HOOD RIVER COUNTY SURVEYOR'S OFFICE PROPERTY LINE ADJUSTMENT SURVEY NO. 2016 065 SURVEY LOCATED IN NW 1/4, SECTION 20, T. 2N., R. 10E., W.M. HOOD RIVER COUNTY, STATE OF OREGON 10/6/2016 2N 10E 20 TAX LOT 1101 & 1102 -MONUMENT LANDS IN A 13.C PRIVATE DRIVEWAY AND HAS BEEN PAVED OVER TWO REFERENCE MONUMENTS WERE TIED TO COMPUTE N89'15'46"W 2639.99'FD, 2641.00'R4 THE POSITION OF THE NORTH **TAX LOT 1001** 451) 1/4 OF SECTION 20, SEE CORNER CARD NO. 573 -APPARENT LOCATION OF IRRIGATION LINE, TIED MAY 2016 N89"27'03"W -CENTERLINE OF TRAVELED PROPERTY LINE PER WARRANTY DEED WAY TIED MAY 2016 RECORDED IN INSTRUMET NO. 931548 & 20021315 INTERSECTION OF-IRRIGATION DITCH TO WEST LINE OF SECTION 20 AS DESCRIBED IN 636.72'FD 636.58'R4\ N00'29'20"E INSTRUMENT NO. 690710 7 330.00'R4 HOUSE C.S. NO. 2016-007 N88'53'18"W 990.00'R4 TAX LOT 1100 上 C.S. NO. 94054. N00'26'37"W == -POSITION OF IRRIGATION 26.40'R4 DITCH, PER C.S. 79047 **TAX LOT 1102** -CENTERLINE OF N32°48'36"W HOUSE IRRIGATION DITCH **TAX LOT 1101** 379.58'R5 PER INSTRUMENT NO. 690710, (65 RODS, 1072.50 FEET) C.S. NO. 79047 SOUTH OF THE NOT SURVEYED NW CORNER SECTION 20 PROPERTY LINE PER WARRANTY DEED-RECORDED IN INSTRUMET NO. 931548 & 20021315 CREEK APPROXIMATED LOCATION-DIGITIZED FROM PHOTO NO5'52'54"W 367.31'R5 LINE PER C.S. NO.-144.69' - - (254) 79047 1005.99 12.12 323.00 (262) A 20-990.00 585.84'FD 586.13'R1 ง89°26'08"พ 2531.โ 253 S86'59'02"E 730.49' COMPUTED AS PER WYEAST SURVEYS-ADJUSTED PROPERTY LINE COUNTY SURVEY NO. 2016-007 WARRANTY DEED, INSTRUMENT NO. 690710 NW 1/4 SECTION 20 **TAX LOT 1102** 1" = 250'LEGEND REFERENCED SURVEYS O SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP SURVEY PERFORMED BY BISHOP SURVEYING, FOR DEWEY KELLER. (KA OR59002 KA WA 42690) NOT SURVEYED FILED APRIL 9, 1979, IN COUNTY SURVEY NO. 79047 SCALE - FEET FOUND MONUMENT AS NOTED MONUMENT INFORMATION SURVEY PERFORMED BY TERRA SURVEYING, FOR HOOD RIVER 1" = 100'COUNTY FORESTRY DEPARTMENT, FILED DECEMBER 20, 2012. IN COMPUTED ANGLE POINT, NOT MONUMENTED COUNTY SURVEY NO. 2012-055 BASIS OF BEARINGS CS NO. COUNTY SURVEY NUMBER SURVEY RECORDED IN COUNTY SURVEY NO. 0447, DATE WICKNOWN OREGON STATE PLANE COORDINATES SYSTEM RECORD DATA PER RECORD OF SURVEY NO. NORTH ZONE, GRID NORTH, GROUND DISTANCE SURVEY PERFORMED BY WYEAST SURVEYS, FOR RICK KINGSHITA, ESTABLISHED BY G.PS. BETWEEN THE NW CORNER AND WEST FILED JANUARY 27, 2016, IN COUNTY SURVEY NO. 2018-007 -DITCH CREEK APPROXIMATED LOCATION REFERENCE MONUMENT QUARTER CORNER OF SECTION 20 DIGITIZED FROM AERIAL PHOTO SURVEY PERFORMED BY DLC SURVEYING, FOR RICK KINGSHITA, (100.00') DEED DISTANCE FILED MAY 19, 1994, IN COUNTY SURVEY NO. 94054 N62'28'07"E **TAX LOT 1300** REFERENCED DEEDS 15.45 WARRANTY DEED INSTRUMENT NO. 690710 MONUMENT INFORMATION EDGE OF ASPHALT WARRANTY DEED INSTRUMENT NO. 20021315 250 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED -ASPHALT "WYEAST LS 2393"; PER C.S. NO 2016-007 DRIVEWAY FOUND 5/8" REBAR; PER CS NO. 79047; HELD FOR ADJUSTED PROPERTY LINE **NARRATIVE** 252 FOUND 5/8" REBAR IN ASPHALT; PER CS NO. 79047; HELD FOR ADJUSTED PROPERTY LINE AND USED AS A REFERENCE MONUMENT THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT IS TO CLEAR UP THE DISCREPANCIES BETWEEN DEED CALLS, POSSESSION LINES, AND MONUMENTS THAT WERE SET IN A SURVEY PERFORMED BY BISHOP SURVEYING IN 1979. HOUSE FOUND 5/8" REBAR; PER CS NO. 79047; HELD FOR FILED AS COUNTY SURVEY NO. 79047. SAID MONUMENTS THAT WERE SET BY AFORESAID BISHOP SURVEYING WERE ADJUSTED PROPERTY LINE USED FOR THE BOUNDARY OF TAX LOT 1100, BEING DESCRIBED IN THAT CERTAIN WARRANTY DEEDS, RECORDED IN INSTRUMENT NO. 20021315 & 931548. AFORESAID MONUMENTS SET BY BISHOP SURVEYING WERE USED AND HELD REGISTERED FOUND 5/8" REBAR, BENT; PER CS NO. 79047; HELD FOR FOR FOR THE COMMON PROPERTY LINES BETWEEN TAX LOTS 1101 AND 1102 BASED ON HISTORICAL USE. **PROFESSIONAL** ADJUSTED PROPERTY LINE ADJUSTED-LAND SURVEYOR THE LEGAL DESCRIPTION AS DESCRIBED IN WARRANTY DEEDS 20021315 & 931548, BEING TAX LOT 1101 AND 1102. PROPERTY LINE FOUND 5/8" REBARS WITH PLASTIC CAP STAMPED COUNTY DID NOT AGREE WITH THE POSSESSION LINE, WHICH PUT THE EAST LINE OF TAX LOT 1101, APPROXIMATELY 163 FEET BOUNDARY AS DESCRIBED SURVEYOR HELD FOR 20' FOOT REFERENCE MONUMENTS TO INSTRUMENT NO. 931548 WEST OF SAID POSSESSION LINE. 105.3 musins THE SOUTH AND NORTH OF THE NORTH 1/4 SEC. 20. SEE AND 20021315 CORNER CARD 573 MONUMENTS SET BY BISHOP SURVEYING ARE BEING HELD AS THE "NEW" PROPERTY LINES BETWEEN SAID TAX LOTS, AS AGREED BY THE PROPERTY OWNER, AS NOT TO DISRUPT OCCUPATION LINES, SEE THE FACE OF THIS SURVEY FOR OREGON JULY 12, 2005 452) FOUND 3" BRASS CAP IN MONUMENT BOX HELD FOR NW JAMES M. KLEIN FURTHER DETAILS. A MONUMENT SET BY BISHOP SURVEYING, FOR THE SOUTHWEST CORNER OF TAX LOT 1101, WAS CORNER OF SECTION 20. SEE CORNER CARD 628 **FENCE** 59002 SUPPOSE TO FALL ON THE WEST LINE OF SECTION 20. WE RECOVERED SAID MONUMENT AND FOUND IT TO BE APPROXIMATELY 145 FEET EAST OF THE WEST LINE OF SECTION 20. WE HELD SAID MONUMENT AS A REFERENCE 262) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED BY Expires 6-30-2017 EDGE OF LANDSCAPING-MONUMENT FOR A POINT ON THE SOUTH LINE OF SAID TAX LOT 1101, AND THEN SET A MONUMENT ON THE WEST TERRA SURVEYING, SET IN C.S. NO. 2012-055 FOR WEST LINE AT THE WESTERLY EXTENSION OF THE SOUTH LINE. **DETAIL** 1/4 CORNER. SEE CORNER CARD 1007 AREA NOTE: SHEET <u>1</u> OF <u>1</u> WILLAMETTE MERIDIAN OWNER HOOD RIVER COUNTY, OREGON ORIGINAL AREA PARCEL NEW AREA PARCEL 1101 4.32 ACRES RICHARD C. SEMMES. 6.69 ACRES NOTE: ORIGINAL AREAS WERE Klein & Associates, Inc. 1/4 SEC T. SURVEY PERFORMED FOR: ROBERT AND BRANDYNE LOIHL +/-TAKEN FROM TAX ASSESSOR MAP SCOTT SEMMES ENGINEERING • SURVEYING • PLANNING DATE OF MONUMENT: JUNE 8, 2016 20 2N. 10E PARCEL 1102 24.35 ACRES 21.98 ACRES 1411 13th Street • Hood River, OR 97031 PROJECT: 15-11-03 DRAFT: GJD KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF TEL: 541-386-3322 • FAX: 541-386-2515 : +:/-

UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

FILE: 151103BLA.DWG LAYOUT TAB: OR SURVEY