

RECORD OF SURVEY

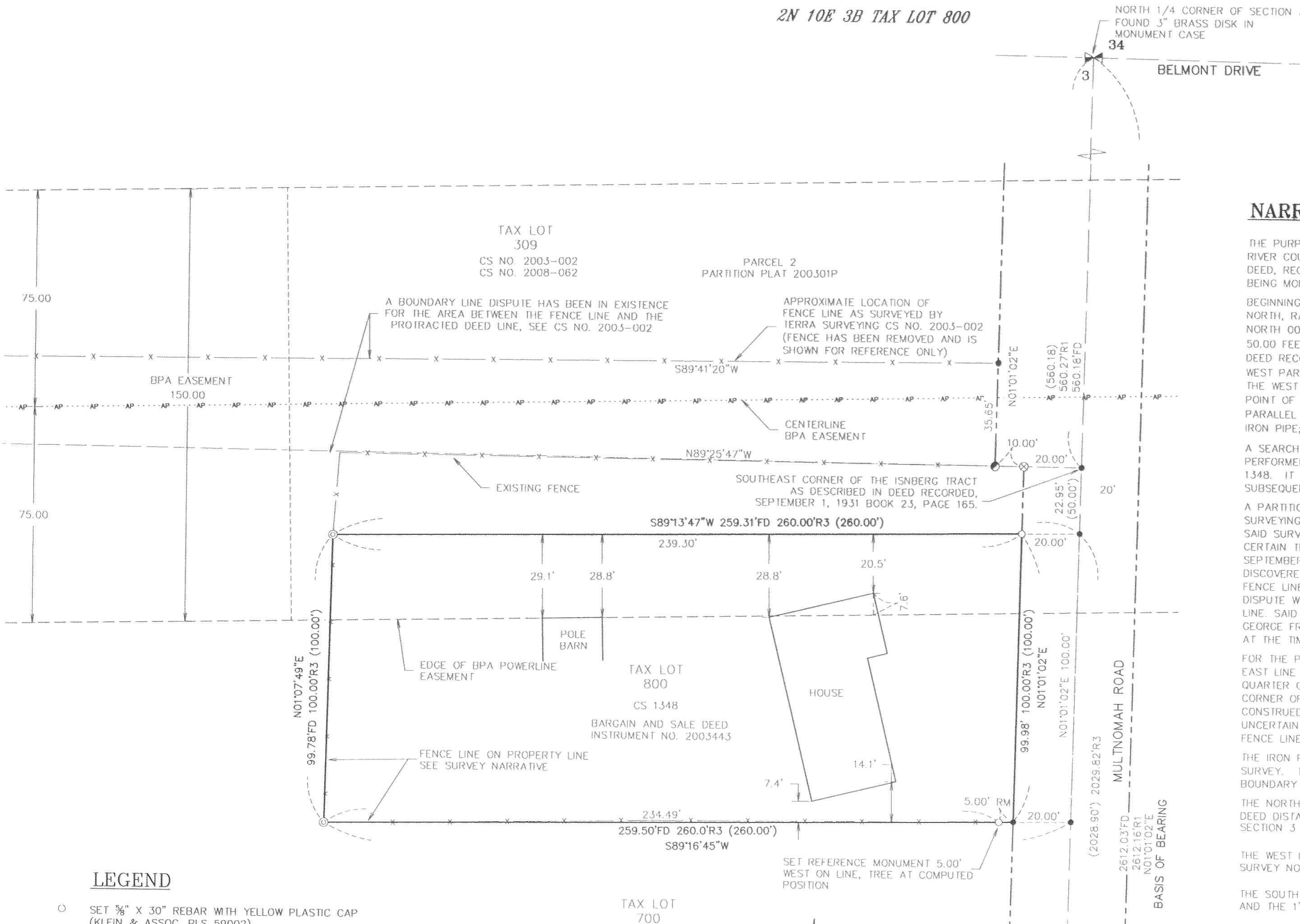
LOCATED IN
NORTHWEST 1/4, SECTION 3, T.2N., R.10E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 3B TAX LOT 800

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. CS 2013 012

FILED 4.23.13

BY RJ



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF TAX LOT 800 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 10E 3B, BEING DESCRIBED IN THAT CERTAIN BARGAIN AND SALE DEED, RECORDED IN INSTRUMENT NO. 2003443 HOOD RIVER COUNTY DEED RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON; THENCE NORTH 00'43" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 2028.90 FEET TO A POINT 50.00 FEET SOUTH OF THE SOUTHEAST CORNER OF THE ISENBERG PROPERTY AS DESCRIBED IN DEED RECORDED SEPT. 1, 1931, IN BOOK 23, AT PAGE 165 DEED RECORDS; THENCE NORTH 87'17" WEST PARALLEL WITH THE SOUTH LINE OF SAID ISENBERG PROPERTY A DISTANCE OF 20 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD KNOWN AS MULTNOMAH WAY, BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING NORTH 87'17" WEST PARALLEL WITH THE SOUTH LINE OF SAID ISENBERG PROPERTY A DISTANCE OF 240 FEET TO AN IRON PIPE; THENCE SOUTH 00'42" WEST A DISTANCE OF 100 FEET TO AN IRON PIPE;

A SEARCH OF COUNTY RECORDS CONCLUDED THAT A SURVEY ON THE SUBJECT PARCEL WAS PERFORMED IN AUGUST 1965 BY GEORGE FREY. SAID SURVEY WAS FILED AS COUNTY SURVEY NO. 1348. IT WAS APPARENT THAT SAID SURVEY BY GEORGE FREY WAS USED IN THE CREATION OF THE SUBSEQUENT DEEDS.

A PARTITION NORTHERLY OF THE SUBJECT TRACT, BEING TAX LOT 309, WAS PERFORMED BY TERRA SURVEYING, RECORDED AS PARTITION PLAT 200301P, FILED AS COUNTY SURVEY NO. 2003-002. IN SAID SURVEY THE SOUTHERLY LINE WAS ESTABLISHED, BEING THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIAM A. ISENBERG, ET UX., BY DEED RECORDED SEPTEMBER 1, 1931, IN BOOK 23 AT PAGE 165, HOOD RIVER COUNTY RECORDS. IT WAS DISCOVERED IN SAID SURVEY THAT THE SUBJECT TRACT DID NOT AGREE WITH THE EXISTING FENCE LINE RUNNING ALONG THE SOUTH PROPERTY LINE. AS NOTED IN SAID SURVEY, A BOUNDARY DISPUTE WAS IN EXISTENCE FOR THE AREA BETWEEN THE FENCE LINE AND THE PROTRACTED DEED LINE. SAID FENCE LINE WAS APPROXIMATELY 50 FEET NORTH OF THE LINE AS ESTABLISHED BY GEORGE FREY AND WAS PRESUMABLY THOUGHT TO BE THE SOUTH LINE OF THE ISENBERG TRACT, AT THE TIME THE DEED WAS CONSTRUED.

FOR THE PURPOSE OF THIS SURVEY, THE DEED CALL OF 2028.9 FEET NORTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 3 WAS HELD, AND NOT THE POINT 50 FEET SOUTH OF THE SOUTHEAST CORNER OF THE ISENBERG TRACT AS DESCRIBED IN SAID DEED. THE FACT THAT THE DEED WAS CONSTRUED BASED ON THE 1965 SURVEY PERFORMED BY GEORGE FREY AND THE APPARENT UNCERTAINTY OF THE SOUTH LINE OF THE ISENBERG TRACT AS IT PERTAINS TO THE ORIGINAL FENCE LINE.

THE IRON PIPES THAT WERE CALLED FOR IN THE DEED WERE RECOVERED AND HELD IN THIS SURVEY. THE 1965 SURVEY PERFORMED BY GEORGE FREY WAS HONORED AS THE INTENDED BOUNDARY OF THE SUBJECT TRACT.

THE NORTH LINE WAS ESTABLISHED BY HOLDING THE NORTHEAST CORNER AS PER THE AFORESAID DEED DISTANCE OF 2028.90 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 SECTION 3 AND A FOUND 1" IRON PIPE, PER COUNTY SURVEY NO. 1348.

THE WEST LINE WAS ESTABLISHED BY HOLDING TWO FOUND 1" IRON PIPE, AS SET IN COUNTY SURVEY NO. 1348.

THE SOUTH LINE WAS ESTABLISHED BY DEED DISTANCE OF 100 FEET FROM THE NORTHEAST CORNER AND THE 1" IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF SAID TRACT.

LEGEND

- SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP (KLEIN & ASSOC. PLS 59002)
- ⊙ FOUND 1" IRON PIPE (CS. NO 1348)
- ⊗ FOUND 5/8" REBAR WITH RED PLASTIC CAP (CS NO. 2003-002)
- FOUND 5/8" REBAR NO CAP (UNKNOWN ORIGIN)
- ANGLE POINT, NOT MONUMENTED
- R1 REFERENCE SURVEY NO.
- FD FOUND DISTANCE
- CS NO. COUNTY SURVEY NUMBER
- RM REFERENCE MONUMENT
- (XXX.XX) DEED DISTANCE
- ROAD RIGHT-OF-WAY
- x- FENCE
- - - BPA EASEMENT
- - - - - CENTERLINE OF POWERLINE

REFERENCED DEEDS

1. BARGAIN AND SALE DEED, INSTRUMENT NO. 2012-00036 HOOD RIVER COUNTY
2. BARGAIN AND SALE DEED, INSTRUMENT NO. 20003443 HOOD RIVER COUNTY
3. WARRANTY DEED, BOOK 23 PAGE 165 HOOD RIVER COUNTY RECORDS
4. BARGAIN AND SALE DEED, INSTRUMENT NO. 2008-03994 HOOD RIVER COUNTY RECORDS

REFERENCED SURVEYS

1. CS NO. 2003-002, BY TERRA SURVEYING
2. CS NO. 2008-062, BY WYEAST SURVEYS
3. CS NO. 1348, BY GEORGE FREY

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



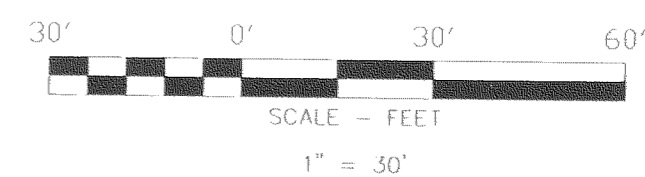
BASIS OF BEARINGS

THE EAST LINE NW 1/4 SECTION 13 AS PER COUNTY SURVEY NO. 2003 002

OWNER

CHARLES & MARY LEBEQUE

SURVEY PERFORMED FOR:
CHARLES & MARY LEBEQUE
DATE OF MONUMENTATION: MARCH, 12 2013
PROJECT: 12-11-06
FILE: 121106.DWG
DRAFT: CM,LJS



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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.
3	2N.	10E.	

RECEIVED APR 11 2013

CS 2013 012