

RECORD OF SURVEY

LOCATED IN THE NW 1/4 OF THE SE 1/4
OF SECTION 20, T. 1N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
IN 10E 20 TAX LOT 1500 & 1600

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. CS 2013 002

FILED 2.9.13

BY [Signature]

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOC. PLS OR 59002)
- FOUND 5/8" IRON ROD, PER WYEAST SURVEYS CS NO. 2012-053.
- FOUND 5/8" IRON ROD, PER CS NO. 2008-053
- ⊗ FOUND 5/8" IRON ROD PER CS NO. 2006-116 (VISITED 2008)
- ⊙ FOUND IRON PIPE (VISITED 2008)
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER D.L.C. SURVEYING CS NO. 82063
- R2 RECORD DATA PER D.L.C. SURVEYING CS NO. 94116
- R3 RECORD DATA PER D.L.C. SURVEYING CS NO. 94072
- R4 RECORD DATA PER ERLING T. SOLI CS NO. 7515
- R5 RECORD DATA PER TERRA SURVEYING CS NO. 2004-058
- R6 RECORD DATA PER WYEAST SURVEYS CS NO. 2001-010
- R7 RECORD DATA PER WYEAST SURVEYS CS NO. 2006-116
- FD FOUND DISTANCE
- C COMPUTED DATA

REFERENCED DEEDS

- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2006-2016
- WARRANTY DEED, INSTRUMENT NO. 2009-02845
- BARGAIN & SALE DEED, INSTRUMENT NO. 910071
- CONTRACT FOR SALE OF REAL PROPERTY, INSTRUMENT NO. 2009-01299

REFERENCED SURVEYS

- SURVEY PER WYEAST SURVEYS, CS NO. 2012-053
- SURVEY PER KLEIN & ASSOC., CS NO. 2008-053
- SURVEY PER WYEAST SURVEYS, CS NO. 2006-116
- SURVEY PER WYEAST SURVEYS, CS NO. 2001-010
- SURVEY PER TERRA SURVEYING, CS NO. 2004-058
- SURVEY PER D.L.C. SURVEYING, CS NO. 94116
- SURVEY PER D.L.C. SURVEYING, CS NO. 94072
- SURVEY PER D.L.C. SURVEYING, CS NO. 82063
- COUNTY SURVEY NO. 0110

OWNER

DALE A. YOUNG AND
SUSAN R. YOUNG.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2013

BASIS OF BEARINGS

ASSUMED BASED ON THE SOUTH LINE OF SECTION 20

SHEET DETAIL

SHEET 1 VICINITY MAP & PROPERTY LAYOUT
SHEET 2 DETAILS

SHEET 1 OF 2

WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

20 1N. 10E.

10E 20

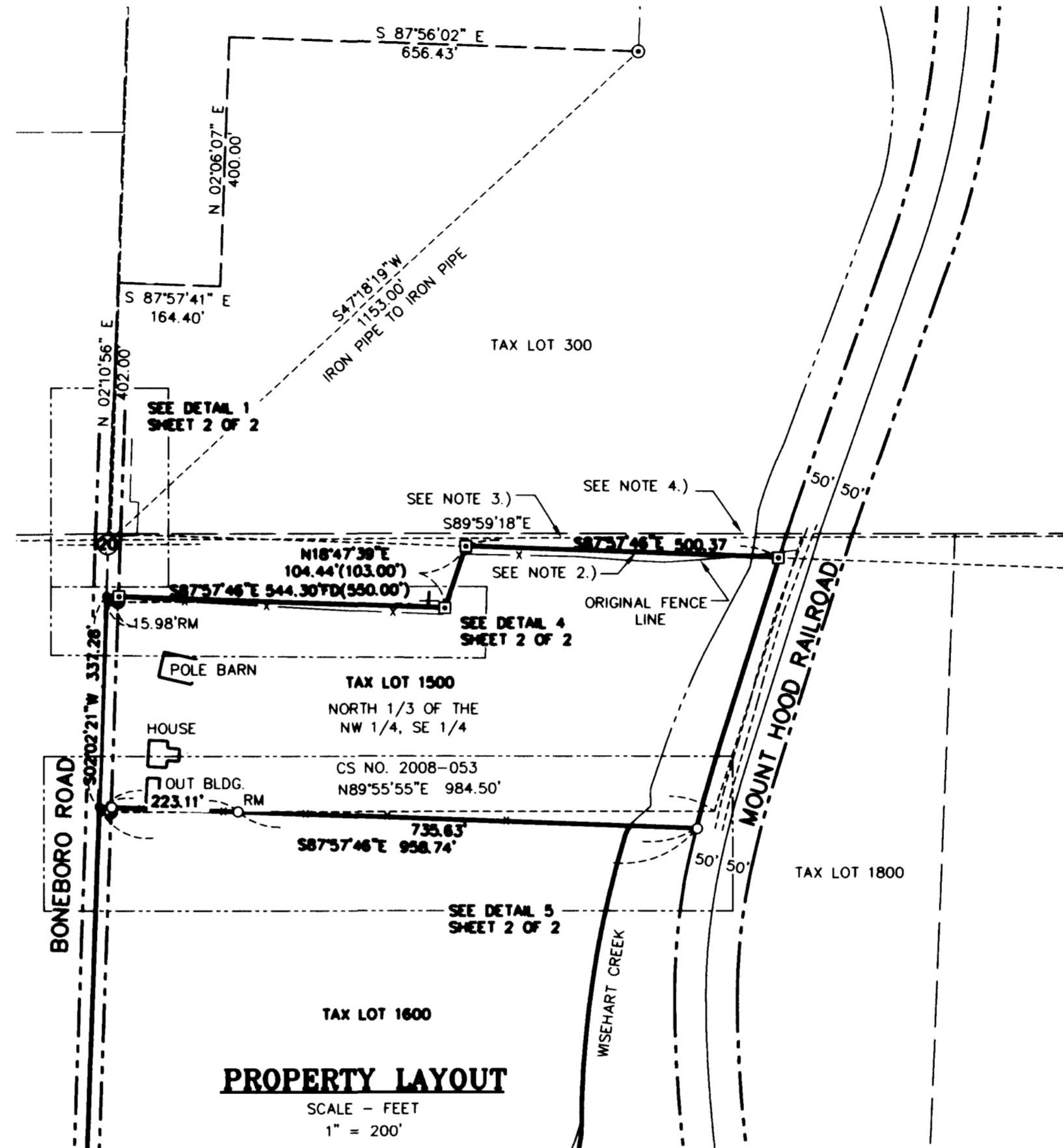
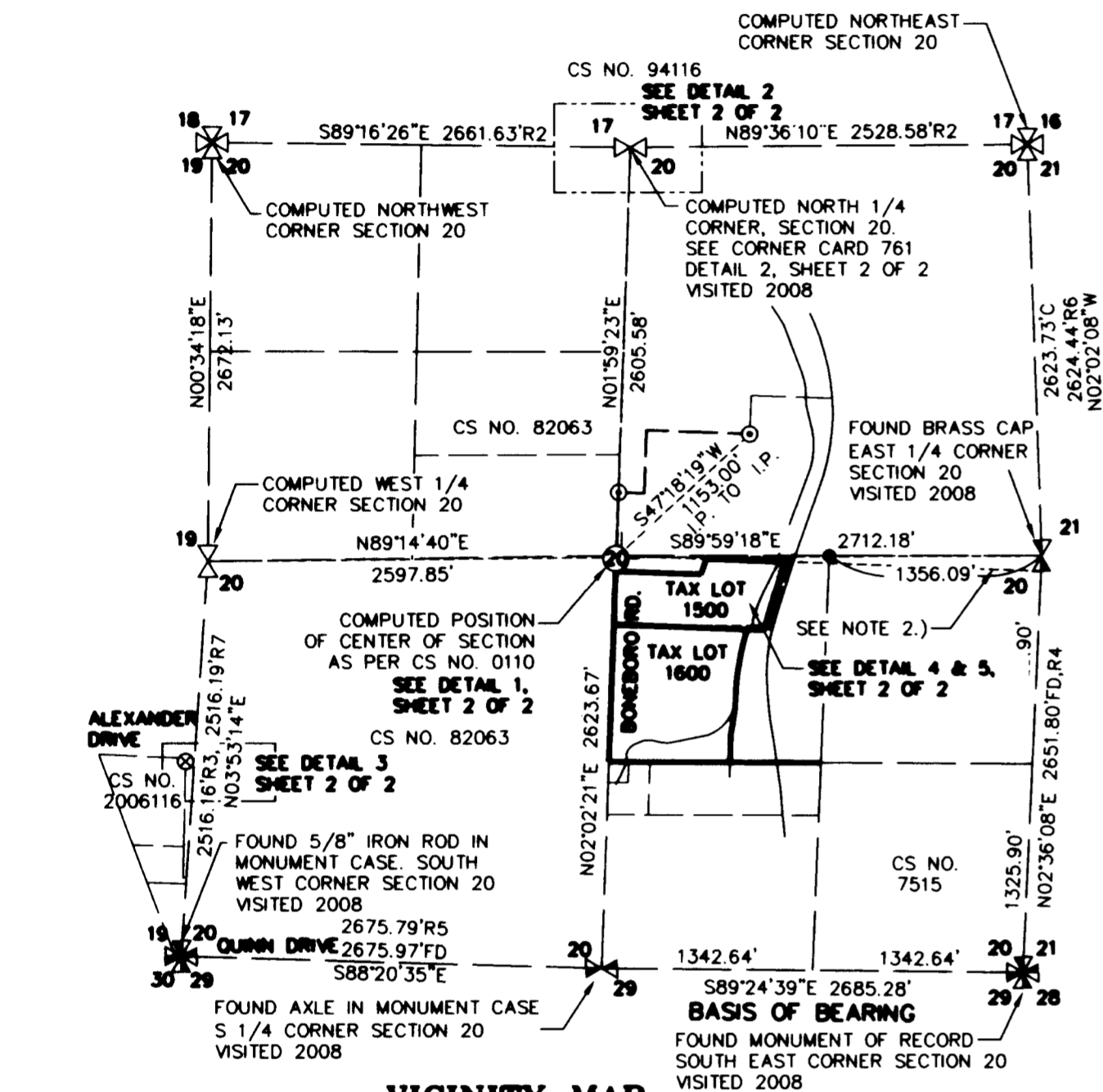
SURVEY PERFORMED FOR:

DALE YOUNG
DATE OF MONUMENTATION:
NOV. 14, 2012
PROJECT: 11-01-02
FILE: 110102.DWG
DRAFT: JMK



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

1411 13th Street, Hood River, Oregon 97031
Tel: (541)386-3322
EMAIL info@kleinassocinc.com



NOTES:

- 1.) EAST-WEST MID SECTION LINE, SECTION 20 BASED ON A FOUND BRASS CAP HELD FOR THE EAST QUARTER CORNER AND THE COMPUTED WEST QUARTER CORNER SECTION 20.
- 2.) EAST-WEST MID SECTION LINE, SECTION 20 BASED ON A FOUND BRASS CAP HELD FOR THE EAST QUARTER CORNER AND A FOUND IRON PIPE FOR THE CENTER OF SECTION 20. SEE COUNTY SURVEY NO. 2008-053.
- 3.) EAST-WEST MID SECTION LINE, SECTION 20 BASED ON FOUND IRON PIPES PER COUNTY SURVEY NO. 0110, SEE SURVEY PERFORMED BY WYEAST SURVEYS, CS NO. 2012-053.
- 4.) EAST-WEST MID SECTION LINE, SECTION 20 BASED ON A FOUND BRASS CAP HELD FOR THE EAST QUARTER CORNER AND THE COMPUTED POSITION OF THE CENTER OF SECTION 20, AS PER COUNTY SURVEY NO. 0110.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE COMMON LINE BETWEEN TAX LOT 1500 AND 1600 OF HOOD RIVER COUNTY ASSESSOR MAP 1N 10E 20, SAID COMMON LINES ARE BASED ON A BOUNDARY AGREEMENT BETWEEN OWNERS. TAX LOT 1500 IS DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED IN INSTRUMENT NO. 2009-02845 AND DESCRIBED AS THE NORTH 1/3 OF THE THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20. TAX LOT 1600 IS DESCRIBED IN EXHIBIT "A" PARCEL VI OF INSTRUMENT NO. 910071.

OUR FIRM WAS CONTRACTED IN 2008 TO PERFORM A PROPERTY SURVEY ON THE EXTERIOR BOUNDARY OF TAX LOT 1500, SAID SURVEY IS FILED, IN COUNTY SURVEY NO. 2008-053. DURING THE COURSE OF SAID SURVEY, IT WAS SHOWN THAT EXISTING FENCE AND IMPROVEMENTS DID NOT AGREE WITH THE COMPUTED POSITION OF SAID PROPERTY. IT WAS DISCOVERED IN SUBSEQUENCE WORK IN 2011 THAT A IRON PIPE THAT WAS FOUND IN THE CENTER OF BONEBORO ROAD FIT CLOSELY TO A MONUMENT SHOWN IN COUNTY SURVEY NO. 0110. BY UTILIZING SAID IRON PIPE AND A FOUND IRON PIPE RECOVERED IN 2008, WHICH SAID IRON PIPE IS LOCATED AT AN EXTERIOR ANGLE POINT ALONG THE NORTHERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND SHOWN IN COUNTY SURVEY NO. 0110. THIS SEEMED TO FIT CLOSELY TO THE POSSESSION LINE OF TAX LOTS 300 AND 1500.

STIPULATED GENERAL JUDGEMENT OF THE CIRCUIT COURT, C.C. NO. 110156CC WAS GRANTED BASED ON THE 1946 SURVEY FILED, AS COUNTY SURVEY NO. 0110, ALONG THE COMMON LINE BETWEEN TAX LOTS 300 AND 1500.

IT WAS CONCLUDED THAT THE EXISTING POSSESSION LINES AND IMPROVEMENTS IN TAX LOTS 300, 1500 AND 1600 WERE ESTABLISHED BASED ON THE 1946 SURVEY, COUNTY SURVEY NO. 0110. IT IS ALSO NOTED THAT THE CENTER OF SECTION 20 NOW HAS THREE POSITIONS FOR SAID CORNER. 1.) THE COMPUTED TRUE CENTER OF SECTION, 2.) THE FOUND IRON PIPE, HISTORICALLY USED 3.) THE COMPUTED POSITION BASED ON COUNTY SURVEY 0110. DUE TO THE EXISTING PROBLEM WITH THE CENTER OF SECTION, IT WAS DETERMINED BY ADJACENT LAND OWNERS TO UTILIZE THE EXISTING FENCE RUNNING ALONG THE COMMON LINE BETWEEN TAX LOT 1500 AND 1600.

THE COMMON LINE BETWEEN TAX LOTS 1500 AND 1600 WAS ESTABLISHED AS FOLLOWS: THE SOUTHWEST CORNER OF THE NORTH 1/3 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 WAS COMPUTED BY HOLDING THE COMPUTED POSITION OF THE CENTER OF SECTION BASED ON THE 1946 SURVEY, COUNTY SURVEY NO. 0110 AND AN AXLE FOR THE SOUTH QUARTER CORNER OF SAID SECTION 20. THE COMMON LINE BETWEEN SAID TAX LOTS WAS ESTABLISHED BY HOLDING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER AS PER COUNTY SURVEY NO. 0110 FROM THE AFORE MENTIONED POSITION OF THE SOUTHWEST CORNER. SAID LINE BEST FITS THE FENCE LINE AND THE AGREED UPON LINE.

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

1-11-13

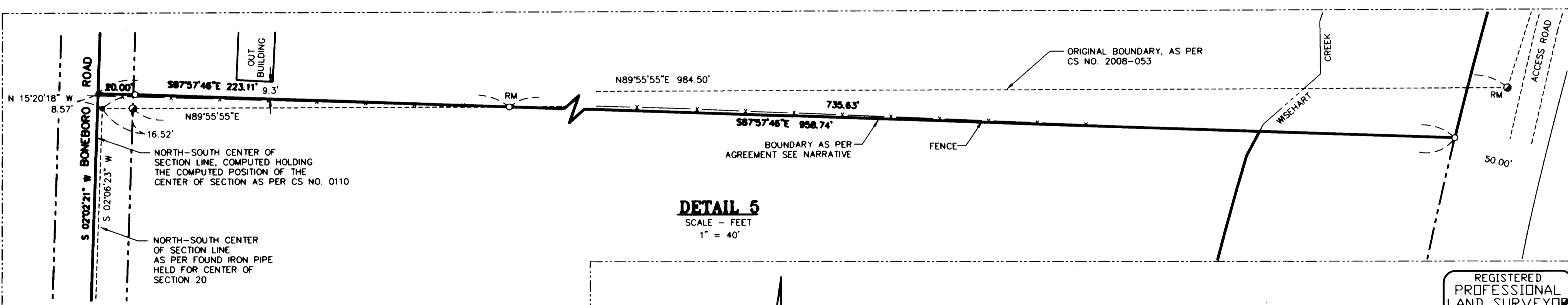
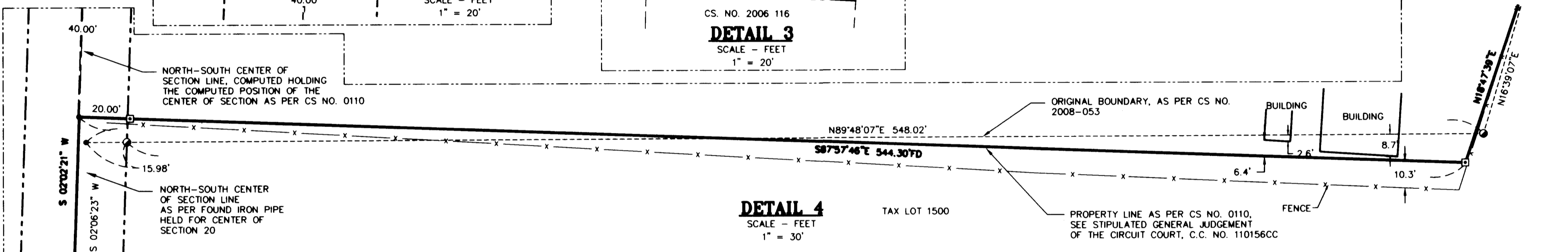
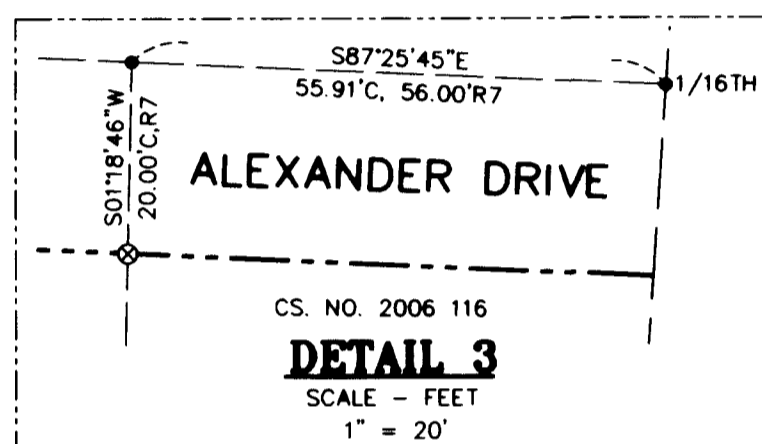
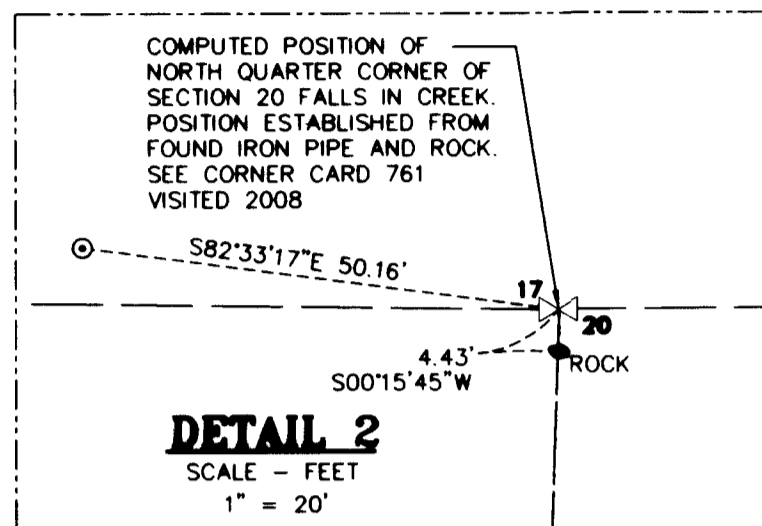
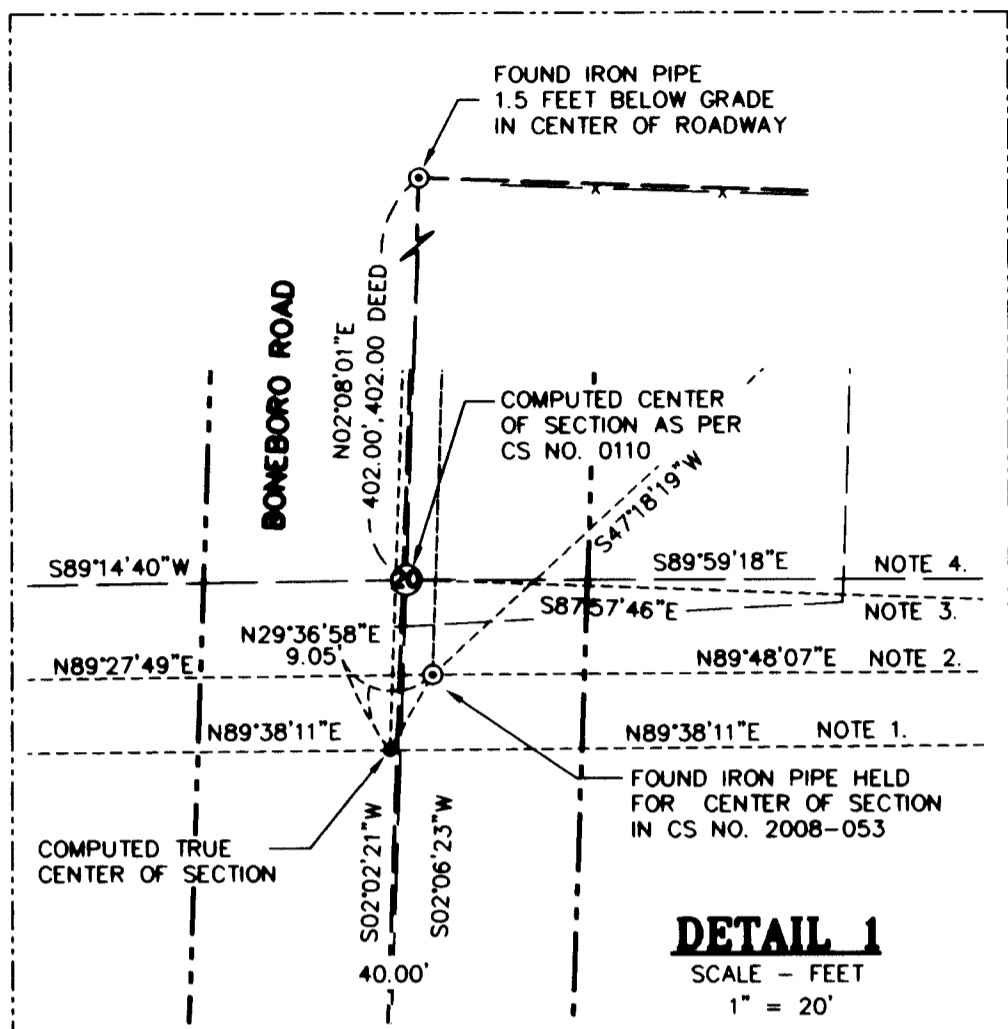
CS 2013 002-1

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HOOD RIVER COUNTY, STATE OF OREGON
IN 10B 20 TAX LOT 1500 & 1600

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SUSAN R. YOUNG.

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ASSUMED BASED ON G.P.S. OBSERVATION
OF THE SOUTH LINE OF SECTION 20

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

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
20	1N.	10E.	