

RECORD OF SURVEY

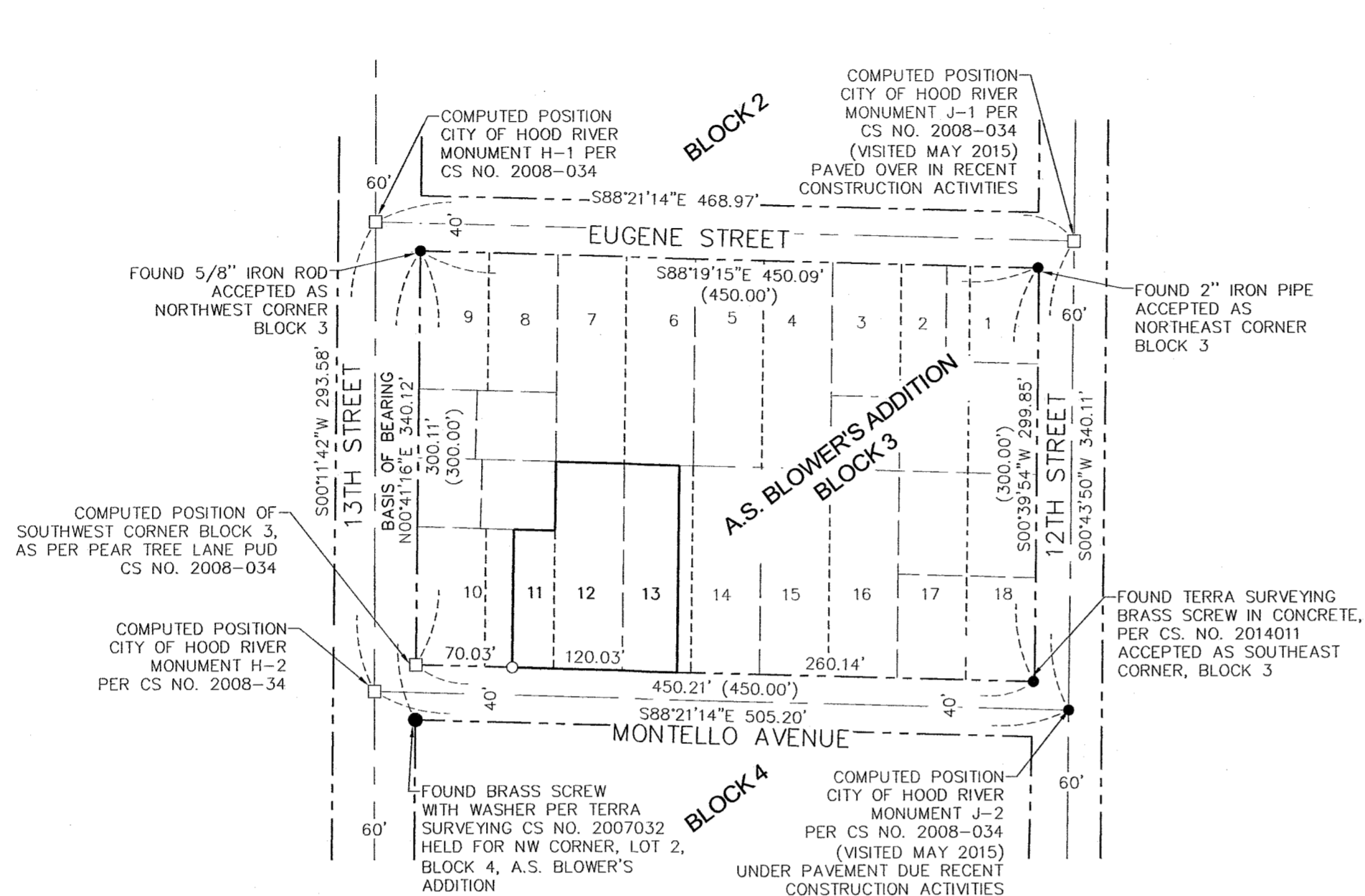
PORTION OF LOT 11, 12. AND A PORTION OF LOT 13,
BLOCK 3, A.S. BLOWER'S ADDITION
LOCATED IN THE NE 1/4 SECTION 35, T.3N., R.10E., W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON
3N-10E-35AA TAX LOTS 3000, 3100

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2017065

FILED 12/20/2017

BY *JK*



VICINITY MAP
1" = 100'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF A PORTION OF LOT 11, ALL OF LOT 12, AND A PORTION OF LOT 13, BLOCK 3, A.S. BLOWER'S ADDITION. THE PROPERTY IS DESCRIBED IN THAT CERTAIN BARGAIN AND SALE DEED, RECORDED IN INSTRUMENT NO. 931128 TO LEONARD L. HAY AND IRIS E. HAY, TRUSTEES OF THE LEONARD HAY FAMILY TRUST.

A PREVIOUS SURVEY, PERFORMED BY OUR FIRM FOR PEAR TREE LANE P.U.D., FILED AS COUNTY SURVEY NO. 2008-034 PREVIOUSLY LOCATED THE EXTERIOR BOUNDARY OF SAID BLOCK 3. THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF BLOCK 3, PER COUNTY SURVEY NO. 2008-034. SAID LINE WAS ESTABLISHED BY HOLDING A BRASS SCREW WITH WASHER, SET BY TERRA SURVEYING, LOCATED AT THE NORTHWEST CORNER OF BLOCK 4 AND A 5/8" REBAR LOCATED AT THE NORTHWEST CORNER OF BLOCK 3.

THE NORTHEAST CORNER, NORTHWEST CORNER, AND SOUTHEAST CORNER OF BLOCK 3 WERE RECOVERED AND HELD PER THIS SURVEY. THE COMPUTED POSITION OF THE SOUTHWEST CORNER OF BLOCK 3 WAS COMPUTED PER COUNTY SURVEY NO. 2008-034. SEE THE FACE FOR ADDITIONAL INFORMATION ON BLOCK CORNERS. LOTS WITHIN BLOCK 3 WERE THEN PROPORTIONED BASED ON THE EXTERIOR BOUNDARY OF BLOCK 3. PROPERTY CORNERS ALONG THE SOUTH LINE OF PEAR TREE LANE, WERE SEARCHED FOR, BUT NOT RECOVERED, IT IS MY ASSUMPTION THAT THEY WERE DESTROYED DURING THE CONSTRUCTION OF THE RETAINING WALL FOR PEAR TREE LANE. NEW MONUMENTS WERE THEN SET AT THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY.

REFERENCED SURVEYS

- R1. PLAT OF MCKINLEY COURT PERFORMED BY KLEIN & ASSOC. INC., FOR AFFORDABLE HOUSING OF THE COLUMBIA GORGE, LLC FILED 10/02/2003, COUNTY SURVEY NO. 2003-067
- R2. PEAR TREE LANE PUD PERFORMED BY KLEIN AND ASSOC. INC., FOR ROB MONEYMAN, FILED 4/22/2008, COUNTY SURVEY NO. 2008-034
- R3. PARTITION PLAT 2014-03P PERFORMED BY TERRA SURVEYING FOR GREG CRAFTS, FILED 5/21/2014, COUNTY SURVEY NO. 2014-011.
- R4. SURVEY PERFORMED BY TERRA SURVEYING FOR PROVIDENCE HOOD RIVER MEMORIAL HOSPITAL, FILED 4/10/2007, COUNTY SURVEY NO. 2007-032
- R5. SURVEY PERFORMED BY DANNY L. CRON FOR PHIL HOWELL AND GEORGE ADAMS, FILED 8/2/1977, COUNTY SURVEY NO. 77067.
- R6. SURVEY PERFORMED BY MART C. PERKINS FOR HERMAN EDSTROM, DATED 2/16/1953, COUNTY SURVEY NO. 0820.

REFERENCED DEEDS

BARGAIN & SALE DEED, INSTRUMENT NO. 931128

OWNER

IRIS HAY,
TRUSTEE OF AL & LEONARD
HAY TRUST

SURVEY PERFORMED FOR:
SIMURDAK CONSTRUCTION
DATE OF MONUMENT: APRIL 27, 2017
PROJECT: 17-03-07 DRAFT: BTB, GD
FILE: 170307.DWG LAYOUT TAB: OR SURVEY

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

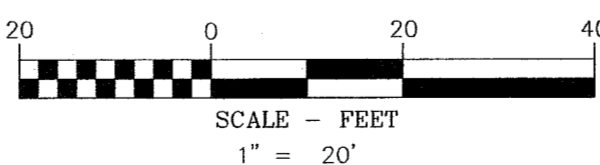
LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.M. REFERENCE MONUMENT
- CS NO. HOOD RIVER COUNTY SURVEY NUMBER
- () PLAT DISTANCE
- x- FENCE
- 🌲 EVERGREEN TREE (SIZE AS NOTED)
- 🌳 DECIDUOUS TREE (SIZE AS NOTED)
- DRIP LINE OF TREE

SURVEYOR'S NOTES

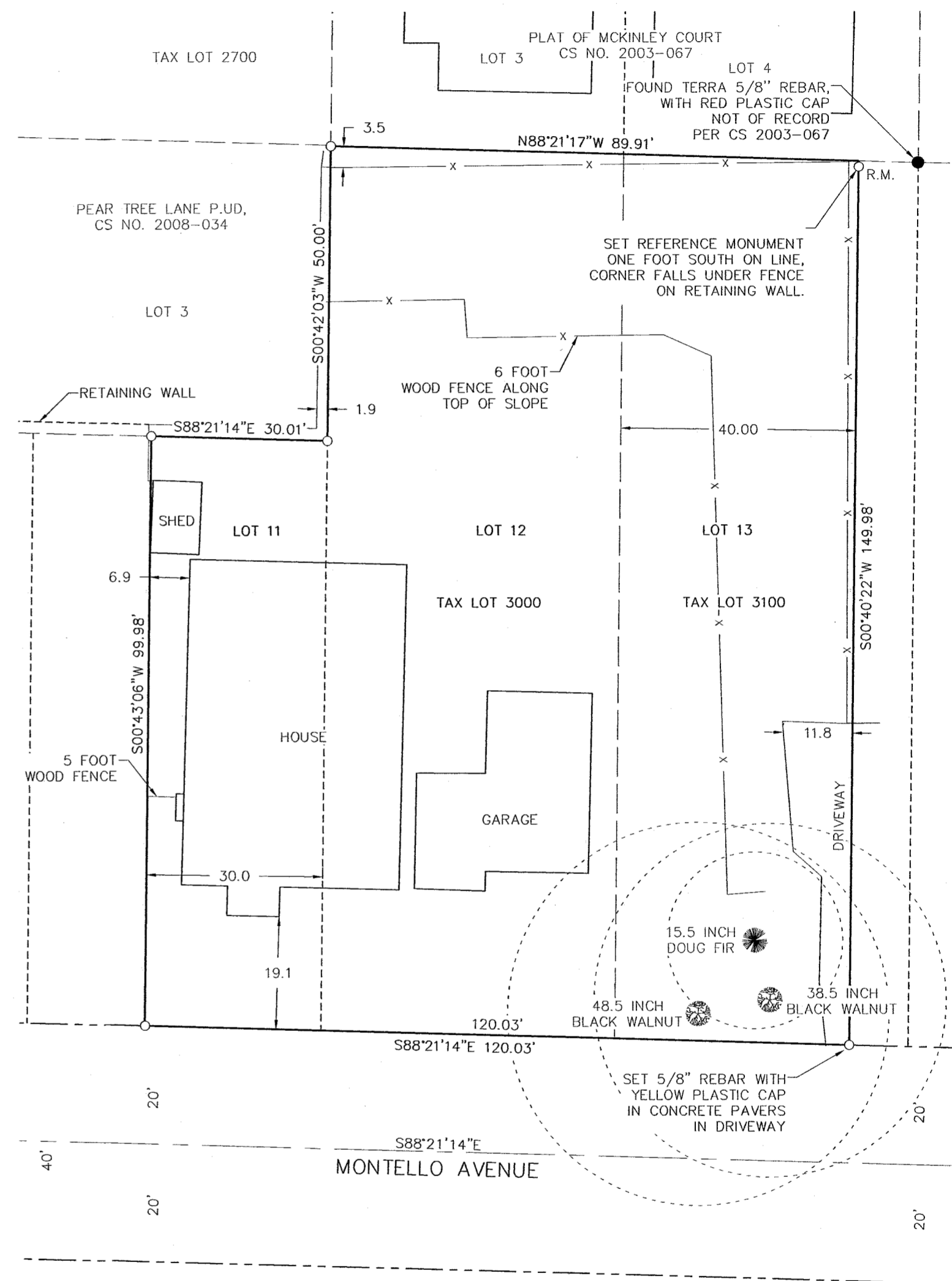
PLAT REPRESENTS A SURVEY OF PARCEL DESCRIBED IN BARGAIN & SALE DEED RECORDS IN INSTRUMENT NO. 931128.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.



BASIS OF BEARINGS

N00°16'16"E FROM THE NORTHWEST CORNER OF BLOCK 4 A.S. BLOWER'S ADDITION TO THE NORTHWEST CORNER OF BLOCK 3 A.S. BLOWER'S ADDITION, AS PER CS 2008-034.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2019

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

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.
35 3N. 10E.

CS# 2017065