

Survey No: 2023021

Filed Date: 6/15/2023

By: BR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO INVESTIGATE THE PROPERTY BOUNDARY DESCRIBED BY DEED 2020-00679 AS THE SE 1/4 OF THE NW 1/4 OF SECTION 36, EXCEPTING THEREFROM THAT PORTION IN THE SE CORNER OF SAID 1/4-1/4 AS DESCRIBED BY DEED 2021-01765.

I FOUND AND HELD THE MONUMENTS OF RECORD AT THE FOUR CORNERS OF THE NW 1/4 OF SECTION 36 AND THE 1/16TH CORNER BETWEEN THE CENTER SECTION AND NORTH QUARTER CORNERS AND DIVIDED IT FURTHER INTO QUARTERS AS PER THE ACCEPTED METHOD. NOTE THAT SOME SURVEYS HAVE NOT ACCEPTED THE CENTER SECTION MONUMENT AS SET BY THE COUNTY FOR C.S.#1461. AS THIS MONUMENT WAS SET BY THE COUNTY USING AN ACCEPTABLE METHOD, I SEE NO VALID REASON NOT TO HOLD IT. THE NEIGHBORING PARTITION PLAT 2000-05P, C.S.#200012, TO THE EAST ALSO HOLDS THE MONUMENT.

I HELD THE DEED DIMENSIONS TO POSITION THE EXCLUDED PORTION FOR TAX LOT 1901 IN THE SE CORNER. C.S.#78082 BY P.L.S. 1028 INITIALLY SURVEYED THE WEST LINE OF THIS TRACT BY HOLDING THE CENTER MONUMENT. P.L.S. 1028 THEN SURVEYED ANOTHER TRACT IN THE SECTION TWO YEARS LATER FOR C.S.#80068 BY INTERSECTING THE QUARTER CORNERS TO CALCULATE THE CENTER OF SECTION INSTEAD OF HOLDING THE RECORD MONUMENT, CAUSING CONFUSION AS TO THE LINE LOCATIONS WITHIN SECTION 36. C.S.#95120 BY P.L.S. 932 RESURVEYED THE TAX LOT 1901 TRACT AND HELD THE CALCULATED CENTER SECTION LOCATION 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 POSITION SHOULD BE HELD OVER THE C.S.#95120 MONUMENTS.

THE SW CORNER OF THE SUBJECT TRACT WAS ALSO HELD AT THE CALCULATED POSITION BY HOLDING THE 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 SECTION MONUMENT.

EASEMENTS OF RECORD AS LISTED ON THE TITLE REPORT FROM THE AMERICAN LAND TITLE ASSOCIATION 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.

MOST RECENT SURVEYS SHOW THE RIGHT OF WAY WIDTH OF NEAL CREEK ROAD AS 60 FEET. SOME PREVIOUS SURVEYS AND THE ASSESSORS MAP SHOW IT AS 40 FEET FOR THE PORTION ADJACENT TO THE SUBJECT PROPERTY.

REFERENCES:

- HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S.#1459 - SURVEY FOR GEORGE SHITARA BY P.L.S. 578, FILED JULY 10, 1969.
 C.S.#1461 - SURVEY FOR HOOD RIVER COUNTY BY P.L.S. 625, FILED JULY 16, 1970.
 C.S.#72030 - SURVEY FOR MCQUAW BY P.L.S. 654, FILED JULY 17, 1972.
 C.S.#78082 - SURVEY FOR JOHN KAHLER BY P.L.S. 1028, FILED JULY 12, 1978.
 C.S.#80068 - SURVEY FOR BOB CHRISMAN BY P.L.S. 1028, FILED JUNE 24, 1980.
 C.S.#88020 - SURVEY FOR DAN ALLISON BY P.L.S. 1028, FILED APRIL 15, 1988.
 C.S.#90073 - PARTITION PLAT 90-19 FOR NEAL THORNTON BY P.L.S. 1028, FILED OCTOBER 10, 1990.
 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.
 C.S.#95071 - SURVEY FOR LILLIAN POWELL BY P.L.S. 932, FILED JULY 19, 1995.
 C.S.#95120 - SURVEY FOR JANET WHITTEN BY P.L.S. 932, FILED DECEMBER 5 1995.
 C.S.#97036 - SURVEY FOR DON CLARK BY P.L.S. 932, FILED JUNE 18, 1997.
 C.S.#99089 - SURVEY FOR GARY HAZELTINE BY P.L.S. 932, FILED OCTOBER 27, 1999.
 C.S.#2000012 - PARTITION PLAT 2000-05P FOR WALL BY P.L.S. 2393, FILED FEBRUARY 25, 2000.
 C.S.#2019025 - PARTITION PLAT 2019-04P FOR HINMAN BY P.L.S. 59002, FILED MAY 23, 2019.

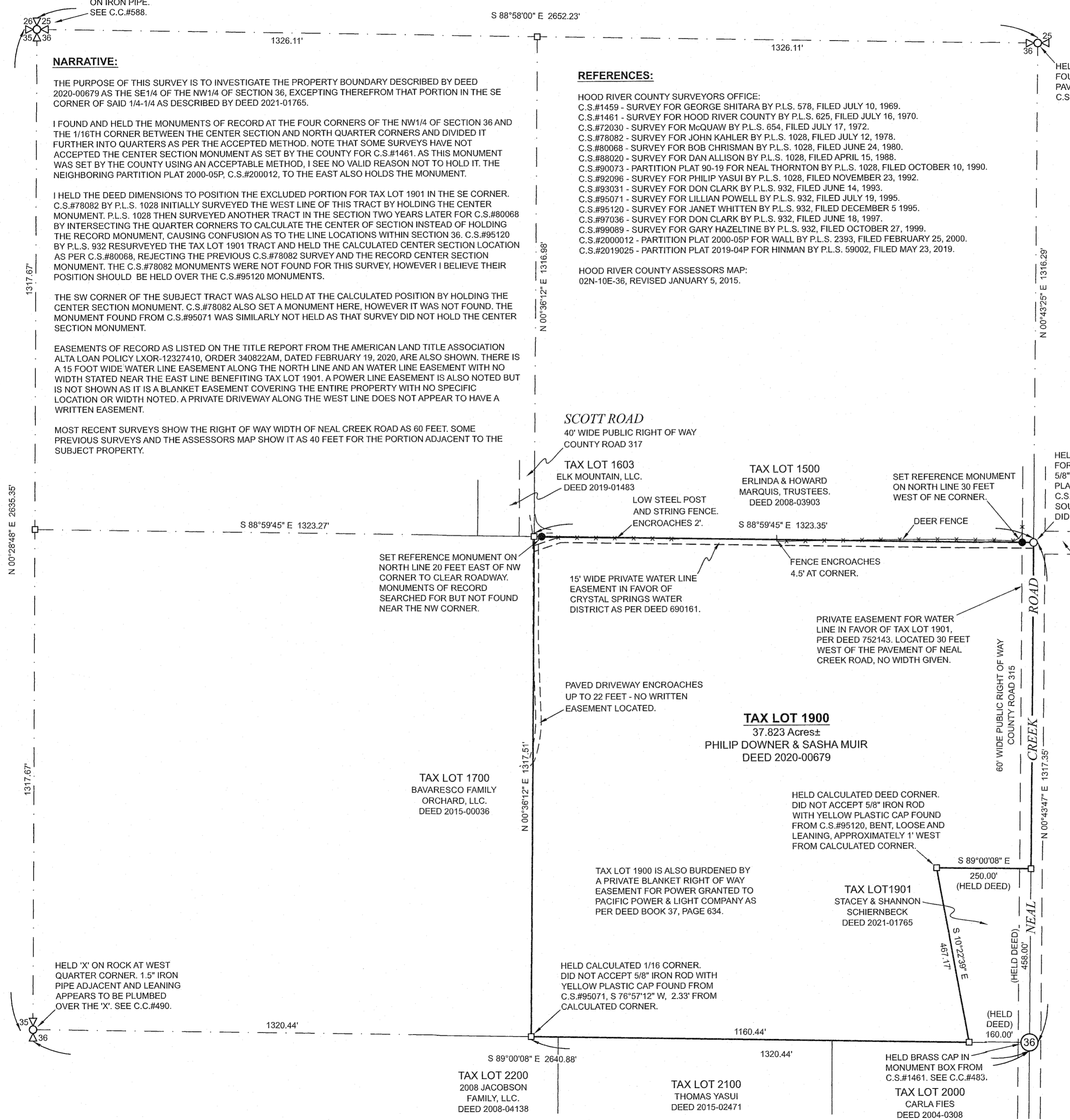
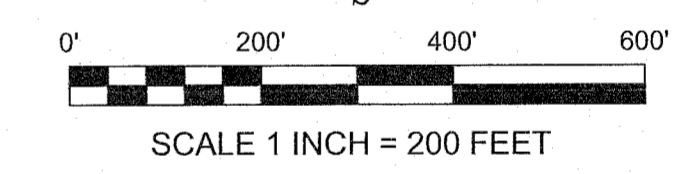
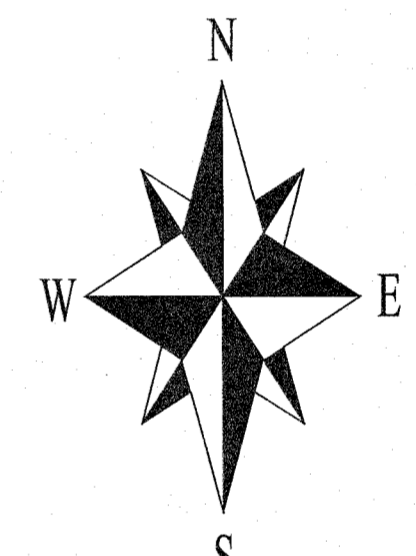
HOOD RIVER COUNTY ASSESSORS MAP:
 02N-10E-36, REVISED JANUARY 5, 2015.

SYMBOL LEGEND:

- SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" ON JUNE 12, 2021.
- FOUND MONUMENT AS NOTED.
- CALCULATED CORNER - NOT FOUND OR SET
- C.C. HOOD RIVER COUNTY GOVERNMENT CORNER CARD
- (XX.XX') DEED OR PREVIOUS SURVEY DIMENSION
- FENCE

BASIS OF BEARINGS:

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. GRID COORDINATE ZONE DISTANCES CLOSELY MATCH GROUND DISTANCES.



**RECORD OF SURVEY
 FOR PHILIP DOWNER & SASHA MUIR
 LOCATED IN THE SE 1/4 OF OF THE NW 1/4
 OF SECTION 36, TOWNSHIP 2 NORTH,
 RANGE 10 EAST W.M.
 TAX LOT 1900, 02N-10E-36
 HOOD RIVER COUNTY, OREGON.**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bradley J. Cross
 OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051

RENEWS: 12/31/2023

PROJECT NUMBER: 2021021.
 DATE OF DRAWING: JUNE 1, 2023.
 HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-36.

**COLUMBIA RIVER
 SURVEYING
 & MAPPING**

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