

LOT LINE ADJUSTMENT

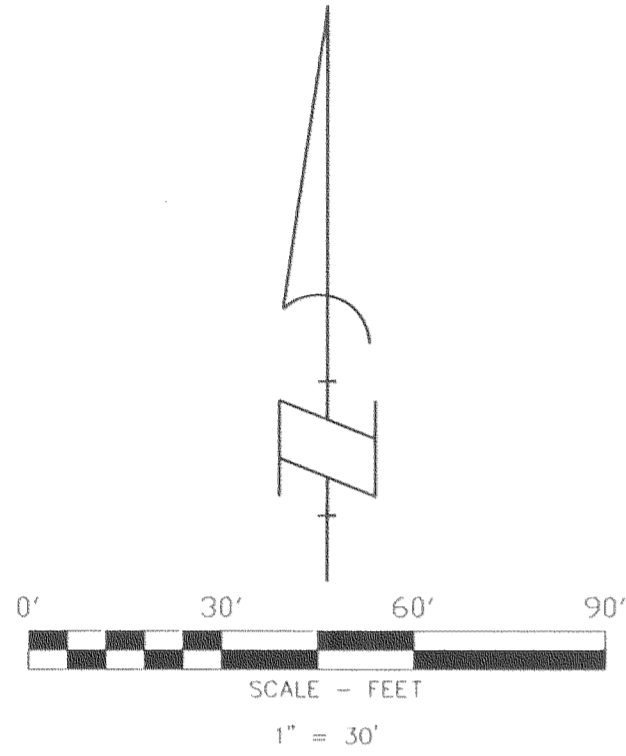
LOCATED IN
NE 1/4 SECTION 12 T.2N R.7E, W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
TAX LOT 2500 & 1700 12AC 2N 07E

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. CS2012 039

FILED 10.4.12

BY *[Signature]*



BASIS OF BEARINGS

COUNTY SURVEY NO. 2009057

BASIS OF BEARING
N42°14'04"E
438.55'FD, 438.60'R1

AREA TABLE RIGHT OF WAY VACATION

TAX LOT	ORIGINAL AREA	NEW AREA
2500	±9063 SQ.FT. (AFTER BLA)	±10,138 SQ.FT.
2000	±3190 SQ.FT.	±4029 SQ.FT.

AREA TABLE LOT LINE ADJUSTMENT

TAX LOT	ORIGINAL AREA	NEW AREA
1700	±0.83 ACRES	±0.72 ACRES
2500	±4133 SQ.FT.	±9063 SQ.FT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM THE FOLLOWING ITEMS:

- 1) SURVEY AND MONUMENT A LOT LINE ADJUSTMENT BETWEEN TAX LOT 1700 AND 2500.
- 2) MONUMENT THE PERIMETER BOUNDARY OF THE TAX LOT 2000 INCLUDING THAT PORTION OF VACATED HASSALO STREET RIGHT-OF-WAY PER STREET VACATION ORDINANCE NO. 418.
- 3) MONUMENT THE PERIMETER BOUNDARY OF TAX LOT 2500 INCLUDING THAT PORTION OF VACATED HASSALO STREET RIGHT OF WAY PER STREET VACATION ORDINANCE NO. 418.

TAX LOT 2000, IS DESCRIBED IN STATUTORY SPECIAL WARRANTY DEED INSTRUMENT NO. 2012-00247

TAX LOT 2500, IS DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 984405

TAX LOT 1700, IS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NO. 2009-01592

A SURVEY BY DAVID MILLS CONSULTING INC. SURVEY NO. 2009-057 WAS USED FOR THE BASIS BEARING FOR THIS SURVEY. (TWO FOUND MONUMENTS ALONG THE NORTHWESTERLY LINE OF TAX LOT 1700 ALSO BEING THE UNION PACIFIC RAILROAD RIGHT OF WAY.)

THE SOUTHWESTERLY AND SOUTHEASTERLY LINE OF SAID TAX LOT 2500 WAS PREVIOUSLY SURVEYED BY WY'EAST SURVEYS IN COUNTY SURVEY NO. 98004. MONUMENTS SET IN SAID SURVEY NO. 98004 WERE FOUND AND HELD.

THE RIGHT-OF-WAY OF HASSALO STREET WAS COMPUTED BY HOLDING A FOUND MONUMENTS AS SHOWN IN SAID SURVEY NO. 98004 AND IN COUNTY SURVEY NO. 94090.

LEGEND

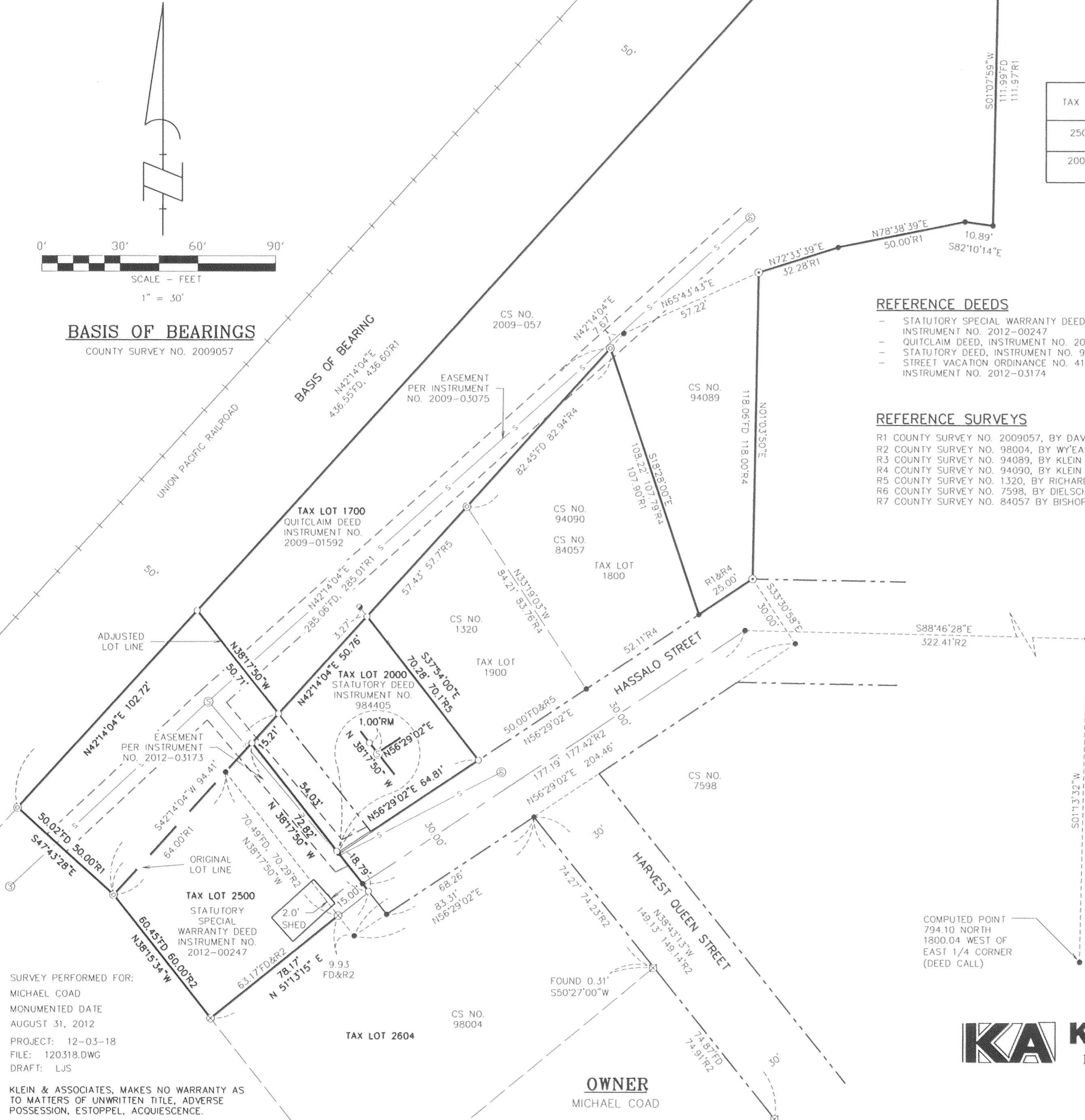
- SET 5/8"X30" REBAR W/YELLOW PLASTIC CAP (KLEIN ASSOC. LS 59002)
- △ SET CONCRETE NAIL AND WASHER IN SIDEWALK
- ⊙ FOUND 5/8" REBAR WITH YELLOW CAP KLEIN (CS NO. 94089)
- ⊗ FOUND 5/8" REBAR WITH YELLOW CAP MILLS (CS NO. 2009057)
- ⊕ FOUND 5/8" REBAR WITH YELLOW CAP WY'EAST (CS NO. 98004)
- ⊚ FOUND 1 1/2" IRON PIPE. HELD FOR LINE ONLY
- ⊛ FOUND 1/2" IRON PIPE AS SHOWN IN (CS NO. 98004)
- ⊜ FOUND 2" IRON PIPE DLC CORNER AS SHOWN IN (CS NO. 2009057)
- COMPUTED POSITION
- ⊙ EXISTING SEWER MANHOLE
- x — EXISTING FENCE
- s — EXISTING SEWER LINE
- CS NO. COUNTY SURVEY
- RM REFERENCE MONUMENT
- FD FOUND DISTANCE
- VACATED PORTION OF HASSALO STREET ORDINANCE NO. 418

REFERENCE DEEDS

- STATUTORY SPECIAL WARRANTY DEED INSTRUMENT NO. 2012-00247
- QUITCLAIM DEED, INSTRUMENT NO. 2009-01592
- STATUTORY DEED, INSTRUMENT NO. 984405
- STREET VACATION ORDINANCE NO. 418 INSTRUMENT NO. 2012-03174

REFERENCE SURVEYS

- R1 COUNTY SURVEY NO. 2009057, BY DAVE MILLS CONSULTING INC.
- R2 COUNTY SURVEY NO. 98004, BY WY'EAST SURVEYS.
- R3 COUNTY SURVEY NO. 94089, BY KLEIN & ASSOCIATES, INC.
- R4 COUNTY SURVEY NO. 94090, BY KLEIN & ASSOCIATES, INC.
- R5 COUNTY SURVEY NO. 1320, BY RICHARD KING.
- R6 COUNTY SURVEY NO. 7598, BY DIELSCHNEIDER ASSOC. INC.
- R7 COUNTY SURVEY NO. 84057 BY BISHOP SURVEYING, INC.



SURVEY PERFORMED FOR:
MICHAEL COAD
MONUMENTED DATE
AUGUST 31, 2012
PROJECT: 12-03-18
FILE: 120318.DWG
DRAFT: LJS

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

OWNER
MICHAEL COAD

KA Klein & Associates, Inc.
ENGINEERING • LAND SURVEYING • PLANNING
1411 13th Street, Hood River, Oregon 97031
Tel: (541)386-3322
EMAIL info@kleinassocinc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James M. Klein
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.
12AC	2N.	7E.	

RECEIVED SEP 24 2012

CS2012 039