

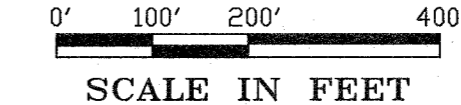
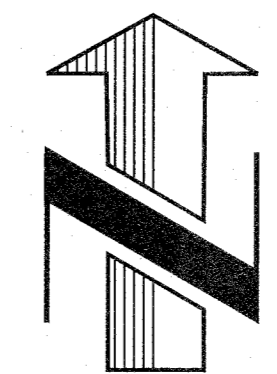
**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

Survey No. 2023015

Filed 5/2/2023

By [Signature]

PLOT DATE: 4/6/2023



LEGEND :

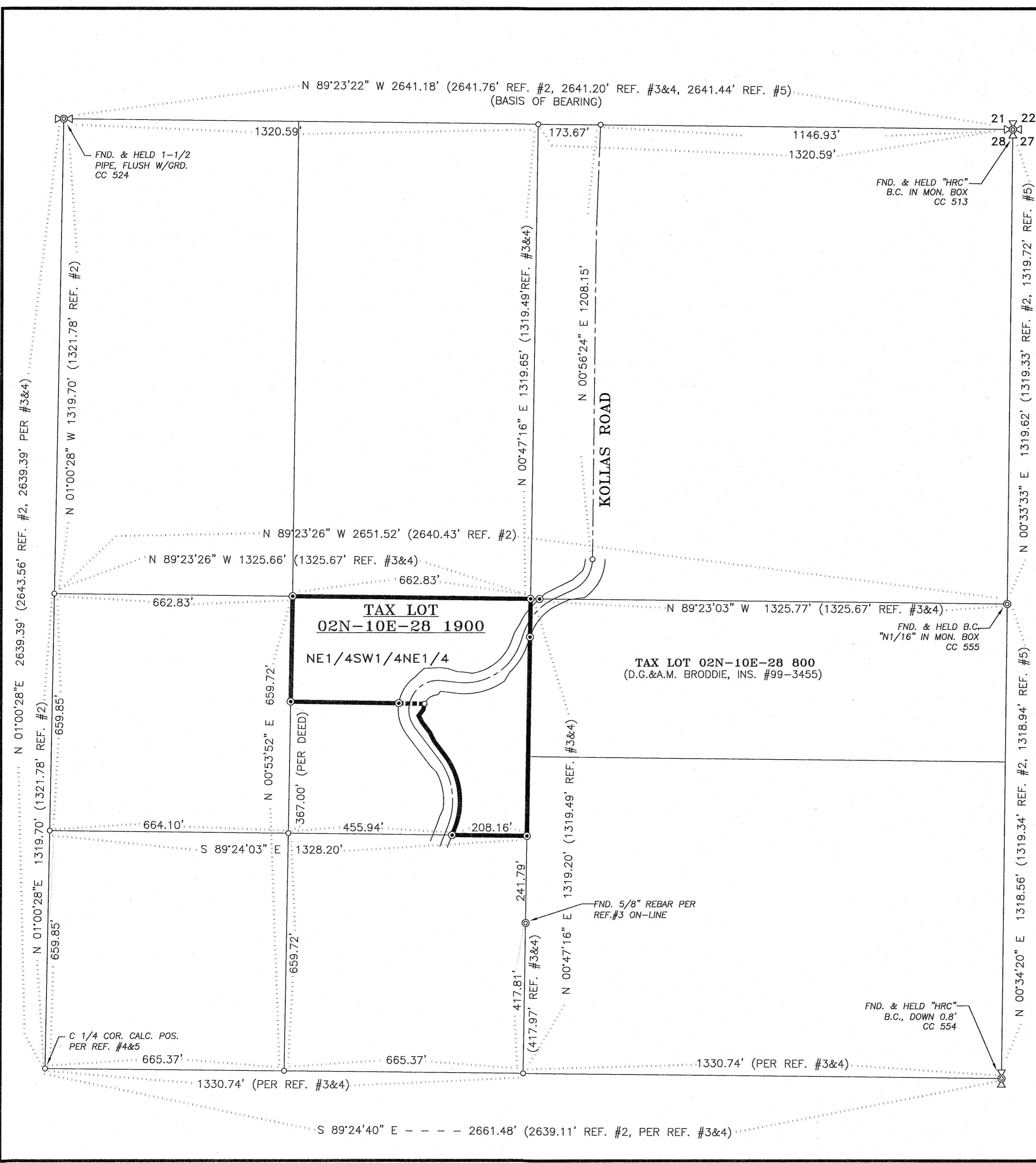
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- x- EXISTING FENCE LINE.
- REF.# SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- C.S.# COUNTY SURVEY NUMBER
- (E) EXISTING
- R/W RIGHT OF WAY
- P.P. PARTITION PLAT
- ENCR. ENCROACHMENT
- N/A NOT ACCEPTED
- B.C. BRASS CAP
- INS. INSTRUMENT
- CLR. CLEAR
- EM EXISTING ELECTRIC METER

REFERENCES :

- 1) SURVEY FOR HARVEY Y. IWATSUKI BY DIELSCHNEIDER & ASSOC. FILED JULY 27, 1973 C.S. #1973-011
- 2) SURVEY E.L. LEWIS ET AL BY TENNESON ENGR. CORP. WO# 4432 FILED JULY 27, 1973 C.S. #1973-021
- 3) PROPERTY LINE ADJ. SURVEY FOR PAUL WOOLERY BY TERRA SURVEYING FILED MAY 9, 2016 C.S. #2016-031
- 4) PROPERTY LINE ADJ. SURVEY FOR PAUL WOOLERY BY TERRA SURVEYING FILED MAY 9, 2016 C.S. #2016-032
- 5) PARTITION PLAT 2020-08P FOR J.W. & D.K. SHEIRBON BY KLEIN & ASSOCIATES RECORDED JUNE 11, 2020 C.S. #2020-025

NOTES :

1. BEARINGS ARE OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE GRID NAD 83(2011) EPOCH 2010.0 ESTABLISHED BETWEEN THE FOUND MONUMENTS ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28.
2. MONUMENTATION FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 14, 2023
3. THE SUBJECT PROPERTY IS VESTED IN LINDA L. RIGGS BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 78-3163, RECORDS OF HOOD RIVER COUNTY.
4. THE AREA OF ENCROACHMENT IS APPROXIMATELY 0.6 ACRE IN SIZE. IT CONTAINS NUMEROUS DILAPIDATED VEHICLES AND TRAILERS, SCRAP PILES AND DRIVE AREAS.



04/27/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/2023

Date	No.	Revisions	By	App.
SURVEY FOR DANA & DAN PEDERSEN TAX LOT 02N-10E-28 1900 IN THE NE1/4 OF THE SW1/4 OF THE NE1/4, SECTION 28, TWP. 2 N., RANGE 10 E. W.M. HOOD RIVER COUNTY, OREGON				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS 3775 CRATES WAY THE DALLES, OREGON 97058 PH. 541-296-9177 FAX 541-296-6657				
Survey	Calculation	Design	Date	Scale
J.B.C.	B.B.B.		4/06/2023	1"=200'
Drawn	Drawing Number	Work Order No.	Sheet	
H.M.H.	16463	16463	1 of 2	

CS# 2023015

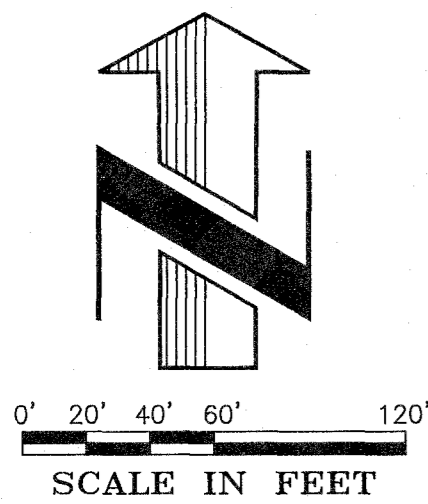
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CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	64°23'00"	95.50'	107.31'	60.12'	N 32°42'32" E	101.75'
C2	45°53'00"	163.71'	131.10'	69.29'	S 41°57'32" W	127.62'
C3	77°45'00"	163.70'	222.14'	131.97'	N 57°53'32" E	205.48'
C4	133°58'30"	81.85'	191.39'	192.71'	S 29°46'47" W	150.67'
C5	58°25'20"	190.97'	194.72'	106.78'	N 7°59'48" W	186.39'
C6	49°47'56"	81.85'	71.14'	37.99'	S 12°18'30" E	68.92'
C7	84°10'34"	81.85'	120.25'	73.93'	S 54°40'45" W	109.72'
C8	90°45'22"	111.85'	177.17'	113.34'	S 8°10'13" W	159.22'
C9	8°13'06"	116.85'	16.76'	8.39'	N 87°20'31" W	16.75'
C10	6°34'10"	133.70'	15.33'	7.67'	S 86°31'03" E	15.32'
C11	62°25'49"	138.70'	151.13'	84.05'	N 50°13'56" E	143.76'
C12	26°14'57"	183.71'	84.16'	42.83'	S 37°27'41" W	83.43'
C13	58°25'20"	210.97'	215.11'	117.96'	N 7°59'48" W	205.92'
C14	20°45'19"	56.85'	20.59'	10.41'	S 26°49'49" E	20.48'
C15	87°30'04"	41.85'	63.91'	40.06'	S 44°47'53" W	57.88'
C16	41°34'12"	193.70'	140.54'	73.52'	N 75°58'56" E	137.47'
C17	27°25'48"	183.70'	87.94'	44.83'	N 32°43'55" E	87.11'
C18	45°53'00"	143.71'	115.08'	60.83'	S 41°57'32" W	112.03'
C19	37°30'14"	165.97'	108.64'	56.34'	N 10°27'47" W	106.71'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND MONUMENT THE EXTERIOR BOUNDARY OF TAX LOT 02N-10E-28 1900. THE SUBJECT PROPERTY LIES IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS SURVEY, RESEARCH WAS MADE TO OBTAIN COPIES OF PRIOR SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY AND TO OBTAIN COPIES OF THE CURRENT DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES. NO PATENT OR LATENT DEED AMBIGUITIES WERE UNCOVERED DURING THE COURSE OF THIS SURVEY. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES.

IN THE FIELD FOR THIS SURVEY, MONUMENTS OF RECORD WERE RECOVERED AT THE NORTH 1/4, NORTHEAST, NORTH 1/16 ON THE EAST LINE, AND EAST 1/4 CORNERS OF SECTION 28. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND WERE HELD AS FOUND. THE CENTER 1/4 CORNER WAS CALCULATED CONSISTENT WITH REFERENCES #4 AND #5. THE NORTHEAST 1/4 OF SECTION 28 WAS THEN CALCULATED PER STANDARD SUBDIVISION OF SECTION.

THE SUBJECT PROPERTY IS THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 LESS AN EXCEPTION TRACT AND LESS THE RIGHT-OF-WAY OF KOLLAS ROAD. THE DESCRIPTION FOR THE EXCEPTION TRACT IS IDENTICAL TO THE CURRENT DEED FOR TAX LOT 1901. THE EXCEPTION PROPERTY WAS LAID OUT HOLDING DEED CALL FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE TURNING A 90° ANGLE AND RUNNING TO THE WEST RIGHT-OF-WAY OF KOLLAS ROAD. CALCULATED DISTANCE IS SIGNIFICANTLY LESS THAN DEED CALL. KOLLAS ROAD WAS RECONSTRUCTED IN 1974. THIS EXPLAINS SOME OF THE DISCREPANCY IN THE DEED CALL VERSUS CALCULATED POSITION; HOWEVER, THE RELOCATION WOULD HAVE INCREASED THE DISTANCE ON THIS LINE. THE KOLLAS ROAD RIGHT-OF-WAY WAS CALCULATED BY ROTATING THE DEED CALLS FROM THE NE CORNER OF SECTION 28 TO BEST FIT THE EXISTING ROAD CENTERLINE THROUGH THE SUBJECT PROPERTY. RESOLUTION OF THE ROAD IN THIS FASHION WAS FOUND TO FIT WITHIN A COUPLE FEET OF THE CURRENT CENTER STRIPE ALONG THE PROPERTY FRONTAGE.

THIS COMPLETED THE RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY. IT WAS THEN MONUMENTED AS SHOWN. THE REFERENCE #1 MONUMENT WAS SEARCHED FOR BUT NOT FOUND AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. THE SURVEY SHOWS THE EXISTING BUILDINGS ON THE PROPERTY. THE SURVEY NOTES THAT THE SUBJECT PROPERTY OCCUPIES A SMALL TRIANGULAR SHAPED PORTION OF ADJOINING TAX LOT 800 THAT CROSSES OVER THE KOLLAS ROAD RIGHT-OF-WAY. THE SURVEY ALSO SHOWS A SIGNIFICANT ENCROACHMENT FROM ADJOINING TAX LOT 1901 ONTO THE SOUTHWESTERN PORTION OF THE PROPERTY.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA PLS 50800".

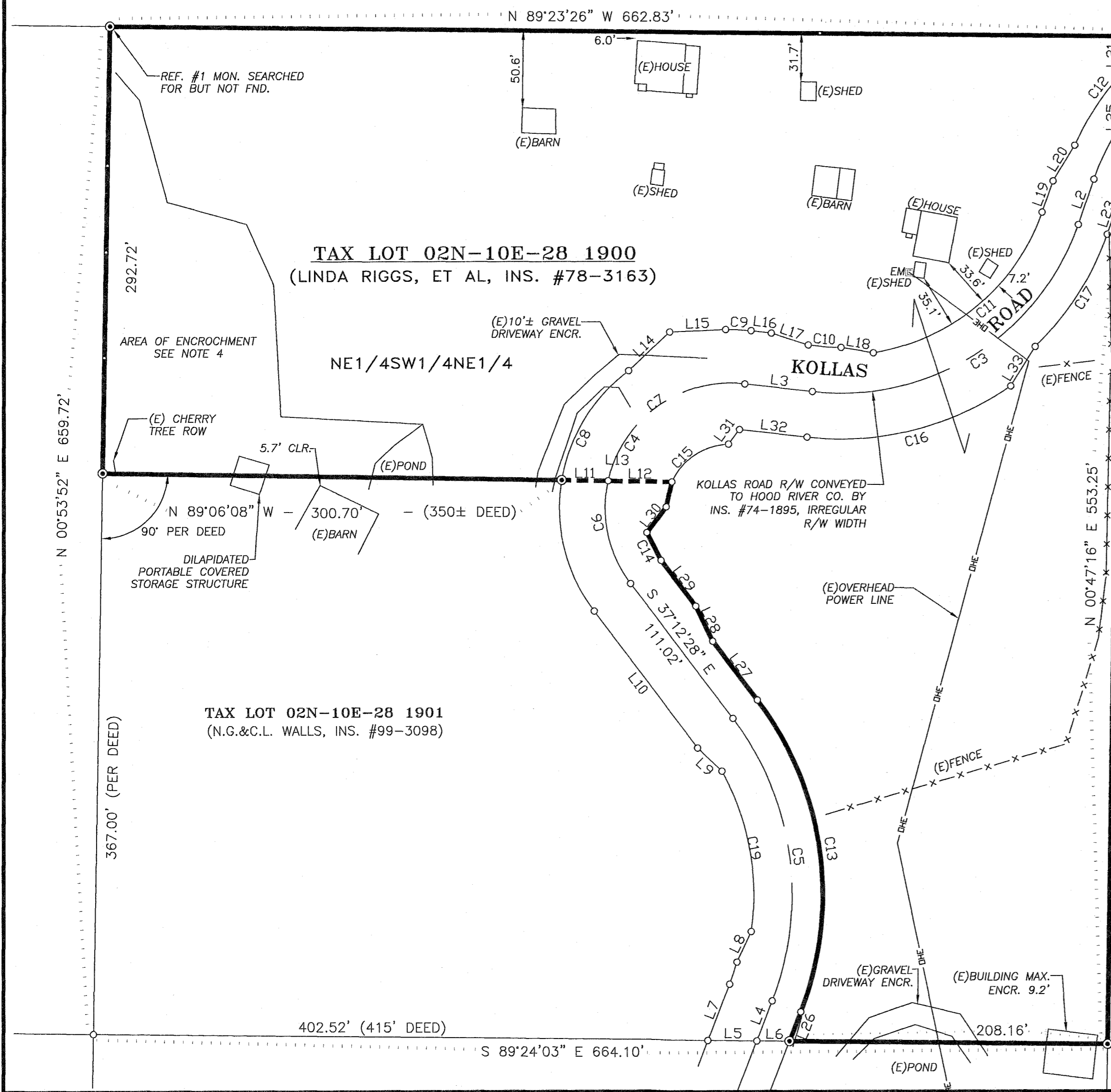
LINE	BEARING	DISTANCE
L1	N 64°54'02" E	55.14'
L2	S 19°01'02" W	31.43'
L3	N 83°13'58" W	44.49'
L4	N 21°12'52" E	62.20'
L5	N 89°24'03" W	32.05'
L6	S 89°24'03" E	21.37'
L7	N 21°12'52" E	39.14'
L8	S 25°10'20" W	21.96'
L9	S 46°05'54" E	21.96'
L10	S 37°12'18" E	112.40'
L11	S 89°06'08" E	30.46'
L12	S 89°06'08" E	41.73'
L13	N 89°06'08" W	72.19'
L14	N 46°45'44" E	36.90'
L15	N 87°32'55" E	36.65'
L16	N 83°13'58" W	13.26'
L17	S 71°55'23" E	25.50'
L18	N 80°41'11" W	21.37'
L19	S 19°01'02" W	21.63'
L20	N 31°11'47" E	27.45'
L21	S 00°47'16" W	24.48'
L22	S 89°23'26" E	24.73'
L23	S 19°01'02" W	24.96'
L24	S 19°01'02" W	6.47'
L25	N 0°47'16" E	81.86'
L26	N 21°12'52" E	20.33'
L27	S 37°12'28" E	48.36'
L28	S 25°53'53" E	25.50'
L29	S 37°12'28" E	37.66'
L30	S 36°56'02" W	21.10'
L31	S 36°36'17" W	12.02'
L32	N 83°13'58" W	44.49'
L33	N 31°43'10" E	30.47'
L34	N 64°54'02" E	34.10'
L35	S 82°21'46" W	9.12'

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