

PROPERTY LINE ADJUSTMENT

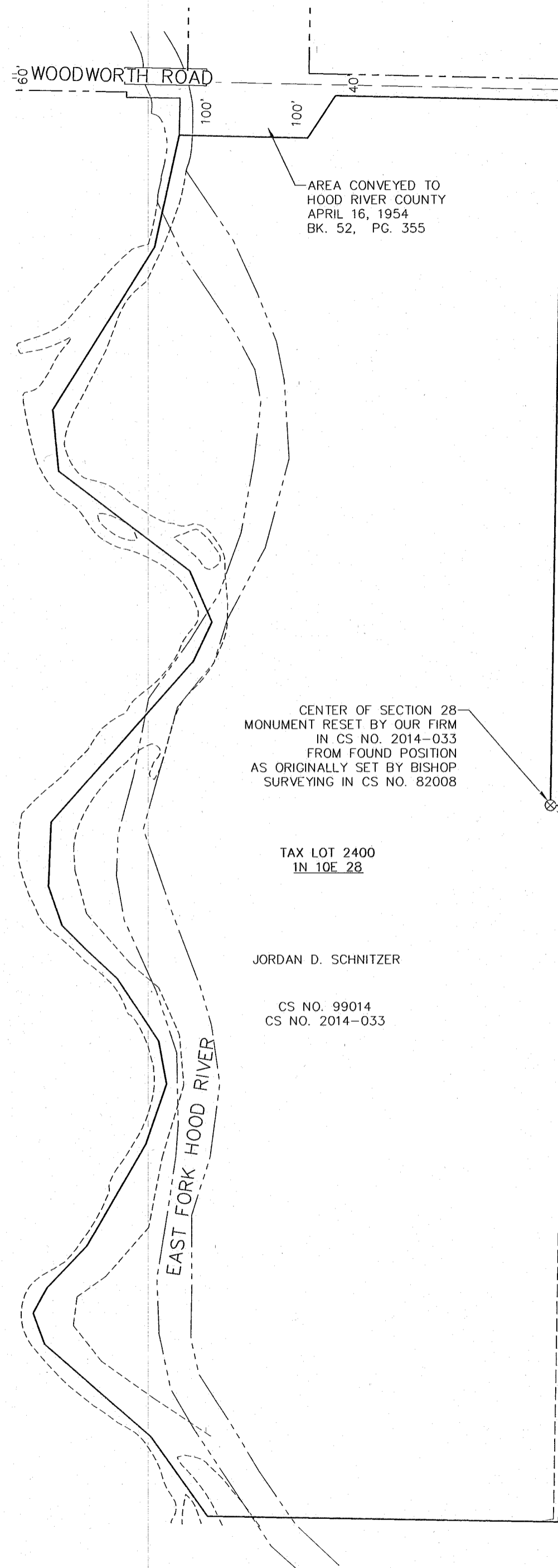
LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4
SECTION 28, T 1 N, R 10 E, W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
TAX LOTS 2400, 1501 OF 1N 10E 28, & TAX LOT 100, OF 1N 10E 28D.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2016 027

FILED 4/28/16

BY BC



LEGEND

- SET 5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. 59002LS)
- ⊙ FOUND KLEIN & ASSOCIATES 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (STAMPED OR 932 & WA 22098), CS NO. 2001005 (VISITED MAY 2005)
- ⊙ FOUND KLEIN & ASSOCIATES 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (STAMPED OR 932 & WA 22098), CS NO. 99014 (VISITED MAY 2014)
- ⊙ FOUND BISHOP SURVEYING 5/8" REBAR WITH YELLOW PLASTIC CAP CS NO. 82008, (VISITED MAY 2014)
- FOUND WYEAST SURVEYS 1/2" REBAR WITH YELLOW PLASTIC CAP (STAMPED WYEAST LS 2393), CS NO. 2005-114, (VISITED MAY 2014)
- ⊙ FOUND KLEIN & ASSOCIATES, INC. 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. 59002LS) CS NO. 2014-033 (VISITED JUNE 2015)
- ANGLE POINT, NOT MONUMENTED
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DISTANCE
- CS NO. COUNTY SURVEY NO.
- RM REFERENCE MONUMENT
- B.G. BELOW GRADE
- L.C.R. LAND CORNER CARD
- TRAIL
- GRAVEL ROAD

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOT 2400 OF HOOD RIVER COUNTY ASSESSOR MAP 1N 10E 28 AND TAX LOT 1501, ALONG WITH TAX LOT 100 OF HOOD RIVER COUNTY ASSESSOR MAP 1N 10E 28D, PER THAT CERTAIN PURCHASE SALE AGREEMENT CONCERNING BARE LAND IN HOOD RIVER COUNTY, OREGON, DATED OCTOBER 19, 2015 AS SHOWN HEREIN.

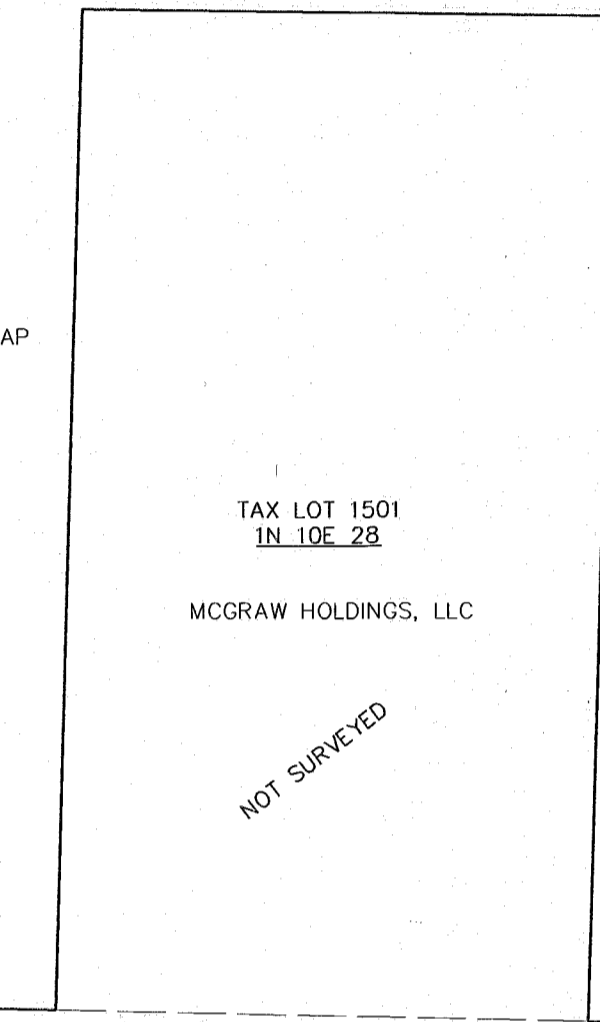
AFORESAID TAX LOTS 100 AND 1501 WERE DETERMINED BY HOOD RIVER COUNTY PLANNING DEPARTMENT TO BE ONE LEGAL LOT OF RECORD, SAID TAX LOTS ARE DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 20014034.

A PREVIOUS SURVEY PERFORMED BY OUR FIRM IN 1999, FILED AS COUNTY SURVEY NO 99014 WAS USED TO COMPUTE THE EXTERIOR BOUNDARY OF TAX LOT 2400, BEING DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20036497. IN 2014 OUR FIRM WAS ASCERTAINED BY JORDAN SCHNITZER TO RECOVER OR RE-ESTABLISH MONUMENTS SET BY KLEIN & ASSOCIATES IN TWO PREVIOUS SURVEYS, COUNTY SURVEY NO. 99014 AND COUNTY SURVEY NO. 2001005, SAID SURVEY WAS FILED AS COUNTY SURVEY NO 2014-033.

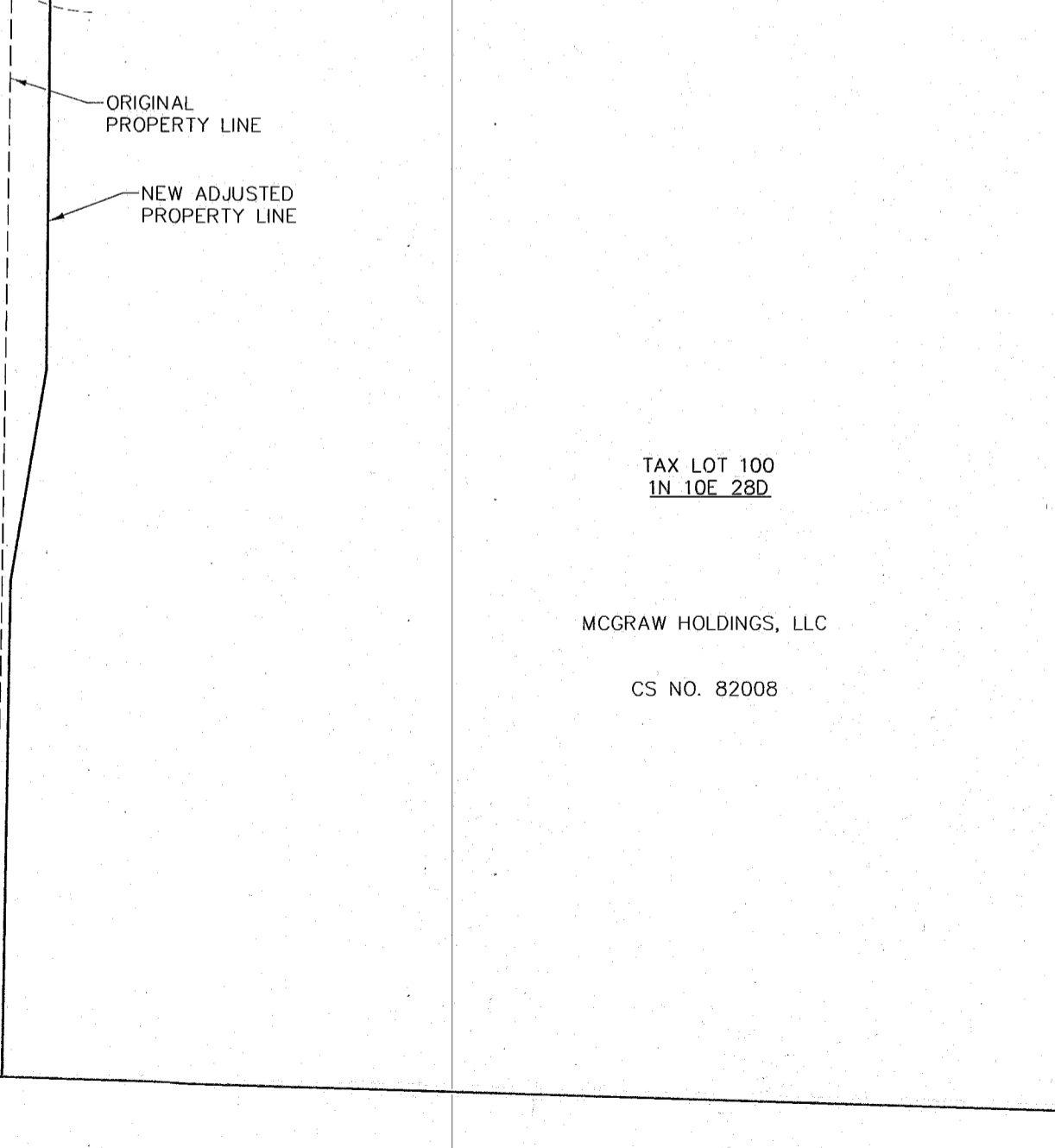
TAX LOTS 100 AND 1501 WERE NOT SURVEYED AS A PART OF THIS SURVEY, AND SAID BOUNDARY IS SHOWN FOR REFERENCE ONLY.

MONUMENT NOTE

THE REFERENCE MONUMENT 30.00 FOOT WEST OF SAID EAST QUARTER CORNER OF SECTION 28, SET BY BISHOP SURVEYING IN 1981 AND USED BY KLEIN & ASSOCIATES AND OTHER SURVEYORS, MAY HAVE BEEN SET IN THE WRONG POSITION BY ABOUT 7 FEET, MORE OR LESS TO THE EAST OF THE TRUE POSITION. NO FURTHER RESEARCH WAS MADE TO THE TRUE POSITION OF SAID EAST QUARTER CORNER. FOR THE PURPOSE OF THIS SURVEY THE REFERENCE MONUMENT WAS TIED AND SHOWN FOR REFERENCE ONLY.



N 89°06'54" W, 2677.37'FD
2677.29'R1



CENTER OF SECTION 28
MONUMENT RESET BY OUR FIRM
IN CS NO. 2014-033
FROM FOUND POSITION
AS ORIGINALLY SET BY BISHOP
SURVEYING IN CS NO. 82008

TAX LOT 2400
1N 10E 28

JORDAN D. SCHNITZER

CS NO. 99014
CS NO. 2014-033

FOUND BISHOP SURVEYING 5/8" IRON ROD
BENT SLIGHTLY TO THE WEST
SET AS A 30.00 FOOT REFERENCE MONUMENT
WEST OF THE EAST QUARTER CORNER OF
SECTION 28, L.C.R. NO. 1020
(SEE MONUMENT NOTE)

COMPUTED POSITION OF
EAST QUARTER CORNER

30.00'

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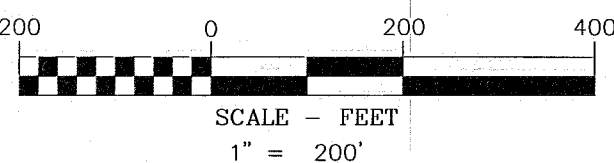
AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA	AREA OF TRANSFER
TAX LOT 2400 IN 10E 28	53.76± AC.	54.60± AC.	36,795± SQ. FT. 0.84 ACRES
TAX LOT 100 & TAX LOT 1501 IN 10E 28D	77.98± AC.	77.14± AC.	

ORIGINAL AREA COMPUTED AS PER HOOD RIVER COUNTY
ASSESSORS MAP.

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BASIS OF BEARINGS

BEARINGS BASED ON RECORD OF SURVEY
COUNTY SURVEY NO. 99014

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC. FILED 2-19-1999, COUNTY SURVEY NO. 99014
- R2. SURVEY PERFORMED BY KLEIN & ASSOCIATES, FILED 1-16-2001, COUNTY SURVEY NO 2001-005
- R3. SURVEY PERFORMED BY BISHOP SURVEYING, INC. FILED 12-02-1982, COUNTY SURVEY NO. 82008
- R4. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC. FILED 9-18-2014, COUNTY SURVEY NO 2014-033
- R5. SURVEY PERFORMED BY DANNY L. CRON, FILED 2-07-1978, COUNTY SURVEY NO. 77119
- R6. SURVEY PERFORMED BY WYEAST SURVEYS, FILED 12-21-2005, COUNTY SURVEY NO. 2005-114

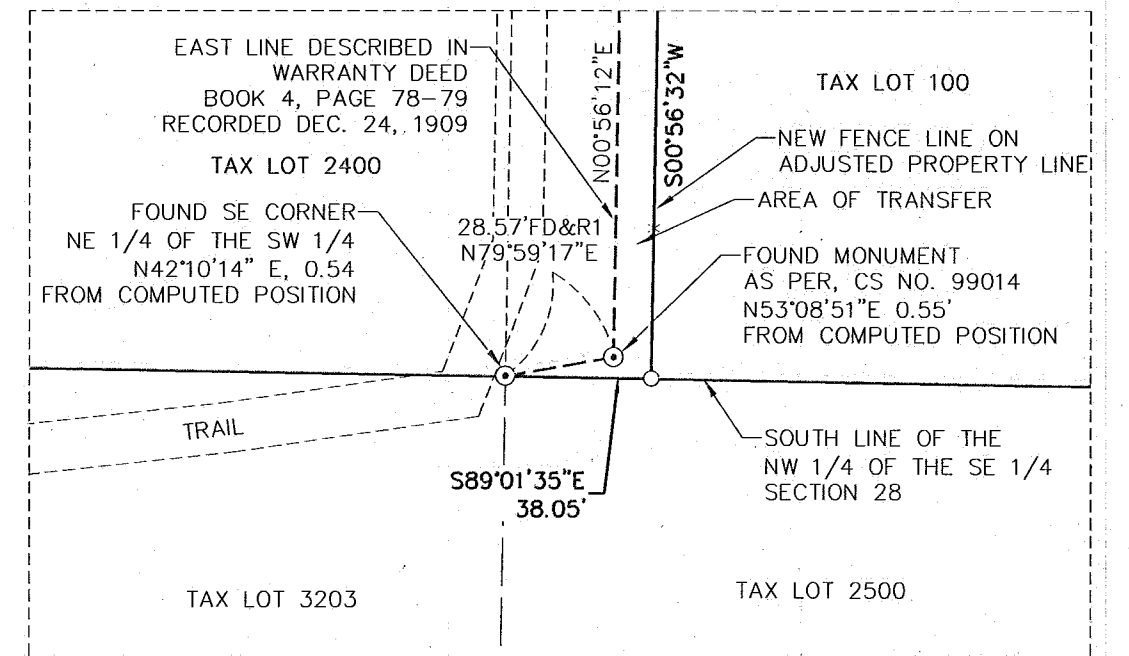
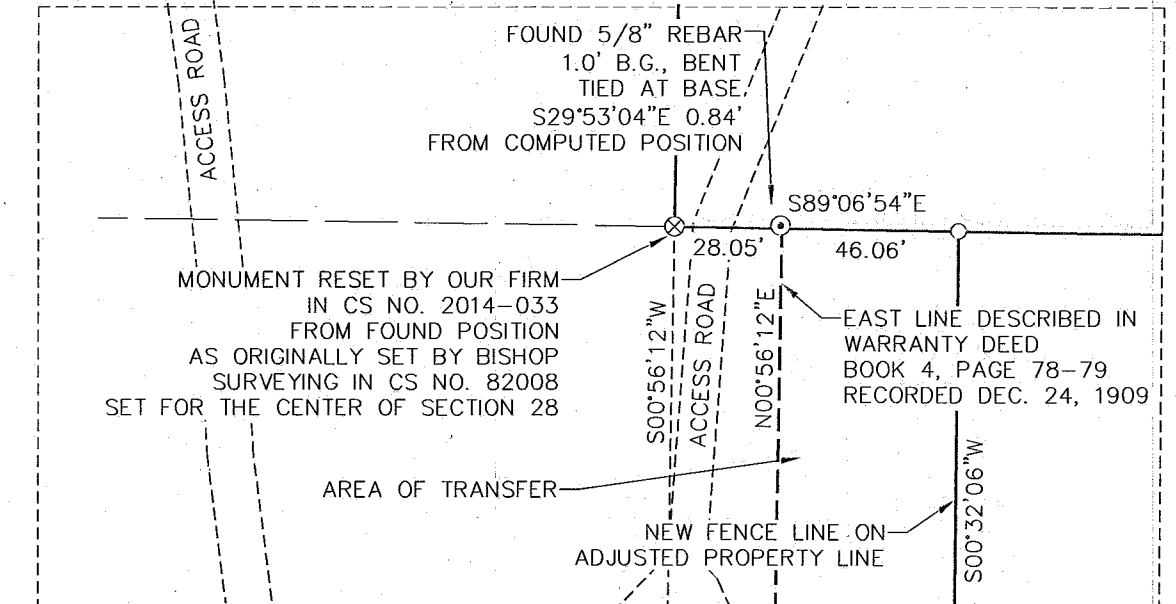
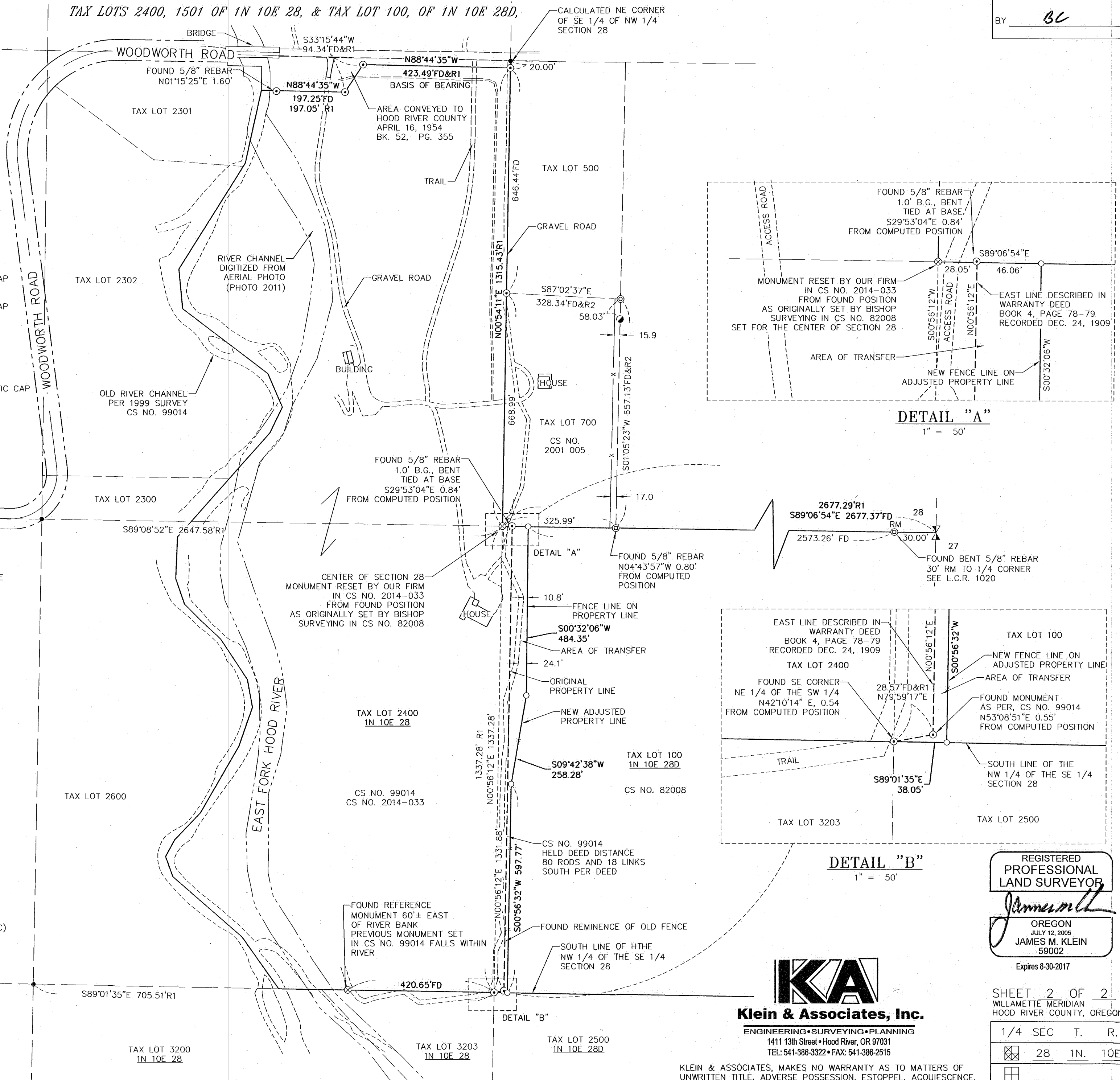
REFERENCED DEEDS

- SPECIAL WARRANTY DEED, INSTRUMENT NO. 20036497 (SCHNITZER TRACT)
- STATUTORY WARRANTY DEED, INSTRUMENT NO. 20014034 (MCGRAW HOLDINGS, LLC)
- WARRANTY DEED, INSTRUMENT NO. BOOK 4, PAGE 78 (MCGRAW HOLDINGS, LLC)

OWNER

JORDAN D. SCHNITZER
AND
MCGRAW HOLDINGS, LLC

SURVEY PERFORMED FOR:
JORDAN SCHNITZER
DATE OF MONUMENTATION: FEB. 15, 2016
PROJECT: 15-10-09 DRAFT: JMK
FILE: 151009TL2400.DWG LAYOUT TAB: ORSURVEY



REGISTERED
PROFESSIONAL
LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2017

Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

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

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
28	1N.	10E.	

CS# 2016 027-2