

RECORD OF SURVEY

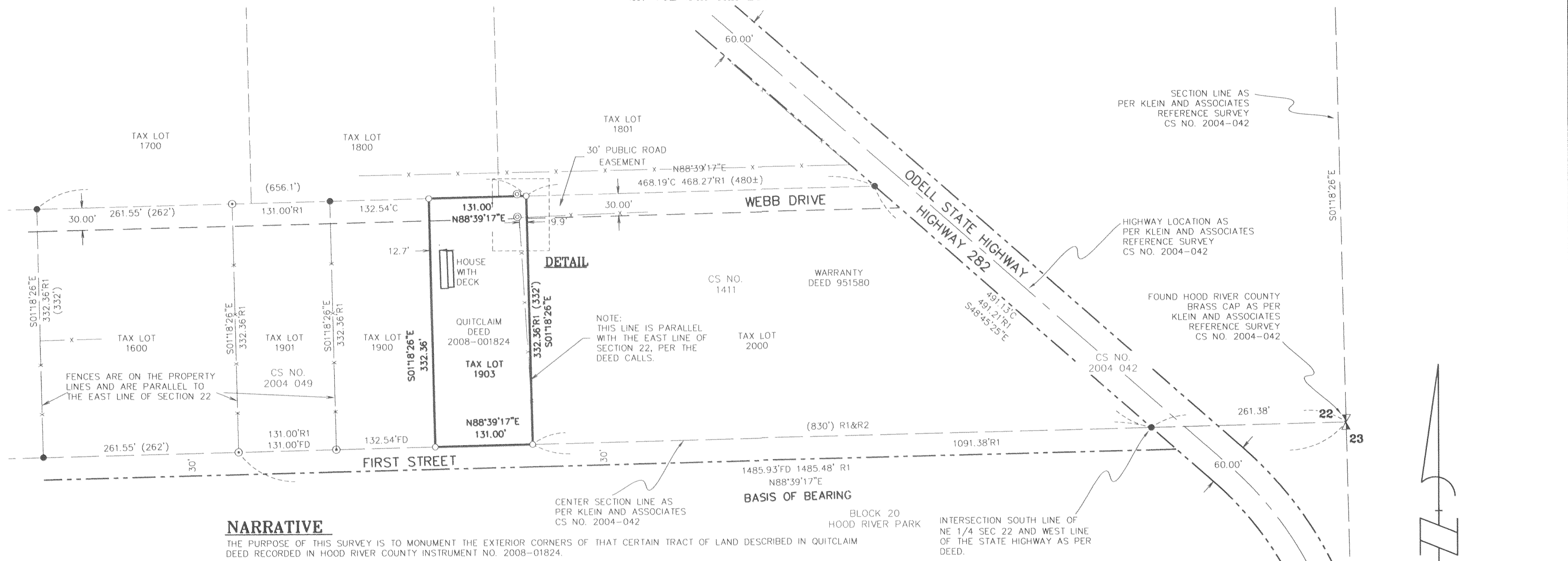
LOCATED IN
NE 1/4 SECTION 22, T. 2 N., R. 10 E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 22A TAX LOT 1903

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. CS 2012 021

FILED 6/20/12

BY RJ



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR CORNERS OF THAT CERTAIN TRACT OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED IN HOOD RIVER COUNTY INSTRUMENT NO. 2008-01824.

THE BASIS OF BEARING FOR THIS SURVEY IS A SURVEY PERFORMED BY KLEIN AND ASSOCIATES, COUNTY SURVEY NO. 2004-049. A BRASS MONUMENT FOR THE EAST 1/4 CORNER OF SECTION 22 AND A 3/8" REBAR LOCATED AT THE SOUTHWEST CORNER OF TAX LOT 1901 AS MONUMENTED IN SAID COUNTY SURVEY NO. 2004-049 WERE FOUND AND HELD AS THE BASIS OF BEARING FOR THIS SURVEY.

DURING THE COURSE OF THIS SURVEY TWO 3/4" INCH IRON PIPES WERE FOUND NEAR NORTHEAST CORNER OF THE TRACT BEING SURVEYED. SAID PIPES ARE NEAR AN EXISTING FENCE AND THE NORTHERLY PROJECTION THEREOF. SAID PIPES WERE NOT FOUND IN 2004 AND ARE NOT SHOWN IN COUNTY SURVEY NO. 2004-049.

THE LEGAL DESCRIPTIONS FOR THE TRACT OF LAND BEING SURVEYED AND THOSE TRACTS OF LAND LOCATED WEST OF AND EAST THE TRACT BEING SURVEYED ARE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST BOUNDARY LINE OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN HOOD RIVER COUNTY, STATE OF OREGON, WHICH IS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 282, ALSO KNOWN AS ODELL HIGHWAY ...; THENCE CONTINUING WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 A DISTANCE OF 830 FEET, ...; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION 22, 332 FEET TO A POINT...

FOR THE TRACTS TO THE WEST...; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER ...

FOR THE TRACT TO THE EAST...; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, 480 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 282; ...

A SURVEY BY GLENN STRAIT FILED AS CS NO. 1411 CALLS FOR SETTING A REFERENCE MONUMENT PIPE AT 30.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE TRACT BEING SURVEYED. SAID STRAIT SURVEY DOES NOT CALL FOR AN EXISTING PIPE AT SAID NORTHEAST CORNER, NOR DOES IT CALL FOR SETTING A PIPE AT THE NORTHEAST CORNER.

DURING THIS SURVEY THE PIPES WERE ANALYZED AND USED TO PERFORM ADDITIONAL MONUMENT SEARCHES TO VERIFY IF THE FOUND PIPES WERE PER SAID STRAIT SURVEY. MONUMENTS WERE SEARCHED WEST AND EAST OF THE FOUND PIPES USING THE RECORD DISTANCES PER SAID STRAIT SURVEY AND THE COMPUTED POSITION PER THIS SURVEY. NO ADDITIONAL MONUMENTS WERE RECOVERED, THEREFORE WE COULD NOT VERIFY THE ORIGIN AND VALIDITY OF THE FOUND PIPES.

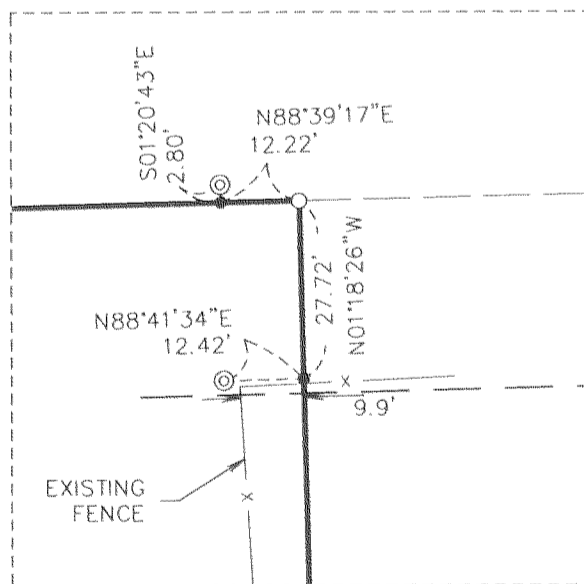
OCCUPATION LINES INCLUDING FENCE LINES AND OTHER IMPROVEMENTS WEST OF THE NORTHEAST CORNER OF THE TRACT BEING SURVEYED WERE LOCATED. SAID OCCUPATION LINES MATCHED THE COMPUTED POSITION OF THE NORTHEAST CORNER ESTABLISHED BY THIS SURVEY.

SAID PIPES WERE NOT HELD IN THIS SURVEY BECAUSE WE COULD NOT VERIFY THE ORIGIN OF THE PIPES AND THEIR LOCATIONS DID NOT AGREE WITH THE DEEDED LEGAL DESCRIPTIONS OR OCCUPATION LINES WEST OF THE PIPE LOCATIONS. SAID LEGAL DESCRIPTIONS CALL THE EAST LINE AS BEING "PARALLEL WITH THE EAST LINE OF SAID SECTION 22..." SAID PIPES WERE FOUND TO BE OVER 12 FEET WEST OF THE LINE WHICH IS PARALLEL WITH THE EAST SECTION LINE.

THE DEED FOR THE TRACT TO THE EAST SHOWS A DISTANCE CALL OF 480 FEET MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 282. SAID 480 FEET CLOSELY MATCHES THE LOCATION OF THE FOUND PIPES, BUT THE MORE OR LESS CALL IS SUBSERVIENT TO THE CALL OF "NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION 22".

NOTE: THE TRACT OF LAND TO THE EAST MAY HAVE UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL OR ACQUIESCENCE RIGHTS TO THE LAND BETWEEN THE LINE ESTABLISHED BY HOLDING THE FOUND PIPES AND THE LINE DESCRIBED BY THE DEEDS, SAID DEED LINE WAS HELD AND IS SHOWN ON THIS SURVEY.

IT IS ADVISED THAT THE AFFECTED LAND OWNERS SEEK LEGAL COUNCIL TO RESOLVE ANY MATTERS WHICH MAY ARISE FROM THE BOUNDARY OVERLAP WHICH MAY HAVE BEEN CREATED BY LOCATION OF THE FOUND PIPES AND THE DEED LINES.



DETAIL

SCALE - 1" = 30'

SURVEY PERFORMED FOR:
BEN DURHAM
DATE OF MONUMENTATION
APRIL 27, 2011
PROJECT: 12-04-11
FILE: 120411.DWG
DRAFT: LJS

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

REFERENCED DEEDS

QUITCLAIM DEED HOOD RIVER COUNTY
RECORD NO. 2008-01824

WARRANTY DEED DOCUMENT 951580

REFERENCED SURVEYS

R1 = KLEIN AND ASSOCIATES CS NO. 2004049
R2 = KLEIN AND ASSOCIATES CS NO. 2004042
R3 = GLENN STRAIT CS NO. 1411

BASIS OF BEARINGS

COUNTY SURVEY NO. 2004049

OWNER

BEN DURHAM



Klein & Associates, Inc.

ENGINEERING • LAND SURVEYING • PLANNING

1411 13th Street, Hood River, Oregon 97031

Tel: (541)386-3322

EMAIL info@kleinassocinc.com

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (KLEIN 932) PER CS 2004-049
- ⊙ FOUND 3/4" IRON PIPE (UNKNOWN ORIGIN) NOT HELD IN THIS SURVEY
- ANGLE POINT, NOT MONUMENTED
- CS NO. RECORD OF SURVEY
- R1 RECORD DATA PER SURVEY NO.
- FD FOUND DISTANCE
- (XX.XX') DEED DISTANCE
- C COMPUTED DISTANCE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James Miller
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2013

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

22A 2N. 10E.

CS 2012 021