

PROPERTY LINE ADJUSTMENT

PARCEL 1 OF PARTITION PLAT NO. 9828
AND PARCEL 1 OF PARTITION PLAT 2003-13P
LOCATED IN THE SE 1/4, SEC. 12, T. 2N., R 7E., W.M.
CITY OF CASCADE LOCKS, STATE OF OREGON
2N 07E 12DB TAX LOT 2901 AND 2903

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2017 032

FILED 8/3/2017

BY B.C.

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (TERRA SURVEYING PER CS. NO. 88026)
- ⊙ FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOCIATES PER CS. NO. 98080)
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- CS. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- PP NO. PARTITION PLAT NUMBER

REFERENCED SURVEYS

- R1. PARTITION PLAT NO. 200313P PERFORMED BY KLEIN & ASSOC. INC., FOR BILL & SUE JOHNSON, FILED JUNE 11, 2003 FILED AS COUNTY SURVEY NO. 2003-039.
- R2. BOUNDARY LINE ADJUSTMENT SURVEY PERFORMED BY KLEIN & ASSOC. INC., FOR EINAR & LAURA ZETTER, FILED DECEMBER 16, 1999 FILED AS COUNTY SURVEY NO. 99100.
- R3. PARTITION PLAT NO. 9828 PERFORMED BY KLEIN & ASSOC. INC., FOR EINAR & LAURA ZETTER, FILED NOVEMBER 23, 1998 FILED AS COUNTY SURVEY NO. 98080.
- R4. SURVEY PERFORMED BY TERRA SURVEYING FOR THE RAY MALLICOTT ESTATE, FILED APRIL 29, 1988 FILED AS COUNTY SURVEY NO. 88026

FOUND MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP ILLEGIBLE; PER COUNTY SURVEY NO. 88026; ALSO SHOWN ON REFERENCES NO. 1, 2 AND 3; NOT HELD.
- (251)-(258) FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP STAMPED "OR 932 WA 22098"; PER PARTITION PLAT 9828, PER COUNTY SURVEY NO. 98080; HELD AS SHOWN
- (259) FOUND 2" IRON PIPE WITH A BRASS CAP STAMPED HOOD RIVER COUNTY, 1973

AREA NOTE:

TAX LOT	ORIGINAL AREA	NEW AREA
TAX LOT 2901	25,501 SQ.FT.	22,391 SQ.FT.
TAX LOT 2903	38,898 SQ.FT.	42,008 SQ.FT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2018

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

12 2N. 7E.

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

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINE BETWEEN TAX LOT 2901 & 2903 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 7E 12DB. AS SHOWN.

THE PERIMETER BOUNDARY WAS ORIGINALLY SURVEYED AND MONUMENTED BY OUR FIRM IN PARTITION PLAT 9828, FILED AS COUNTY SURVEY NO. 98080. SAID MONUMENTS WERE RECOVERED IN THIS SURVEY AND HELD FOR POSITION.

REFERENCED DEEDS

COLUMBIA GORGE TITLE ORDER NO. 11-0203JS
LAND DEVELOPMENT REPORT, WITH AN EFFECTIVE DATE OF MAY 25TH, 2017.

WARRANTY DEED DOCUMENT NO. 990889

WARRANTY DEED DOCUMENT NO. 20025191

QUITCLAIM DEED DOCUMENT NO. 2017-02026

NOTE

1. THAT CERTAIN TRACT OF LAND DESCRIBED IN QUITCLAIM DEED NO. 2017-02026 IS SHOWN AND DEPICTED ON HOOD RIVER COUNTY ASSESSORS MAP NO. 02N07E12DB AS PUBLIC RIGHT OF WAY.

SAID TRACT WAS DETERMINED TO BE PART OF PARCEL 1 OF PARTITION PLAT 9828. DUE TO THE FACT THAT PLAT NO. 9828 DOES NOT DESCRIBE THAT LAND AS BEING DEDICATED TO THE PUBLIC IT IS ONLY SHOWN AS AN EASEMENT WITH NO OTHER DESCRIPTION.

SAID TRACT WAS NOT OFFICIALLY GRANTED AS A PRIVATE EASEMENT ON THE PLAT.

RESEARCH WITH THE CITY OF CASCADE LOCKS DETERMINED THAT IT WAS NOT A PUBLIC RIGHT-OF-WAY.

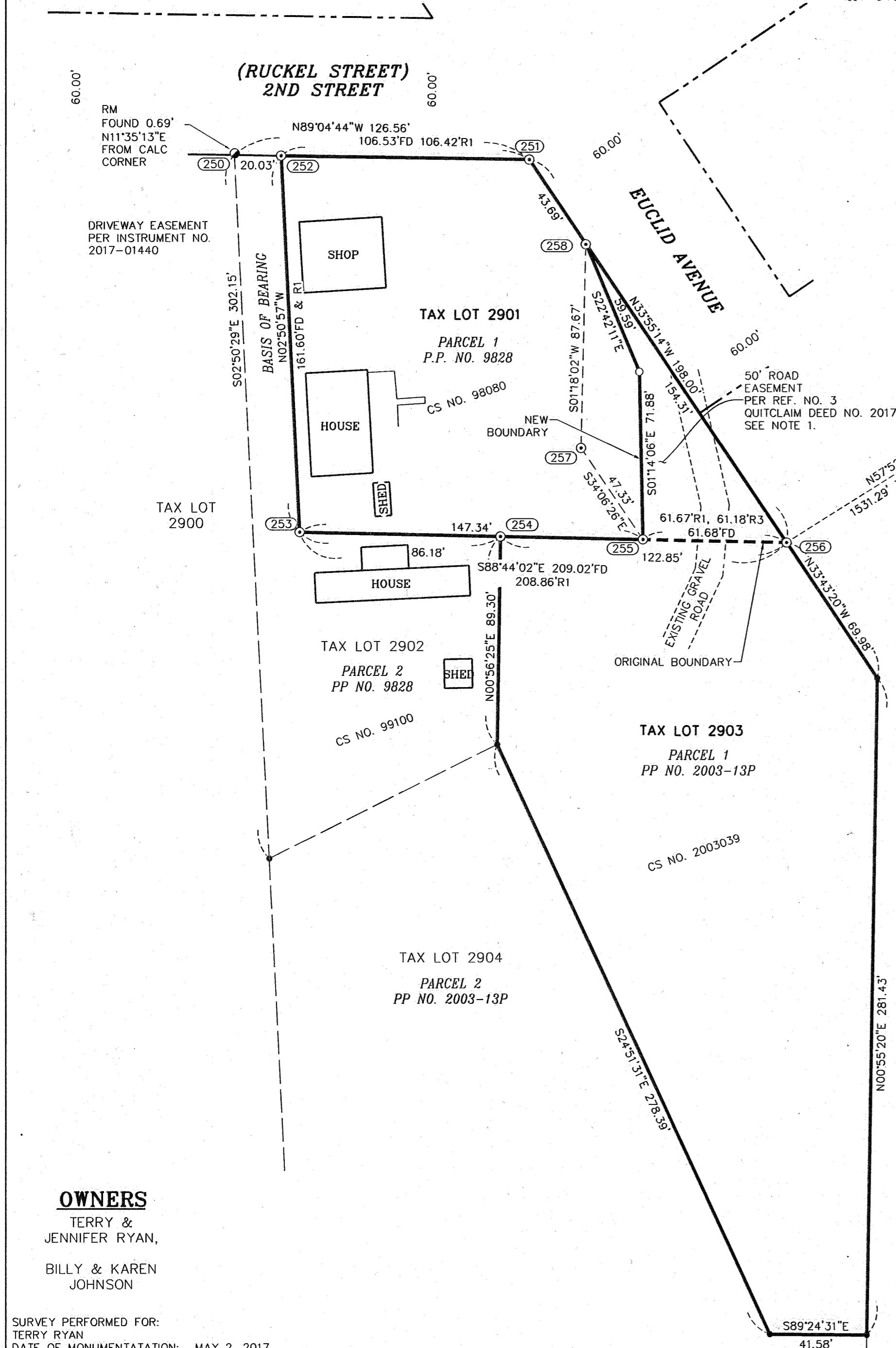
THE CURRENT OWNERS OF PARCEL 1 OF PARTITION PLAT 9828, ACQUIRED A QUITCLAIM DEED FROM ZETTERS THE ORIGINAL OWNERS WHO CREATED PARTITION PLAT 9828.



SCALE - FEET
1" = 40'

BASIS OF BEARINGS

WEST LINE OF PARCEL ONE OF
COUNTY SURVEY NO. 98080
BEING PARTITION PLAT 9828



OWNERS

TERRY &
JENNIFER RYAN,

BILLY & KAREN
JOHNSON

SURVEY PERFORMED FOR:
TERRY RYAN
DATE OF MONUMENTATION: MAY 2, 2017
PROJECT: 10-05-22 DRAFT: GD
FILE: 100522PP.DWG LAYOUT TAB: OR SURVEY

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

cs# 2017 032