010 - SURVEY FOR JOLLY WOHNSON, LLC BY WYEAST SURVEYS, P.L.S.2393, FILED MARCH 18, 2011.  
 C.S.#2014044 - SURVEY FOR ASCAN ORCHARDS BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S.60051, FILED NOVEMBER 21, 2014.

ASSESSORS MAP:  
02N-10E-09, REVISED MAY 4, 2020.

**RECORD OF SURVEY FOR  
BLIND DATE ORCHARD, LLC.**  
 LOCATED IN THE SW & SE QUARTERS OF SECTION 9,  
 TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,  
 TAX LOTS 4401 & 5101, 2N-10E-09.  
 HOOD RIVER COUNTY, OREGON.  
 Sheet 1 of 2.

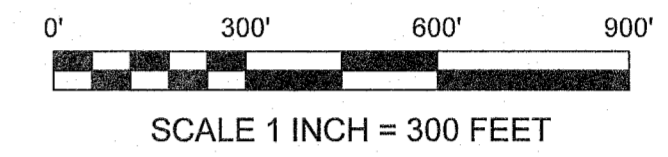
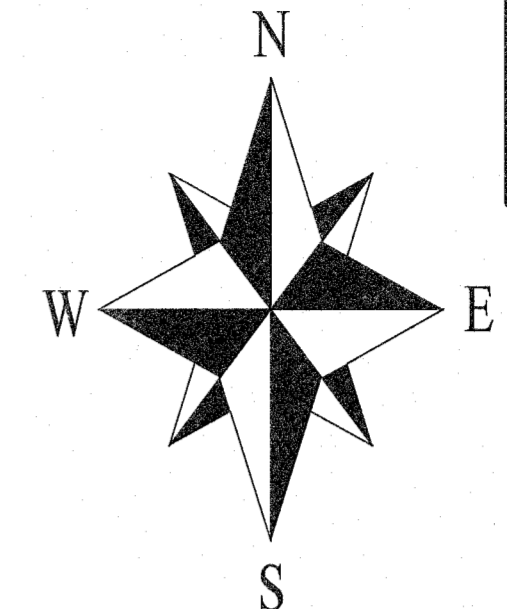
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051  
RENEWS: 12/31/2023

PROJECT NUMBER: 2021002.  
DATE OF MAP: APRIL 4, 2022.  
HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-09.  
**COLUMBIA RIVER  
SURVEYING  
& MAPPING**  
1767 12th STREET, #191  
HOOD RIVER, OREGON, 97031  
PHONE: 541-386-9002  
EMAIL: INFO@COLUMBIASURVEYING.COM



*CS 2022 019*

Survey No: 2022 019  
 Filed Date: 4/5/2022  
 By: BJ

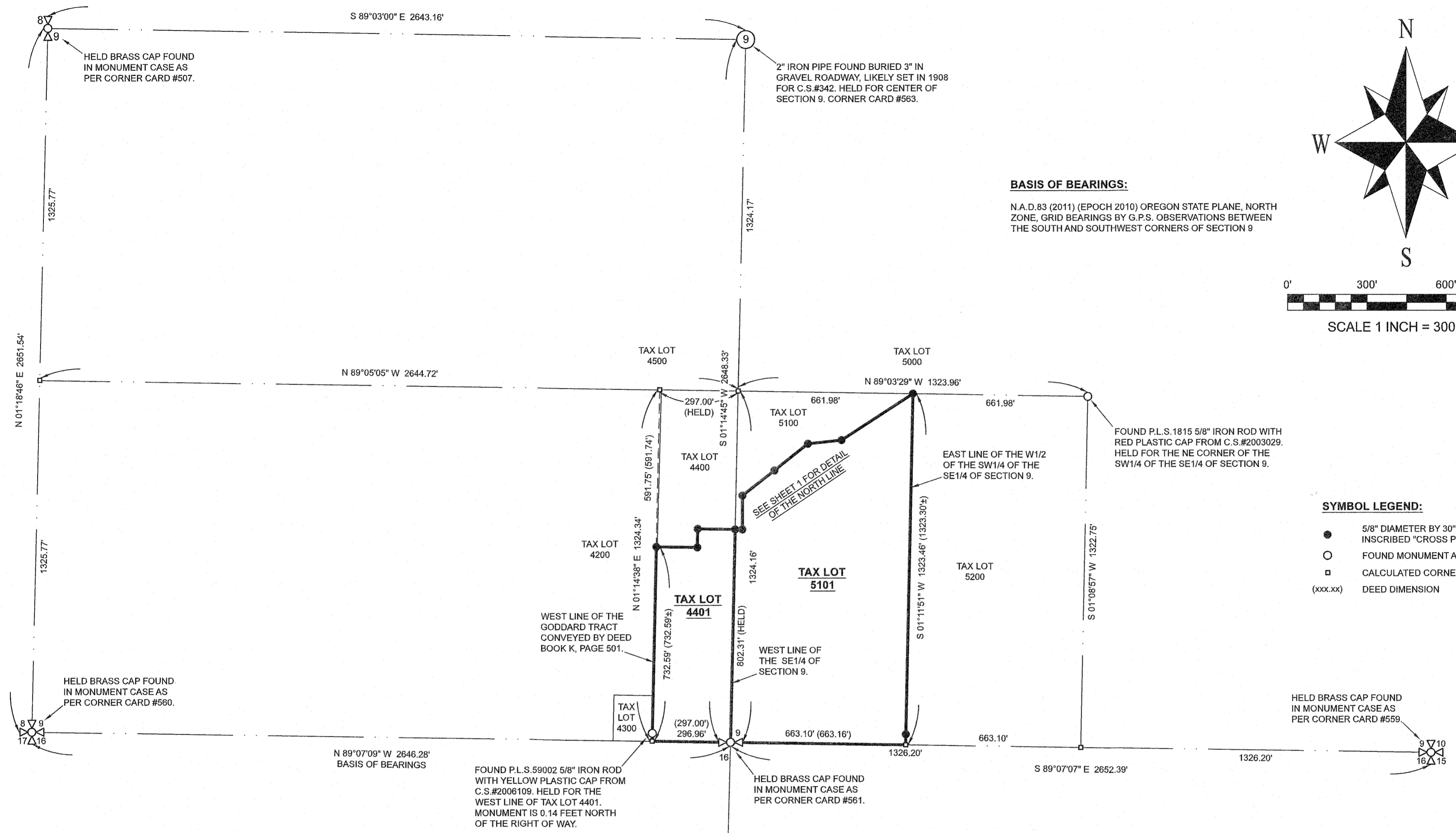


**BASIS OF BEARINGS:**

N.A.D. 83 (2011) (EPOCH 2010) OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS BY G.P.S. OBSERVATIONS BETWEEN THE SOUTH AND SOUTHWEST CORNERS OF SECTION 9

**SYMBOL LEGEND:**

- 5/8" DIAMETER BY 30" LONG IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" SET APRIL 1, 2022.
- FOUND MONUMENT AS DESCRIBED.
- CALCULATED CORNER, NOT FOUND OR SET.
- (xxx.xx) DEED DIMENSION



**EASEMENTS AND EXCEPTIONS:**

THE FOLLOWING EASEMENTS, CONDITIONS AND RESTRICTIONS ARE AS NUMBERED ON THE PRELIMINARY TITLE REPORT FROM COLUMBIA GORGE TITLE, ORDER No. 20-0453ED, DATED AUGUST 24, 2020. ADDITIONAL SPECIAL EXCEPTIONS ARE LISTED IN THE REPORT THAT ARE NOT LOCATABLE ON THE SURVEY AND ARE NOT SHOWN.

9. RIGHTS OF THE PUBLIC WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS. PORTLAND DRIVE IS A 60 FOOT PUBLIC RIGHT OF AS SHOWN CENTERED ALONG THE SOUTHERLY LINE.
10. REGULATIONS, LEVIES, LIENS ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS FOR DITCHES AND CANALS OF THE FARMERS IRRIGATION DISTRICT. AN UNDERGROUND IRRIGATION LINE RUNS NEAR THE SOUTHERLY PROPERTY LINE AND APPEARS TO BE CONTAINED WITHIN THE PUBLIC RIGHT OF WAY OF PORTLAND DRIVE. THE LINE IS ALSO THE SUBJECT OF ADDITIONAL EASEMENTS LISTED IN THE TITLE REPORT.
11. THE PROPERTY IS NOTED ON THE TITLE REPORT AS BEING LOCATED IN THE COLUMBIA GORGE NATIONAL SCENIC AREA, GENERAL MANAGEMENT AREA. THIS DOES NOT SEEM CORRECT AS THE PROPERTY IS LOCATED APPROXIMATELY TWO MILES FROM THE SCENIC AREA BOUNDARY.
12. CONDITIONS AND RESTRICTIONS IN LEASE GRANTED TO FAY DINSMOOR, RECORDED FEBRUARY 25, 1916, AS DEED BOOK 10, PAGE 441. THE LEASE ALSO CONTAINS THE RIGHT TO INSTALL PIPELINES AND EQUIPMENT FOR DOMESTIC WATER. NO EXACT LOCATION OR WIDTH OF EASEMENTS IS NOTED.
13. EASEMENTS FOR ROADWAY, UTILITIES AND WATER PIPELINE NOTED AS EXCEPTIONS IN THE CONTRACT BETWEEN BRUNO & ROMONA HUKARI AND RICHARD & DELORES HUKARI, RECORDED MAY 28, 1976, AS MICROFILM 76-1092. THE DOCUMENT CONTAINS A 30 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES AS SHOWN ON THIS MAP ALONG THE WESTERLY 30 FEET OF TAX LOT 4401. ALSO A 10 FOOT WIDE EASEMENT FOR WATER PIPE LINE AS SHOWN NEAR THE NORTH LINE OF TAX LOT 4401. THE PIPE LINE FOR THIS EASEMENT WOULD LIKELY BE FURTHER NORTH AS THE LOCATION DESCRIBED LOCATES IT THROUGH THE POND AS SHOWN.
14. EASEMENT FOR WATER PIPELINE NOTED AS AN EXCEPTION IN THE CONTRACT BETWEEN BRUNO & ROMONA HUKARI AND HUKARI ORCHARDS, INC., RECORDED MAY 28, 1976, AS MICROFILM 76-1094. THE EASEMENT IS 10 FOOT WIDE ACROSS TAX LOT 5101, CENTERED ON THE CENTERLINE AS PLOTTED ON THE MAP. THE TITLE REPORT ALSO NOTES THE EASEMENT AS BEING FOR ROADWAYS AND UTILITIES, WHICH IS NOT CORRECT.

15. RIGHT OF WAY EASEMENT FOR ANCHORS AND GUYS, GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED APRIL 26, 1977, AS MICROFILM 77-0944. NO WIDTH OR EXACT LOCATION IS GIVEN, HOWEVER THERE IS A POORLY REPRODUCED EXHIBIT MAP WHICH APPEARS TO INCLUDE THE POWER LINE RUNNING NORTHERLY BETWEEN TAX LOTS 4401 AND 5101.
16. RIGHT OF WAY EASEMENT FOR UNDERGROUND POWER GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED DECEMBER 9, 1980, AS MICROFILM 80-2714. THE EASEMENT IS 10 FEET WIDE AND IS SHOWN ON AN ATTACHED EXHIBIT MAP AS RUNNING FROM A LOCATION NEAR THE MOST NORTHERLY POWER POLE ON TAX LOT 4401, NORTHWESTERLY TO TAX LOT 4400. THE UNDERGROUND LINE WAS NOT LOCATED BY THIS SURVEY AND IS NOT SHOWN ON THE MAP.
17. EASEMENT FOR UNDERGROUND UTILITIES GRANTED TO FARMERS IRRIGATION DISTRICT, RECORDED APRIL 4, 1990, AS MICROFILM 90-0894. THE EASEMENT IS 20 FEET WIDE AND IS DESCRIBED IN A LOCATION SIMILAR TO THE PIPELINE EVIDENT BY SURFACE STRUCTURES SUCH AS MANHOLES LOCATED ALONG THE NORTH EDGE OF THE ROADWAY AND WITHIN THE RIGHT OF WAY OF PORTLAND DRIVE. THE DESCRIPTION IS DIFFICULT TO LOCATE AS IT IS TIED TO SECTION 17 TO THE WEST AND DOES NOT GIVE TIES TO SECTION 9 OR 16. NOT SHOWN ON THIS MAP.
18. EASEMENT FOR UNDERGROUND UTILITIES GRANTED TO FARMERS IRRIGATION DISTRICT, RECORDED APRIL 4, 1990, AS MICROFILM 90-0895. THIS EASEMENT IS DESCRIBED IN THE SAME LOCATION AS EXCEPTION 17.
19. EASEMENT FOR UNDERGROUND UTILITIES GRANTED TO FARMERS IRRIGATION DISTRICT, RECORDED APRIL 4, 1990, AS MICROFILM 90-0898. THIS EASEMENT IS DESCRIBED IN THE SAME LOCATION AS EXCEPTIONS 17 & 18.
20. EASEMENT FOR UNDERGROUND UTILITIES GRANTED TO FARMERS IRRIGATION DISTRICT, RECORDED APRIL 4, 1990, AS MICROFILM 90-0899. THIS EASEMENT IS DESCRIBED IN THE SAME LOCATION AS EXCEPTIONS 17, 18 & 19.
21. EASEMENT FOR UNDERGROUND UTILITIES GRANTED TO FARMERS IRRIGATION DISTRICT, RECORDED APRIL 4, 1990, AS MICROFILM 90-1367. THIS EASEMENT IS DESCRIBED IN THE SAME LOCATION AS EXCEPTIONS 17, 18, 19 & 20.
22. EASEMENT FOR UNDERGROUND UTILITIES GRANTED TO FARMERS IRRIGATION DISTRICT, RECORDED APRIL 4, 1990, AS MICROFILM 90-1369. THIS EASEMENT IS DESCRIBED IN THE SAME LOCATION AS EXCEPTIONS 17, 18, 19, 20 & 21.

**RECORD OF SURVEY FOR  
BLIND DATE ORCHARD, LLC.**  
 LOCATED IN THE SW & SE QUARTERS OF SECTION 9,  
 TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,  
 TAX LOTS 4401 & 5101, 2N-10E-09.  
 HOOD RIVER COUNTY, OREGON.

Sheet 2 of 2.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*BJ*  
OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051

RENEWS: 12/31/2023

PROJECT NUMBER: 2021002.  
 DATE OF MAP: APRIL 4, 2022.  
 HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-09.



1767 12th STREET, #191  
 HOOD RIVER, OREGON, 97031  
 PHONE: 541-386-9002  
 EMAIL: INFO@COLUMBIASURVEYING.COM

CS# 2022 019