HOOD RIVER COUNTY SURVEYOR'S OFFICE ON IRON PIPE. SEE C.C.#588 S 88°58'00" E 2652.23' 1326,11' 1326.11' NARRATIVE: HELD RAIL SPIKE REFERENCES: FOUND BURIED 2" IN THE PURPOSE OF THIS SURVEY IS TO INVESTIGATE THE PROPERTY BOUNDARY DESCRIBED BY DEED PAVEMENT AS PER 2020-00679 AS THE SE1/4 OF THE NW1/4 OF SECTION 36, EXCEPTING THEREFROM THAT PORTION IN THE SE HOOD RIVER COUNTY SURVEYORS OFFICE: C.S.#72030. CORNER OF SAID 1/4-1/4 AS DESCRIBED BY DEED 2021-01765. C.S.#1459 - SURVEY FOR GEORGE SHITARA BY P.LS. 578, FILED JULY 10, 1969. C.S.#1461 - SURVEY FOR HOOD RIVER COUNTY BY P.L.S. 625, FILED JULY 16, 1970. SYMBOL LEGEND: I FOUND AND HELD THE MONUMENTS OF RECORD AT THE FOUR CORNERS OF THE NW1/4 OF SECTION 36 AND C.S.#72030 - SURVEY FOR McQUAW BY P.L.S. 654, FILED JULY 17, 1972. THE 1/16TH CORNER BETWEEN THE CENTER SECTION AND NORTH QUARTER CORNERS AND DIVIDED IT C.S.#78082 - SURVEY FOR JOHN KAHLER BY P.L.S. 1028, FILED JULY 12, 1978. SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED FURTHER INTO QUARTERS AS PER THE ACCEPTED METHOD. NOTE THAT SOME SURVEYS HAVE NOT C.S.#80068 - SURVEY FOR BOB CHRISMAN BY P.L.S. 1028, FILED JUNE 24, 1980. "CROSS PLS 60051" ON JUNE 12, 2021. ACCEPTED THE CENTER SECTION MONUMENT AS SET BY THE COUNTY FOR C.S.#1461. AS THIS MONUMENT C.S.#88020 - SURVEY FOR DAN ALLISON BY P.L.S. 1028, FILED APRIL 15, 1988. WAS SET BY THE COUNTY USING AN ACCEPTABLE METHOD, I SEE NO VALID REASON NOT TO HOLD IT. THE C.S.#90073 - PARTITION PLAT 90-19 FOR NEAL THORNTON BY P.L.S. 1028, FILED OCTOBER 10, 1990. FOUND MONUMENT AS NOTED. NEIGHBORING PARTITION PLAT 2000-05P, C.S.#200012, TO THE EAST ALSO HOLDS THE MONUMENT. C.S.#92096 - SURVEY FOR PHILIP YASUI BY P.L.S. 1028, FILED NOVEMBER 23, 1992. C.S.#93031 - SURVEY FOR DON CLARK BY P.L.S. 932, FILED JUNE 14, 1993. CALCULATED CORNER - NOT FOUND OR SET I HELD THE DEED DIMENSIONS TO POSITION THE EXCLUDED PORTION FOR TAX LOT 1901 IN THE SE CORNER. C.S.#95071 - SURVEY FOR LILLIAN POWELL BY P.L.S. 932, FILED JULY 19, 1995. C.S.#78082 BY P.L.S. 1028 INITIALLY SURVEYED THE WEST LINE OF THIS TRACT BY HOLDING THE CENTER C.S.#95120 - SURVEY FOR JANET WHITTEN BY P.L.S. 932, FILED DECEMBER 5 1995. HOOD RIVER COUNTY GOVERNMENT CORNER CARD MONUMENT. P.L.S. 1028 THEN SURVEYED ANOTHER TRACT IN THE SECTION TWO YEARS LATER FOR C.S.#80068 C.S.#97036 - SURVEY FOR DON CLARK BY P.L.S. 932, FILED JUNE 18, 1997. BY INTERSECTING THE QUARTER CORNERS TO CALCULATE THE CENTER OF SECTION INSTEAD OF HOLDING C.S.#99089 - SURVEY FOR GARY HAZELTINE BY P.L.S. 932, FILED OCTOBER 27, 1999. (XX.XX') DEED OR PREVIOUS SURVEY DIMENSION THE RECORD MONUMENT, CAUSING CONFUSION AS TO THE LINE LOCATIONS WITHIN SECTION 36. C.S.#95120 C.S.#2000012 - PARTITION PLAT 2000-05P FOR WALL BY P.L.S. 2393, FILED FEBRUARY 25, 2000. BY P.L.S. 932 RESURVEYED THE TAX LOT 1901 TRACT AND HELD THE CALCULATED CENTER SECTION LOCATION C.S.#2019025 - PARTITION PLAT 2019-04P FOR HINMAN BY P.L.S. 59002, FILED MAY 23, 2019. -x -x -x FENCE AS PER C.S.#80068, REJECTING THE PREVIOUS C.S.#78082 SURVEY AND THE RECORD CENTER SECTION MONUMENT. THE C.S.#78082 MONUMENTS WERE NOT FOUND FOR THIS SURVEY, HOWEVER I BELIEVE THEIR HOOD RIVER COUNTY ASSESSORS MAP: POSITION SHOULD BE HELD OVER THE C.S.#95120 MONUMENTS. 02N-10E-36, REVISED JANUARY 5, 2015. THE SW CORNER OF THE SUBJECT TRACT WAS ALSO HELD AT THE CALCULATED POSITION BY HOLDING THE BASIS OF BEARINGS: CENTER SECTION MONUMENT. C.S.#78082 ALSO SET A MONUMENT HERE, HOWEVER IT WAS NOT FOUND. THE MONUMENT FOUND FROM C.S.#95071 WAS SIMILARLY NOT HELD AS THAT SURVEY DID NOT HOLD THE CENTER NAD 83(2011) EPOCH 2010.00 WITH GRID BEARINGS AND DISTANCES FROM COORDINATES PROJECTED TO THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), NORTH CENTRAL ZONE, INTERNATIONAL FEET. EASEMENTS OF RECORD AS LISTED ON THE TITLE REPORT FROM THE AMERICAN LAND TITLE ASSOCIATION GRID COORDINATE ZONE DISTANCES CLOSELY MATCH GROUND DISTANCES. ALTA LOAN POLICY LXOR-12327410, ORDER 340822AM, DATED FEBRUARY 19, 2020, ARE ALSO SHOWN. THERE IS A 15 FOOT WIDE WATER LINE EASEMENT ALONG THE NORTH LINE AND AN WATER LINE EASEMENT WITH NO WIDTH STATED NEAR THE EAST LINE BENEFITING TAX LOT 1901. A POWER LINE EASEMENT IS ALSO NOTED BUT IS NOT SHOWN AS IT IS A BLANKET EASEMENT COVERING THE ENTIRE PROPERTY WITH NO SPECIFIC LOCATION OR WIDTH NOTED. A PRIVATE DRIVEWAY ALONG THE WEST LINE DOES NOT APPEAR TO HAVE A WRITTEN EASEMENT. SCOTT ROAD MOST RECENT SURVEYS SHOW THE RIGHT OF WAY WIDTH OF NEAL CREEK ROAD AS 60 FEET. SOME 40' WIDE PUBLIC RIGHT OF WAY PREVIOUS SURVEYS AND THE ASSESSORS MAP SHOW IT AS 40 FEET FOR THE PORTION ADJACENT TO THE COUNTY ROAD 317 SUBJECT PROPERTY. HELD BRASS CAP IN MONUMENT BOX **TAX LOT 1603** FOR 1/16 CORNER. SEE C.C.#571. **TAX LOT 1500** 5/8" IRON ROD WITH YELLOW ELK MOUNTAIN, LLC. SET REFERENCE MONUMENT **ERLINDA & HOWARD** DEED 2019-01483 PLASTIC CAP FOUND FROM ON NORTH LINE 30 FEET MARQUIS, TRUSTEES. C.S.#97036, 22.52 WEST AND 1.23 LOW STEEL POST WEST OF NE CORNER DEED 2008-03903 SOUTH OF LINE AND IN DRIVEWAY. AND STRING FENCE. DID NOT ACCEPT. DEER FENCE S 88°59'45" E 1323.27' ENCROACHES 2'. S 88°59'45" E 1323.35' SET REFERENCE MONUMENT ON FENCE ENCROACHES NORTH LINE 20 FEET EAST OF NW 4.5' AT CORNER. CORNER TO CLEAR ROADWAY. 15' WIDE PRIVATE WATER LINE THOMSEN ROAD MONUMENTS OF RECORD EASEMENT IN FAVOR OF 60' WIDE PUBLIC RIGHT OF WAY SEARCHED FOR BUT NOT FOUND CRYSTAL SPRINGS WATER COUNTY ROAD 210 NEAR THE NW CORNER. DISTRICT AS PER DEED 690161. PRIVATE EASEMENT FOR WATER LINE IN FAVOR OF TAX LOT 1901, PER DEED 752143. LOCATED 30 FEET WEST OF THE PAVEMENT OF NEAL 600' CREEK ROAD, NO WIDTH GIVEN. PAVED DRIVEWAY ENCROACHES SCALE 1 INCH = 200 FEET UP TO 22 FEET - NO WRITTEN EASEMENT LOCATED. **TAX LOT 1900** 37.823 Acres± PHILIP DOWNER & SASHA MUIR DEED 2020-00679 **TAX LOT 1700** RECORD OF SURVEY **BAVARESCO FAMILY** HELD CALCULATED DEED CORNER ORCHARD, LLC. DID NOT ACCEPT 5/8" IRON ROD FOR PHILIP DOWNER & SASHA MUIR DEED 2015-00036 WITH YELLOW PLASTIC CAP FOUND FROM C.S.#95120, BENT, LOOSE AND LOCATED IN THE SE 1/4 OF OF THE NW 1/4 LEANING, APPROXIMATELY 1' WEST FROM CALCULATED CORNER OF SECTION 36, TOWNSHIP 2 NORTH, S 89°00'08" E TAX LOT 1900 IS ALSO BURDENED BY 250.00' A PRIVATE BLANKET RIGHT OF WAY RANGE 10 EAST W.M. (HELD DEED) EASEMENT FOR POWER GRANTED TO TAX LOT1901 PACIFIC POWER & LIGHT COMPANY AS STACEY & SHANNON -TAX LOT 1900, 02N-10E-36 PER DEED BOOK 37, PAGE 634. SCHIERNBECK DEED 2021-01765 HOOD RIVER COUNTY, OREGON. HELD 'X' ON ROCK AT WEST HELD CALCULATED 1/16 CORNER. PROJECT NUMBER: 2021021. REGISTERED QUARTER CORNER. 1.5" IRON DID NOT ACCEPT 5/8" IRON ROD WITH DATE OF DRAWING: JUNE 1, 2023. **PROFESSIONAL** PIPE ADJACENT AND LEANING YELLOW PLASTIC CAP FOUND FROM HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-36. APPEARS TO BE PLUMBED C.S.#95071, S 76°57'12" W, 2.33' FROM LAND SURVEYOR OVER THE 'X'. SEE C.C.#490. CALCULATED CORNER. COLUMBIA RIVER (HELD DEED) 1320,44' SURVEYING & MAPPING 1160.44' 160.00 OREGON 1320.44 HELD BRASS CAP IN S 89°00'08" E 2640.88' JANUARY 15, 2002 MONUMENT BOX FROM 1767 12th St. #191 **TAX LOT 2200** C.S.#1461. SEE C.C.#483. BRADLEY J. CROSS HOOD RIVER, OREGON, 97031 TAX LOT 2100 2008 JACOBSON 60051 TAX LOT 2000 PHONE: 541-386-9002 THOMAS YASUI FAMILY, LLC. CARLA FIES DEED 2015-02471 RENEWS: 12/31/2023 EMAIL: INFO@COLUMBIASURVEYING.COM DEED 2008-04138 DEED 2004-0308