

# RECORD OF SURVEY

LOCATED IN SECTION A AND B  
WAUCOMA CEMETERY  
SE 1/4 OF SECTION 2, T. 2N., R. 10E., W.M.  
COUNTY OF HOOD RIVER, STATE OF OREGON  
2N 10 2DA TAX LOT 700

## REFERENCED DEEDS

- DEED, BOOK B, PAGE 128
- DEED, BOOK B, PAGE 129; 5-10-1884
- DEED, BOOK C, PAGE 254; 2-25-1888
- DEED, BOOK E, PAGE 299; 1-7-1895
- DEED, BOOK L, PAGE 77; 12-25-1906
- WARRANTY DEED, RECORDED 3-12-1914
- BARGAIN & SALE DEED, INSTRUMENT 20035017; 8-15-2003
- BARGAIN & SALE DEED, INSTRUMENT 20035016; 8-15-2003
- DEED, BOOK 25, PAGE 271; 4-23-1936
- BARGAIN & SALE DEED, BOOK 53, PAGE 552; 10-15-1954
- BARGAIN & SALE DEED, INSTRUMENT 670306; 3-10-1967
- BARGAIN & SALE DEED, INSTRUMENT 870146; 1-27-1987
- BARGAIN & SALE DEED, INSTRUMENT 2009-02087; 5-29-2009
- DEED, BOOK E, PAGE 318; 2-1-1895
- DEED, BOOK E, PAGE 334
- DEED, BOOK 4, PAGE 61
- DEED, BOOK 27, PAGE 238
- BOOK 5, PAGE 58
- BOOK B, PAGE 128; 5-6-1884

## REFERENCED SURVEYS

- R1. PLAT OF WAUCOMA CEMETERY CS NO. 1763
- R2. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR SAINT MARY CATHOLIC CHURCH, FILED DECEMBER 23, 2010. CS NO. 2010-066
- R3. HOBSON SURVEY, CS NO. 0326, DATED JUNE 1, 1950
- R4. SURVEY PERFORMED BY DIELSCHNEIDER ASSOC., FOR WEST SIDE FIRE DEPARTMENT, FILED MARCH 26, 1975. CS NO. 7505
- R5. SURVEY PERFORMED BY BISHOP SURVEYING, FOR SCHULL ENTERPRISES, INC., FILED DECEMBER 27, 1979. CS NO. 79126
- R6. SURVEY PERFORMED BY TERRA SURVEYING, FOR ALAN WINANS, FILED JANUARY 7, 2008. CS NO. 2008-002
- R7. SURVEY PERFORMED BY TERRA SURVEYING, FOR THE HOOD RIVER COUNTY, FILED JUNE 29, 2009. CS NO. 2009-028

## NOTES

- 1.) SOUTH LINE OF WAUCOMA CEMETERY WAS HELD 660 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, WHICH LINE CLOSELY FITS THE NORTH LINE OF TAX LOT 1000, DESCRIBED AS PARCEL 2 OF INSTRUMENT NO. 2009-02087.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF TAX LOT 700 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 10E 2DA. SAID TAX LOT IS DESCRIBED IN DEED, BOOK 25, PAGE 271, AS SECTION A AND B.

WAUCOMA CEMETERY WAS ORIGINALLY PLATED IN 1895, IN WHICH THE ORIGINAL EXTERIOR BOUNDARY WAS GRANTED FROM THE STATE OF OREGON TO AUGUSTUS L. AND MARY WARD IN 1880, RECORDED IN BOOK B, PAGE 128, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, RUNNING THENCE SOUTH 9.76 CHAINS (644.16'); THENCE EAST 5.09 CHAINS (335.94'); THENCE NORTH 9.79 CHAINS (646.14'); THENCE WEST 5 CHAINS (330') TO THE POINT OF BEGINNING. SAID DESCRIPTION CLOSELY FITS THE SECTION BREAKDOWN OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, AS COMPUTED FROM COUNTY SURVEY 2008-002.

DISCREPANCIES CREATED BY DIFFERENT INTERPRETATIONS OF DEED CALLS IN THE NORTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AS TO HOLDING ALIQUOT PARTS OR HOLDING DEED CALLS OF 660' EAST AND SOUTH OF THE NORTH AND EAST LINES OF THE SOUTHEAST 1/4. AS CALLED IN THE MARY SLEDDON TRACT, RECORDED IN BOOK 5, PAGE 58, CALLS 40 RODS WEST OF THE EAST QUARTER CORNER HAS BEEN INTERPRETED AS BEING AN ALIQUOT PART AS SHOWN IN PAST SURVEYS. AFTER A CAREFUL ANALYSIS OF PAST SURVEYS, FOUND MONUMENTS AND DEEDS DATING BACK TO THE EARLY 1900'S, IT HAS BEEN CONCLUDED THAT THE DEED CALLS WEST FROM THE EAST QUARTER CORNER WERE NOT TO BE OF ALIQUOT PARTS. IN 2006 KLEIN & ASSOCIATES PERFORMED A SURVEY, FILED AS COUNTY SURVEY NO. 2006-058. IN SAID SURVEY, OUR FIRM FOUND A WAGON SKEIN AT THE CENTER EAST 1/16 CORNER AND HELD SAID CORNER FOR THE TRUE POSITION. A SURVEY PERFORMED BY DIELSCHNEIDER & ASSOCIATES, COUNTY SURVEY NUMBER 7505, FOUND A 1/2" IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF TUCKER ROAD AND THE WEST LINE OF THE MARY SLEDDON TRACT AND A 2" IRON PIPE AT THE SOUTHEAST CORNER OF TAX LOT 400, BEING ON THE EAST LINE OF SAID MARY SLEDDON TRACT. DURING THE COURSE OF THIS SURVEY, IT WAS DISCOVERED THAT EXISTING IMPROVEMENTS FIT THE LOCATION OF THE FOUND IRON PIPES AS SHOWN IN DIELSCHNEIDER SURVEY AND ALSO AGREES WITH THE POSITION OF THE WAGON SKEIN FOR THE CENTER EAST 1/16 CORNER. IN SAID SURVEY IT WAS CONCLUDED THAT THE DEED CALL OF 660.00 FEET WEST OF THE EAST QUARTER CORNER, ALSO BEING THE EAST LINE OF MARY SLEDDON TRACT WAS HELD TO LAYOUT THE IMPROVEMENTS WHICH AGREE WITH FOUND IRON PIPES IN THE AREA.

THE EXTERIOR BOUNDARY OF WAUCOMA LODGE NO. 30, KNIGHTS OF PYTHIAS IS DESCRIBED IN BOOK E, PAGE 299, RECORDED JAN 7, 1895, BEING THE SAME DESCRIPTION AS AFOREMENTIONED IN THE WARD TRACT, RECORDED IN BOOK B, PAGE 128. WAUCOMA CEMETERY WAS PLATTED IN 1895 BY THE WAUCOMA LODGE NO. 30, KNIGHTS OF PYTHIAS, SAID EXTERIOR DISTANCES DON'T AGREE WITH THE DEED CALLS AND THE DISTANCES AS COMPUTED IN THE PLAT OF WAUCOMA CEMETERY. CREATING A SHORTAGE OF 30 FEET MORE OR LESS ALONG THE NORTH AND SOUTH LINE AND 13 FEET, MORE OR LESS ALONG THE EAST AND WEST LINES.

THE ADJACENT PARCEL TO THE SOUTH AND EAST OF WAUCOMA CEMETERY, BEING TAX LOT 1000 IS DESCRIBED IN BARGAIN AND SALE DEED INSTRUMENT NO. 2009-02087. PARCEL 1 OF SAID INSTRUMENT NO. 2009-02087 IS DESCRIBED AS THE SOUTH 315 FEET OF A TRACT DESCRIBED AS BEING 40 RODS WEST OF THE 1/4 SECTION CORNER COMMON TO SECTION 1 AND 2, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MARY SLEDDON; THENCE WEST 20 RODS, MORE OR LESS TO THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO THE CHURCH OF THE UNITED BRETHREN IN CHRIST; THENCE SOUTH ALONG THE EAST LINE OF SAID CHURCH TRACT 40 RODS, MORE OR LESS TO THE NORTH LINE OF THE SECOND TRACT OF LAND DESCRIBED TO J.Q. JAMESON, RECORDED IN BOOK B, PAGE 128; THENCE EAST ALONG THE NORTH LINE OF SAID JAMESON TRACT 20 RODS, MORE OR LESS TO THE EAST LINE OF THE AFORESAID MARY SLEDDON TRACT, THAT IS 40 RODS WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE NORTH 40 RODS TO THE PLACE OF BEGINNING.

PARCEL 2 OF SAID INSTRUMENT 2009-02087 IS DESCRIBED AS BEGINNING AT A 1-1/2" IRON BAR THAT IS 80 RODS WEST AND 458.5 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST 1/4 CORNER OF SAID SECTION 2; THENCE RUNNING NORTH 181.5 FEET; THENCE EASTERLY 660 FEET TO A POINT WHICH IS 649 FEET NORTH OF A POINT 40 RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUNNING SOUTH 181.5 FEET; THENCE RUNNING WESTERLY 660 FEET TO THE PLACE OF BEGINNING.

IT WAS DISCOVERED DURING THE COURSE OF THIS SURVEY THAT EXISTING LOTS FOR GRAVES FOR OILER, GERDES AND SHERWOOD WERE DEEDED IN 1895 AND LATER, SHORTLY AFTER THE WAUCOMA CEMETERY WAS PLATTED. SAID LOCATION OF HEAD STONES AND AN EXISTING IRON PIPE 15.00 FEET WEST OF THE SOUTHWEST CORNER OF SECTION D WAS FOUND AND HELD AS EVIDENCE TO THE INTENDED LOCATION OF SAID WAUCOMA CEMETERY. BY HOLDING SAID PIPE AND GRAVE STONES, THE PLAT OF WAUCOMA CEMETERY AGREES WITH EXISTING POSSESSION LINES IN AND AROUND SAID CEMETERY. IT WAS CONCLUDED THAT THE NORTH LINE OF NORTH STREET AND WEST LINE OF WEST STREET OF THE PLAT OF WAUCOMA CEMETERY WERE INTENDED TO BE THE EAST AND SOUTH RIGHT-OF-WAY OF TUCKER ROAD WHICH FIXES SAID DISCREPANCY OF PLAT VERSE DEED CALLS.

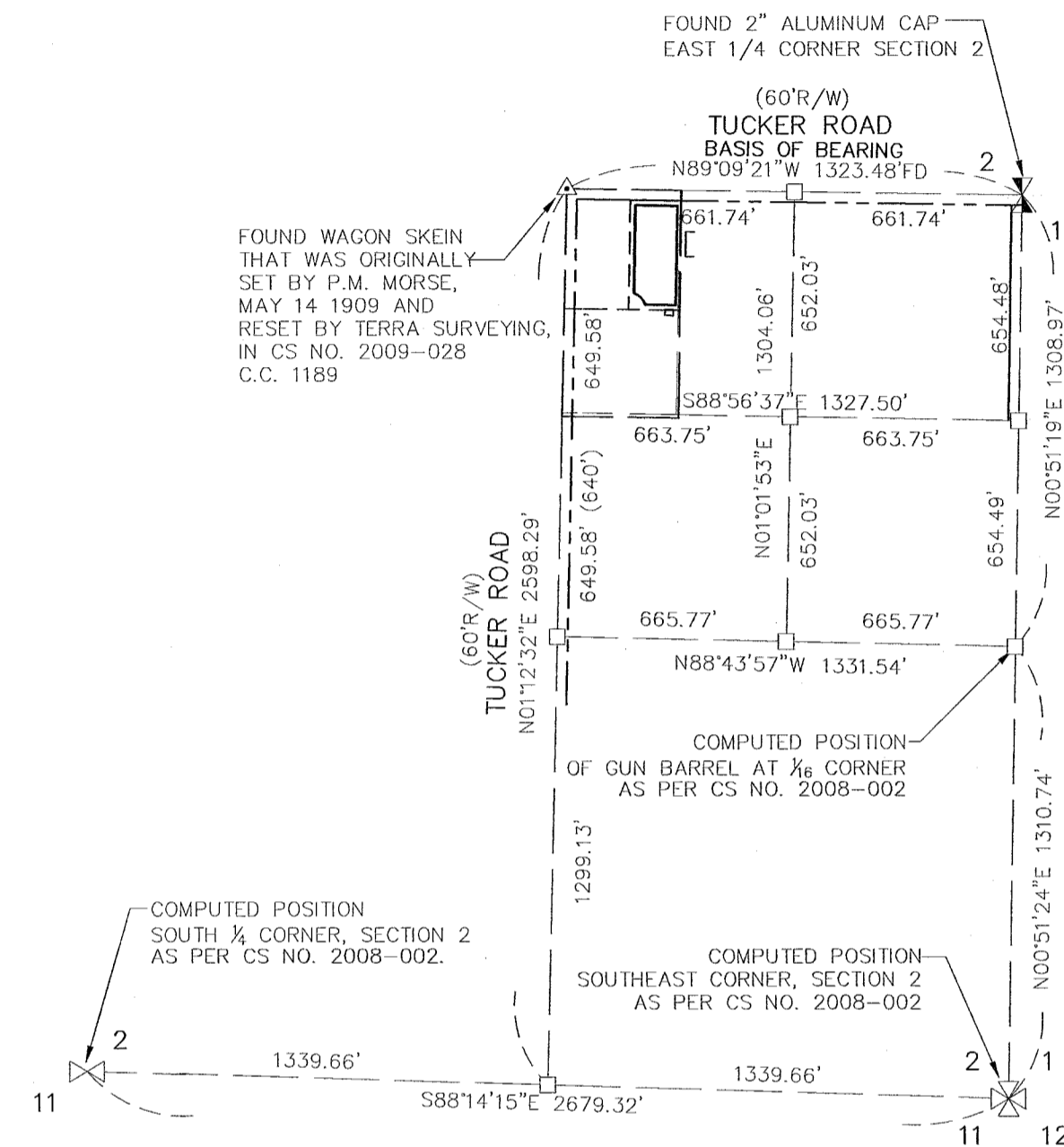
IT WAS ALSO CONCLUDED THAT THE EAST BOUNDARY OF THE WARD TRACT, RECORDED IN BOOK B, PAGE 128 BEING THE SAME AS THE EAST LINE OF WAUCOMA CEMETERY WAS INTENDED TO BE 990 FEET WEST (MEASURED 989.77 FEET) OF THE EAST 1/4 CORNER OF SECTION 2. IT ALSO APPEARS THAT THE SOUTH BOUNDARY WAS INTENDED TO BE 660 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, WHICH AGREES WITH THE NORTH LINE OF INSTRUMENT NO. 2009-02087. SEE THE FACE OF THIS PLAT FOR MONUMENTS FOUND AND/OR DETAILS.

A SEARCH OF HOOD RIVER COUNTY RECORDS CONCLUDED THAT NO ROADS OR ALLEYS HAVE BEEN VACATED AND SUCH ROAD AND ALLEY AS SHOWN ON THE PLAT OF WAUCOMA CEMETERY ARE STILL IN EFFECT.

SURVEY PERFORMED FOR:  
HOOD RIVER COUNTY  
DATE OF MONUMENT: APRIL 25, 2016  
PROJECT: 160315 DRAFT: GJD  
FILE: 160315.DWG LAYOUT TAB: OR SURVEY

**OWNER**  
HOOD RIVER COUNTY

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



## SECTIONAL BREAKDOWN

SCALE  
1" = 500'

## BASIS OF BEARINGS

RECORD OF SURVEY CS NO. 2010-066

## SHEET INDEX

- SHEET 1: SOUTHEAST 1/4 BREAKDOWN, DEED INFORMATION AND NOTES
- SHEET 2: BOUNDARY DETAIL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James M. Klein*

OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 6-30-2017

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

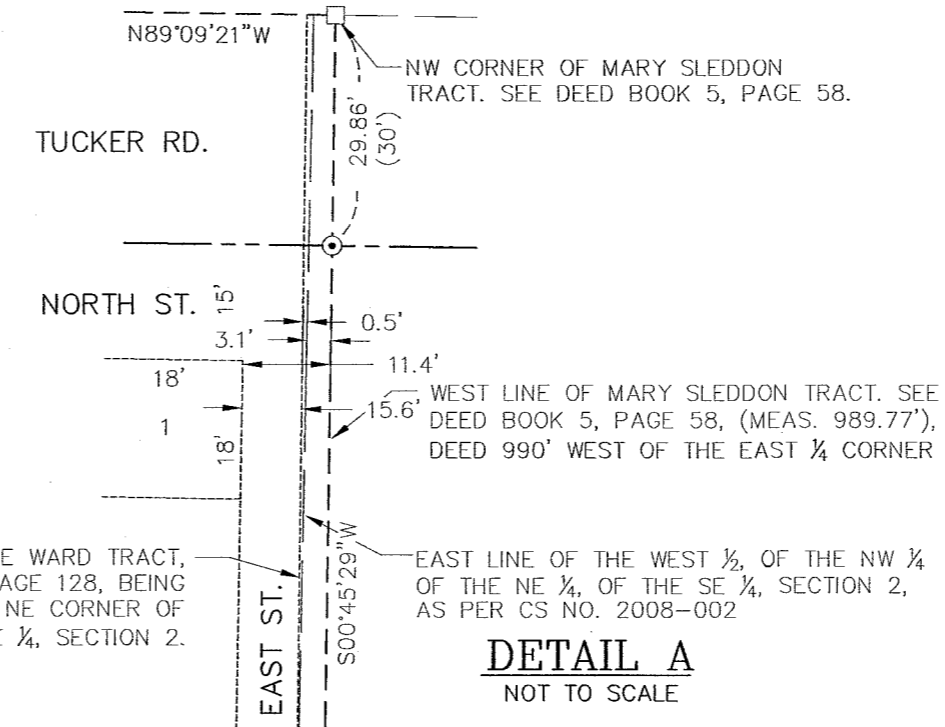
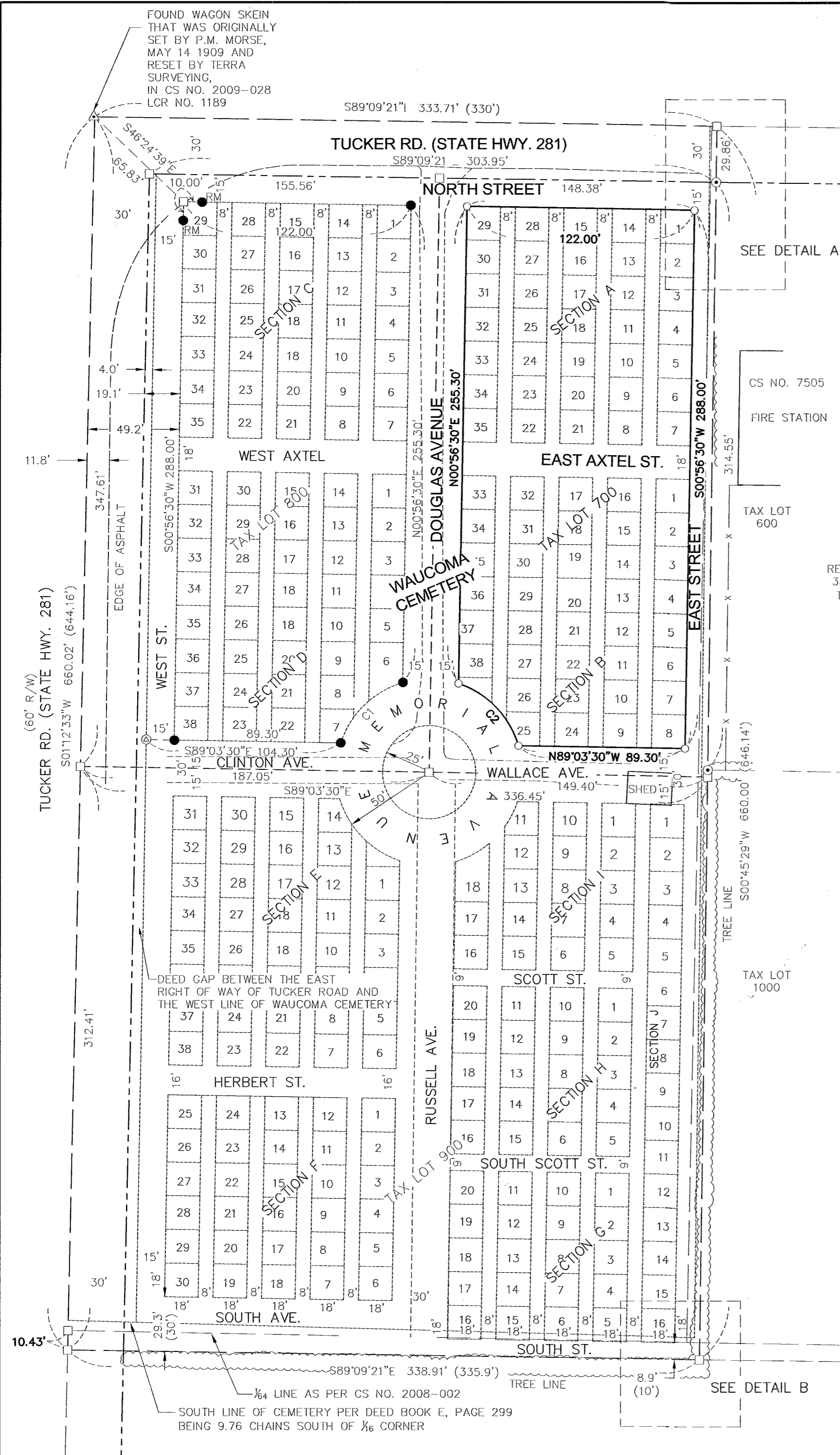
SHEET 1 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	2DA	2N.	10E.
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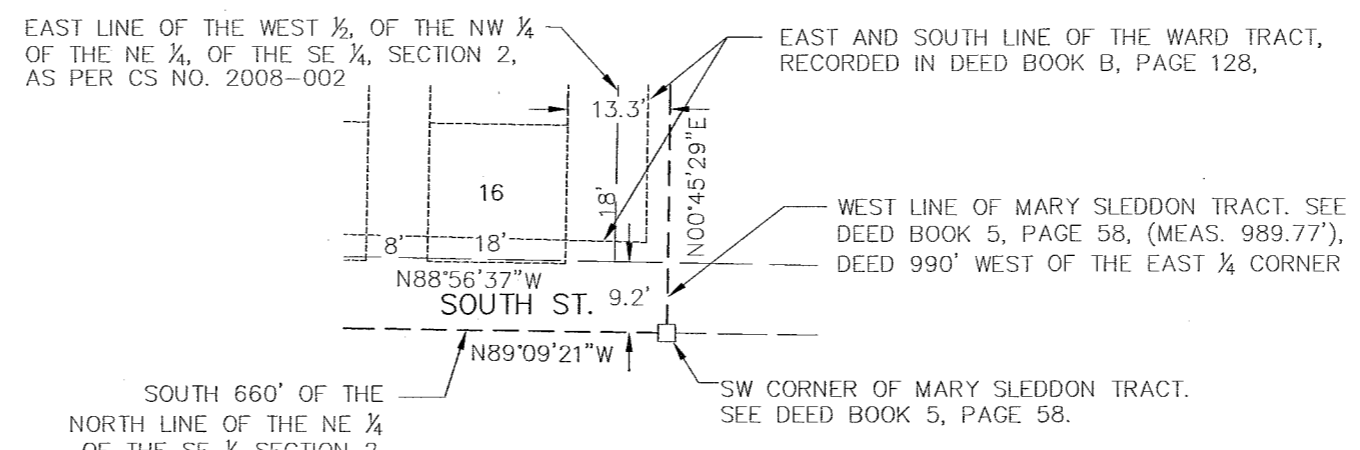
CS# 2016 039 - 1

# RECORD OF SURVEY

LOCATED IN SECTION A AND B  
WAUCOMA CEMETERY  
SE 1/4 OF SECTION 2, T. 2N., R. 10E., W.M.  
COUNTY OF HOOD RIVER, STATE OF OREGON  
2N 10 2DA TAX LOT 700



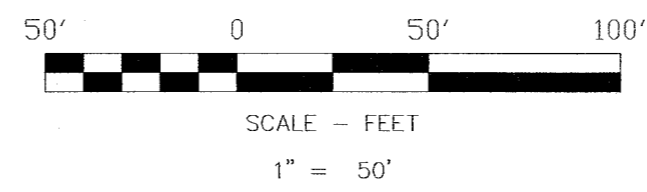
EAST LINE OF THE WARD TRACT, RECORDED IN BOOK B, PAGE 128, BEING 330 FEET EAST OF THE NE CORNER OF THE EAST 1/2 OF THE SE 1/4, SECTION 2.



### LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR DIELSCHNEIDER & ASSOC. CS NO. 7505 (VISITED 2016)
- ⊙ FOUND 1" IRON PIPE (VISITED 2016)
- △ FOUND WAGON SKEIN (VISITED 2016)
- FOUND 5/8" IRON ROD AS PER KLEIN AND ASSOCIATES RECORDED IN CS NO. 2010066 (VISITED 2016)
- COMPUTED POINT, NOT MONUMENTED
- ⊠ HEADSTONE
- (XX.XX) DEED OR PLAT CALL
- RM REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- CS NO. COUNTY SURVEY NO.
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- ~~~~~ HEDGE
- ⊠ PED ELECTRIC VAULT
- ⊠ WATER VAULT
- ⊠ TREE
- ⊠ TREE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.07'	50.00'	55°05'05"	S45°56'30"W	46.24'
C2	48.07'	50.00'	55°05'05"	N44°03'30"W	46.24'



**BASIS OF BEARINGS**  
RECORD OF SURVEY CS NO. 2010-066

SURVEY PERFORMED FOR:  
HOOD RIVER COUNTY  
DATE OF MONUMENT: APRIL 25, 2016  
PROJECT: 160315 DRAFT: GJD  
FILE: 160315.DWG LAYOUT TAB: OR SURVEY

**OWNER**  
HOOD RIVER COUNTY

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*James M. Klein*  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 6-30-2017

SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON  
1/4 SEC T. R.  
2DA 2N. 10E.

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CS# 2016 039 2