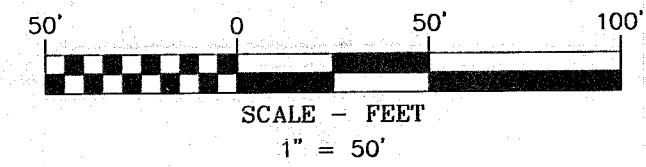


PROPERTY LINE ADJUSTMENT

A PORTION OF LOT 4, ALBEE TRACT
 LOCATED IN THE NE 1/4 OF SECTION 4., T. 2N., R. 10E., W.M.
 HOOD RIVER COUNTY, STATE OF OREGON

2N 10E 4A TAX LOT 2500, 2600 & 3300



BASIS OF BEARINGS

FOUND MONUMENT POINTS 250 AND 255
 PER TERRA SURVEYING, CS NO. 2010-036

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2018 040

FILED 8/16/2018

BY *[Signature]*

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NO.
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C CALCULATED DATA

(275.00') DEED DISTANCE

x EXISTING FENCE

AREA OF TRANSFER - TAX LOT 2600 TO 2500

AREA OF TRANSFER - TAX LOT 2600 TO 3300

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOTS 2500 AND 2600, BEING DESCRIBED AS PARCEL 1 AND 2 OF MINOR PARTITION 79-016, AND BETWEEN TAX LOT 2600 AND 3300, AS DESCRIBED IN STATUTORY WARRANTY DEED 2018-02585. SAID TRACTS LYING WITHIN IN A PORTION OF LOTS 4 & 5 OF ALBEE TRACT.

THE WEST LINE OF ALBEE TRACT WAS ESTABLISHED BY HOLDING A HOOD RIVER COUNTY BRASS CAP AT THE 1/16 CORNER BETWEEN SECTION 4 AND 33, LOCATED AT THE INTERSECTION OF COUNTRY CLUB AND BELMONT ROAD, AND HOLDING A 30.00 FOOT OFFSET WESTERLY FROM A FOUND MONUMENT (POINT 253) AS SET IN COUNTY SURVEY NO. 1511. LAST SAID POINT WAS ALSO USED TO CALCULATE THE SOUTHWEST CORNER OF LOT 4 OF ALBEE TRACT, BEING 30.00' WEST FROM SAID FOUND MONUMENT.

THE SOUTH LINE OF TAX LOT 2500 WAS ESTABLISHED BY HOLDING THE DEED DISTANCE OF 275.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 4, BEING BETWEEN FOUND MONUMENT POINTS 251 AND 253.

THE WEST LINE OF TAX LOT 2500 WAS ESTABLISHED BY HOLDING THE DEED DISTANCE OF 160.00 FEET NORTHERLY ALONG THE WEST LINE OF SAID LOT 4, FROM AFORESAID SOUTHWEST CORNER OF SAID LOT 4.

THE NORTH LINE OF TAX LOT 2500 WAS ESTABLISHED BY HOLDING THE DEED DISTANCE OF 275.00 FEET, PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, FROM THE COMPUTED POSITION OF THE NORTHWEST CORNER.

THE EAST LINE OF TAX LOT 2500 WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION OF AFORESAID NORTHEAST AND SOUTHEAST CORNERS THEREOF.

THE EAST LINES OF TAX LOT 2600 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS POINTS 254 AND 255, AS SET IN COUNTY SURVEY NO. 1511.

THE NORTH LINE OF TAX LOT 2600 WAS ESTABLISHED BY HOLDING A 30.00 FOOT OFFSET FROM THE NORTH LINE OF SAID LOT 4, WHICH WAS PREVIOUSLY ESTABLISHED BY OUR FIRM DURING A SURVEY RECORDED AS COUNTY SURVEY NO. 2007040.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING A 5/8" REBAR LOCATED AT THE SOUTHEAST CORNER, (POINT 255) AND RECOVERED MONUMENTS ALONG THE SOUTH LINE OF SAID LOT 4, POINTS 250, 251, AND 253.

THE WEST LINE OF TAX LOT 2600 WAS ESTABLISHED BY HOLDING THE DEED DISTANCE OF 275.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID LOT 4.

TAX LOT 3300 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS ON THE NORTHEAST, NORTHWEST AND SOUTHWEST CORNERS AS SET IN COUNTY SURVEY NO. 1973-018. THE SOUTHEAST CORNER WAS HELD PER THAT CERTAIN SURVEY PERFORMED BY TERRA SURVEYING, RECORDED IN COUNTY SURVEY NO. 2010-036, WHERE THE SOUTHEAST CORNER WAS FOUND AND HELD.

AN ENCROACHMENT IS NOTED ON THE NORTH LINE OF TAX LOT 2500. IT APPEARS AT ONE TIME THIS ENCROACHMENT WAS ATTEMPTED TO BE RESOLVED BY A SURVEY PERFORMED BY BISHOP SURVEYING FOR CANNON SEAL COATING, FILED AS COUNTY SURVEY NO. 79079, BUT IT APPEARS THAT NO DEEDS WERE RECORDED TO REFLECT THIS CHANGE. THIS SURVEY ALSO NOTES A FENCE ENCROACHMENT ON THE WEST LINE OF TAX LOT 2600 BY AS MUCH AS 35 FEET. THIS MAY BE BECAUSE OF THE DISCREPANCY BETWEEN THE LOCATION OF THE WEST LINE OF ALBEE TRACT, WHETHER IT BE TO THE CENTERLINE OF THE ROAD, OR THE EASTERN RIGHT OF WAY OF COUNTRY CLUB ROAD.

OWNER

WESTLAKE W. CANNON
 &
 DARREN & BRITNEY LAWRENCE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002

Expires 6-30-2019

SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

4 2N. 10E.

CS# 2018 040

AREA NOTE:

PARCEL	ORIGINAL AREA	AREA OF TRANSFER	NEW AREA
ADJUSTED TAX LOT 2500	39,195 SQ. FT. 0.90 ACRES	2600-2500 3,669 SQ. FT.	42,864 SQ. FT. 0.98 ACRES
ADJUSTED TAX LOT 2600	125,347 SQ. FT. 2.88 ACRES	2600-3300 12,235 SQ. FT.	109,443 SQ. FT. 2.51 ACRES
ADJUSTED TAX LOT 3300	16,944 SQ. FT. 0.39 ACRES		29,179 SQ. FT. 0.67 ACRES

FOUND MONUMENT INFORMATION

- (250) 5/8" REBAR, NO CAP, PER CS. NO. 1511, HELD FOR THE NORTHEAST CORNER OF TAX LOT 3300
- (251) 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NEWTON SURVEYING CO., PROP COR.", PER CS. NO. 1511, HELD FOR THE NORTHWEST CORNER OF TAX LOT 3300
- (252) 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NEWTON SURVEYING CO., PROP COR." PER CS. NO. 1511, HELD FOR THE SOUTHWEST CORNER OF TAX LOT 3300
- (253) 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NEWTON SURVEYING CO., PROP COR." PER CS. NO. 1511, HELD FOR THE SOUTHWEST CORNER OF TAX LOT 2500
- (254) 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NEWTON SURVEYING CO., PROP COR." PER CS. NO. 1511, HELD FOR THE NORTHEAST CORNER OF TAX LOT 2600
- (255) 5/8" REBAR, NO CAP, PER CS. NO. 1973018, HELD FOR THE SOUTHEAST CORNER OF TAX LOT 2600. SOUTHEAST 1.2' FROM EXISTING FENCE CORNER.
- (256) 3" BRASS CAP IN MONUMENT CASE, PER CORNER CARD NO. 504, HELD FOR EAST 1/16 CORNER.

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TERRA SURVEYING FOR KIRK NEWCOMB, FILED AUGUST 23, 2010 AS COUNTY SURVEY NO. 2010-036
- R2. SURVEY PERFORMED BY NEWTON SURVEYING CO. FOR RICH, BILL & W.W. CANNON, DATED 1971, FILED AS COUNTY SURVEY NO. 1511.
- R3. SURVEY PERFORMED BY DIELSCHNEIDER ASSOCIATES, INC., FOR C.E. CANNON, FILED JULY 27, 1973 AS COUNTY SURVEY NO. 7318.
- R4. SURVEY PERFORMED BY KLEIN & ASSOCIATES, FOR JOHN & LESLIE LAMAR, FILED DECEMBER 8, 2003 AS COUNTY SURVEY NO. 2003 084
- R5. PARTITION PLAT NO. 200711P, SURVEY PERFORMED BY KLEIN & ASSOCIATES, FOR AARON T. SWAFFORD, FILED APRIL 18, 2007 AS COUNTY SURVEY NO. 2007040
- R6. SURVEY PERFORMED BY BISHOP SURVEYING FOR CANNON SEAL COATING, FILED SEPTEMBER 4, 1979 AS COUNTY SURVEY NO. 79079

SURVEYOR'S NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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.

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

REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2018-02585
 WARRANTY DEED, INSTRUMENT NO. 700601
 REVOCATION OF TRANSFER ON DEATH DEED, INSTRUMENT NO. 2017-01972
 STATUTORY WARRANTY DEED, INSTRUMENT NO. 2012-04011
 WARRANTY DEED, INSTRUMENT NO. 772434
 WARRANTY DEED, INSTRUMENT NO. 20030975
 MICROFILM NO. 740077

SURVEY PERFORMED FOR:
 DARREN LAWRENCE
 DATE OF MONUMENT: APRIL 30, 2018
 PROJECT: 17-12-20 DRAFT: GD
 FILE: 171220-PLA.DWG LAYOUT TAB: OR SURVEY

