

PROPERTY LINE ADJUSTMENT

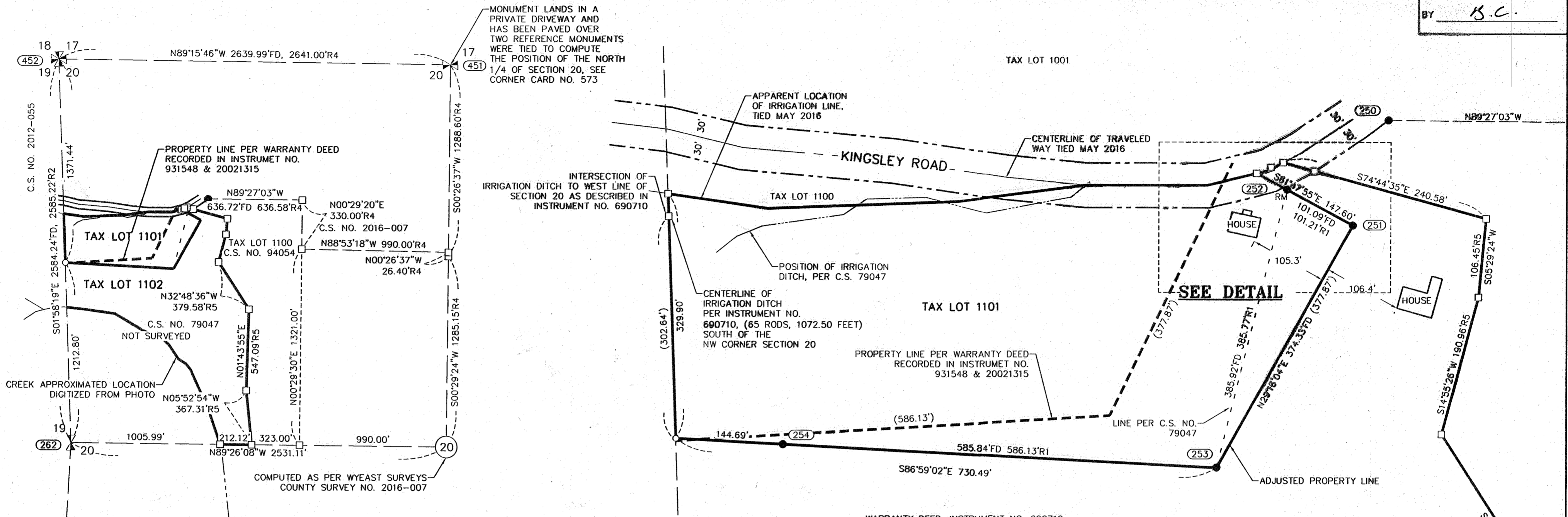
SURVEY LOCATED IN NW 1/4, SECTION 20, T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 20 TAX LOT 1101 & 1102

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2016 065

FILED 10/6/2016

BY B.C.



NW 1/4 SECTION 20

1" = 250'

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 KA WA 42690)
 - FOUND MONUMENT AS NOTED MONUMENT INFORMATION
 - COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER
R1 RECORD DATA PER RECORD OF SURVEY NO.
RM REFERENCE MONUMENT
(100.00') DEED DISTANCE

MONUMENT INFORMATION

- (250) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "WYEAST LS 2393"; PER C.S. NO 2016-007
- (251) FOUND 5/8" REBAR; PER CS NO. 79047; HELD FOR ADJUSTED PROPERTY LINE
- (252) FOUND 5/8" REBAR IN ASPHALT; PER CS NO. 79047; HELD FOR ADJUSTED PROPERTY LINE AND USED AS A REFERENCE MONUMENT
- (253) FOUND 5/8" REBAR; PER CS NO. 79047; HELD FOR ADJUSTED PROPERTY LINE
- (254) FOUND 5/8" REBAR, BENT; PER CS NO. 79047; HELD FOR ADJUSTED PROPERTY LINE
- (451) FOUND 5/8" REBARS WITH PLASTIC CAP STAMPED COUNTY SURVEYOR HELD FOR 20' FOOT REFERENCE MONUMENTS TO THE SOUTH AND NORTH OF THE NORTH 1/4 SEC. 20. SEE CORNER CARD 573
- (452) FOUND 3" BRASS CAP IN MONUMENT BOX HELD FOR NW CORNER OF SECTION 20. SEE CORNER CARD 628
- (262) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED BY TERRA SURVEYING, SET IN C.S. NO. 2012-055 FOR WEST 1/4 CORNER. SEE CORNER CARD 1007

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY BISHOP SURVEYING, FOR DEWEY KELLER, FILED APRIL 9, 1979, IN COUNTY SURVEY NO. 79047
- R2. SURVEY PERFORMED BY TERRA SURVEYING, FOR HOOD RIVER COUNTY FORESTRY DEPARTMENT, FILED DECEMBER 20, 2012, IN COUNTY SURVEY NO. 2012-055
- R3. SURVEY RECORDED IN COUNTY SURVEY NO. 0447, DATE UNKNOWN
- R4. SURVEY PERFORMED BY WYEAST SURVEYS, FOR RICK KINOSHITA, FILED JANUARY 27, 2016, IN COUNTY SURVEY NO. 2016-007
- R5. SURVEY PERFORMED BY DLC SURVEYING, FOR RICK KINOSHITA, FILED MAY 19, 1994, IN COUNTY SURVEY NO. 94054

REFERENCED DEEDS

WARRANTY DEED INSTRUMENT NO. 690710
WARRANTY DEED INSTRUMENT NO. 931548
WARRANTY DEED INSTRUMENT NO. 20021315

NARRATIVE

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, FILED AS COUNTY SURVEY NO. 79047. SAID MONUMENTS THAT WERE SET BY AFORESAID BISHOP SURVEYING WERE 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 FOR FOR THE COMMON PROPERTY LINES BETWEEN TAX LOTS 1101 AND 1102 BASED ON HISTORICAL USE.

THE LEGAL DESCRIPTION AS DESCRIBED IN WARRANTY DEEDS 20021315 & 931548, BEING TAX LOT 1101 AND 1102, DID NOT AGREE WITH THE POSSESSION LINE, WHICH PUT THE EAST LINE OF TAX LOT 1101, APPROXIMATELY 163 FEET WEST OF SAID POSSESSION LINE.

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 FURTHER DETAILS. A MONUMENT SET BY BISHOP SURVEYING, FOR THE SOUTHWEST CORNER OF TAX LOT 1101, WAS 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 MONUMENT FOR A POINT ON THE SOUTH LINE OF SAID TAX LOT 1101, AND THEN SET A MONUMENT ON THE WEST LINE AT THE WESTERLY EXTENSION OF THE SOUTH LINE.

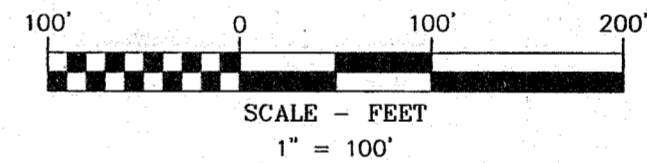
OWNER

RICHARD C. SEMMES,
ROBERT AND BRANDYNE LOIHL

AREA NOTE:

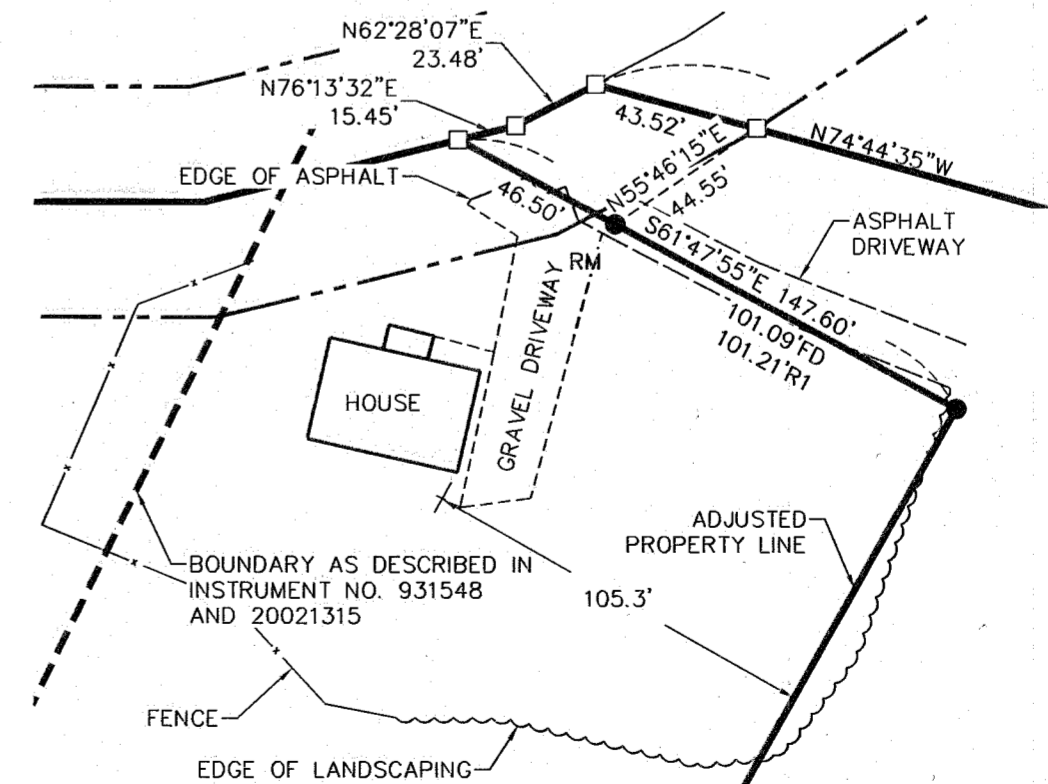
PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1101	4.32 ACRES +/-	6.69 ACRES +/-
PARCEL 1102	24.35 ACRES +/-	21.98 ACRES +/-

NOTE: ORIGINAL AREAS WERE TAKEN FROM TAX ASSESSOR MAP



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. BETWEEN THE NW CORNER AND WEST QUARTER CORNER OF SECTION 20



DETAIL

1" = 50'



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REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2017

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

20 2N. 10E

1101 1102

CS# 2016 065

SURVEY PERFORMED FOR:
SCOTT SEMMES
DATE OF MONUMENT: JUNE 8, 2016
PROJECT: 15-11-03 DRAFT: GJD
FILE: 151103BLA.DWG LAYOUT TAB: OR SURVEY

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