

PROPERTY BOUNDARY SURVEY for CYPRESS KNIGHT

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER AND STATE OF OREGON.

FOUND WAGON SKEIN OF RECORD AT THE 1/16th CORNER. THE NW CORNER OF THE NE QUARTER OF THE SE QUARTER OF SECTION 2. CORNER CARD #1189

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2022 032

DATE FILED: 6/2/2022

BY: [Signature]

OWNERS: CYPRESS J. KNIGHT AND COMICE K. LEET

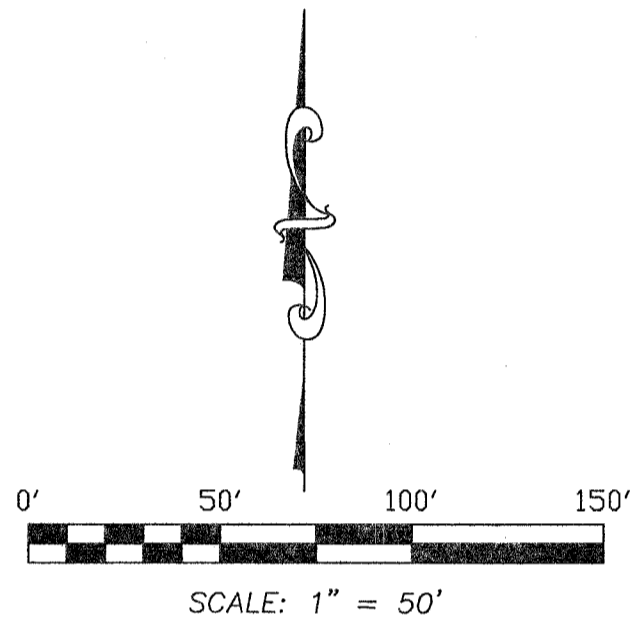
SITE ADDRESS: 1228 TUCKER ROAD HOOD RIVER, OR 97031

HOOD RIVER COUNTY ZONING: (RR-1/2) RURAL RESIDENTIAL

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF TAX LOT 1200. ORIGINALLY DESCRIBED ON BOOK 47, PAGE 360 (1952). THE DEED FOLLOWS THE EAST 1/16 LINE SOUTH A DISTANCE OF 320 FEET TO THE SOUTHEAST CORNER OF DEED TO PRISCILLA TUCKER ON BOOK 47, PAGE 360. IT SHOULD BE NOTED THAT THE TUCKER CORNER CALLS 328 FEET SOUTH, POSSIBLY A SCRIVENERS ERROR IN THAT CALL. THE DEED CONTINUES BY CALLING CARDINAL DIRECTIONS FOR THE REMAINDER TO THE BOUNDARIES. THE DEED ELEMENT HELD TO DEFINE THIS BOUNDARY WAS THE EAST LINE OF SECTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2. THIS WAS DETERMINED BY TYING INTO A WAGON SKEIN AT CENTER EAST 1/16TH CORNER AND THE SOUTH QUARTER AND SOUTHEAST CORNER OF SECTION 2. IN ORDER TO DETERMINE THE INTENT OF THE CARDINAL DIRECTIONS, WE EXPANDED OUR SEARCH FOR LOCAL MONUMENTS TO CONTROL DIRECTION. WE RECOVERED AND HELD A 1-1/2" IRON PIPE AT THE NORTHWEST CORNER OF TAX LOT 1200. A SIMILAR IRON PIPE WAS RECOVERED AND HELD AT THE NORTHWEST CORNER OF TAX LOT 2600, WE HELD DISTANCE OF 64.74 FEET AS SHOWN ON C.S.2012-010, THESE 2 IRON PIPES CONTROL THE WEST LINE OF SUBJECT PROPERTY. WE RECOVERED 1/2" IRON RODS, L.S.1028 AT THE BOUNDARY CORNERS OF TAX LOT 2500 (C.S.78007), WHICH SEEM TO BE A RESPONSE TO A 1978 SALE CONTRACT (INST#78044) AND IS DESCRIBED AS PARCEL NO.1 OF PARTITION PLAT INST#810393. OUR FIRST INCLINATION WAS TO NOT ACCEPT THESE RODS BECAUSE THEY WERE SET WITHOUT MEASURING FROM THE SKEIN AS THE TRUE 1/16TH CORNER. AT THE TIME OF THAT SURVEY, THE SKEIN MAY NOT HAVE BEEN RELOCATED OR AVAILABLE. ON SITE, WE DISCUSSED THESE MONUMENTS WITH THE NEIGHBORS. THESE MONUMENTS HAVE BEEN RELIED ON AS THE BOUNDARY LINES FOR A LONG TIME, THEREFORE CHOOSE TO HOLD THESE MONUMENTS AS LONG STANDING BOUNDARY CORNERS. WE EXTENDED THE NORTH AND SOUTH LINES OF MONUMENTED TAX LOT 2500 WESTERLY TO THE INTERSECTION WITH THE RESOLVED WEST LINE. THE MONUMENTS NEAR THE EAST LINE OF TAX LOT 2500 WERE FOUND WEST OF THE WESTERN RIGHT OF WAY OF TUCKER ROAD, DISTANCE IS SHOWN FROM SECTION LINE TO THE MONUMENT.

THE BASIS OF BEARING IS OREGON NORTH, STATE PLANE COORDINATES, NAD83 BETWEEN TO IRON PIPES ON THE NORTH LINE OF CHERRY DRIVE.



BASIS OF BEARING: OREGON STATE PLANE NORTH ZONE (3601), GRID BEARINGS N.A.D. 83

DEED REFERENCES:

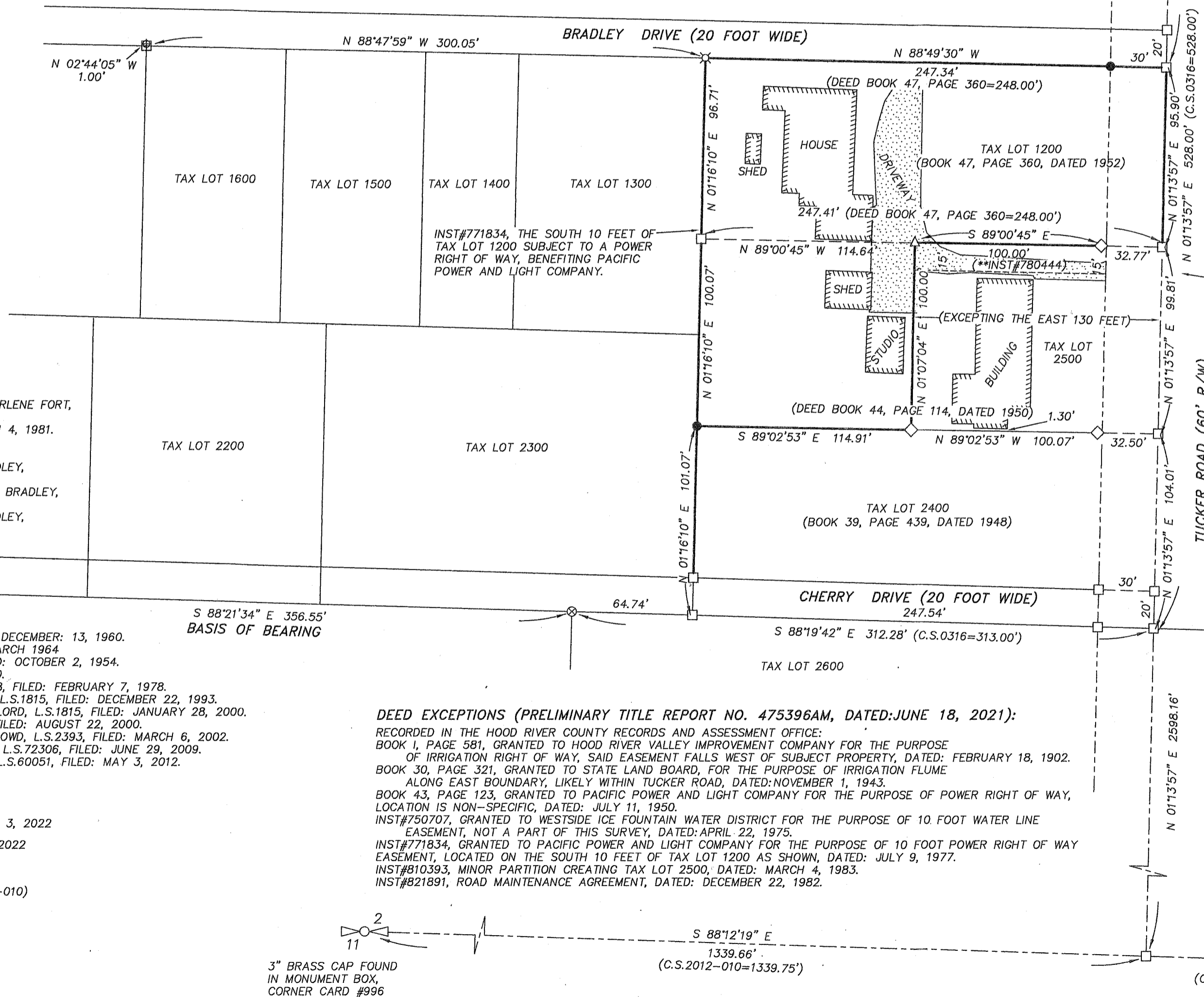
RECORDED IN THE HOOD RIVER COUNTY RECORDING OFFICE: INST#200804523, WARRANTY DEED, GRANTEE: GEORGE AND CHARLENE FORT, RECORDED: DECEMBER 4, 2008. INST#810393, MINOR PARTITION APPLICATION, RECORDED: MARCH 4, 1981. INST#780444, CONTRACT BETWEEN TUCKER AND OGAWA, DATED: MARCH 3, 1978. BOOK 47, PAGE 360, WARRANTY DEED, GRANTOR: WILLIAM BRADLEY, RECORDED: APRIL 2, 1952. BOOK 44, PAGE 114, WARRANTY DEED, GRANTOR: WILLIAM BRADLEY, RECORDED: OCTOBER 30, 1950. BOOK 39, PAGE 439, WARRANTY DEED, GRANTOR: WILLIAM BRADLEY, RECORDED DECEMBER 31, 1948.

SURVEY REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE: C.S. No. 308, SURVEY FOR BRADLY ROAD IMPROVEMENT, DATED: DECEMBER: 13, 1960. C.S. No. 313, PLAT OF BRADLEY PROPERTY BY FREY, DATED: MARCH 1964. C.S. No. 316, SURVEY FOR BOSSE PROPERTY BY PERKINS, DATED: OCTOBER 2, 1954. C.S. No. 332, SURVEY FOR AUGUST BOSSE, DATED: MAY 6, 1950. C.S. No. 78007, SURVEY FOR NORMA TUCKER BY CRON, L.S.1028, FILED: FEBRUARY 7, 1978. C.S. No. 93108, BOUNDARY SURVEY FOR FOSTER BY GAYLORD, L.S.1815, FILED: DECEMBER 22, 1993. C.S. No. 200001, SURVEY FOR HUNTING AND SHERRERD BY GAYLORD, L.S.1815, FILED: JANUARY 28, 2000. C.S. No. 2000070, SURVEY FOR ZORZA BY GAYLORD, L.S.1815, FILED: AUGUST 22, 2000. C.S. No. 2002014, PARTITION PLAT NO.200202 FOR RAGAN BY DOWD, L.S.2393, FILED: MARCH 6, 2002. C.S. No. 2009028, CORNER REPLACEMENT SURVEY BY CARLSON, L.S.72306, FILED: JUNE 29, 2009. C.S. No. 2012010, BOUNDARY SURVEY FOR WYMORE BY CROSS, L.S.60051, FILED: MAY 3, 2012.

LEGEND:

- SET 5/8" IRON ROD WITH CAP, L.S. 72306, SET ON MAY 3, 2022
△ SET 1-5/32 COPPER DISK, L.S. 72306, SET ON MAY 3, 2022
○ FOUND MONUMENT OF RECORD, AS NOTED.
⊕ FOUND BRASS DISK IN ASPHALT, L.S. 60051, (C.S. 2012-010)
◇ FOUND 1/2" IRON ROD, L.S.1028, (C.S.78007, ACCEPTED)
⊗ FOUND 1 1/2" IRON PIPE, (ORIGIN UNKNOWN, ACCEPTED)
⊙ FOUND 1" IRON ROD, (C.S. 0316)
⊗ FOUND 1 1/2" IRON PIPE, (C.S. 0316)
□ CALCULATED BOUNDARY CORNER
() RECORD CALL



**NOTE: THE NORTH 15 FEET OF TAX LOT 2500 IS SUBJECT TO ROAD AND PUBLIC UTILITY EASEMENT (INST#780444).

DEED EXCEPTIONS (PRELIMINARY TITLE REPORT NO. 475396AM, DATED: JUNE 18, 2021):

RECORDED IN THE HOOD RIVER COUNTY RECORDS AND ASSESSMENT OFFICE: BOOK 1, PAGE 581, GRANTED TO HOOD RIVER VALLEY IMPROVEMENT COMPANY FOR THE PURPOSE OF IRRIGATION RIGHT OF WAY, SAID EASEMENT FALLS WEST OF SUBJECT PROPERTY, DATED: FEBRUARY 18, 1902. BOOK 30, PAGE 321, GRANTED TO STATE LAND BOARD, FOR THE PURPOSE OF IRRIGATION FLUME ALONG EAST BOUNDARY, LIKELY WITHIN TUCKER ROAD, DATED: NOVEMBER 1, 1943. BOOK 43, PAGE 123, GRANTED TO PACIFIC POWER AND LIGHT COMPANY FOR THE PURPOSE OF POWER RIGHT OF WAY, LOCATION IS NON-SPECIFIC, DATED: JULY 11, 1950. INST#750707, GRANTED TO WESTSIDE ICE FOUNTAIN WATER DISTRICT FOR THE PURPOSE OF 10 FOOT WATER LINE EASEMENT, NOT A PART OF THIS SURVEY, DATED: APRIL 22, 1975. INST#771834, GRANTED TO PACIFIC POWER AND LIGHT COMPANY FOR THE PURPOSE OF 10 FOOT POWER RIGHT OF WAY EASEMENT, LOCATED ON THE SOUTH 10 FEET OF TAX LOT 1200 AS SHOWN, DATED: JULY 9, 1977. INST#810393, MINOR PARTITION CREATING TAX LOT 2500, DATED: MARCH 4, 1983. INST#821891, ROAD MAINTENANCE AGREEMENT, DATED: DECEMBER 22, 1982.

3" BRASS CAP FOUND IN MONUMENT BOX, CORNER CARD #996

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December 31, 2023

TERRA SURVEYING

DATE: MAY 3, 2022
SCALE: 1" = 50'
PROJECT: 22037
ASSESSORS MAP: 2N-10E-02DB T.L. 1200
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

FOUND 3" BRASS CAP, CORNER CARD #590