

PROPERTY LINE ADJUSTMENT SURVEY

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, 3203, OF 1N 10E 28, & TAX LOT 2500, OF 1N 10E 28D

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2016 028

FILED 4/28/16

BY BC

NARRATIVE

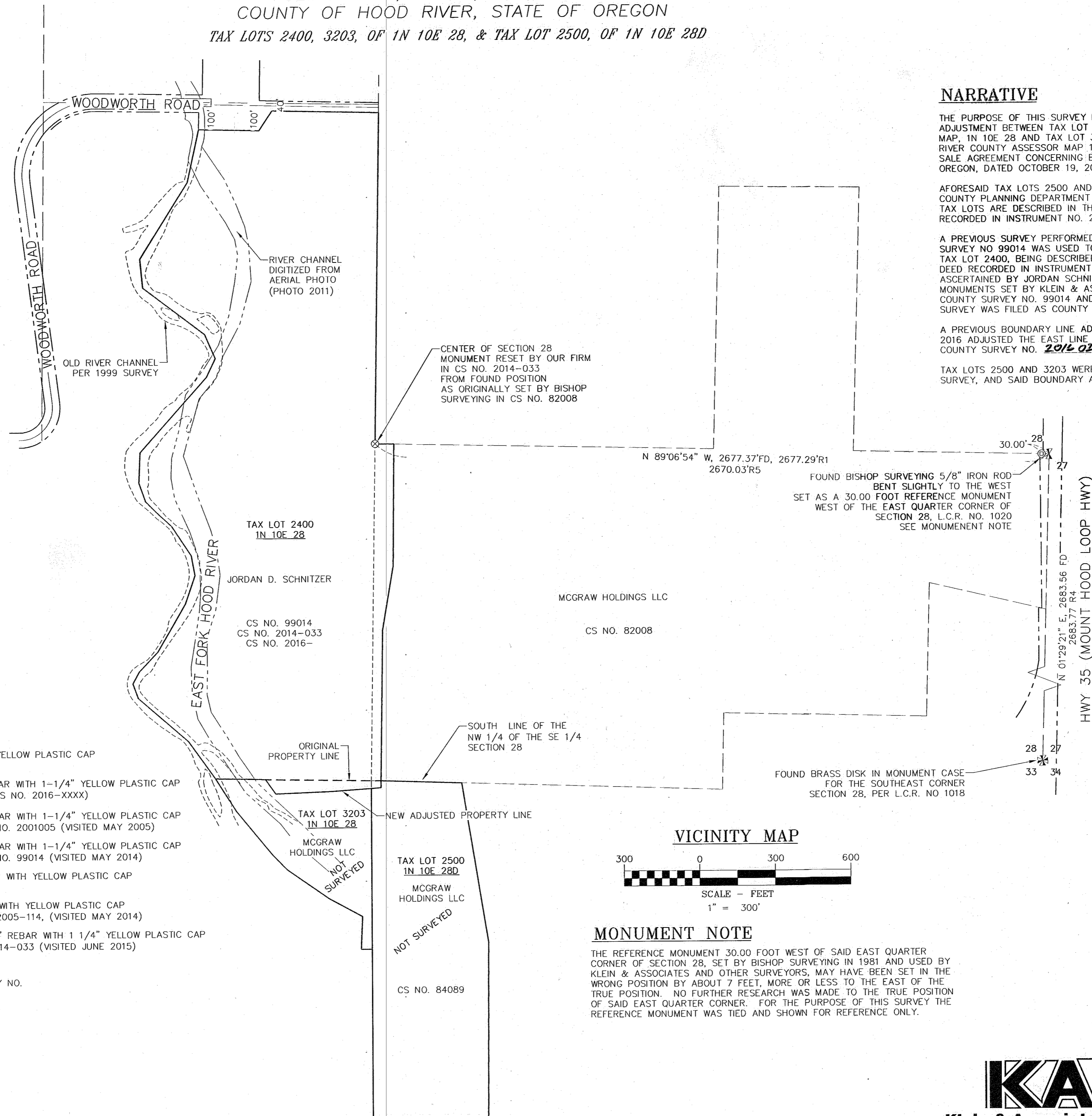
THE PURPOSE OF THIS SURVEY IS TO PERFORM A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOT 2400 OF HOOD RIVER COUNTY ASSESSOR MAP, 1N 10E 28 AND TAX LOT 3203, ALONG WITH TAX LOT 2500 OF HOOD RIVER COUNTY ASSESSOR MAP 1N 10E 28D, PER THAT CERTAIN PURCHASE SALE AGREEMENT CONCERNING BARE LAND IN HOOD RIVER COUNTY, OREGON, DATED OCTOBER 19, 2015 AS SHOWN HEREIN.

AFORESAID TAX LOTS 2500 AND 3203 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.

A PREVIOUS BOUNDARY LINE ADJUSTMENT PERFORMED BY OUR FIRM IN 2016 ADJUSTED THE EAST LINE OF SAID TAX LOT 2400, AND IS FILED AS COUNTY SURVEY NO. 2016 027

TAX LOTS 2500 AND 3203 WERE NOT SURVEYED AS A PART OF THIS SURVEY, AND SAID BOUNDARY ARE SHOWN FOR REFERENCE ONLY.



LEGEND

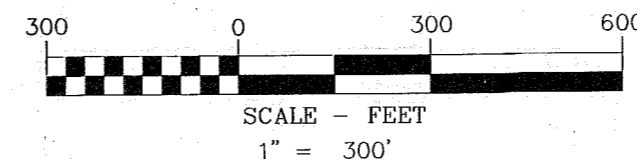
- SET 5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. 59002LS)
- ⊙ FOUND KLEIN & ASSOCIATES 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (STAMPED KLEIN & ASSOC. 59002LS, CS NO. 2016-XXXX)
- ⊙ FOUND KLEIN & ASSOCIATES 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (STAMPED OR 932 & WA 22098), 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

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: 151009TL3203.DWG LAYOUT TAB: ORSURVEY

VICINITY MAP



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.

BASIS OF BEARINGS

BEARINGS BASED ON RECORD OF SURVEY
COUNTY SURVEY NO. 99014

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2017
SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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



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.

CS# 2016 028 - 1

PROPERTY LINE ADJUSTMENT SURVEY

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
1N 10E 28, TAX LOTS 2400 & 3203, 1N 10E 28D, TAX LOT 2500

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2016 028

FILED 4/28/16

BY B.C.

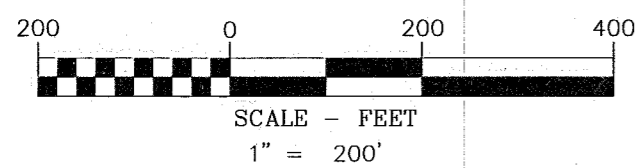
AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA	AREA OF TRANSFER
TAX LOT 2400 1N 10E 28	54.60± AC.	55.05± AC.	19,424 SQ. FT. 0.45 ACRES
TAX LOT 3203 IN 10E 28 & 2500 1N 10E 28D	17.38± AC.	16.93± AC.	

ORIGINAL AREA COMPUTED AS PER HOOD RIVER COUNTY
ASSESSORS MAP.

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 KLEIN & ASSOC. 59002LS, CS NO. 2016-027)
- ⊙ 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)
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- CS NO. COUNTY SURVEY NO.
- RM REFERENCE MONUMENT
- B.G. BELOW GRADE
- L.C.R. LAND CORNER CARD
- TRAIL
- GRAVEL ROAD



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
- R7. SURVEY PERFORMED BY D.L.C. SURVEYING FILED 10-12-1984, COUNTY SURVEY NO. 84089
- R8. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES INC, FILED 4/28/16, CS NO. 2016-027

REFERENCED DEEDS

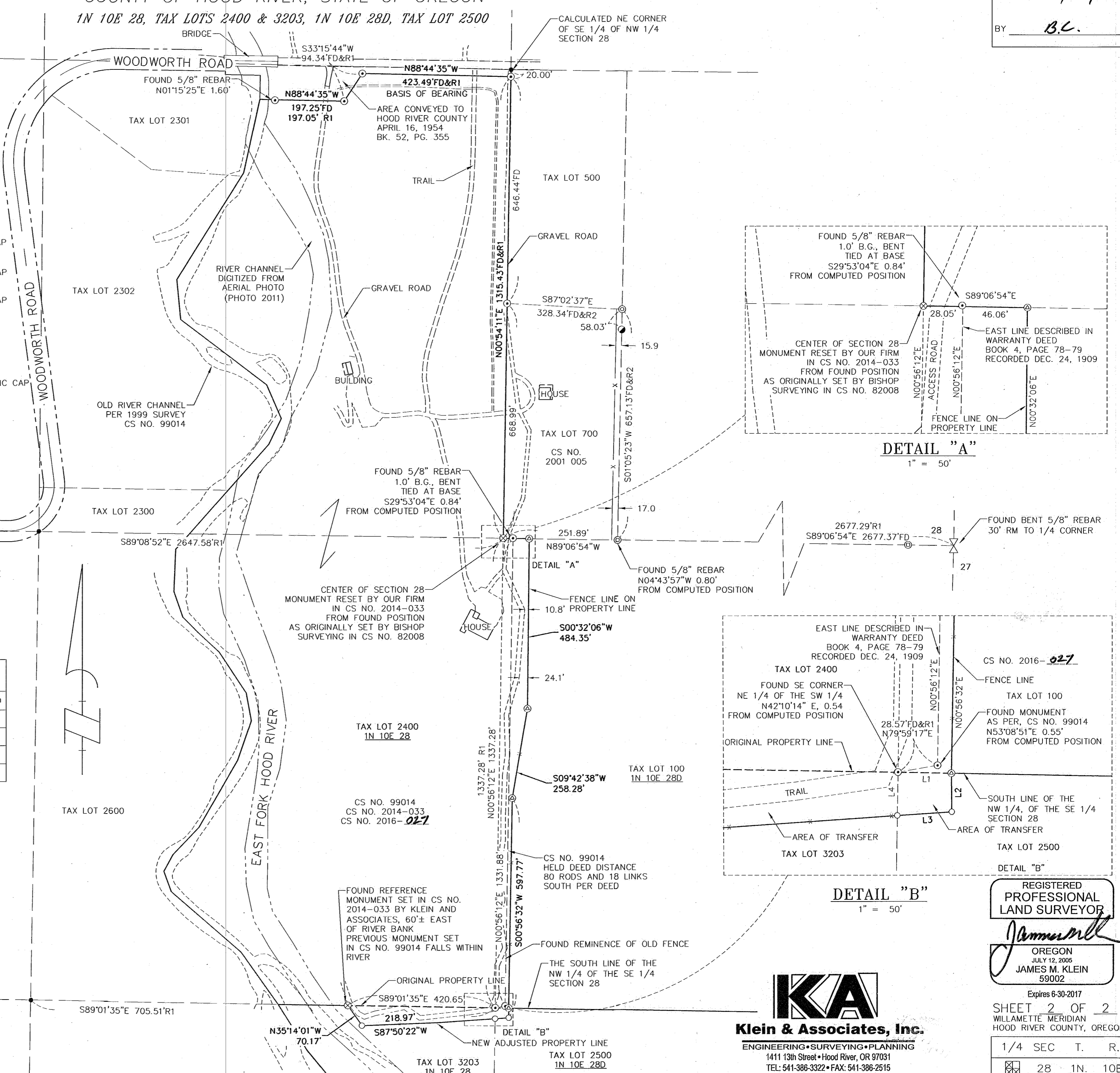
- SPECIAL WARRANTY DEED, INSTRUMENT NO. 20036497 (SCHNITZER TRACT)
- STATUTORY WARRANTY DEED, INSTRUMENT NO. 20014034 (MCGRAW HOLDINGS, LLC)
- WARRANTY DEED, INSTRUMENT NO. BOOK 4, PAGE 78 (MCGRAW HOLDINGS, LLC)

OWNER

JORDAN D. SCHNITZER
AND
MCGRAW HOLDINGS, LLC

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JORDAN SCHNITZER
DATE OF MONUMENTATION: FEB. 15, 2016
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Line #	Direction	Length
L1	S89°01'35"E	38.05
L2	S0°37'08"E	27.54
L3	S86°08'12"W	38.95
L4	N0°57'58"E	30.82



DETAIL "A"
1" = 50'

DETAIL "B"
1" = 50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2017

SHEET 2 OF 2
WILLAMETTE MERIDIAN
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