

CHAIN OF TITLE

ORIGINAL EXTERIOR BOUNDARY

STATE OF OREGON TO AUGUSTUS L. & MARY WARD, RECORDED MAY 6, 1884, IN DEEDS, BOOK B, PAGE 128.

AUGUSTUS L. & MARY WARD TO UNITED BROTHERS CHURCH, RECORDED MAY 10, 1884, IN DEEDS, BOOK B, PAGE 129.

UNITED BROTHERS CHURCH TO OAK GROVE CEMETERY ASSOCIATION, RECORDED FEB. 25, 1888 IN DEEDS, BOOK C, PAGE 254.

OAK GROVE CEMETERY ASSOCIATION TO WAUCOMA LODGE NO. 30 KNIGHTS OF PYTHIAS, RECORDED JAN. 7, 1895 IN DEEDS, BOOK E, PAGE 299.

TAX LOT 800

WAUCOMA LODGE NO. 30 KNIGHTS OF PYTHIAS TO THE ROMAN CATHOLIC CHURCH, BISHOP OF THE DIOCESE OF BAKER, RECORDED DEC. 28, 1906, IN DEEDS, BOOK L, PAGE 77., SECTION C, LOTS 1-35 WAUCOMA CEMETERY.

WAUCOMA LODGE NO. 30 KNIGHTS OF PYTHIAS TO THE ROMAN CATHOLIC CHURCH, BISHOP OF THE DIOCESE OF BAKER, RECORDED MARCH 12, 1914, SECTION D, LOTS 1-38 AND WEST AXTEL, WAUCOMA CEMETERY.

THE ROMAN CATHOLIC CHURCH, BISHOP OF THE DIOCESE OF BAKER, TO SAINT MARY'S CATHOLIC CHURCH, RECORDED AUG. 15, 2003, INSTRUMENT NO. 20035016., SECTION D, LOTS 1-38 WAUCOMA CEMETERY.

THE ROMAN CATHOLIC CHURCH, BISHOP OF THE DIOCESE OF BAKER, TO SAINT MARY'S CATHOLIC CHURCH, RECORDED AUG. 15, 2003, INSTRUMENT NO. 20035017., SECTION C, LOTS 1-35 AND WEST AXTEL, WAUCOMA CEMETERY.

TAX LOT 700

WAUCOMA LODGE NO. 30 KNIGHTS OF PYTHIAS TO HOOD RIVER COUNTY, RECORDED APRIL 23, 1936, IN DEEDS, BOOK 25, PAGE 271, SECTION A AND B, BEING THE NORTHEAST 1/4 OF WAUCOMA CEMETERY.

TAX LOT 900

WAUCOMA LODGE NO. 30 KNIGHTS OF PYTHIAS TO LOUIS OLSON AND GRACE OLSON, RECORDED OCT. 15, 1954, IN DEEDS, BOOK 53, PAGE 552, SOUTH 1/2 OF WAUCOMA CEMETERY.

GRACE OLSON TO MEMORIAL CEMETERY, INC., RECORDED MARCH 10, 1967, INSTRUMENT NO. 670306, SOUTH 1/2 OF WAUCOMA CEMETERY.

MEMORIAL CEMETERY, INC. TO MT. VIEW MEMORIAL CEMETERY, RECORDED JAN 27, 1987, INSTRUMENT NO. 870146, SOUTH 1/2 OF WAUCOMA CEMETERY.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF TAX LOT 800 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 10 2DA. SAID TAX LOT IS DESCRIBED IN BARGAIN AND SALE DEED, INSTRUMENT NO 20035017, AS SECTION C, LOTS 1-35 AND BARGAIN AND SALE DEED INSTRUMENT NO. 20035016, AS SECTION D, LOTS 1-38 AND WEST AXTEL LYING BETWEEN SECTION C AND D.

WAUCOMA CEMETERY WAS ORIGINALLY PLAT IN 1895, IN WHICH THE ORIGINAL EXTERIOR BOUNDARY WAS GRANTED FROM THE STATE OF OREGON TO AUGUSTUS L. AND MARY WARD IN 1880, RECORDED IN BOOK B, PAGE 128, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, RUNNING THENCE SOUTH 9.76 CHAINS (644.16'); THENCE EAST 5.09 CHAINS (335.94'); THENCE NORTH 9.79 CHAINS (646.14'); THENCE WEST 5 CHAINS (330') TO THE POINT OF BEGINNING. SAID DESCRIPTION CLOSELY FITS THE SECTION BREAKDOWN OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, AS COMPUTED FROM COUNTY SURVEY 2008-002.

DISCREPANCIES CREATED BY DIFFERENT INTERPRETATIONS OF DEED CALLS IN THE NORTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AS TO HOLDING ALIQUOT PARTS OR HOLDING DEED CALLS OF 660' EAST AND SOUTH OF THE NORTH AND EAST LINES OF THE SOUTHEAST 1/4. AS CALLED IN THE MARY SLEDDON TRACT, RECORDED IN BOOK 5, PAGE 58, CALL 40 RODS WEST OF THE EAST QUARTER CORNER HAS BEEN INTERRELATED AS BEING ALIQUOT PART AS SHOWN IN PAST SURVEY. AFTER A CAREFUL ANALYSIS OF PAST SURVEYS, FOUND MONUMENTS AND DEEDS DATING BACK TO THE EARLY 1900'S, IT HAS BEEN CONCLUDED THAT THE DEED CALLS WEST FROM THE EAST QUARTER CORNER WERE NOT TO BE OF ALIQUOT PARTS. IN 2006 KLEIN & ASSOCIATES PERFORMED A SURVEY, FILED AS COUNTY SURVEY NO. 2006-058. IN SAID SURVEY, OUR FIRM FOUND A WAGON SKEIN AT THE CENTER EAST 1/16 CORNER AND HELD SAID CORNER FOR THE TRUE POSITION. A SURVEY PERFORMED BY DIELSCHNEIDER & ASSOCIATES, COUNTY SURVEY NUMBER 7505, FOUND A 1/2" IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF TUCKER ROAD AND THE WEST LINE OF THE MARY SLEDDON TRACT AND 2" IRON PIPE AT THE SOUTHEAST CORNER OF TAX LOT 400, BEING ON THE EAST LINE OF SAID MARY SLEDDON TRACT. DURING THE COURSE OF THIS SURVEY, IT WAS DISCOVERED THAT EXISTING IMPROVEMENTS FIT THE LOCATION OF THE FOUND IRON PIPES AS SHOWN IN DIELSCHNEIDER SURVEY AND ALSO AGREES WITH THE POSITION OF THE WAGON SKEIN FOR THE CENTER EAST 1/16 CORNER. IN SAID SURVEY IT WAS CONCLUDED THAT THE DEED CALL OF 660.00 FEET WEST OF THE EAST QUARTER CORNER, ALSO BEING THE EAST LINE OF MARY SLEDDON TRACT WAS HELD TO LAYOUT THE IMPROVEMENTS WHICH AGREE WITH FOUND IRON PIPES IN THE AREA.

THE EXTERIOR BOUNDARY OF WAUCOMA LODGE NO. 30 KNIGHTS OF PYTHIAS IS DESCRIBED IN BOOK E, PAGE 299, RECORDED JAN 7, 1895, BEING THE SAME DESCRIPTION AS AFOREMENTIONED IN THE WARD TRACT, RECORDED IN BOOK B, PAGE 128. WAUCOMA CEMETERY WAS PLATTED IN 1895 BY THE WAUCOMA LODGE NO. 30 OF KNIGHTS OF PYTHIAS, SAID EXTERIOR DISTANCES DON'T AGREE WITH THE DEED CALLS AS TO THE DISTANCES AS COMPUTED IN THE PLAT OF WAUCOMA CEMETERY. CREATING AS SHORTAGE OF 30 FEET MORE OR LESS ALONG THE NORTH AND SOUTH LINE AND 13 FEET, MORE OR LESS ALONG THE EAST AND WEST LINES.

THE ADJACENT PARCEL TO THE SOUTH AND EAST OF WAUCOMA CEMETERY, BEING TAX LOT 1000 IS DESCRIBED IN BARGAIN AND SALE DEED INSTRUMENT NO. 2009-02087. PARCEL 1 OF SAID INSTRUMENT NO. 2009-02087 IS DESCRIBED AS THE SOUTH 315 FEET OF A TRACT DESCRIBED AS BEING 40 RODS WEST OF THE 1/4 SECTION CORNER COMMON TO SECTION 1 AND 2, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MARY SLEDDON; THENCE WEST 20 RODS, MORE OR LESS TO THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO THE CHURCH OF THE UNITED BROTHERS IN CHRIST; THENCE SOUTH ALONG THE EAST LINE OF SAID CHURCH TRACT 40 RODS, MORE OR LESS TO THE NORTH LINE OF THE SECOND TRACT OF LAND DESCRIBED TO J.O. JAMESON, RECORDED IN BOOK B, PAGE 128; THENCE EAST ALONG THE NORTH LINE OF SAID JAMESON TRACT 20 RODS, MORE OR LESS TO THE EAST LINE OF THE AFORESAID MARY SLEDDON TRACT, THAT IS 40 ROD WEST OF THE EAST LINE OF SOUTHEAST 1/4 OF SECTION 2; THENCE NORTH 40 RODS TO THE PLACE OF BEGINNING.

PARCEL 2 OF SAID INSTRUMENT 2009-02087 IS DESCRIBED AS BEGINNING AT A 1-1/2" IRON BAR THAT IS 80 RODS WEST AND 458.5 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST 1/4 CORNER OF SAID SECTION 2; THENCE RUNNING NORTH 181.5 FEET; THENCE EASTERLY 660 FEET TO A POINT WHICH IS 649 FEET NORTH OF A POINT 40 RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUNNING SOUTH 181.5 FEET; THENCE RUNNING WESTERLY 660 FEET TO THE PLACE OF BEGINNING.

IT WAS DISCOVERED DURING THE COURSE OF THIS SURVEY THAT EXISTING LOTS FOR GRAVES FOR OILER, GERDES AND SHERWOOD WERE DEEDED IN 1895 AND LATER, SHORTLY AFTER THE WAUCOMA CEMETERY WAS PLATTED, SEE NOTES 1, 2 AND 3 OF THIS PLAT. SAID LOCATION OF HEAD STONES AND AN EXISTING IRON PIPE 15.00 FEET WEST OF THE SOUTHWEST CORNER OF SECTION D WAS FOUND AND HELD AS EVIDENCE TO THE INTENDED LOCATION OF SAID WAUCOMA CEMETERY. BY HOLDING SAID PIPE AND GRAVE STONES, THE PLAT OF WAUCOMA CEMETERY AGREES WITH EXISTING POSSESSION LINES IN AND AROUND SAID CEMETERY. IT WAS CONCLUDED THAT THE NORTH LINE OF NORTH STREET AND EAST LINE OF WEST STREET OF THE PLAT OF WAUCOMA CEMETERY WERE INTENDED TO BE THE EAST AND SOUTH RIGHT-OF-WAY OF TUCKER ROAD WHICH FIXES SAID DISCREPANCY OF PLAT VERSE DEED CALLS.

IT WAS ALSO CONCLUDED THAT THE EAST BOUNDARY OF THE WARD TRACT, RECORDED IN BOOK B, PAGE 128 BEING, THE SAME AS THE EAST LINE OF WAUCOMA CEMETERY WAS INTENDED TO BE 990 FEET WEST (MEASURED 989.77 FEET) OF THE EAST 1/4 CORNER OF SECTION 2, IT ALSO APPEARS THAT THE SOUTH BOUNDARY WAS INTENDED TO BE 660 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, WHICH AGREES WITH THE NORTH LINE OF OF INSTRUMENT NO. 2009-02087. SEE THE FACE OF THIS PLAT FOR MONUMENTS FOUND AND/OR DETAILS.

A SEARCH OF HOOD RIVER COUNTY RECORDS CONCLUDED THAT NO ROADS OR ALLEYS HAVE BEEN VACATED AND SUCH ROAD AND ALLEY AS SHOWN ON THE PLAT OF WAUCOMA CEMETERY ARE STILL IN EFFECT.

REFERENCED DEEDS

DEED, BOOK B, PAGE 128
 DEED, BOOK B, PAGE 129
 DEED, BOOK C, PAGE 254
 DEED, BOOK E, PAGE 299
 DEED, BOOK L, PAGE 77
 WARRANTY DEED, RECORDED 3-12-1914
 BARGAIN & SALE DEED, INSTRUMENT 20035017
 BARGAIN & SALE DEED, INSTRUMENT 20035016
 DEED, BOOK 25, PAGE 271
 BARGAIN & SALE DEED, BOOK 53, PAGE 552
 BARGAIN & SALE DEED, INSTRUMENT 670306
 BARGAIN & SALE DEED, INSTRUMENT 870146
 BARGAIN & SALE DEED, INSTRUMENT 2009-02087
 DEED, BOOK E, PAGE 318
 DEED, BOOK E, PAGE 334
 DEED, BOOK 4, PAGE 61
 DEED, BOOK 27, PAGE 238
 BOOK 5, PAGE 58
 BOOK B, PAGE 128
 INSTRUMENT NO. 79-3149
 INSTRUMENT NO. 801506
 INSTRUMENT NO. 911804
 INSTRUMENT NO. 940849

REFERENCED SURVEYS

PLAT OF WAUCOMA CEMETERY
 PLAT OF WM ROBINS PROPERTY
 HOBSON SURVEY, CS NO. 0326
 DIELSCHNEIDER ASSOC., CS NO. 7505
 BISHOP SURVEYING, CS NO. 79126
 TERRA SURVEYING CS NO. 89032
 DLC SURVEYING, CS NO. 92016
 KLEIN & ASSOCIATES CS NO. 2000-065
 KLEIN & ASSOCIATES CS NO. 2006-058
 KLEIN & ASSOCIATES CS NO. 2007-054
 TERRA SURVEYING, CS NO. 2008-002
 TERRA SURVEYING, CS NO. 2009-028
 TERRA SURVEYING, CS NO. 2009-062

NOTES

- 1.) DEED BOOK E, PAGE 318 TO MRS. A. OILER, FEB. 1, 1895, BLOCK 9, SECTION J, GRAVE STONES OF THE OILER'S PLOT, WERE LOCATED ON THE WEST SIDE OF GRAVE STONES WHICH FIT PLAT LOCATION.
- 2.) DEED BOOK 4, PAGE 61 TO JOHN GERDES, BLOCK 13, SECTION J, GRAVE STONES OF THE GERDES PLOT WERE LOCATED ON THE WEST SIDE OF GRAVE STONES WHICH FIT PLAT LOCATION.
- 3.) DEED BOOK 27, PAGE 238 TO W.R. SHERWOOD, BLOCK 18, SECTION G, GRAVE STONES OF THE SHERWOOD PLOT WERE LOCATED ON THE WEST SIDE OF GRAVE STONES WHICH FIT PLAT LOCATION.
- 4.) A GRAVE STONE MARKED E.B.W WAS FOUND AT THE EDGE OF ASPHALT 1" BELOW GRADE. SAID SITE WAS UNKNOWN TO SAINT MARY'S CHURCH AND NOT OF RECORD.
- 5.) SOUTH LINE OF WAUCOMA CEMETERY WAS HELD 660 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, WHICH LINE CLOSELY FITS THE NORTH LINE OF TAX LOT 1000, DESCRIBED AS PARCEL 2 OF INSTRUMENT NO. 2009-02087.

RECORD OF SURVEY

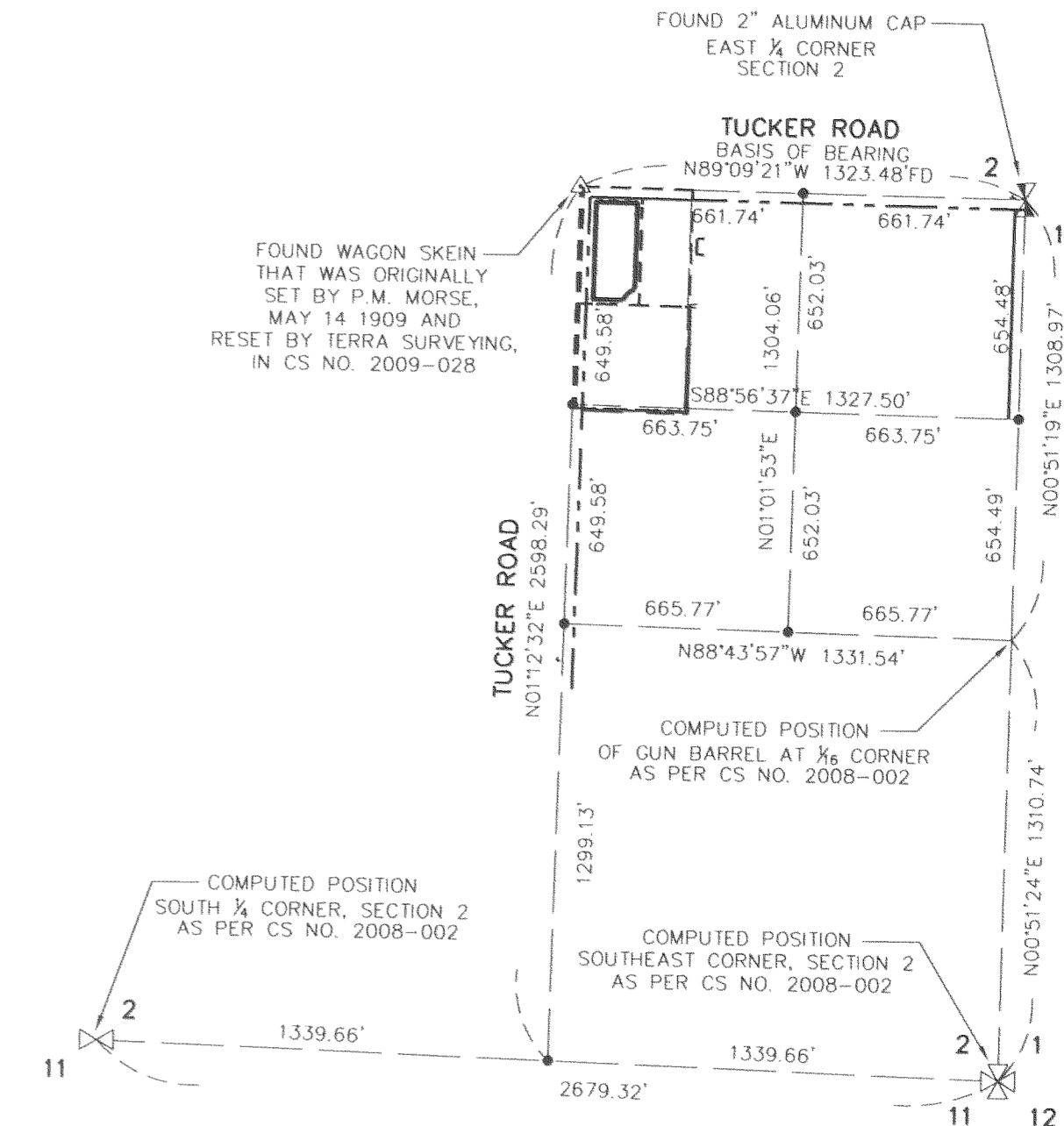
LOCATED IN THE
 SE 1/4 OF SECTION 2, T. 2N., R. 10E., W.M.
 COUNTY OF HOOD RIVER, STATE OF OREGON
 2N 10 2DA TAX LOT 800

**HOOD RIVER COUNTY
 SURVEYOR'S OFFICE**

SURVEY NO. CS 2010 066

FILED 12-23-10

BY [Signature]



SECTIONAL BREAKDOWN

SCALE
 1" = 500'

SHEET INDEX

- SHEET 1: SOUTHEAST 1/4 BREAKDOWN, DEED INFORMATION AND NOTES
- SHEET 2: SOUTHEAST QUARTER DETAIL
- SHEET 3: BOUNDARY DETAIL

OWNER

SAINT MARY CATHOLIC CHURCH



BASIS OF BEARINGS

RECORD OF SURVEY CS NO. 79126

Klein & ASSOCIATES, INC.
 ENGINEERING • LAND SURVEYING • PLANNING

1308 12th Street, Hood River, Oregon 97031
 Tel: (541)386-3322
 EMAIL: info@kleinassocinc.com

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002

Expires 6-30-2011

SHEET 1 OF 3

WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

2DA 2N. 10E.

RECEIVED DEC 22 2010

CS 2010 066-1

RECORD OF SURVEY

LOCATED IN THE
 SE 1/4 OF SECTION 2, T. 2N., R. 10E., W.M.
 COUNTY OF HOOD RIVER, STATE OF OREGON
 2N 10 2DA TAX LOT 800

LINE	BEARING	LENGTH
L1	S88°43'57"E	34.83
L2	S88°43'57"E	32.67
L3	S89°07'13"E	29.55
L4	S88°44'13"E	29.55
L5	N88°47'28"W	29.44
L6	N67°46'13"E	38.12



LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR DIELSCHNEIDER & ASSOC. CS NO. 7505
- FOUND 5/8" REBAR, AS SHOWN IN, CS NO. 2009-062
- ⊕ FOUND 2" IRON PIPE
- ⊗ FOUND 1" IRON PIPE
- △ FOUND WAGON SKEIN
- COMPUTED POINT, NOT MONUMENTED
- (XX.XX) DEED OR PLAT CALL
- RM REFERENCE MONUMENT
- EDGE OF GRAVEL
- EDGE OF ASPHALT

NOTE

TRACTS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, APPEARED TO HAVE CONVEYED AND LAID OUT IN THE LATE 1880'S AS BEING ALIQUOT PARTS BASED ON 1320', 660' AND 330' CALLS. IT WAS ALSO CONCLUDED THAT THE CEMETERY WAS ORIGINALLY LAID OUT 990.00 FEET WEST OF THE EAST 1/4 CORNER OF SECTION 2, AS PER FOUND MONUMENT IN THE AREA. THE WAGON SKEIN SET BY P.M. MORSE FOR THE 1/6 CORNER WAS NOT SET UNTIL MAY OF 1909. BECAUSE THE ORIGINAL PLAT OF WAUCOMA CEMETERY WAS LAID OUT FROM THE EAST 1/4 CORNER OF SECTION 2, THIS SURVEY FINDS APPROXIMATELY A 3 TO 5 FOOT DISCREPANCY BETWEEN THE CEMETERY PLAT AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2.

OWNER

SAINT MARY CATHOLIC CHURCH

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
James M. Klein
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002
 Expires 6-30-2011

SURVEY PERFORMED FOR:
 SAINT MARY CATHOLIC CHURCH
 DATE OF MONUMENTATION:
 NOV. 2, 2010
 PROJECT: 10-10-01
 FILE: 101001.DWG
 DRAFT: JMK

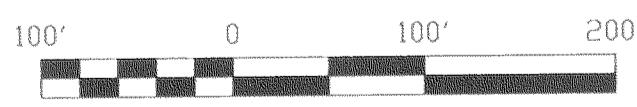
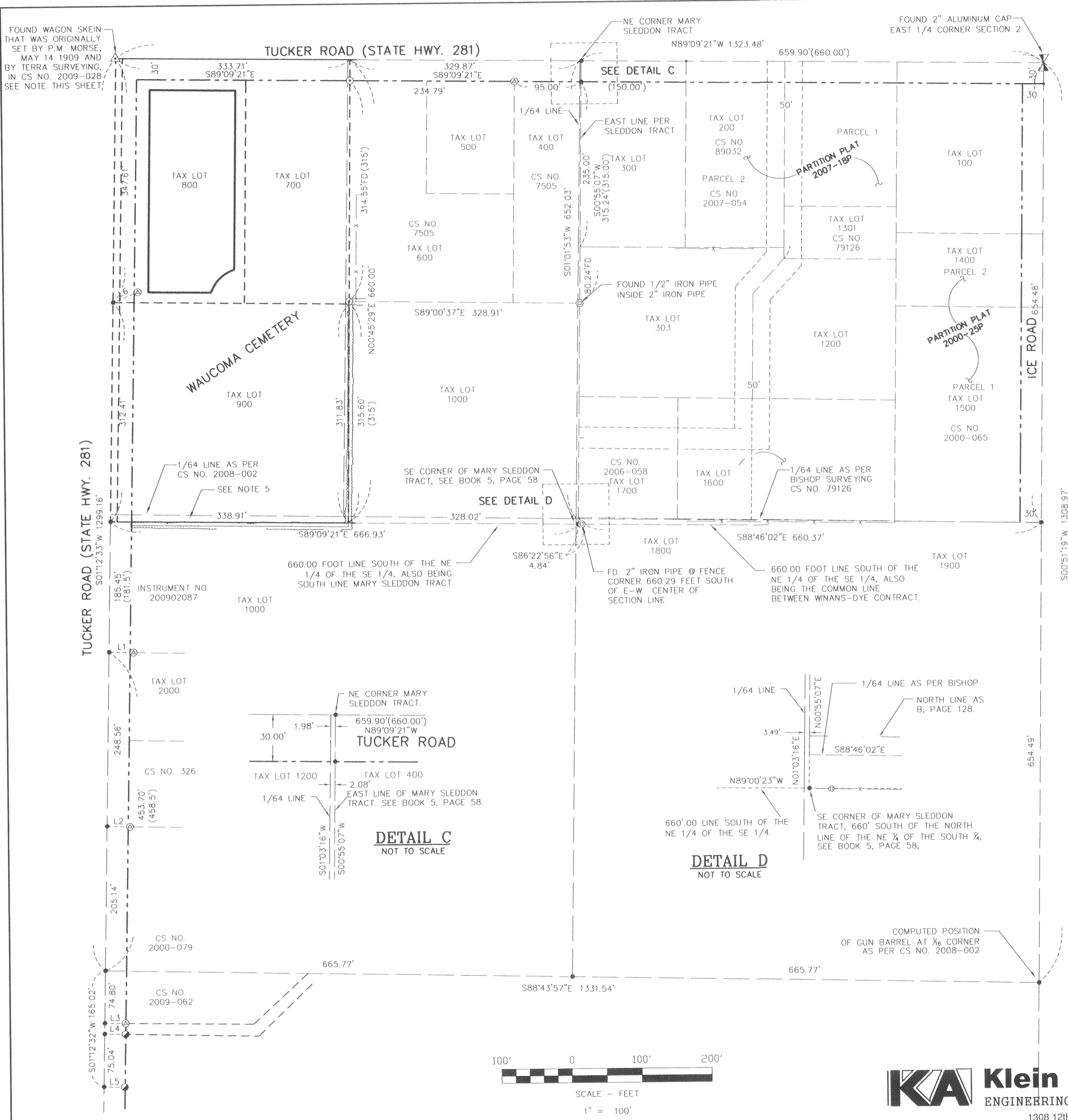
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SHEET 2 OF 3
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
☒	2DA	2N.	10E.
☐			

CS 2010 066-2



SCALE - FEET
 1" = 100'

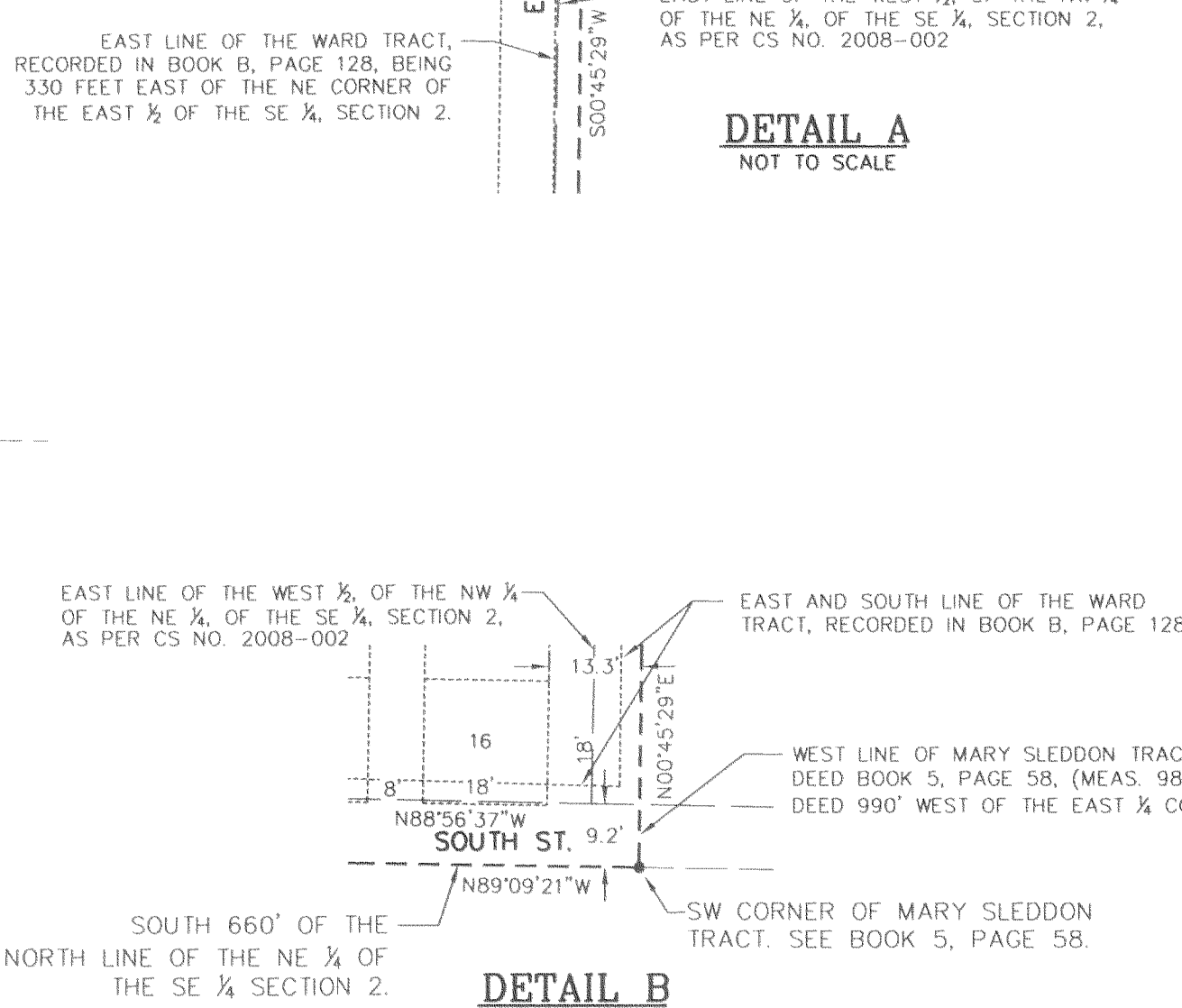
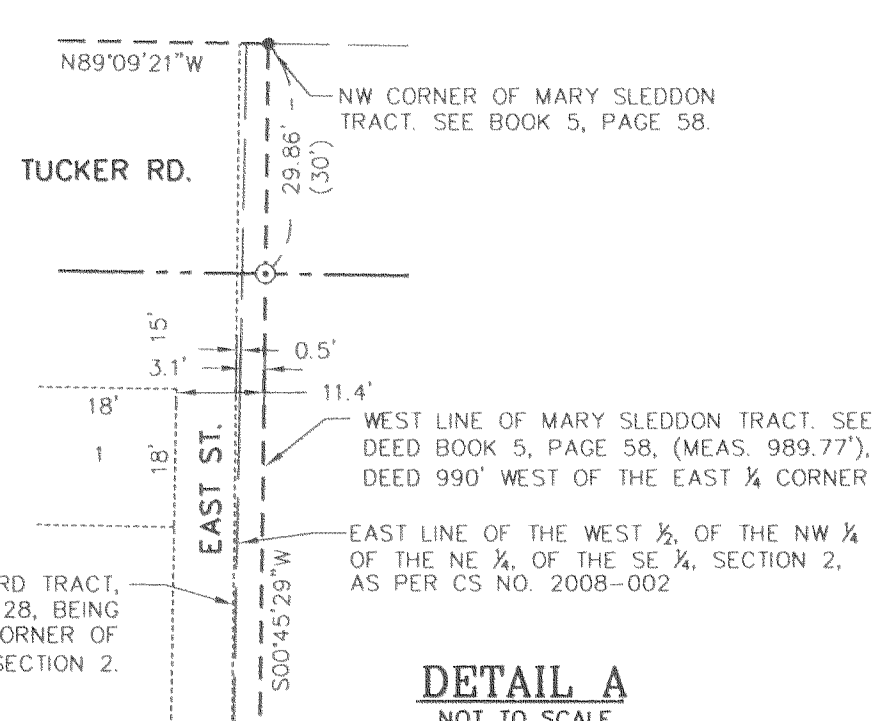
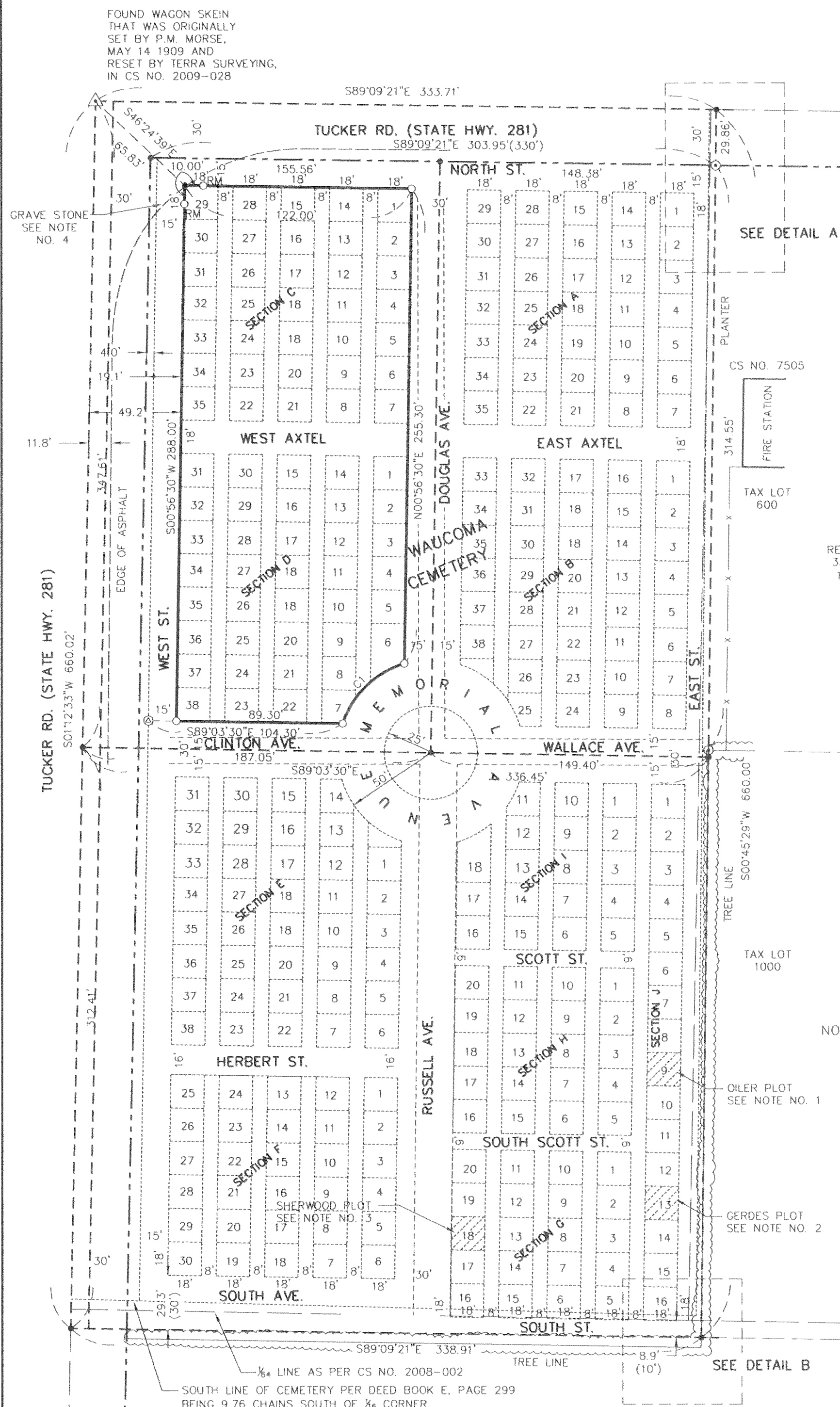
BASIS OF BEARINGS
 RECORD OF SURVEY CS NO. 79126

FOUND WAGON SKEIN THAT WAS ORIGINALLY SET BY P.M. MORSE, MAY 14 1909 AND BY TERRA SURVEYING, IN CS NO. 2009-028 SEE NOTE THIS SHEET.

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RECORD OF SURVEY

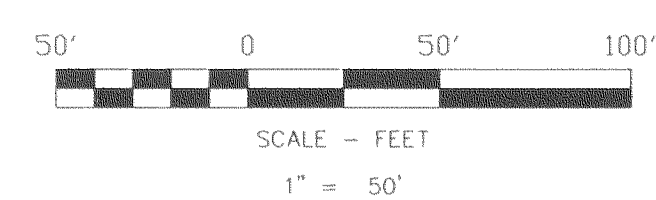
LOCATED IN THE
SE 1/4 OF SECTION 2, T. 2N., R. 10E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10 2DA TAX LOT 800



LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR DIELSCHNEIDER & ASSOC. CS NO.
- FOUND 5/8" REBAR, AS SHOWN IN, CS NO. 2009-062
- ⊙ FOUND 2" IRON PIPE
- ⊙ FOUND 1" IRON PIPE
- △ FOUND WAGON SKEIN
- COMPUTED POINT, NOT MONUMENTED
- (XX.XX) DEED OR PLAT CALL
- RM REFERENCE MONUMENT
- EDGE OF GRAVEL
- EDGE OF ASPHALT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	48.07	50.00	55°05'05"	S45°56'30"W	46.24



BASIS OF BEARINGS
RECORD OF SURVEY CS NO. 79126

SURVEY PERFORMED FOR:
SAINT MARY CATHOLIC CHURCH
DATE OF MONUMENTATION:
NOV. 2, 2010
PROJECT: 10-10-01
FILE: 101001.DWG
DRAFT: JMK

OWNER

SAINT MARY CATHOLIC CHURCH

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein

OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2011

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SHEET 3 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.
2DA 2N. 10E.

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