

NORTHWEST CORNER
SECTION 21
CALCULATED POSITION
AS PER CS 77021
SEE CC 481 AND CC 773

W 1/16 CORNER
FOUND 5/8" IRON ROD
AS PER CS 77021
ALSO FOUND AXLE EASTERLY 3.5' AS PER CC 510 (TIED MAY 1998)
S89°28'43"E 2676.35'

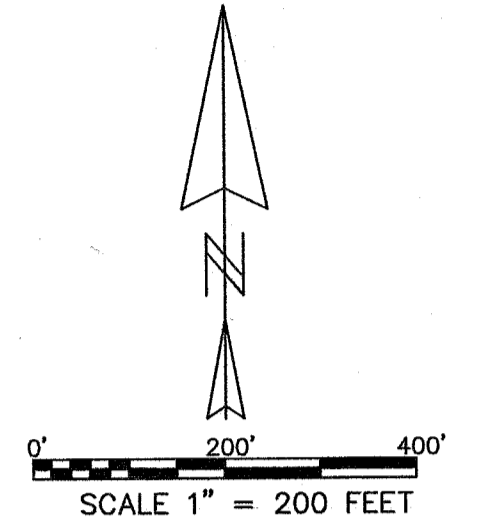
NORTH QUARTER CORNER
SECTION 21
FOUND BRASS CAP
IN MONUMENT CASE
SEE CC 509

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-23
NOVEMBER 13, 2023

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2023 041
FILED DATE: 11/14/2023
BY: *BD*

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N11°36'36"W | 19.52' |
| L2 | N78°04'49"E | 80.43' |
| L3 | S11°25'23"E | 37.93' |
| L4 | S88°59'26"E | 42.79' |
| L5 | S88°59'26"E | 82.29' |



BASIS OF BEARING:
BEARING BETWEEN MONUMENTS FOUND AT THE CENTER AND
NORTH QUARTER CORNERS OF SECTION 21.
OCS NORTH CENTRAL ZONE NAD 83 (2011) EPOCH 2010.00
CS 2001010 CITES THIS BEARING AS S01°07'06"E AS SHOWN.

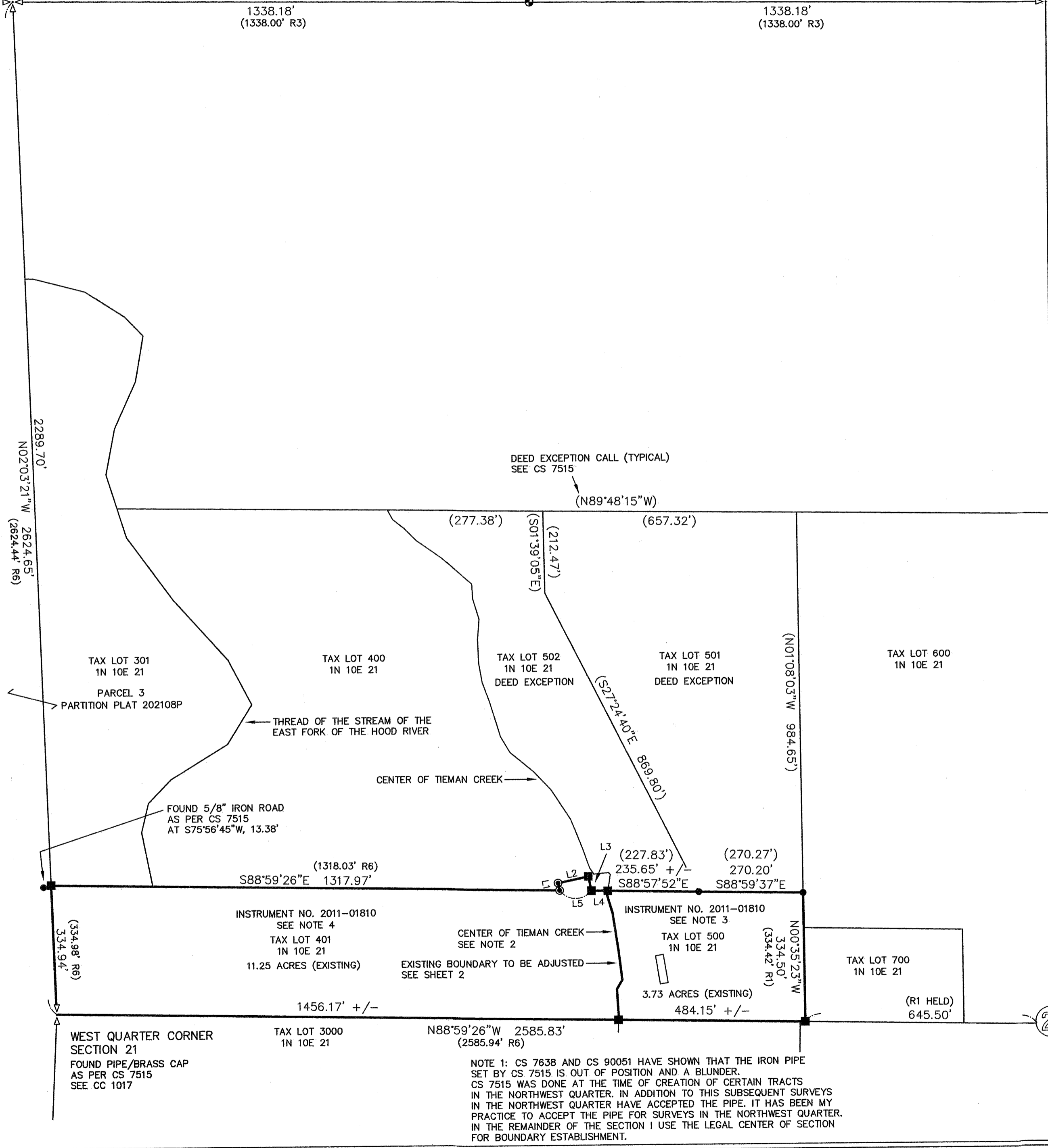
LEGEND

- FOUND 5/8" IRON ROD AS PER CS 77021
- FOUND 1/2" IRON ROD/YPC AS PER CS 2001010
- FOUND 5/8" IRON ROD AS PER CS 7515
- CALCULATED POSITION
- YPC YELLOW PLASTIC CAP
- CC HOOD RIVER COUNTY CORNER CARD
- (xxx) DEED OR RECORD DATA

NOTE 2: TIEMAN CREEK IS ALSO REFERRED TO AS A NAMELESS TRIBUTARY OF THE EAST FORK OF HOOD RIVER IN VARIOUS DEED DESCRIPTIONS.

NOTE 3: THE DESCRIPTION FOR TAX LOT 500 LACKS THE CALL FOR THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21 WHICH IS NECESSARY TO PROPERLY DESCRIBE THE TRACT. SEE MICROFILM NO. 690305.

NOTE 4: THE DESCRIPTION FOR TAX LOT 401 CONTAINS A REFERENCE TO DEED BOOK 75, PAGE 18. THE APPROPRIATE REFERENCE IS DEED BOOK 75, PAGE 16.



PROPERTY LINE ADJUSTMENT

LOCATED IN THE S 1/2, NW 1/4 OF SECTION 21
T1 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: JOHN AND KATHERINE MILLS FAMILY

CENTER QUARTER CORNER
SECTION 21
FOUND 3/4" IRON PIPE
AS PER CS 7515
SEE CC 862
LEGAL CENTER BEARS N86°55'15"W, 16.78'
SEE NOTE 1

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

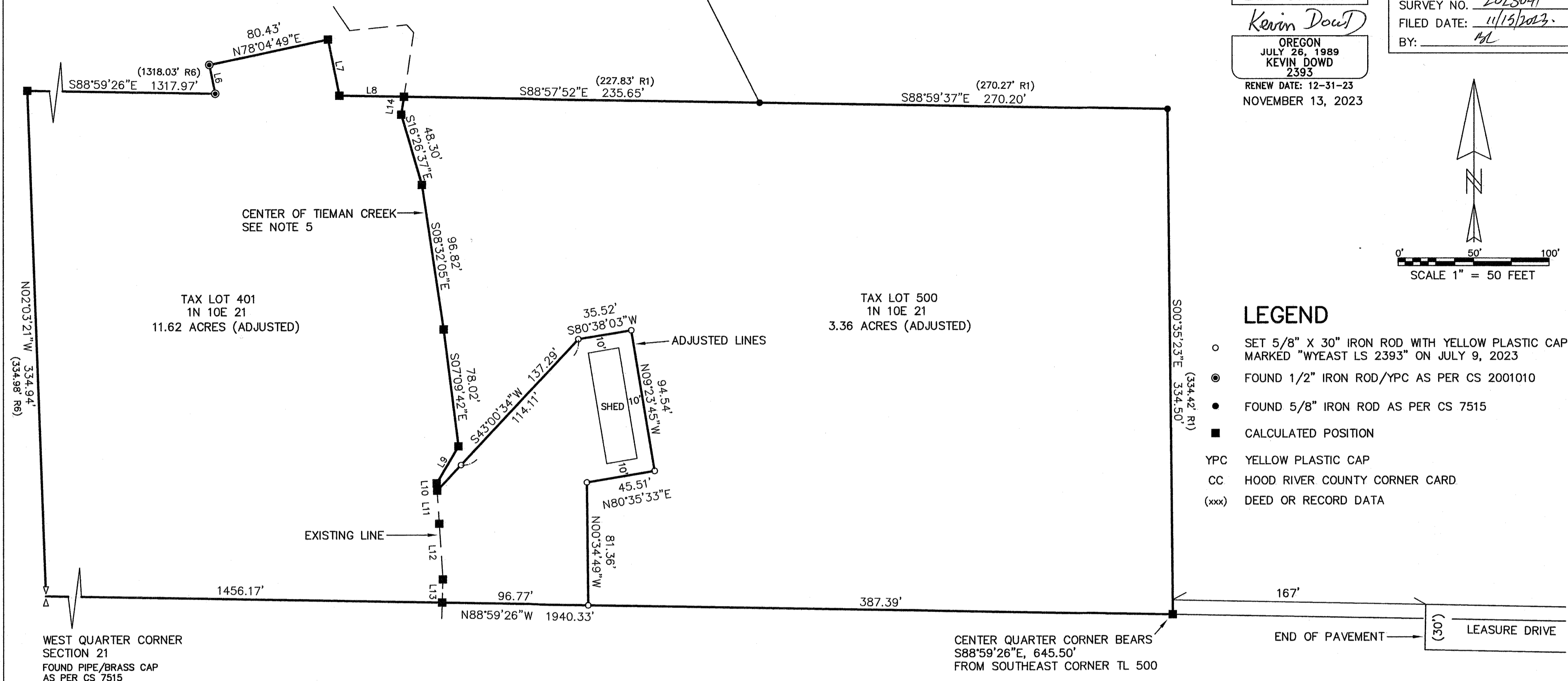
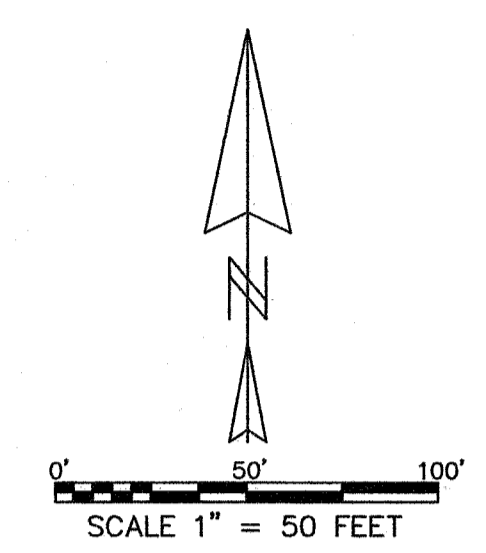
SHEET 1 OF 2

NOTE 1: CS 7638 AND CS 90051 HAVE SHOWN THAT THE IRON PIPE SET BY CS 7515 IS OUT OF POSITION AND A BLUNDER. CS 7515 WAS DONE AT THE TIME OF CREATION OF CERTAIN TRACTS IN THE NORTHWEST QUARTER. IN ADDITION TO THIS SUBSEQUENT SURVEYS IN THE NORTHWEST QUARTER HAVE ACCEPTED THE PIPE. IT HAS BEEN MY PRACTICE TO ACCEPT THE PIPE FOR SURVEYS IN THE NORTHWEST QUARTER. IN THE REMAINDER OF THE SECTION I USE THE LEGAL CENTER OF SECTION FOR BOUNDARY ESTABLISHMENT.

CS# 2023041

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-23
NOVEMBER 13, 2023

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2023041
FILED DATE: 11/15/2023
BY: *ML*



- LEGEND**
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON JULY 9, 2023
 - FOUND 1/2" IRON ROD/YPC AS PER CS 2001010
 - FOUND 5/8" IRON ROD AS PER CS 7515
 - CALCULATED POSITION
 - YPC YELLOW PLASTIC CAP
 - CC HOOD RIVER COUNTY CORNER CARD
 - (xxx) DEED OR RECORD DATA

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO FILE FOR RECORD AND TO MONUMENT THE ADJUSTED LINES OF A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOTS 401 AND 500 OF ASSESSOR'S MAP 1N 10E 21. BOTH TAX LOTS ARE UNDER THE SAME OWNERSHIP AND DESCRIBED IN INSTRUMENT NO. 2011-01810. TO ESTABLISH THE NORTHWEST QUARTER OF SECTION 21 I RECOVERED MONUMENTS AT THE WEST, CENTER AND NORTH QUARTER CORNERS AS SHOWN. I PROJECTED A LINE FROM THE NORTH QUARTER CORNER THROUGH THE IRON ROD FOUND AT THE W 1/16 CORNER TO ESTABLISH THE POSITION OF THE PIPE/BRASS CAP MONUMENTING THE NORTHWEST SECTION CORNER. I ESTABLISHED THE SOUTH LINE OF THE TWO TAX LOTS ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER. I ESTABLISHED THE WEST LINE OF TAX LOT 401 ALONG THE WEST LINE OF SAID NORTHWEST QUARTER. I ESTABLISHED THE SOUTHEAST CORNER OF TAX LOT 500 AT CS 7515 RECORD DISTANCE FROM THE CENTER QUARTER CORNER. I ACCEPTED THE CS 7515 IRON RODS FOR THE NORTHEAST CORNER AND NORTH LINE OF TAX LOT 500. I ESTABLISHED THE EAST PORTION OF THE NORTH LINES OF TAX LOT 401 AS PER CS 2001010. I ESTABLISHED THE NORTHWEST CORNER OF TAX LOT 401 BY PROJECTING A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER FROM THE FOUND CS 2001010 IRON ROD TO THE WEST LINE OF THE NORTHWEST QUARTER. THE COMMON LINE BETWEEN THE TWO TRACTS IS DEFINED BY THE CENTER OF TIEMAN CREEK. THE ADJUSTED LINES WERE ESTABLISHED AS PER CLIENT INSTRUCTION SO AS TO INCLUDE AN EXISTING SHED WITHIN THE BOUNDARIES OF TAX LOT 401. A DOCUMENT CONTAINING THE PROPERTY LINE ADJUSTMENT APPLICATION AND ADJUSTED TRACT DESCRIPTIONS WAS RECORDED OCTOBER 27, 2023 AS INSTRUMENT NO. 2023-02155.

REFERENCES

- R1) CS 7515, SURVEY BY ERLING T. SOLI LS 713 FOR JOHN A. MILLS, FILED MARCH 26, 1975
- R2) CS 7638, SURVEY BY DANNY L. CRON LS 1028 FOR PHIL JENSON, FILED SEPTEMBER 8, 1976
- R3) CS 77021, SURVEY BY LARRY D. BISHOP LS 896 FOR LARRY LARSEN, FILED MARCH 7, 1977
- R4) CS 85005, SURVEY BY WILLIAM J. FROST LS 1971 FOR PATRICK C. MARICK, FILED FEBRUARY 19, 1985
- R5) CS 90051, SURVEY BY DANNY L. CRON LS 1028 FOR PAUL GERHARDT, FILED JULY 6, 1990
- R6) CS 2001010, PROPERTY LINE ADJUSTMENT SURVEY BY KEVIN DOWD LS 2393 FOR MILLS AND PERRON, FILED FEBRUARY 9, 2001
- R7) CS 2001040, PROPERTY LINE ADJUSTMENT SURVEY BY KEVIN DOWD LS 2393 FOR DUANE PERRON, FILED JUNE 7, 2001
- R8) CS 2001073, SURVEY BY ANTHONY C. KLEIN LS 932 FOR KURT SCHNEIDER, FILED SEPTEMBER 19, 2001
- R9) CS 2021044, PARTITION PLAT 202108P SURVEY BY ERIK M. CARLSON LS 72306 FOR PERRON FAMILY FARM, LLC, FILED DECEMBER 2, 2021

NOTE 5: THE EXISTING BOUNDARY IS DEFINED AS THE CENTER OF THE CREEK. THE BEARINGS AND DISTANCES PROVIDED ARE FOR INFORMATION ONLY.

AREA TABLE

| | |
|-----------------------|-------------|
| EXISTING TAX LOT 401: | 11.25 ACRES |
| ADJUSTED TAX LOT 401: | 11.62 ACRES |
| EXISTING TAX LOT 500: | 3.73 ACRES |
| ADJUSTED TAX LOT 500: | 3.36 ACRES |

LEASURE DRIVE (LEASURE ROAD) WAS INCLUDED IN THE COUNTY BOARD OF COMMISSIONER'S RESOLUTION NO. 59 DATED NOVEMBER 25, 1970. THE RESOLUTION ADDRESSES CERTAIN ROADS THAT LACK FORMAL ACCEPTANCE IN THE COUNTY RECORDS BUT HAVE BEEN USED BY THE PUBLIC AND MAINTAINED BY THE COUNTY FOR A PERIOD IN EXCESS OF TEN YEARS. THE RESOLUTION DECLARES SUCH ROADS TO BE COUNTY ROADS. THE ASSESSOR'S MAP DEPICTS LEASURE ROAD EXTENDING WEST.

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L6 | N11°36'36"W | 19.52' |
| L7 | S11°25'23"E | 37.93' |
| L8 | S88°59'26"E | 42.79' |
| L9 | S30°25'58"W | 28.48' |
| L10 | S03°37'53"E | 4.83' |
| L11 | S03°37'53"E | 21.89' |
| L12 | S03°40'18"E | 37.08' |
| L13 | S01°42'40"W | 15.35' |
| L14 | S08°39'01"W | 12.05' |

PROPERTY LINE ADJUSTMENT

LOCATED IN THE S 1/2, NW 1/4 OF SECTION 21
T1 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: JOHN AND KATHERINE MILLS FAMILY

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