

HOOD RIVER COUNTY SURVEYOR'S OFFICE

Survey No. 2024013

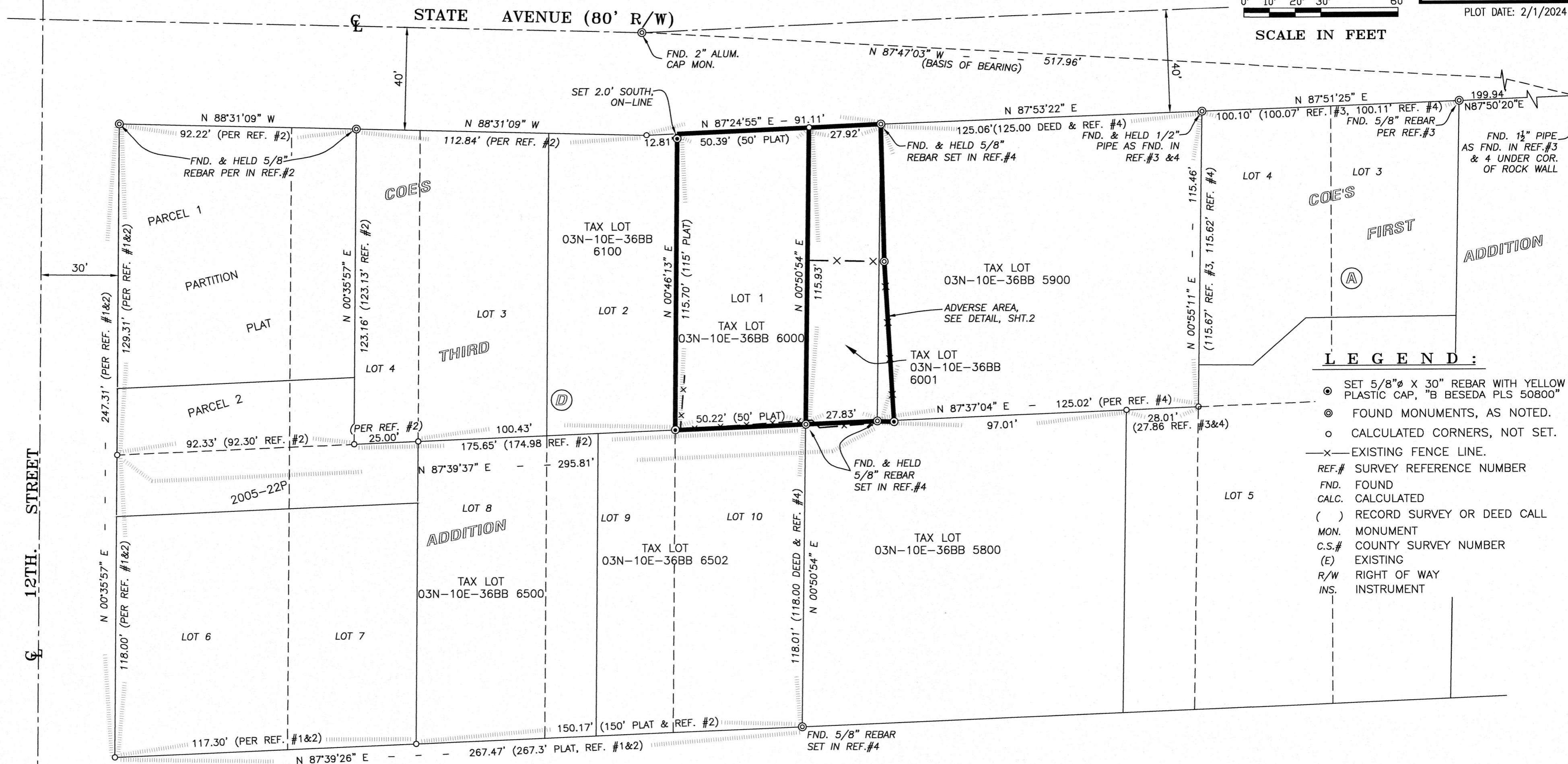
Filed 2/2/2024

By RL

PLOT DATE: 2/1/2024



0' 10' 20' 30' 60'
SCALE IN FEET



- LEGEND:**
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 50800"
 - ⊙ FOUND MONUMENTS, AS NOTED.
 - CALCULATED CORNERS, NOT SET.
 - - - 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
 - INS. INSTRUMENT

NOTES:

1. BASIS OF BEARING: BEARINGS ARE OREGON COORDINATE REFERENCE SYSTEM, COLUMBIA RIVER EAST ZONE BY G.P.S. OBSERVATION BETWEEN CENTERLINE MONUMENT AND 1-1/2" PIPE AT NORTHEAST CORNER BLOCK 1, "SOUTH WAUCOMA" AS SHOWN.
2. MONUMENTATION SHOWN HEREON WAS COMPLETED ON MARCH 6, 2023
3. THE SUBJECT PROPERTY IS VESTED IN GREG WALDREF BY GRANT DEED RECORDED AT DOCUMENT #2011-00832, RECORDS OF HOOD RIVER COUNTY.
4. AREA OF GENERAL JUDGEMENT QUIETING TITLE IS PER HOOD RIVER COUNTY CIRCUIT COURT CASE NO. 21CV10495, RECORDED AS INSTRUMENT NO. 2023-01460.

02/01/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/2025

Date	No.	Revisions	By	App.
SURVEY FOR GREG WALDREF TAX LOTS 03N-10E-36BB 6000 & 6001 IN LOT 1, BLOCK D, COE'S THIRD ADDITION AND IN SW1/4 SW1/4, SECTION 25, TWP.3 N., RANGE 10 E. W.M. CITY OF HOOD RIVER, 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
B.R.H.	B.B.B.		02/01/2024	1"=30'
Drawn	Drawing Number	Work Order No.	Sheet	
S.D.H.	16303	16303	1 of 2	

CS# 2024 013

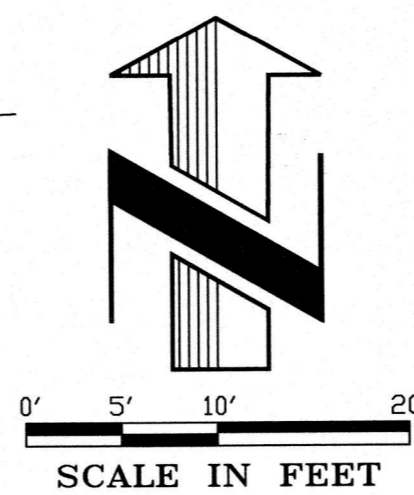
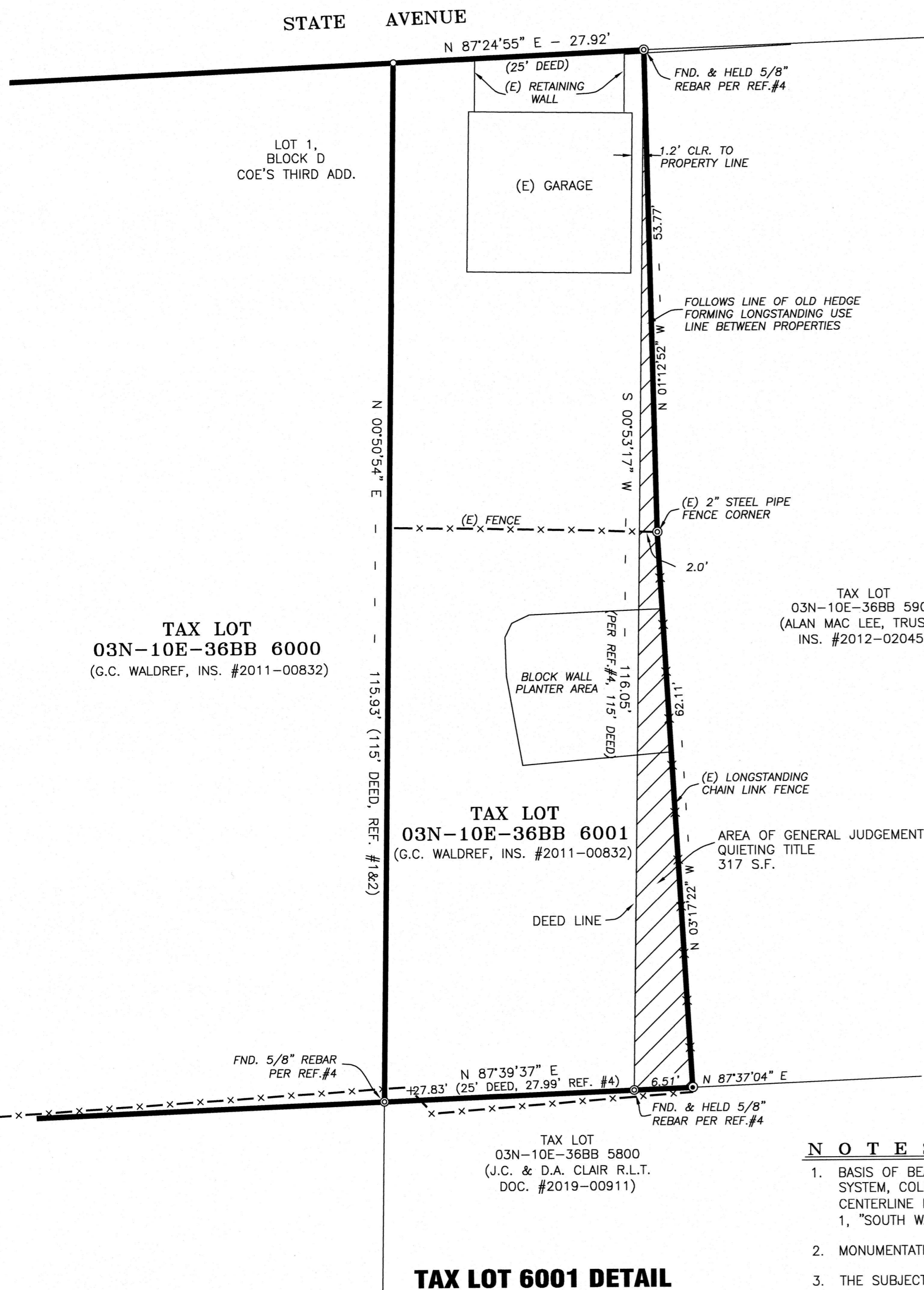
**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

Survey No. 204013

Filed 2/2/2024

By BC

PLOT DATE: 2/1/2024



REFERENCES:

- 1) SURVEY FOR CHARLEY & SALLY LAVENTURE BY TERRA SURVEYING APRIL 1988, C.S. #88025
- 2) PARTITION PLAT 2005-22P FOR DICK VANVOAST BY KLEIN & ASSOC. RECORDED SEPTEMBER 22, 2005 C.S. #2005 076
- 3) BOUNDARY SURVEY FOR BEN SEAGRAVES BY COLUMBIA RIVER SURVEYING & MAPPING FILED MAY 26, 2010 C.S. #2010 021
- 4) BOUNDARY SURVEY FOR JAMES CLAIR R.L.T. ET. AL BY KLEIN & ASSOC. INC. FILED APRIL 7, 2021 C.S. #2021 013
- 5) COE'S ADDITION TO THE CITY OF HOOD RIVER RECORDED APRIL 24, 1902 C.S. #1669
- 6) PLAT OF COE'S FIRST, SECOND AND THIRD ADDITIONS TO THE CITY OF HOOD RIVER RECORDED APRIL 15, 1904

LEGEND:

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- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- x- EXISTING FENCE LINE.
- REF.# SURVEY REFERENCE NUMBER
- FND. FOUND
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- () RECORD SURVEY OR DEED CALL
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- C.S.# COUNTY SURVEY NUMBER
- (E) EXISTING
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NOTES:

1. BASIS OF BEARING: BEARINGS ARE OREGON COORDINATE REFERENCE SYSTEM, COLUMBIA RIVER EAST ZONE BY G.P.S. OBSERVATION BETWEEN CENTERLINE MONUMENT AND 1/2" PIPE AT NORTHEAST CORNER BLOCK 1, "SOUTH WAUCOMA" AS SHOWN.
2. MONUMENTATION SHOWN HEREON WAS COMPLETED ON MARCH 6, 2023
3. THE SUBJECT PROPERTY IS VESTED IN GREG WALDREF BY GRANT DEED RECORDED AT DOCUMENT #2011-00832, RECORDS OF HOOD RIVER COUNTY.
4. AREA OF GENERAL JUDGEMENT QUIETING TITLE IS PER HOOD RIVER COUNTY CIRCUIT COURT CASE NO. 21CV10495, RECORDED AS INSTRUMENT NO. 2023-01460.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND MONUMENT THE EXTERIOR BOUNDARY OF TAX LOTS 03N-10E-36BB 6000 AND 6001 AND TO MONUMENT THE EXTENT OF AN ADVERSE AREA CONSISTENT WITH A GENERAL JUDGMENT QUIETING TITLE ISSUED BY THE HOOD RIVER COUNTY CIRCUIT COURT. THE SUBJECT PROPERTIES LIE IN BLOCK "D" OF COE'S THIRD ADDITION AND ADJOINING METES AND BOUNDS PROPERTY IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 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 CURRENT AND HISTORIC DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES. NO PATENT OR LATENT AMBIGUITIES WERE NOTED WITHIN THE DEED DESCRIPTIONS DURING THE COURSE OF THIS SURVEY. RESEARCH WAS ALSO MADE TO OBTAIN COPIES OF PRIOR SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES.

IN THE FIELD FOR THIS SURVEY, MONUMENTS WERE FOUND PER REFERENCE #4 ON THE EAST LINE OF THE SUBJECT PROPERTY AND THE EAST LINE OF LOT 10 IN BLOCK "D", COE'S THIRD ADDITION. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND WERE HELD AS FOUND. ADDITIONAL EXISTING MONUMENTATION WAS LOCATED TO THE EAST OF THE SUBJECT PROPERTY ALONG THE SOUTH LINE OF STATE AVENUE. INDEPENDENT CALCULATIONS OF THE REFERENCE #4 MONUMENT LOCATIONS WERE MADE TO FURTHER VERIFY THEIR POSITION. WERE THE REFERENCE #4 MONUMENTS NOT IN PLACE, THIS SURVEY WOULD MONUMENT THE IDENTICAL LOCATIONS.

ALSO IN THE FIELD FOR THIS SURVEY, MONUMENTS WERE LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF PARCEL 1 OF PARTITION PLAT 2005-22P (REFERENCE #2). THE NORTHWEST CORNER OF PARCEL 1 IS ALSO THE NORTHWEST CORNER OF BLOCK "D". THE SOUTHWEST CORNER OF BLOCK "D" WAS CALCULATED CONSISTENT WITH REFERENCES #1 AND #2. THE ANGLE POINT IN THE NORTH LINE OF BLOCK "D" WAS CALCULATED PER REFERENCE #2. THESE POSITIONS, ALONG WITH THE FOUND REFERENCE #4 MONUMENTS, FORMED THE PERIMETER OF BLOCK "D". THE INTERVENING LOT LINES WERE CALCULATED BY PRORATED DIMENSIONS AGAINST THE EAST LINE OF PARTITION PLAT 2005-22P. RESULTANT DIMENSIONS WERE FOUND TO CLOSELY MATCH RECORD PLAT. TAX LOT 6000 IS LOT 1 IN BLOCK "D" AND TAX LOT 6001 IS A METES AND BOUNDS TRACT LYING BETWEEN LOT 1 AND ADJOINING TAX LOT 5900. DESCRIPTION FOR TAX LOT 6001 CALLS TO TAX LOT 5900. RESOLVED EAST-WEST WIDTH FOR THIS TRACT IS CLOSE TO 2 FEET LONG TO THE DEED CALL OF 25 FEET. RESOLVED DIMENSIONS FOR LOT 1 AND THE METES AND BOUNDS TRACT ARE SHOWN ON THE SURVEY.

IN THE COURSE OF AN ON-SITE MEETING WITH THE ATTORNEY REPRESENTING THE PROPERTY OWNER, AN ADVERSE AREA ON THE EAST SIDE OF TAX LOT 6001 WAS MAPPED. THIS ADVERSE AREA IS CONSISTENT WITH THE AREA WITHIN THE GENERAL JUDGMENT QUIETING TITLE PER HOOD RIVER COUNTY CIRCUIT COURT CASE NO. 21CV10495. THE ADVERSE AREA AS WELL AS THE REMAINING EXTERIOR CORNERS OF THE SUBJECT PROPERTY WERE MONUMENTED AS SHOWN. THE SURVEY SHOWS THE LOCATION OF THE EXISTING STRUCTURAL IMPROVEMENTS ON THE SUBJECT PROPERTY.

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

02/01/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 1999
BENJAMIN B. BESEDA 50800

EXPIRES: 12/31/2025

Date	No.	Revisions	By	App.
SURVEY FOR GREG WALDREF				
TAX LOTS 03N-10E-36BB 6000 & 6001 IN LOT 1, BLOCK D, COE'S THIRD ADDITION AND IN SW1/4 SW1/4, SECTION 25, TWP.3 N., RANGE 10 E. W.M. CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS 3775 CRATES WAY THE DALLES, OREGON 97058 PH. 541-296-9177 FAX 541-296-6657				
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Drawn	Drawing Number	Work Order No.	Sheet	
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CS# 2004 013.