



SCALE 1 INCH = 100 FEET

BASIS OF BEARINGS:

STATE PLANE COORDINATES, OREGON NORTH ZONE 3601, N.A.D.83(2011) EPOCH 2010.00 BETWEEN THE MONUMENTS FOUND AT THE WEST 1/4 CORNER OF SECTION 5 AND THE SE CORNER OF THE SUBJECT PROPERTY.

SYMBOL LEGEND:

- CALCULATED CORNER - NOT FOUND OR SET
- FOUND MONUMENT OF RECORD AS NOTED.
- (50.00') DEED OR PREVIOUS SURVEY DISTANCE AS NOTED

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00'	55.84'	56.82'	S 08°31'54" W	4°34'14"
C2	1000.00'	67.75'	67.73'	S 04°18'21" W	3°52'54"
C3	440.00'	177.39'	176.19'	S 13°54'53" W	23°05'57"
C4	800.00'	85.50'	85.46'	S 28°31'33" W	6°07'24"
C5	800.00'	136.37'	136.20'	N 26°42'15" E	9°48'00"
C6	600.00'	53.23'	53.21'	N 24°21'45" E	5°04'58"
C7	1000.00'	99.08'	99.05'	N 29°27'21" E	5°06'14"
C8	400.00'	74.74'	74.63'	N 37°21'38" E	10°42'20"
C9	600.00'	84.80'	84.73'	S 38°39'52" W	8°05'52"
C10	155.00'	50.30'	50.08'	S 43°54'44" W	18°35'37"
C11	85.00'	53.85'	52.95'	S 71°21'30" W	36°17'54"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 10°49'01" E	13.49'
L2	N 06°14'47" E	209.20'
L3	N 02°21'54" E	86.10'
L4	N 25°27'51" E	28.71'
L5	N 31°35'16" E	56.61'
L6	N 21°49'15" E	41.09'
L7	N 26°54'14" E	126.80'
L8	N 32°00'28" E	195.47'
L9	N 42°42'48" E	28.06'
L10	N 34°36'56" E	68.65'

REFERENCES:

HOOD RIVER COUNTY SURVEYOR OFFICE:
 C.C.#991- PLSS CORNER CARD FOR THE WEST QUARTER CORNER OF SECTION 5, DATED OCTOBER 1985.
 C.S.#1713 - SURVEY OF THE LIVINGSTONE TRACT FOR HOOD RIVER LAND AND APPLE COMPANY BY P.M. HALL-LEWIS, WASCO COUNTY DEPUTY SURVEYOR, DATED JUNE 9, 1908.
 C.S.#78035 - SURVEY FOR HAROLD HOOVER BY BISHOP SURVEYING P.L.S. 896, FILED MARCH 28, 1978.
 C.S.#84060 - SURVEY FOR PALLADEAN LAND COMPANY BY D.L.C. SURVEYING, P.L.S. 1028, FILED OCTOBER 12, 1984.
 C.S.#95031 - SURVEY FOR JOHN PIATT BY D.L.C. SURVEYING, P.L.S. 1028, FILED MAY 9, 1995.
 C.S.#2008014 - PARTITION PLAT 200802P FOR DOG HILL ORCHARDS BY TENNESON ENGINEERING, P.L.S. 2786, FILED MARCH 12, 2008.
 C.S.#2022022 - SURVEY FOR THE U.S. FOREST SERVICE BY MINISTER-GLAESER, P.L.S. 2830, FILED APRIL 20, 2022.

HOOD RIVER COUNTY ASSESSORS MAP:
 2N-10E-05, REVISED FEBRUARY 21, 2013.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE PROPERTY DESCRIBED BY WARRANTY DEED 2005-2091, CONVEYED TO DONALD & LORINDA HOFFMAN AS TRUSTEES OF THE DONALD & LORINDA HOFFMAN FAMILY LIVING TRUST DATED NOVEMBER 23, 2004, RECORDED APRIL 26, 2005, HOOD RIVER COUNTY DEED RECORDS.

THE PROPERTY IS DESCRIBED AS THAT PORTION OF THE NW1/4 AND THE WEST 100 FEET OF THE NE1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHEASTERLY OF RIORDAN HILL ROAD.

THE EASTERLY LINE WAS ORIGINALLY MONUMENTED BY C.S.#95031. I FOUND THE MONUMENT FROM THAT SURVEY AT THE SOUTHEAST CORNER OF THE PROPERTY. C.S.#2008014, PARTITION PLAT 200802P OF THE PROPERTY TO THE EAST FOUND AND HELD THE SAME SOUTHEASTERLY CORNER BUT DID NOT FIND THE NORTHEASTERLY CORNER. A MONUMENT WAS SET ON LINE NEAR THE NORTHEAST CORNER BY C.S.#2008014, WHICH I FOUND AND HELD.

FOR THE SOUTHERLY LINE I HELD THE WEST 1/4 CORNER MONUMENT OF SECTION 5 AND THE ABOVE MENTIONED SOUTHEAST CORNER.

THE WESTERLY AND NORTHWESTERLY LINE IS RIORDAN HILL DRIVE, WITH TITLE EXTENDING TO THE CENTER OF THE PUBLIC RIGHT OF WAY.

RIORDAN HILL DRIVE WAS CREATED AS A 40 FOOT WIDE PUBLIC ROAD ON NOVEMBER 11, 1892, DEDICATED AS REFERENCED IN COMMISSION JOURNAL A, PAGES 78 & 79. THE SURVEYED LOCATION OF THE ROAD WAS DETERMINED TO NOT BE IN THE BEST INTERESTS OF THE LOCAL LANDOWNERS AND IT WAS ORDERED TO BE CONSTRUCTED IN A DIFFERENT LOCATION. THE EXACT LOCATION FROM THAT POINT ON IS NOT CLEAR. IT IS CLEAR THAT THE ROAD WAS TO EXTEND AT LEAST AS FAR AS THE EAST-WEST CENTER SECTION LINE OF SECTION 5. THE HOOD RIVER COUNTY ROAD FILE AVAILABLE FOR REVIEW IN THE COUNTY PUBLIC WORKS OFFICES NOTES THAT THE ROAD IS CONSIDERED PUBLIC ROAD AND HAS BEEN IN THE SAME LOCATION SINCE AT LEAST THE 1970'S. COUNTY MAINTENANCE OF THE ROAD EXTENDS ONLY AS FAR AS THE EAST-WEST CENTER SECTION LINE.

THE RIGHT OF WAY LOCATION IS SHOWN BY CREATING A GEOMETRIC BEST FIT LINE OF THE AS CONSTRUCTED ROADWAY. THIS IS A TYPICAL AND SIMILAR METHOD AS USED FOR PARTITION PLAT 200802P TO THE EAST. I TIED INTO THE RADIUS AND CENTER LINE POINT ON THE EAST LINE AS PER PARTITION PLAT 200802P AS IT FIT THE AS CONSTRUCTED ROADWAY WELL.

HOOD RIVER COUNTY PLANNING FILE 83-87 RECORDED AS DOCUMENT 830942 CREATED THE SUBJECT TRACT IN ITS CURRENT CONFIGURATION IN 1983. THE PLANNING DOCUMENT NOTES AN AREA OF 19.40 ACRES FOR THE PROPERTY. THIS AREA APPEARS TO HAVE BEEN CALCULATED BASED OFF AN OLD ASSESSORS MAP AND WITHOUT THE AID OF A SURVEY ON THE GROUND. THE CURRENT ASSESSORS MAP NOTES AN AREA OF 14.54 ACRES AND THE COUNTY G.I.S. NOTES AN AREA OF 15.38 ACRES. BOTH OF THESE AREAS ARE MORE CONSISTENT WITH THE 15.89 ACRES RESULTING FROM THIS SURVEY.

EASEMENTS AND DEED RESTRICTIONS:

COLUMBIA GORGE TITLE PRELIMINARY TITLE REPORT ORDER No. 24-70, DATED APRIL 10, 2024 NOTES THE EASEMENTS AND DEED RESTRICTION:

SPECIAL EXCEPTION 10 - THE PORTION OF THE SUBJECT PROPERTY IN THE NW1/4 & THE SW1/4 OF THE NE1/4 OF SECTION 5 IS SUBJECT TO A BLANKET UTILITY EASEMENT WITH NO WIDTH STATED GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED DECEMBER 11, 1941 IN DEED BOOK 29, PAGE 163, HOOD RIVER COUNTY DEED RECORDS.

SPECIAL EXCEPTION 11 - THE PORTION OF THE SUBJECT PROPERTY IN THE SOUTH HALF OF THE NE1/4 OF SECTION 5 IS SUBJECT TO A BLANKET UTILITY EASEMENT WITH NO WIDTH STATED GRANTED TO PACIFIC POWER AND LIGHT COMPANY RECORDED DECEMBER 24, 1947 IN DEED BOOK 36, PAGE 386, HOOD RIVER COUNTY DEED RECORDS.

SPECIAL EXCEPTION 12 - THE PROPERTY IS SUBJECT TO THE DECLARATION OF DEED RESTRICTIONS RECORDED JUNE 1, 1983, AS INSTRUMENT 830953, HOOD RIVER COUNTY DEED RECORDS. DECLARES THAT THE PROPERTY BEING LOCATED IN A FOREST ZONE MAY BE SUBJECT TO ACCEPTED TIMBER PRACTICES FOR THE OPERATION OF A COMMERCIAL FOREST.

TAX LOT 102
 C. GILBERT FAMILY
 PROPERTIES
 DEED 2003-7575

40' WIDE PUBLIC RIGHT OF
 WAY FOR RIORDAN HILL DRIVE
 LOCATED BY FIELD TIES TO
 TRAVELED CENTERLINE

TAX LOT 104
 15.887 Acres±
 DONALD & LORINDA HOFFMAN
 TRUSTEES
 DEED 2005-2091
 (DOES NOT INCLUDE 0.811 ACRES
 IN PUBLIC RIGHT OF WAY)

TAX LOT 100
 PARCEL 2
 PARTITION PLAT 200802P
 JAMES MICHAEL MURPHY
 & CYNTHIA MILLS
 DEED 2023-00444

CALCULATED
 CENTER OF SECTION
 5 AS PER C.S.#95031.

HELD 1/2" IRON ROD
 WITH YELLOW PLASTIC
 CAP INSCRIBED "LS
 1028" FROM C.S.#95031.

HOOD RIVER COUNTY 3" BRASS CAP
 ON IRON PIPE HELD FOR THE WEST
 QUARTER CORNER OF SECTION 5 AS
 PER COUNTY CORNER CARD #991

N 88°45'02" W 2749.92'
 (2749.20' PER C.S.#95031)
 BASIS OF BEARINGS

567.23'
TAX LOT 301
 HOOD RIVER CHERRY COMPANY
 DEED 2008-01165

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

RENEWS: 12/31/2025

PROJECT NUMBER: 2024006.
 DATE OF DRAWING: APRIL 16, 2024.
 HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-05.

**COLUMBIA RIVER
 SURVEYING
 & MAPPING**

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