

PLAT OF  
**LILAC VILLAGE SUBDIVISION**  
NW 1/4 SECTION 7, T. 2N., R. 8E., W.M.  
CASCADE LOCKS, HOOD RIVER COUNTY, STATE OF OREGON  
2N 8E 7B TAX LOT 2700

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

SURVEY NO. 2025031  
FILED 7/30/2025  
BY h

**RECORDING INFORMATION**

RECORDING NUMBER: 2025-1603  
INSTRUMENT RECEIVED ON THE 28<sup>th</sup> DAY  
OF July, 2025, AT 11:19 PM AM  
Shirley MacCallan  
HOOD RIVER COUNTY CLERK

**DECLARATION AND DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, TERRY RYAN AS THE OWNER, HAVE CAUSED THE LANDS HEREIN DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE TO BE SURVEYED AND PLATTED INTO AS THE "LILAC VILLAGE SUBDIVISION" AND DO HEREBY DECLARE THE ANNEXED MAP OF THE "LILAC VILLAGE SUBDIVISION" TO BE A TRUE AND ACCURATE PLAT THEREOF; I, HAVE CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92; ALL LOT DIMENSIONS ARE SHOWN AND EASEMENT WIDTHS ARE SHOWN.

THEREIN SET FORTH, WE DO HEREBY DEDICATE TO THE PUBLIC, A 12.50 FOOT STRIP OF LAND ALONG WITH A VARIED WIDTH AREA FOR ROAD PURPOSES ON THE WESTERLY RIGHT-OF-WAY OF JACKSON ROBERTS ROAD AND THE SOUTHWESTERLY INTERSECTION OF JACKSON ROBERTS ROAD AND FOREST LANE, ALONG WITH THE PRIVATE EASEMENTS AND PUBLIC AND UTILITY EASEMENTS FOR THEIR STATED PURPOSES.

Terry Ryan  
TERRY RYAN  
OWNER  
5/21/2025  
DATE

**ACKNOWLEDGMENTS:**

BE IT REMEMBERED, THAT ON THIS 21 DAY OF May, 2025, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON PERSONALLY APPEARED TERRY RYAN, KNOW TO ME PERSONALLY, AND BEING FIRST DULY SWORN, SAID THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

Roxann Cochran  
NOTARY SIGNATURE  
Roxann Cochran  
NOTARY PUBLIC-NAME  
STATE OF Oregon  
COUNTY OF Hood River  
COMMISSION NO. 1045834  
MY COMMISSION EXPIRES February 29, 2028

**CONSENT AFFIDAVIT**

A DEED OF TRUST RECORDED IN INSTRUMENT NO. 2025-00630 SHOWS THE FOLLOWING TRUSTEES HAVE A VESTED INTEREST IN THE PROPERTY. SAID TRUSTEES HAVE RECORDED SUBDIVISION PLAT CONSENT AFFIDAVITS, AS NOTED BELOW:

MARIE WEGRICH, 3.636% UNDIVIDED INTEREST  
HOOD RIVER COUNTY INSTRUMENT NO. 2025-00767

ANGELA C. HUSTER, 3.636% UNDIVIDED INTEREST  
HOOD RIVER COUNTY INSTRUMENT NO. 2025-00768

ALAN AND ANN HUSTER, TRUSTEES OF THE ALAN AND ANN HUSTER TRUST, DATED NOVEMBER 17, 2011, 16.364% UNDIVIDED INTEREST  
HOOD RIVER COUNTY INSTRUMENT NO. 2025-00769

AWHR, LLC, 53.637% UNDIVIDED INTEREST  
HOOD RIVER COUNTY INSTRUMENT NO. 2025-00770

BARBARA A. KRAEMER, TRUSTEE OF THE BARBARA A. KRAEMER REVOCABLE TRUST, 22.727% UNDIVIDED INTEREST  
HOOD RIVER COUNTY INSTRUMENT NO. 2025-00771

**NEW EASEMENTS CREATED BY THIS PLAT**

- 1) A 20.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS GRANTED TO ALL PUBLIC UTILITIES AS SHOWN.
- 2) A VARIED WIDTH PRIVATE ROAD AND PUBLIC UTILITY EASEMENT IS GRANTED AS SHOWN.  
THE PRIVATE ROAD IS GRANTED TO LOTS 1-3 OF THIS PLAT.  
THE PUBLIC UTILITY EASEMENT IS FOR ALL PUBLIC UTILITIES.
- 3) A VARIED WIDTH PRIVATE ROAD AND PUBLIC UTILITY EASEMENT IS GRANTED AS SHOWN.  
THE PRIVATE ROAD IS GRANTED TO LOTS 1-3 OF THIS PLAT.  
THE PUBLIC UTILITY EASEMENT IS FOR ALL PUBLIC UTILITIES.
- 4) A VARIED WIDTH PRIVATE ROAD AND PUBLIC UTILITY EASEMENT IS GRANTED AS SHOWN.  
THE PRIVATE ROAD IS GRANTED TO LOTS 4-6 OF THIS PLAT.  
THE PUBLIC UTILITY EASEMENT IS FOR ALL PUBLIC UTILITIES.
- 5) A PRIVATE STORM WATER DETENTION POND EASEMENT IS GRANTED FOR LILAC LANE STORM WATER AS SHOWN FOR STORM WATER DETENTION.

**COVENANTS, CONDITIONS AND RESTRICTIONS**

A PRIVATE ROAD IMPROVEMENT AND MAINTENANCE COVENANT FOR LILAC LANE HAS BEEN RECORDED AS

DOCUMENT NO. 2024-01235, HOOD RIVER COUNTY DEED RECORDS.

**CERTIFICATE OF POST MONUMENTATION**

IN ACCORDANCE WITH ORS 92.060(5), ORS 92.070 (2), AND ORS 92.065 (1-4) MONUMENTS WITHIN THIS LILAC LANE SUBDIVISION WILL BE MONUMENTED AFTER THE CONSTRUCTION IS COMPLETE OR WITHIN 1 YEAR OF THE DATE THE SUBDIVISION IS FILED.

Leónides J. Sandoval  
LEONIDES J. SANDOVAL, P.L.S. 58608  
5-20-2025  
DATE

**CITY OF CASCADE LOCKS APPROVALS**

THE PLAT OF LILAC VILLAGE SUBDIVISION DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 4 DAY OF June, 2025

Edith P. Hodge P.E. CMT  
PUBLIC WORKS DIRECTOR  
CITY OF CASCADE LOCKS

John  
ADMINISTRATOR  
CITY OF CASCADE LOCKS

**SHEET INDEX**

- SHEET 1 DECLARATION, DEDICATION NEW EASEMENTS AND APPROVALS  
SHEET 2 SURVEYORS CERTIFICATE AND NARRATIVE, EXISTING EASEMENT  
SHEET 3 LILAC VILLAGE SUBDIVISION PERIMETER  
SHEET 4 LILAC VILLAGE SUBDIVISION LOT DETAILS

**HOOD RIVER COUNTY APPROVALS**

THE DIRECTOR OF RECORD AND ASSESSMENTS AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED PLAT OF "LILAC VILLAGE SUBDIVISION" IN HOOD RIVER COUNTY. THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY. WE FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Shirley MacCallan  
HOOD RIVER COUNTY DIRECTOR OF BUDGET  
AND FINANCE AND TAX COLLECTOR  
7/28/25  
DATE

Shirley MacCallan  
HOOD RIVER COUNTY DIRECTOR OF  
RECORDS AND ASSESSMENTS  
7/28/2025  
DATE

WE THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE 'PLAT OF "LILAC VILLAGE SUBDIVISION" IN HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

Barry  
HOOD RIVER COUNTY SURVEYOR.  
5/30/2025  
DATE

Con Wessing  
HOOD RIVER COUNTY  
DIRECTOR OF PUBLIC WORKS  
7/3/2025  
DATE

WE THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "LILAC VILLAGE SUBDIVISION" IN HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

Jennifer H. Evers  
HOOD RIVER COUNTY  
BOARD OF COMMISSIONERS CHAIRPERSON

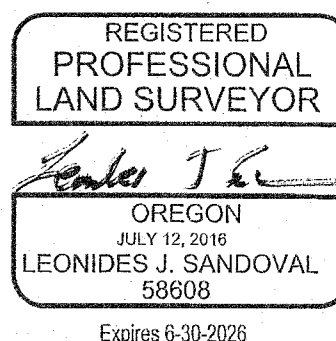
Little B. L.  
HOOD RIVER COUNTY BOARD OF COMMISSIONERS

Chad  
HOOD RIVER COUNTY BOARD OF COMMISSIONERS

HOOD RIVER COUNTY BOARD OF COMMISSIONERS

HOOD RIVER COUNTY BOARD OF COMMISSIONERS

SURVEY PERFORMED FOR:  
TERRY RYAN  
DATE OF MONUMENT: SEPTEMBER 5, 2024  
PROJECT: 20-12-11 DRAFT: GD  
FILE: 201211.DWG LAYOUT TAB: H.R. P.P.



**Klein & Associates, Inc.**  
ENGINEERING • SURVEYING • PLANNING  
1411 13th Street • Hood River, OR 97031  
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 4  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.  
☒ 7B 2N. 8E.  
☐

CS# 2025031

PLAT OF  
**LILAC VILLAGE SUBDIVISION**  
NW 1/4 SECTION 7, T. 2N., R. 8E., W.M.  
CASCADE LOCKS, HOOD RIVER COUNTY, STATE OF OREGON  
2N 8E 7B TAX LOT 2700

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2025031  
FILED 7/30/2025  
BY MR

RECORDING INFORMATION

RECORDING NUMBER: \_\_\_\_\_  
INSTRUMENT RECEIVED ON THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2025, AT \_\_\_\_ PM  
HOOD RIVER COUNTY CLERK

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR BOUNDARY AND LOTS FOR THE LILAC VILLAGE SUBDIVISION.

SAID LILAC VILLAGE SUBDIVISION BOUNDARY IS DESCRIBED IN STATUTORY WARRANTY DEED, HOOD RIVER COUNTY INSTRUMENT NO. 2020-04524. KNOWN AS TAX LOT 2N8E7B2700. LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON.

THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT WAS PREVIOUSLY SURVEYED BY ME AND FILED AS COUNTY SURVEY NO.2021015 AND IS BEING HELD FOR THIS PLAT.

THE CONTROLLING DEED ELEMENTS FOR THE BOUNDARIES OF THE SUBJECT PROPERTY ARE AS FOLLOWS:

LILAC VILLAGE SUBDIVISION IS BOUNDED TO THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OLD COLUMBIA RIVER HIGHWAY, NOW KNOWN AS FOREST LANE, BOUNDED ON THE WEST BY THE EAST LINE OF A 15 FOOT WIDE EASEMENT, AS DESCRIBED IN DEED TO KENNETH HERSCHBACK ET UX., RECORDED JUNE 17, 1955, BOOK 55, PAGE 230, DEED RECORDS HOOD RIVER COUNTY, OREGON. BOUNDED ON THE EAST BY THE EAST LINE OF LOT 6 & 7 FROM DIVISION NO. 2 PLAT, AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF AFORESAID HERSCHBACK TRACT.

THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST LANE WAS ESTABLISHED BY HOLDING A FOUND MONUMENT SET ON THE NORTH RIGHT OF WAY LINE (MONUMENT 268, SET IN CS. NO. 2015006) AND HOLDING 60.00 FEET SOUTH. AND HOLDING A MONUMENT FOUND ON THE SOUTH RIGHT OF WAY LINE (MONUMENT 251, SET IN CS NO. 1995089).

THE EAST LINE OF THE 15 FOOT WIDE EASEMENT AND THE NORTH LINE OF THE HERSCHBACK TRACT WERE ESTABLISHED BY FIRST ESTABLISHING AND FOLLOWING DEED CALLS FROM AFORE SAID HERCHBACK DEED, IN WHICH THE WEST LINE OF BUTCHER TRACT IS REFERENCED (BOOK 29, PAGE 526). COUNTY SURVEY NO.1980096 SURVEYED SAID BUTCHER LINE AND SET AN IRON PIPE (POINT NO. 266) WHICH WAS RECOVERED AND IS AN ANGLE POINT THAT BRINGS US EAST TO THE POINT OF BEGINNING OF THE HERCHBACK DEED DESCRIPTION. SAID POINT OF BEGINNING IS A POINT ON THE EAST LINE OF LOT 6. THERE IS A NOTABLE DISCREPANCY IN THE DISTANCE FROM SAID FOUND IRON PIPE TO THE EAST LINE OF LOT 6 IN THE AFORE MENTIONED COUNTY SURVEY NO.1980096. THE SURVEY DISTANCE WAS NOT HELD, INSTEAD FOUND MONUMENTS FROM COUNTY SURVEY NO.1998055 AND COUNTY SURVEY NO.1990076 WERE USED TO ESTABLISH THE EAST LINE OF LOT 6.

RECORD DEED DISTANCES AND ANGLES WERE HELD PER HERSCHBACK DEED, BOOK 55, PAGE 230 TO ESTABLISH THE EAST LINE OF THE 15 FOOT EASEMENT AND THE SOUTH LINE OF OUR SUBJECT TRACT.

**NOTES:**

1- THIS POINT WAS COMPUTED AT THE INTERSECTION OF THE SOUTH LINE OF FOREST LANE, AND THE DEED LINE AS DESCRIBED STATUTORY WARRANTY DEED INSTRUMENT NO. 2020-04524 AND WARRANTY DEED BOOK 55, PAGE 230, ALSO SHOWN ON SURVEY NO. 80096.

THE SOUTH LINE OF FOREST LANE WAS ESTABLISHED BY HOLDING MONUMENTS 250, 251 AND 265 FOUND WEST OF SAID INTERSECTION POINT AND MONUMENTS 274 AND 275 FOUND EAST OF SAID INTERSECTION ALONG WITH MONUMENT 268 WHICH WAS FOUND AT A POINT 60.00 FEET NORTH OF FOREST LANE.

2- THIS POINT WAS PREVIOUSLY ESTABLISHED BY ME AS SHOWN IN SURVEY NO. 2021015. SAID POINT IS ON THE SOUTH LINE OF FOREST LANE AND WAS ESTABLISHED BY HOLDING DEED DISTANCES AND ANGLES AND IS BEING HELD FOR THE NORTHWEST CORNER OF THIS PLAT.

**EXISTING EASEMENTS:**

THE FOLLOWING IS A LISTING OF GENERAL EXCEPTION ITEMS LISTED ON THAT CERTAIN "STATUS OF RECORD TITLE REPORT PREPARED BY AMERITITLE, ORDER NO. 649424AM, DATED AUGUST 28, 2024.

LIMITED ACCESS PROVISIONS CONTAINED IN DEED FROM JOSEPH ARNOLD BUCHER, ET UX TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY, RECORDED: JULY 5, 1951 BOOK: 45, PAGE 417 (THIS DOCUMENT RELINQUISHES AND REMOVES ANY RIGHT OR ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY, THE LOCATION IS NOT SHOWN ON THIS PLAT)

THE EFFECT IF ANY OF MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: DECEMBER 17, 2004 INSTRUMENT NO.: 20045796 (LOCATION IS SHOWN ON THIS PLAT)

PRIVATE ROAD IMPROVEMENT AND MAINTENANCE COVENANT FOR LILAC LANE, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: JULY 2, 2024 INSTRUMENT NO.: 2024-01235 NOTE: SAID INSTRUMENT INCLUDES REFERENCE TO LILAC VILLAGE SUBDIVISION (SHOWN ON THIS PLAT)

**SURVEYORS CERTIFICATE**

I, LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR 58608 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND THE CASCADE LOCKS LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF LILAC VILLAGE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER 7, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, CASCADE LOCKS, HOOD RIVER COUNTY, STATE OF OREGON.

THE LAND REPRESENTED ON THE PLAT OF LILAC VILLAGE SUBDIVISION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, THAT IS 1320 FEET EAST OF THE SOUTHWEST COMER OF SAID SECTION 6; THENCE SOUTH 02° 53' 24" WEST 331.66 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE COUNTY ROAD KNOWN AS FOREST LANE, FORMERLY THE COLUMBIA RIVER HIGHWAY, WHICH SAID LATTER POINT IS THE NORTHWEST COMER OF THE SECOND TRACT OF LAND DESCRIBED IN AND CONVEYED TO JOSEPH ARNOLD BUCHER ET UX., BY DEED RECORDED NOVEMBER 16,1942 IN BOOK 29, AT PAGE 526, DEED RECORDS HOOD RIVER COUNTY, OREGON; THENCE NORTH 71° 34' 30" EAST, ALONG THE SOUTHERLY LINE OF SAID COUNTY ROAD 124.90 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF A NONEXCLUSIVE 15 FOOT ROADWAY EASEMENT AS DESCRIBED IN DEED TO KENNETH HERSCHBACK ET UX., RECORDED JUNE 17, 1955, BOOK 55, PAGE 230, DEED RECORDS HOOD RIVER COUNTY, OREGON, WHICH SAID POINT OF INTERSECTION IS THE TRUE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 01° 25' 25" EAST ALONG THE EAST LINE OF SAID ROADWAY 209.58 FEET, MORE OR LESS, TO THE CORNER THEREIN; THENCE SOUTH 02° 22' 25" EAST ALONG THE EAST LINE OF SAID ROADWAY 99.00 FEET TO THE MOST SOUTHERLY NORTHWEST COMER OF THE PRINCIPAL TRACT OF LAND CONVEYED TO SAID KENNETH HERSCHBACK, BY THE AFORESAID DEED; THENCE SOUTH 88° 17' 25" EAST ALONG THE NORTH LINE OF SAID HERSCHBACK TRACT OF LAND 81.70 FEET TO COMER THEREOF; THENCE NORTH 01° 42' 35" EAST ALONG THE WEST LINE OF SAID HERSCHBACK TRACT OF LAND 114.25 FEET TO THE MOST NORTHERLY NORTHWEST COMER OF SAID HERSCHBACK TRACT OF LAND; THENCE SOUTH 88° 17' 25" EAST ALONG THE NORTH LINE OF SAID HERSCHBACK TRACT OF LAND 147.04 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 6, DIVISION NO. 2, IN SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE NORTH 01° 26' 12" EAST ALONG THE EAST LINE OF LOTS 6 AND 5, DIVISION NO. 2, AFORESAID, 283.92 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE COUNTY ROAD, AFORESAID; THENCE SOUTH 71° 34' 30" WEST ALONG THE SOUTHERLY LINE OF SAID COUNTY ROAD 261.90 FEET, MORE OR LESS, TO THE TRUE PLACE OF BEGINNING.

FOR THE INITIAL POINT OF THE SURVEY, I HELD A FOUND 5/8" X 30" REBAR WITH RED PLASTIC CAP, STAMPED KA OR 58608 AND RE-SET WITH ALUMINUM, LOCATED AT THE NORTHWEST CORNER OF LOT 1, OF THIS PLAT. SAID INITIAL POINT IS LOCATED SOUTH 89°21'13" EAST, 1320 FEET OF THE SOUTHWEST COMER OF SAID SECTION 6; THENCE SOUTH 02° 53' 24" WEST, 331.66 FEET TO A POINT ON THE SOUTHERLY LINE OF THE COUNTY ROAD KNOWN AS FOREST LANE, FORMERLY THE COLUMBIA RIVER HIGHWAY; THENCE NORTH 71°34'30" EAST, ALONG THE SOUTHERLY LINE OF SAID COUNTY ROAD 124.90 FEET.

CONTAINING 1.55 ACRES MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leonides J. Sandoval*  
OREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
58608

Expires 6-30-2026



**Klein & Associates, Inc.**

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SHEET 2 OF 4  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

☒ 7B 2N. 8E.

☐

SURVEY PERFORMED FOR:  
TERRY RYAN  
DATE OF MONUMENT: SEPTEMBER 5, 2024  
PROJECT: 20-12-11 DRAFT: GD  
FILE: 201211.DWG LAYOUT TAB: H.R. P.P.

CS# 2025031



# LILAC VILLAGE SUBDIVISION

SURVEY LOCATED IN NW 1/4 SECTION 7, T. 2N. R. 8E., W.M.  
CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, STATE OF OREGON  
2N 8E 7B TAX LOT 2700

FOUND 3" BRASS DISC FOR THE  
NORTHWEST CORNER OF SECTION 7  
CORNER CARD NO. 636

BASIS OF BEARING  
S89°21'13"E 2628.26'

FOUND 3" BRASS DISC  
IN ROAD, 8" BELOW GRADE  
HELD FOR QUARTER CORNER

CS. NO.  
2015006

2025-1603

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2025031

FILED 7/30/2025

BY *KA*

## LEGEND

- POST MONUMENTATION - SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- POST MONUMENTATION - FOUND AND RE-SET 5/8" X 30" REBAR WITH 1 1/4" ALUMINUM CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- FOUND 5/8" REBAR WITH RED PLASTIC CAP MARKED KA OR 58608 WA 443439; PER CS NO. 2021015; HELD
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- R/W ROAD RIGHT-OF-WAY
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- D1 DEED DATA PER REFERENCE DEED
- C CALCULATED DISTANCE

## MONUMENT INFORMATION

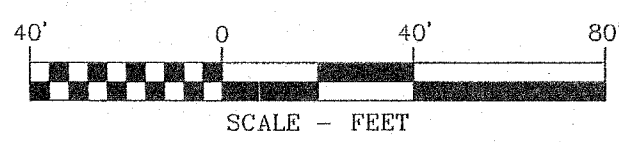
- (250) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "DLC 1028"; PER CS. NO 95089; HELD FOR NW PARCEL 3, PARTITION PLAT NO. 9532 AND SOUTH RIGHT-OF-WAY LINE
- (251) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO 95089; HELD FOR CORNER PARCEL 3, PARTITION PLAT NO. 9532 AND SOUTH RIGHT-OF-WAY LINE
- (252) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO 95089; HELD FOR CORNER PARCEL 3, PARTITION PLAT NO. 9532
- (253) FOUND 1/2" IRON ROD WITH NO CAP; PER CS. NO 95089; HELD FOR NORTH LINE OF PARCEL 3, PARTITION PLAT NO. 9532
- (254) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "DLC 1028"; PER CS. NO 95089; HELD NW CORNER PARCEL 2, PARTITION PLAT NO. 9532
- (255) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "DLC 1028"; PER CS. NO 95089; HELD SW CORNER PARCEL 2, PARTITION PLAT NO. 9532
- (256) (257) FOUND 5/8" IRON ROD WITH NO CAP; UNKNOWN ORIGIN HELD FOR REFERENCE MONUMENT AS PER CS. NO 90076
- (262) FOUND 1/2" IRON ROD WITH NO CAP; PER CS. NO 90076; HELD SW CORNER TL 2000 PER CS. NO 90076
- (265) FOUND 3" IRON PIPE. ORIGIN UN-KNOWN. HELD FOR SOUTH RIGHT-OF-WAY LINE OF OLD COLUMBIA RIVER HIGHWAY
- (266) FOUND 1/2" IRON PIPE; PER CS. NO 80096; HELD SW CORNER OF TAX LOT 2900. AS SHOWN IN CS. NO. 80096
- (267) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. 98055. HELD FOR PROPERTY CORNER
- (268) FOUND 1 5/32" BRASS DISK; PER CS 2015006; HELD FOR NORTH RIGHT-OF-WAY OF FOREST LANE
- (270) (273) FOUND 5/8" ROD WITH R.P.C. STAMPED "LS 58608"; PER CS. NO 2021015; HELD FOR PROPERTY CORNERS
- (274) (276) FOUND 5/8" ROD WITH R.P.C. STAMPED "LS 58608"; PER CS. NO 2021015; HELD FOR PROPERTY CORNERS, RE-SET 5/8" X 30" REBAR WITH 1 1/4" ALUMINUM CAP

## REFERENCED SURVEYS

- R1. BOUNDARY SURVEY PERFORMED BY CLAIR PENCE, FILED JANUARY 25, 1981 IN COUNTY SURVEY NO. 80096
- R2. SURVEY PERFORMED BY DLC SURVEYING FOR EAGLE HOMES, INC.; FILED OCTOBER 10, 1990 IN COUNTY SURVEY NO. 90076
- R3. PARTITION PLAT 9532, PERFORMED BY DLC SURVEYING FOR EARL ALLEN; FILED SEPTEMBER 14, 1995 IN COUNTY SURVEY NO. 95089
- R4. SURVEY PERFORMED BY BISHOP SURVEYING, INC.; FOR RAYMOND AND ALMA YOUNG; FILED APRIL 13, 1981 IN COUNTY SURVEY NO. 81021
- R5. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, LAND SURVEYING FOR ROGER AND SUZANNE FREEBORN, FILED AUGUST 3, 1998 IN COUNTY SURVEY NO. 98055
- R6. SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING AND MAPPING; FOR GRANT HOU; FILED FEBRUARY 20, 2015 IN COUNTY SURVEY NO. 2015006
- R7. SURVEY PERFORMED BY KLEIN & ASSOCIATES INC., FOR TERRY RYAN, FILED APRIL 22, 2021 IN COUNTY SURVEY NO. 2021015

## REFERENCED DEEDS

- D1. STATUTORY WARRANTY DEED INSTRUMENT NO. 2020-04524
- D2. WARRANTY DEED BOOK 55, PAGE 230
- D3. WARRANTY DEED BOOK 29, PAGE 526
- D4. WARRANTY DEED BOOK 45, PAGE 417
- D5. ROAD DEDICATION INSTRUMENT NO. 810204
- D6. QUITCLAIM DEED INSTRUMENT NO. 881607
- D7. WARRANTY DEED INSTRUMENT NO. 944126
- D8. ROAD MAINTENANCE AGREEMENT INSTRUMENT NO. 20045796
- D9. BARGAIN AND SALE DEED, 2012-02933
- D10. STATUTORY WARRANTY DEED INSTRUMENT NO. 2020-05017
- D11. STATUTORY WARRANTY DEED INSTRUMENT NO. 2020-05018
- D12. ROAD MAINTENANCE AGREEMENT INSTRUMENT NO. 2024-01235



## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN FOUND  
MONUMENTS AT THE NORTHWEST CORNER AND NORTH  
QUARTER CORNER OF SECTION 7

SURVEY PERFORMED FOR:  
TERRY RYAN  
DATE MONUMENTED: SEPTEMBER 5, 2024  
PROJECT: 20-12-11 DRAFT: CM, GD  
FILE: 201211SUBPLAT1.DWG. LAYOUT TAB: 2 OF 3

OWNER  
TERRY RYAN

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
58608  
Expires 6-30-2026



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SHEET 3 OF 4  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

7B 2N. 8E.

1/4 SEC T. R.

CS# 2025031

# LILAC VILLAGE SUBDIVISION

SURVEY LOCATED IN NW 1/4 SECTION 7, T. 2N. R. 8E., W.M.  
CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, STATE OF OREGON  
2N 8E 7B TAX LOT 2700

2025-1603

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

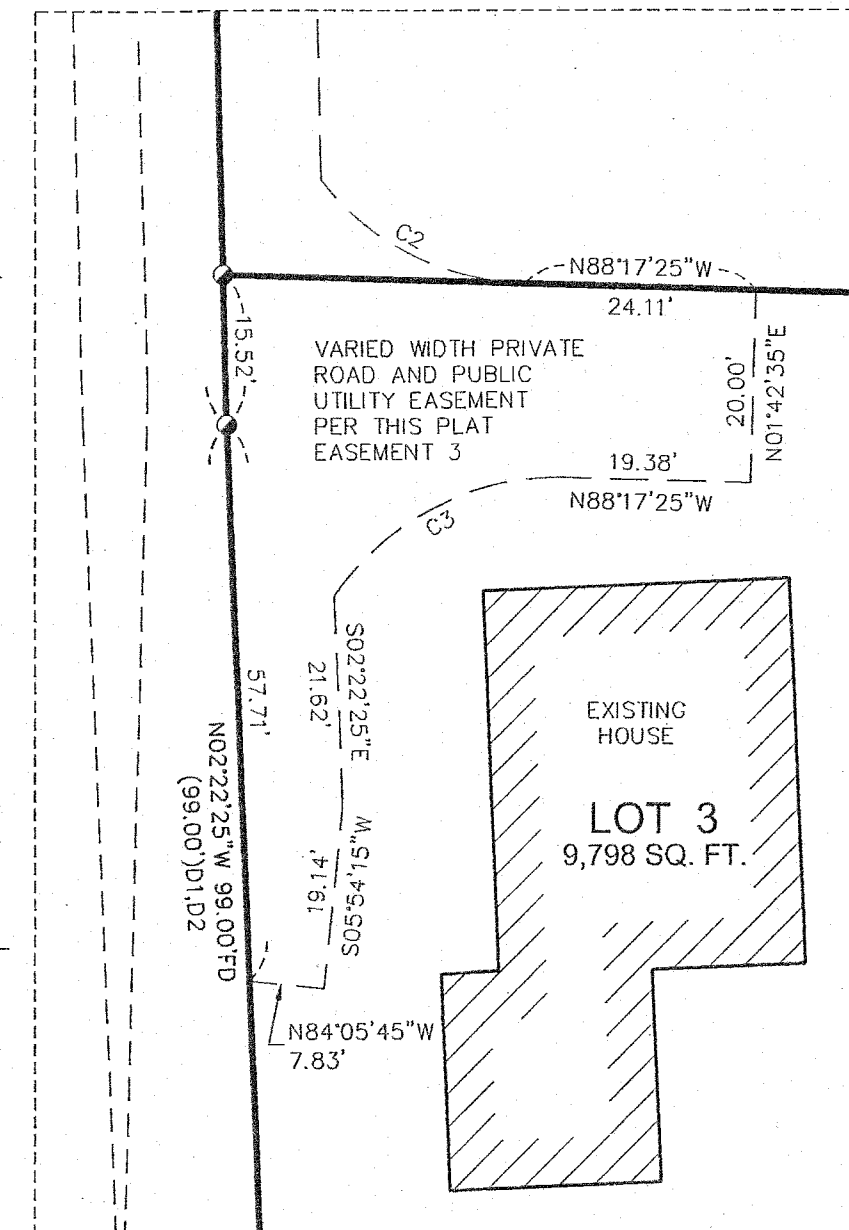
SURVEY NO. 2025031

FILED 7/30/2025

BY *h*

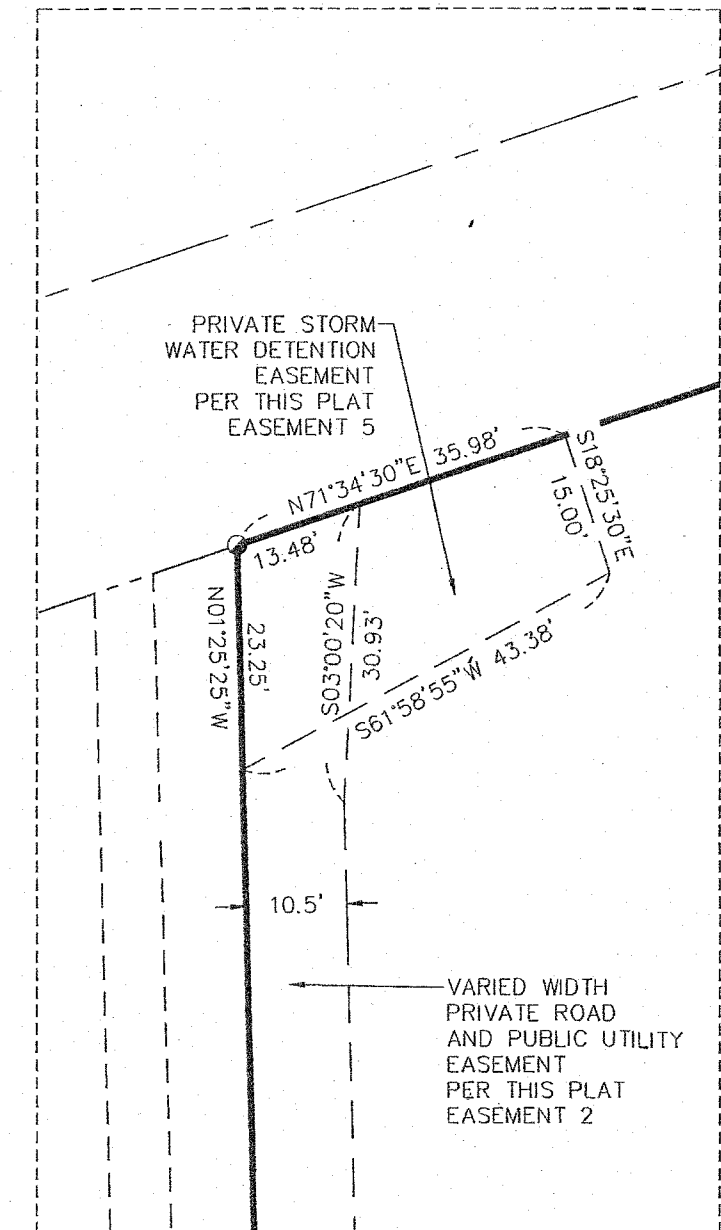
## LEGEND

- POST MONUMENTATION SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- POST MONUMENTATION - FOUND AND RE-SET 5/8" X 30" REBAR WITH 1 1/4" ALUMINUM CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- ⊙ FOUND 5/8" REBAR WITH RED PLASTIC CAP MARKED KA OR 58608 WA 443439; PER CS NO. 2021015; HELD
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- R/W ROAD RIGHT-OF-WAY
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- D1 DEED DATA PER REFERENCE DEED
- C CALCULATED DISTANCE



DETAIL "A"

1" = 20'



DETAIL "B"

1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.35'	20.00'	109°51'42"	N53°29'36"W	32.74'
C2	24.60'	27.95'	50°25'56"	N63°07'15"W	23.82'
C3	28.13'	28.00'	57°33'21"	S62°55'54"W	26.96'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leonides J. Sandoval*  
OREGON  
JULY 12, 2018  
LEONIDES J. SANDOVAL  
58608

Expires 6-30-2026

SHEET 4 OF 4  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

7B 2N. 8E.

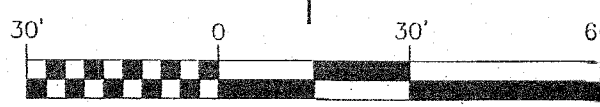
45# 2025031



Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING

1411 13th Street • Hood River, OR 97031  
TEL: 541-386-3322 • FAX: 541-386-2515



SCALE - FEET

1" = 30'

OWNER  
TERRY RYAN

SURVEY PERFORMED FOR:  
TERRY RYAN

DATE MONUMENTED: SEPTEMBER 5, 2024  
PROJECT: 20-12-11 DRAFT: CM, CD

FILE: 201211SUBPLAT1.DWG LAYOUT TAB: 3 OF 3

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.