

RECORD OF SURVEY

LOCATED IN THE SE 1/4, OF THE SE 1/4
SECTION 2, T. 2 N., R. 10 E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 2DD TAX LOT 2500

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2015018

FILED 4/16/2015

BY DB

LEGEND

- SET 5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. 59002LS)
- ⊙ FOUND 5/8" REBAR WITH RED PLASTIC CAP, DIELSCHNEIDER & ASSOC. (CS NO. 77042)
- ⊙ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP (CS NO. 92016)
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, KLEIN & ASSOC. (CS NO. 94104)
- FOUND 1/16" MONUMENT, AS NOTED
- ⊗ FOUND 5/8" REBAR WITH RED PLASTIC CAP, TERRA SURVEYING (CS NO. 2008-002)
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NO.
- FD FOUND DATA
- (XX.XX") DEED DISTANCE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF TAX LOT 2500 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 10 2DD, BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED IN INSTRUMENT NO. 870857.

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD ALONG WITH HOLDING THE COMPUTED POSITION OF THE EAST 1/16 CORNER BETWEEN SECTIONS 2 AND 11.

THE SOUTH LINE OF THE TARTER TRACT, DESCRIBED IN BOOK 4, PAGE 299, WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD PER DLC SURVEY, FILED AS COUNTY SURVEY 86053 AND COUNTY SURVEY 92016. THE SALLENBACH TRACT, NUNAMAKER TRACT, ALONG WITH MOONEY TRACT WERE COMPUTED BASED ON DEED DISTANCE. IT WAS DISCOVERED THAT A GAP EXISTS BETWEEN THE TARTER TRACT AND THE MOONEY TRACT. IN SAID MOONEY TRACT, THE DEED DESCRIBED THE NORTHEAST CORNER BEING 9.00 FEET SOUTH OF THE SOUTH LINE OF THE TARTER TRACT AND THE NORTHWEST CORNER BEING 22.21 FEET SOUTH OF THE SOUTH LINE OF SAID TARTER TRACT. THE HARD CALLS IN SAID MOONEY DEED RECORDED IN BOOK 64, PAGE 458, BEING SOUTH OF THE TARTER TRACT WERE HELD FOR THE NORTH LINE OF THIS SURVEY. IT IS ALSO BEING NOTED THAT THE DEED DISTANCE IN SAID MOONEY TRACT, CLOSELY FIT THE COMPUTED POSITION OF THE SOUTH LINE OF SAID TARTER TRACT, EXCEPT FOR SAID HARD DEED CALLS CALLING FOR A POINT BEING SOUTH OF SAID TARTER TRACT. IT IS ALSO BEING NOTED THAT THE LAND OWNERS LYING ADJACENT TO AND SOUTH OF THE TARTER TRACT OCCUPY THE LAND LYING BETWEEN THE SOUTH LINE OF SAID TARTER TRACT AND THE NORTH LINES OF THE DIAMOND AND MOONEY TRACT.

THE BOUNDARY OF TAX LOT 2600, BEING DESCRIBED IN THAT CERTAIN BARGAIN AND SALE DEED-STATUTORY FORM IN INSTRUMENT NO. 2009-00868, AND THE BOUNDARY OF TAX LOT 2800, BEING DESCRIBED IN THAT CERTAIN WARRANTY DEED OF PERSONAL REPRESENTATIVE, IN INSTRUMENT NO. 880147 WERE ORIGINAL A PART OF THAT CERTAIN DIAMOND TRACT DESCRIBED IN BOOK 55, PAGE 618. IN SAID DIAMOND TRACT, THE NORTHEAST CORNER IS DESCRIBED AS BEING 17.00 FEET SOUTH OF THE SOUTH LINE OF SAID TARTER TRACT. NO MENTION OF THE SOUTH LINE OF SAID TARTER TRACT WAS MENTIONED IN THE PREVIOUSLY MENTIONED DEEDS OF SAID TAX LOTS 2600 AND 2800.

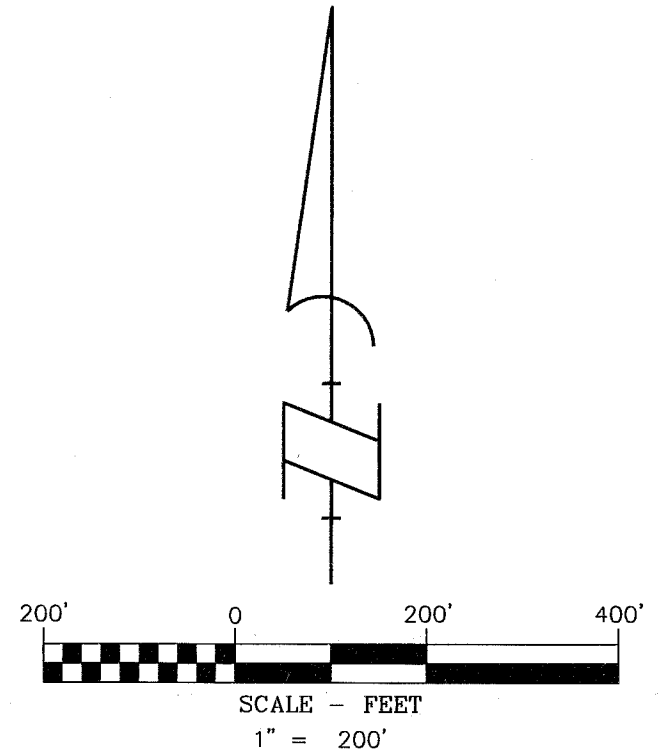
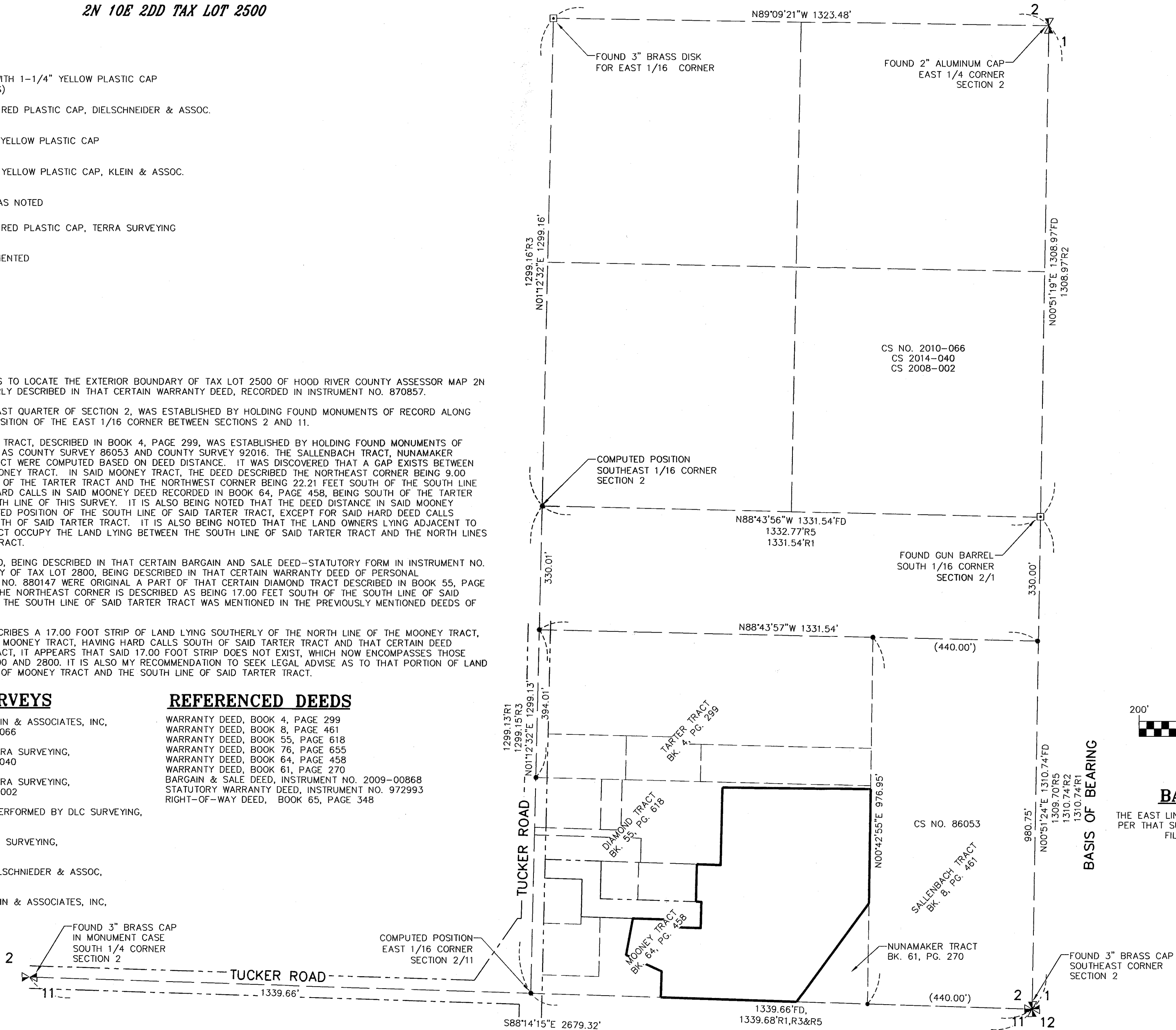
THE SUBJECT TRACT HEREIN DESCRIBES A 17.00 FOOT STRIP OF LAND LYING SOUTHERLY OF THE NORTH LINE OF THE MOONEY TRACT, DUE TO THE DEED CALL OF SAID MOONEY TRACT, HAVING HARD CALLS SOUTH OF SAID TARTER TRACT AND THAT CERTAIN DEED EXCEPTION OF SAID DIAMOND TRACT, IT APPEARS THAT SAID 17.00 FOOT STRIP DOES NOT EXIST, WHICH NOW ENCOMPASSES THOSE PORTION OF TAX LOTS 2600, 2700 AND 2800. IT IS ALSO MY RECOMMENDATION TO SEEK LEGAL ADVISE AS TO THAT PORTION OF LAND LYING BETWEEN THE NORTH LINE OF MOONEY TRACT AND THE SOUTH LINE OF SAID TARTER TRACT.

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC., COUNTY SURVEY NO. 2010-066
- R2. SURVEY PERFORMED BY TERRA SURVEYING, COUNTY SURVEY NO. 2014-040
- R3. SURVEY PERFORMED BY TERRA SURVEYING, COUNTY SURVEY NO. 2008-002
- R4. PARTITION PLAT P.9202, PERFORMED BY DLC SURVEYING, COUNTY SURVEY NO. 92016
- R5. SURVEY PERFORMED BY DLC SURVEYING, COUNTY SURVEY NO. 86053
- R6. SURVEY PERFORMED BY DIELSCHNEIDER & ASSOC., COUNTY SURVEY NO. 77042
- R7. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC., COUNTY SURVEY NO. 94104

REFERENCED DEEDS

- WARRANTY DEED, BOOK 4, PAGE 299
WARRANTY DEED, BOOK 8, PAGE 461
WARRANTY DEED, BOOK 55, PAGE 618
WARRANTY DEED, BOOK 76, PAGE 655
WARRANTY DEED, BOOK 64, PAGE 458
WARRANTY DEED, BOOK 61, PAGE 270
BARGAIN & SALE DEED, INSTRUMENT NO. 2009-00868
STATUTORY WARRANTY DEED, INSTRUMENT NO. 972993
RIGHT-OF-WAY DEED, BOOK 65, PAGE 348



BASIS OF BEARINGS

THE EAST LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2 PER THAT SURVEY PERFORMED BY KLEIN & ASSOC., INC. FILED AS COUNTY SURVEY 2010-066

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2015



Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 503-386-3322 • FAX: 541-386-2515

OWNER

ROBERT & SUE MADSEN

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

2DD 2N. 10E.

2015-018-1

SURVEY PERFORMED FOR:
ROBERT & SUE MADSEN
DATE OF MONUMENTATION: FEB. 20, 2015
PROJECT: 15-01-13 DRAFT: JMK
FILE: 150113.DWG LAYOUT TAB: SHEET 1

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

RECEIVED MAR 30 2015

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2N 10E 2DD TAX LOT 2500

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

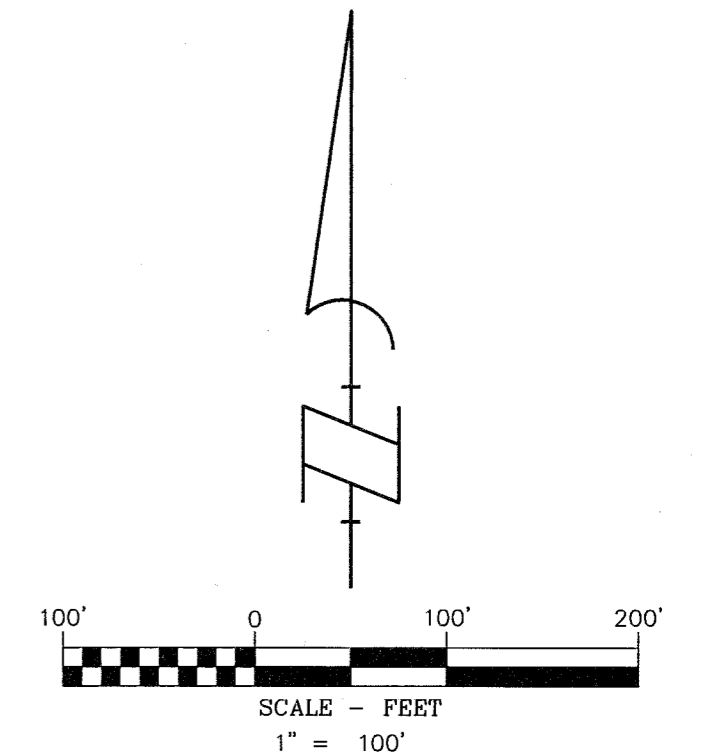
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LINE TABLE

Line #	Direction	Length
L2	S01°09'44"W	20.00'
L1	N88°14'15"W	14.62'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2015

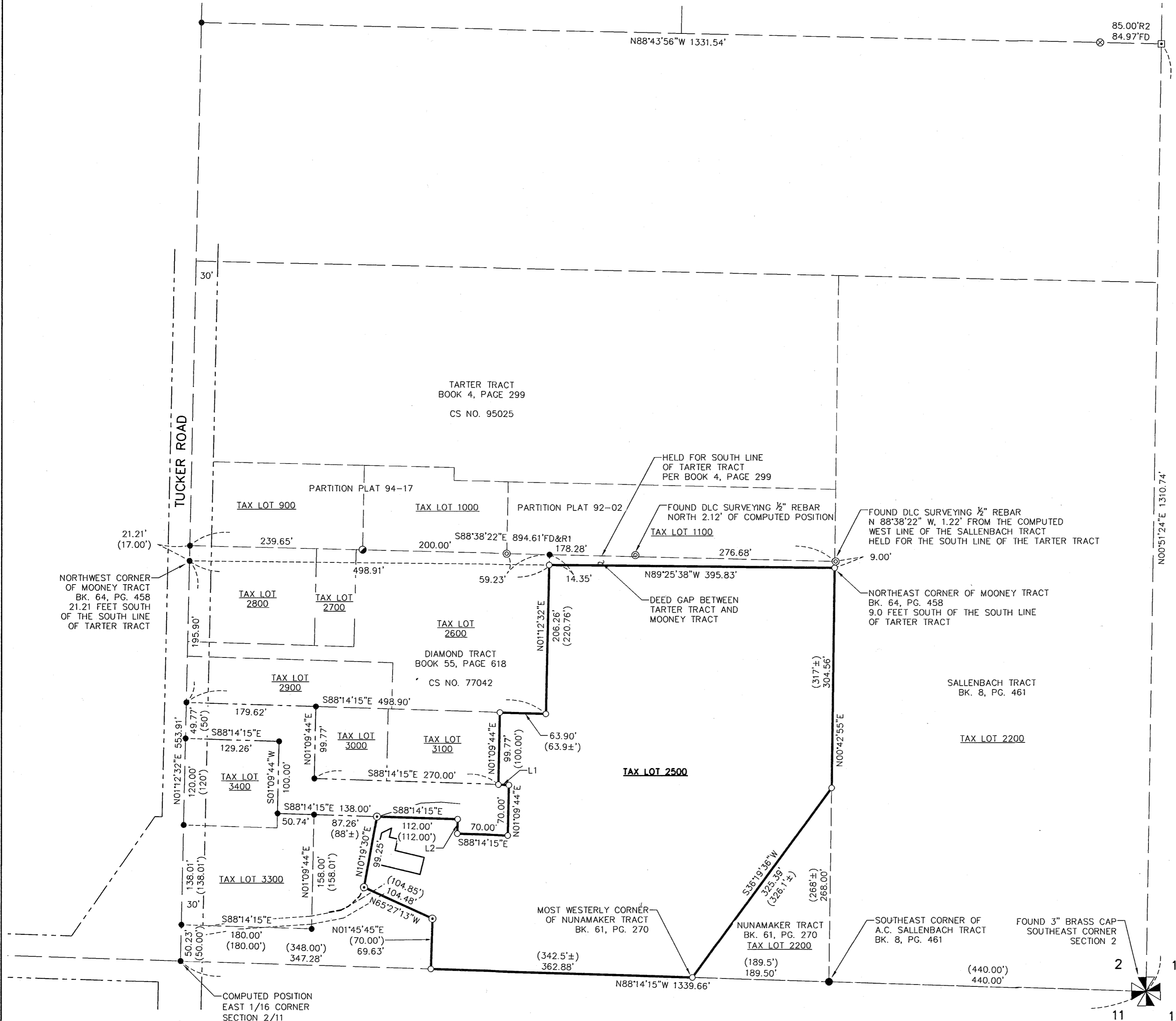


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SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
2DD	2N.	10E.

2015018-2



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