

RECORD OF SURVEY

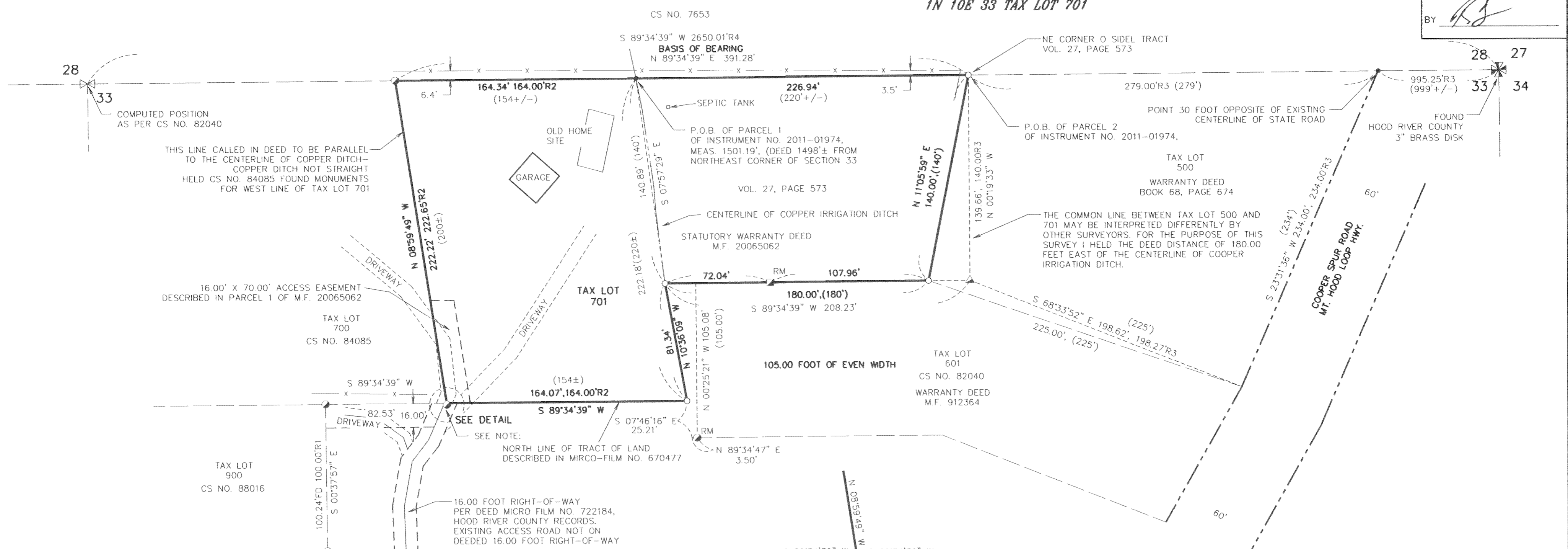
LOCATED IN NE 1/4, SEC. 33, T. 1N., R 10E., W.M.
 COUNTY OF HOOD RIVER, STATE OF OREGON
 1N 10E 33 TAX LOT 701

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. CS 2012 023

FILED 6-25-12

BY [Signature]



LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP (CRON LS 1028, PER CS NO. 88016)
- ▣ FOUND 1/2" REBAR, PER CS NO. 82040
- ▲ FOUND 1/2" IRON PIPE
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R1 RECORD DATA PER COUNTY SURVEY NO.
- FD FOUND DATA
- CS NO. COUNTY SURVEY NO.
- M.F. MICRO FILM
- x — FENCE
- - - - - GRAVEL ROAD

NOTE:

THE DEED CALLS FOR THE CENTERLINE OF THE NORTHERLY EXTENSION OF THAT ROADWAY DESCRIBED IN BOOK 44, PAGE 522. CS NO. 84085 HELD THE EXISTING PHYSICAL LOCATION OVER THE THEORETICAL LOCATION. FOR THE PURPOSE OF THIS SURVEY I HELD THE COMPUTED POSITION AS PER CS NO. 84085.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF TAX LOT 701 OF HOOD RIVER COUNTY ASSESSOR MAP IN 10E 33. SAID PARCEL IS DESCRIBED IN BARGAIN AND SALE DEED, RECORDED IN INSTRUMENT NO. 2011-01974. AFTER A SEARCH OF COUNTY RECORDS, IT WAS DISCOVERED THAT 3 SURVEYS PERFORMED BY DLC SURVEYING AROUND THE SUBJECT PARCEL WERE PERFORMED AND ARE ON FILE AT THE HOOD RIVER COUNTY SURVEYORS OFFICE (SEE REFERENCE SURVEY OF SURVEY USED). AFTER REVIEWING THAT CERTAIN BARGAIN AND SALE DEED RECORDED IN INSTRUMENT NO. 2011-01974, WHICH IN SAID DEED DESCRIBED TWO TRACTS OF LAND DESCRIBED AS PARCEL 1 AND PARCEL 2. PARCEL 1 IS LYING WEST OF COOPER IRRIGATION DITCH AND PARCEL 2 IS LYING EAST OF COOPER IRRIGATION DITCH. IN AFORESAID DEED THE POINT OF BEGINNING OF PARCEL 1 IS THE INTERSECTION OF COOPER IRRIGATION DITCH WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, SAID POINT IS 1498 MORE OR LESS (MEASURED 1501.19 FEET), WEST OF THE NORTHEAST CORNER OF SAID SECTION 33. SAID DITCH LOCATION ALSO AGREES WITH PARCEL 2 OF SAID DEED. THE SOUTH LINE OF PARCEL 2 IS DESCRIBED AS BEING PARALLEL WITH THE NORTH LINE AND 180 FEET EAST OF SAID COOPER IRRIGATION DITCH. A 1/2" IRON PIPE WAS FOUND NEAR THE LOCATION OF THE SOUTHEAST CORNER AT THE COMPUTED POSITION WHERE A 1/2" REBAR WAS SET BY DLC SURVEYING FOR THE ANGLE BREAK ON THE NORTH LINE OF TAX LOT 601. FILED IN COUNTY SURVEY NO. 82040. AFORESAID POSITION BY DLC SURVEYING DID NOT AGREE WITH THE DEED DISTANCE OF THE SUBJECT PARCEL. AFTER REVIEWING THE LEGAL DESCRIPTION OF SAID TAX LOT 601, BEING DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED IN INSTRUMENT NO. 912364, IT WAS DISCOVERED THAT COOPER IRRIGATION DITCH WAS DESCRIBED AS BEING 1458 FEET, MORE OR LESS, WEST OF THE NORTHEAST CORNER OF SAID SECTION 33, CREATING A DIFFERENCE OF 40 FEET BETWEEN SAID DESCRIPTION. IT IS BELIEVED THAT DLC USED SAID DISTANCE AND NOT THE ACTUAL LOCATION OF SAID DITCH AS DESCRIBED IN BOTH DEEDS TO COMPUTE THE ANGLE BREAK ON THE NORTH LINE OF SAID TAX LOT 601. IT IS ALSO CONCLUDED THAT THE LOCATION OF COOPER IRRIGATION DITCH HAS NOT MOVED OVER THE YEARS AND WAS NOT DAMAGED OR MODIFIED DUE TO THE FLOODING IN THE 1980'S. THE SUBJECT PARCEL LINES WERE ESTABLISHED AS FOLLOWS:

THE NORTH LINE OF TAX LOT 701 IS DESCRIBED AS BEING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33. SAID LINE WAS ESTABLISHED BY HOLDING A 3" BRASS DISK LOCATED AT THE NORTHEAST CORNER OF SECTION 33 AND A 1/2" REBAR SET BY DLC SURVEYING IN CS NO. 84085, WHICH IS LOCATED AT THE NORTHWEST CORNER OF TAX LOT 701.

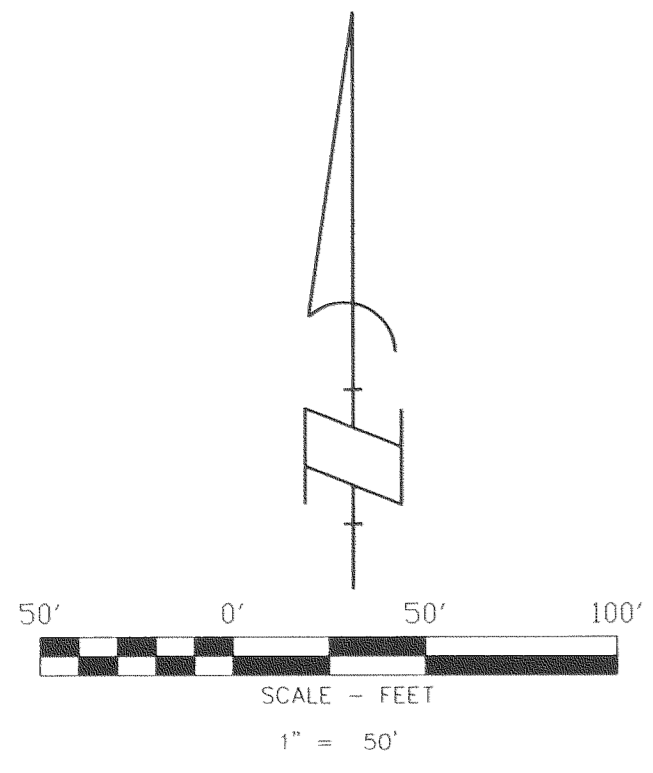
THE EASTERLY MOST LINE WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION OF THE NORTHEAST CORNER AS PER THE DEED DISTANCE OF 279.00 FEET WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33 FROM THE INTERSECTION OF AFOREMENTIONED NORTH LINE WITH THE WEST RIGHT-OF-WAY OF COOPER SPUR ROAD. THE SOUTHEAST CORNER WAS ESTABLISHED BY HOLDING THE DEED DISTANCE OF 180.00 FEET EAST FROM COOPER IRRIGATION DITCH.

THE WESTERLY MOST EAST LINE WAS HELD AS THE CENTERLINE OF COOPER DITCH AS PER DEED.

THE WEST LINE WAS ESTABLISHED BY HOLDING A 1/2" REBAR LOCATED AT THE NORTHWEST CORNER AND A 1/2" REBAR WHICH WAS HELD FOR THE WEST LINE ONLY NEAR THE SOUTHWEST CORNER, AS SET BY DLC SURVEYING, IN CS NO. 84085.

THE MOST SOUTHERLY LINE WAS ESTABLISHED BY HOLDING PARALLEL TO THE NORTH LINE OF SECTION 33, FROM A 1/2" REBAR, LOCATED AT THE NORTHEAST CORNER OF TAX LOT 900, AS SET IN CS NO. 88016.

THE NORTHERLY MOST SOUTH LINE WAS ESTABLISHED BY HOLDING THE WESTERLY PROJECTION FROM TWO MONUMENTS, ONE BEING A 1/2" IRON PIPE LOCATED EAST OF THE SOUTHEAST CORNER OF TAX LOT 701 AND A 1/2" REBAR USED AS A REFERENCE MONUMENT ON SAID LINE, AS SHOWN IN CS NO. 82040.



BASIS OF BEARINGS

COUNTY SURVEY NO. 84085

OWNER

COREY HEERMANN &
 RICHELLE BAGNASARIAN

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

REFERENCED DEEDS

BARGAIN AND SALE DEED, M.F. 2011-01974
 STATUTORY WARRANTY DEED, NO. M.F. 20065062
 CORRECTION DEED, M.F. 670477
 WARRANTY DEED, BOOK 22, PAGE 480
 RIGHT OF WAY DEED BOOK 56, PAGE 86
 RIGHT OF WAY DEED M.F. 722184
 WARRANTY DEED, BOOK 63, PAGE 673

REFERENCED SURVEYS

R1- CS NO. 88016, PER DLC SURVEYING
 R2- CS NO. 84085, PER DLC SURVEYING
 R3- CS. NO 82040, PER DLC SURVEYING
 R4- CS NO. 7653, PER HOOD RIVER COUNTY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002
 Expires 6-30-2013

SURVEY PERFORMED FOR:
 COREY HEERMAN
 DATE OF MONUMENTATION:
 MAY, 17 2012

Klein & Associates, Inc.
 ENGINEERING • LAND SURVEYING • PLANNING

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 PROJECT: 120503
 FILE: 120503.DWG
 DRAFT: CEM

SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
33	1N.	10E.	

RECEIVED JUN 21 2012

CS 2012 023