

PROPERTY LINE ADJUSTMENT

A PORTION OF LOTS 8, 9 AND LOTS 7, 10, BLOCK 2 LEAVENS HEIGHTS,
LOCATED IN THE NW 1/4, SE 1/4 SECTION 12, T. 2N., R. 7E., W.M.
CITY OF CASCADE LOCKS, COUNTY OF HOOD RIVER, STATE OF OREGON

CS NO. 88012

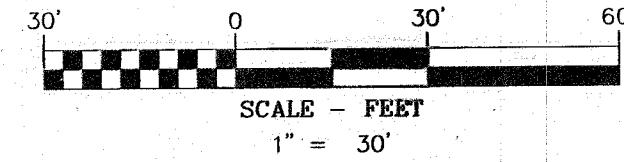
2N 7E 12DB TAX LOT 400 AND 1000

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2018 044

FILED 9/13/2018

BY *JK*



BASIS OF BEARINGS

COUNTY SURVEY NO. 95060
SOUTH LINE OF BLOCK 2
LEAVENS HEIGHTS

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- (50.00') DEED DISTANCE
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- x — FENCE
- - - - - RIGHT OF WAY

FOUND MONUMENT INFORMATION

- (500) FOUND 5/8" IRON ROD SET PER BISHOP SURVEYING IN CS. NO. 78099
- (501) - (503) FOUND 5/8" IRON ROD WITH P.C. STAMPED "OR #932 & WA #22098"; SET PER KLEIN AND ASSOCIATES LAND SURVEYING CS. NO. 95063.
- (504) FOUND 5/8" REBAR, 501'51'07"W, 3.26' FROM COMPUTED POSITION; SET PER KLEIN AND ASSOCIATES LAND SURVEYING CS. NO. 95063.
- (505) (507) (508) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR 59002"; SET PER KLEIN AND ASSOCIATES LAND SURVEYING IN CS. NO. 2013004.
- (509) FOUND 5/8" IRON ROD WITH P.C. STAMPED "OR #932 & WA #22098"; SET PER KLEIN AND ASSOCIATES LAND SURVEYING CS. NO. 95063.

REFERENCED SURVEYS

- R1. SURVEY BY BY KLEIN & ASSOCIATES, INC. FOR WALDEMAR, JULY 19, 1995, CS NO. 1995063
- R2. SURVEY BY KLEIN & ASSOC. FOR WALDEMAR, FILED JUNE 27, 1995, CS NO. 1995060
- R3. SURVEY BY TERRA SURVEYING, FOR MALLICOTT, FILED APRIL 29, 1988, CS NO. 1988026
- R4. SURVEY BY DLC SURVEYING, FOR REED INSTITUTE, FILED MARCH 4, 1988, CS NO. 1988012
- R5. SURVEY BY BISHOP SURVEYING, FOR CHANCE, DATED AUGUST 27, 1978, CS NO. 1978099,
- R6. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC. FOR DAVID AND KATHRYN GOETZ, FILED FEBRUARY 4, 2013 IN COUNTY SURVEY NO. 2013-004

REFERENCED DEEDS

BARGAIN AND SALE DEED, INSTRUMENT NO. 991035
STATUTORY WARRANTY DEED, INSTRUMENT NO. 2018-02460

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	5,991 SQ. FT.	7,490 SQ. FT.
PARCEL 2	11,480 SQ. FT.	9,981 SQ. FT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2019



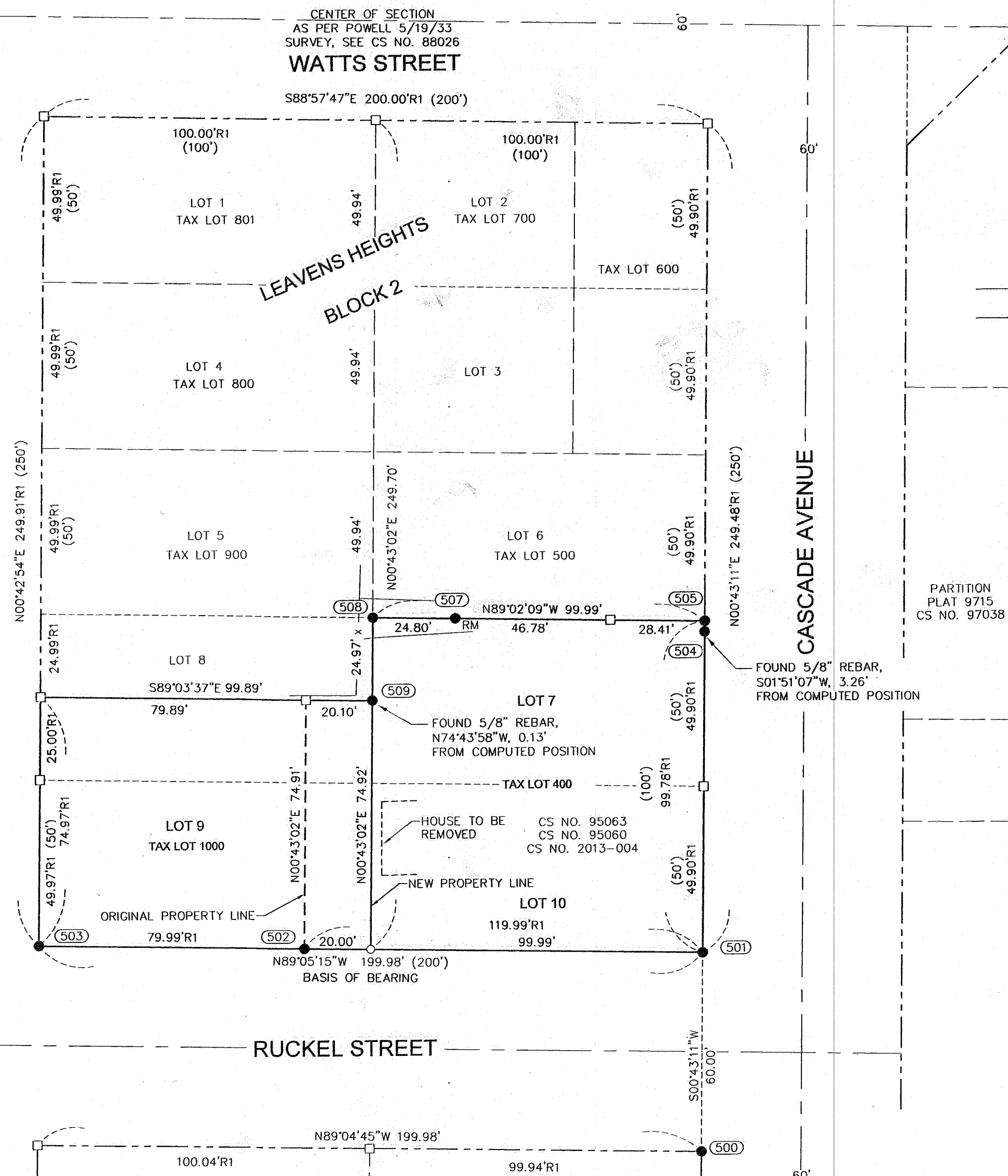
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

12DB 2N. 7E.

CS# 2018 044



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINE BETWEEN TAX LOT 400 AND TAX LOT 1000 OF HOOD RIVER COUNTY ASSESSOR MAP 2N 7E 12DB, TAX LOT 1000 IS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, RECORDED IN INSTRUMENT NO. 2018-02460.

THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTIES WERE SURVEYED BY OUR FIRM IN 2013, AND FILED AS COUNTY SURVEY NO. 2013004. ALL MONUMENTS WERE RECOVERED AND HELD FROM SAID PREVIOUS SURVEY. A NEW MONUMENT WAS SET AT THE SOUTHEAST CORNER OF LOT 9 FOR THE NEW PROPERTY LINE ADJUSTMENT, AS DIRECTED BY OUR CLIENT.

BOTH PROPERTIES WERE OWNED BY DAVID AND KATHRYN GOETZ AT THE TIME OF PROPERTY LINE ADJUSTMENT APPLICATION, BUT HAS SINCE SOLD THAT PORTION OF TAX LOT 1000, TO MARY PAYNE AND GARY LYONS, AS RECORDED IN SAID STATUTORY WARRANTY DEED, INSTRUMENT NO. 2018-02460.

OWNER

DAVID V. AND
KATHRYN W. GOETZ

SURVEY PERFORMED FOR:
DAVID GOETZ
DATE OF MONUMENT: JUNE 27, 2018
PROJECT: 18-06-08 DRAFT: GD
FILE: 180608-BLA.DWG LAYOUT TAB: OR SURVEY

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