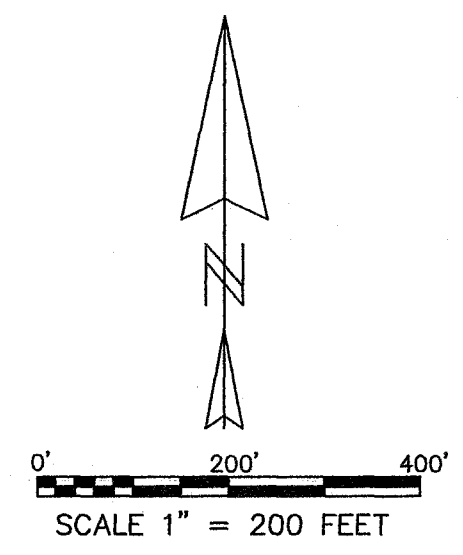
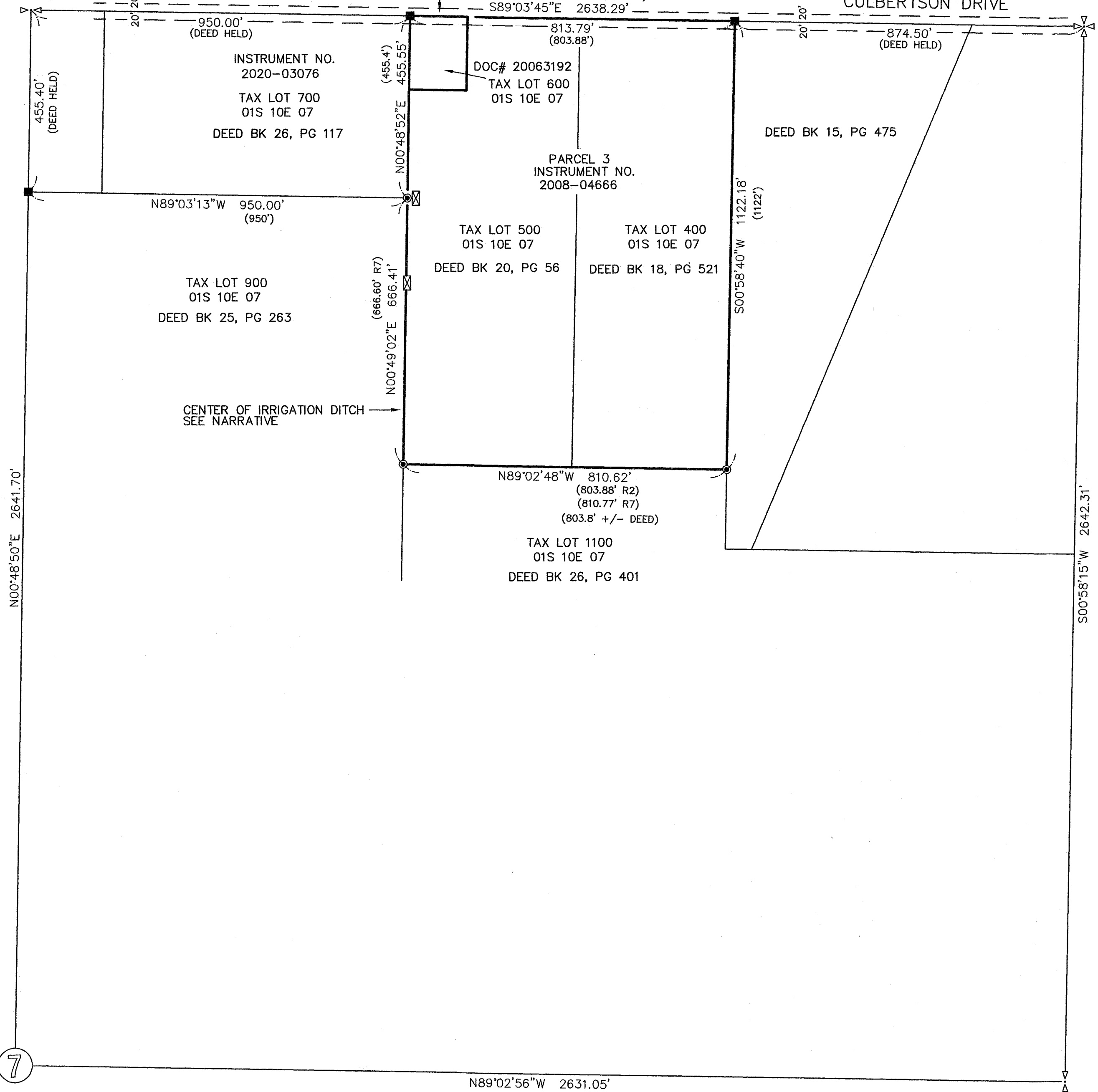


NORTH QUARTER CORNER  
SECTION 7  
FOUND BRASS CAP IN MONUMENT CASE  
SEE CC 576

SEE SHEET 2 FOR  
EXISTING AND ADJUSTED BOUNDARIES  
BASIS OF BEARING  
(N89°57'54"E 2638.23' CS 81040)  
S89°03'45"E 2638.29'

NORTHEAST CORNER  
SECTION 7  
FOUND BRASS CAP IN MONUMENT CASE  
SEE CC 629

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2023016  
FILED DATE: 5/3/2023  
BY: AA



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kevin Dowd*  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-23  
APRIL 24, 2023

**LEGEND**

- FOUND 5/8" IRON ROD AS PER CS 2003052
- CALCULATED POSITION
- ☒ CONCRETE IRRIGATION BOX (ABANDONED)
- (xxx) DEED OR RECORD DATA
- CC HOOD RIVER COUNTY PUBLIC LAND CORNER CARD

**PROPERTY LINE ADJUSTMENT**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7  
T1 SOUTH, R10 EAST, W.M.  
HOOD RIVER COUNTY, OREGON

**FOR:** TYSON AND BRANDEE CIPRIANO  
MICHIKO KIYOKAWA

7  
CENTER QUARTER CORNER  
SECTION 7  
FOUND 1" IRON PIPE  
AS FOUND BY CS 94034  
CS 0208 CITES A PIPE AT THIS CORNER

EAST QUARTER CORNER  
SECTION 7  
FOUND BRASS CAP IN MONUMENT CASE  
SEE CC 1014

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

SHEET 1 OF 2

CS# 2023016

POINT BEARS S89°03'45"E, 950.00'  
FROM NORTH QUARTER CORNER

BASIS OF BEARING:  
BEARING BETWEEN MONUMENTS FOUND AT THE NORTHEAST SECTION CORNER AND  
THE NORTH QUARTER CORNER. OCRS NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00  
CS 81040 CITES THIS BEARING AS NORTH 89°57'54" EAST AS SHOWN.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2073016  
FILED DATE: 5/3/2023  
BY: *KS*

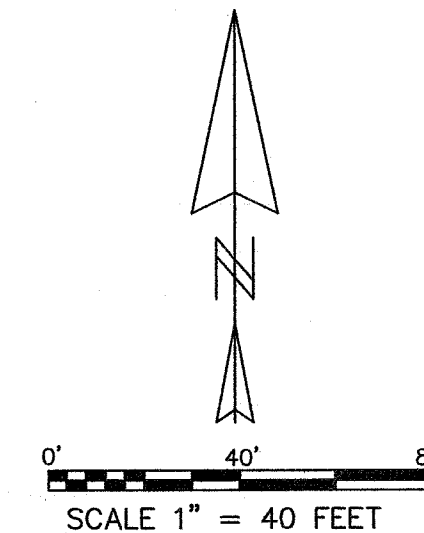
### AREA TABLE

EXISTING TAX LOTS 400/500: 20.31 ACRES  
ADJUSTED TAX LOTS 400/500: 20.14 ACRES  
EXISTING TAX LOT 600: 0.61 ACRES  
ADJUSTED TAX LOT 600: 0.78 ACRES  
AREAS ARE GROSS INCLUDING PORTION WITHIN CULBERTSON DRIVE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kevin Dowd*

OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-23  
APRIL 24, 2023



### LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON MARCH 6, 2023
  - FOUND 5/8" IRON ROD AS PER CS 2003052
  - CALCULATED POSITION
- (xxx) DEED OR RECORD DATA

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED LINES AND TO FILE FOR RECORD A PROPERTY LINE ADJUSTMENT BETWEEN PARCEL 3 OF THOSE TRACTS DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 2008-04666 (TAX LOTS 400/500) WITH THAT TRACT DESCRIBED IN DOC# 20063192 (TAX LOT 600). THE WEST LINE OF PARCEL 3 IS DESCRIBED AS THE CENTER OF AN IRRIGATION DITCH. THE CALL FOR THE DITCH CAN BE TRACED TO SEVERINA JOHANNSEN'S SUBDIVISION OF HER PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 DURING THE 1920'S AND 1930'S. SOME OF THE DEED DESCRIPTIONS FOR SAID SUBDIVISION DESCRIBE THE DITCH AS MEASURED WEST FROM THE EAST SECTION LINE. WHEREAS OTHERS DESCRIBE THE DITCH AS MEASURED EAST FROM THE WEST LINE OF THE QUARTER SECTION. THERE IS CURRENTLY NO SURFACE EVIDENCE OF THE LOCATION OF THE DITCH THROUGHOUT THE QUARTER SECTION. I DID FIND TWO ABANDONED CONCRETE IRRIGATION BOXES AS DEPICTED ON THE MAP. I DETERMINED THAT MY OPTIONS FOR ESTABLISHING THE WEST LINE OF BOTH TRACTS WOULD BE ATTEMPTING TO USE THE LOCATION OF THE IRRIGATION BOXES OR MEASURING EAST OR WEST THE DEED DISTANCE FROM THE QUARTER SECTION LINES. MIDDLE FORK IRRIGATION DISTRICT INDICATED THAT THE BOXES ARE ASSOCIATED WITH A PIPE LINE THAT REPLACED THE DITCH. THE BOXES MIGHT SUGGEST AN APPROXIMATE LOCATION FOR THE OLD DITCH BUT WOULD NOT BE DEFINITIVE. CS 2003052 ADDRESSED THIS UNCERTAINTY BY MEASURING EAST FROM THE WEST QUARTER SECTION LINE THE DEED DISTANCE OF 950 FEET. I WILL DO THE SAME TO ESTABLISH THE WEST TRACT LINES. THE DEED DESCRIPTION OF TAX LOT 700 MAKES NO MENTION OF THE DITCH BUT ALSO DEFINES IT'S EAST LINE AS 950 FEET EAST OF THE QUARTER SECTION LINE. TO ESTABLISH THE BOUNDARIES OF TAX LOT 600, I HELD THE DEED CALLS AS MEASURED FROM IT'S WEST LINE. I RECOVERED CS 2003052 MONUMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF TAX LOTS 400/500. I ESTABLISHED THE NORTHEAST CORNER AT DEED DISTANCE WEST OF THE NORTHEAST SECTION CORNER. THE ADJUSTED LINES WERE ESTABLISHED AS PER CLIENT INSTRUCTION.

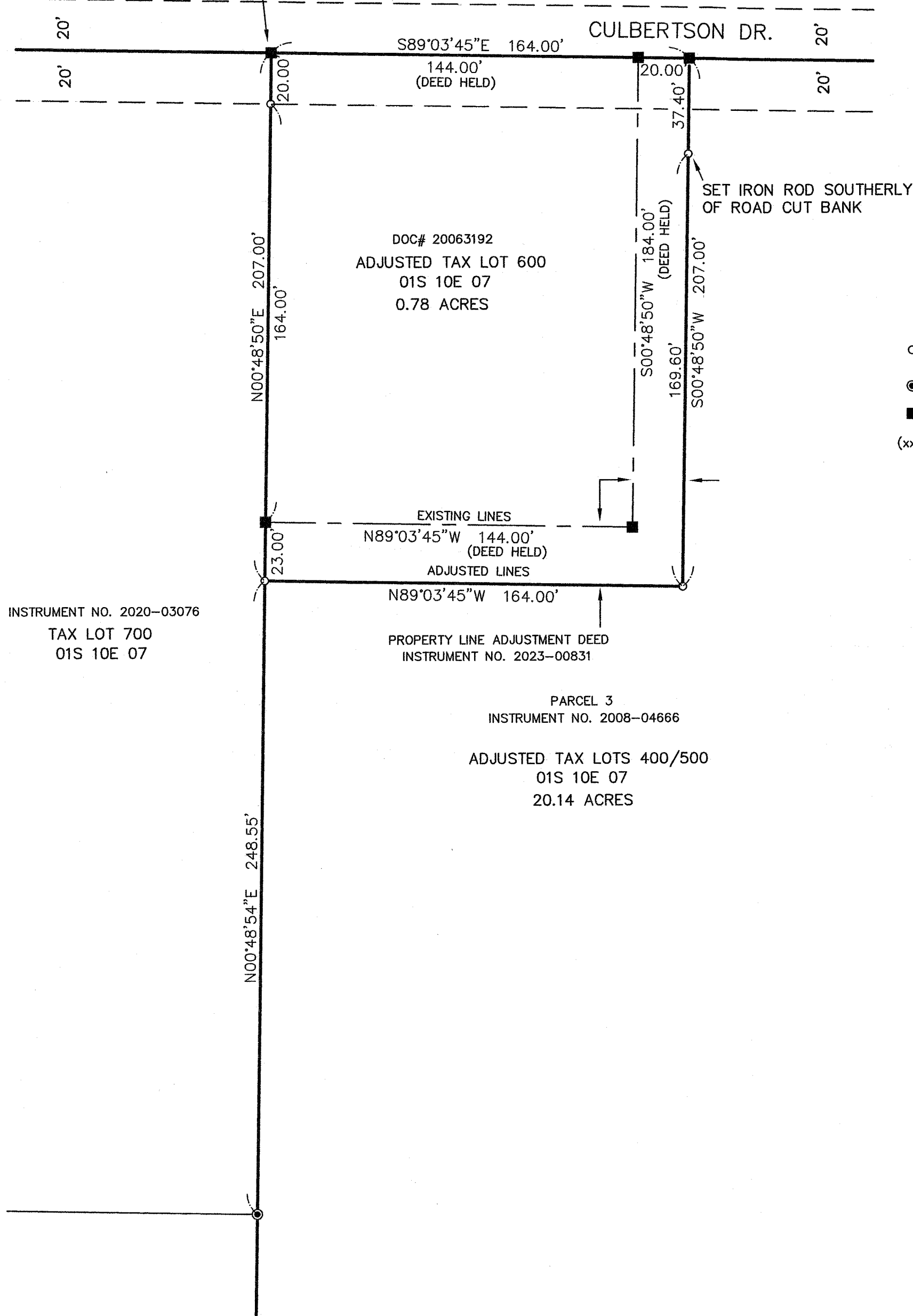
### PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7  
T1 SOUTH, R10 EAST, W.M.  
HOOD RIVER COUNTY, OREGON

FOR: TYSON AND BRANDEE CIPRIANO  
MICHIKO KIYOKAWA

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

SHEET 2 OF 2



INSTRUMENT NO. 2020-03076  
TAX LOT 700  
01S 10E 07

PROPERTY LINE ADJUSTMENT DEED  
INSTRUMENT NO. 2023-00831

PARCEL 3  
INSTRUMENT NO. 2008-04666  
ADJUSTED TAX LOTS 400/500  
01S 10E 07  
20.14 ACRES

### REFERENCES

- R1) CS 0208, SURVEY BY A.R. CRUIKSHANK FOR CHAS. STEINHAUSER, DATED JUNE 23, 1915
- R2) CS 0202, DEED COMPILATION MAPPING OF THE NE 1/4 OF SECTION 7
- R3) CS 0203, DEED COMPILATION MAPPING OF THE NE 1/4 OF SECTION 7 BY C.M. HURLBURT, DATED MARCH 17, 1930
- R4) CS 81040, SURVEY BY DANNY L. CRON LS 1028 FOR LESLIE (BUD) BROWN, FILED JULY 29, 1981
- R5) CS 94034, SURVEY BY ANTHONY C. KLEIN LS 932 FOR STEVE HUNT, FILED APRIL 20, 1994
- R6) CS 2002086, SURVEY BY ROY O. GAYLORD LS 1815 FOR DONNELLY ORCHARDS, FILED DECEMBER 24, 2002
- R7) CS 2003052, SURVEY BY DALE E. MARX LS 2196 FOR HARSCH INVESTMENT PROPERTIES, FILED JULY 31, 2003

*CS# 2023 016*