

RECORD OF SURVEY

SURVEY LOCATED IN THE SW 1/4 OF SECTION 26, T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 26C TAX LOT 5000, 5100

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 KA WA44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS COUNTY SURVEY NUMBER
- C COMPUTED DATA
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2018 052

FILED 10/10/2018

BY BL

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE LOT CORNERS OF LOT 13, OF DAVIS ADDITION TO THE TOWN OF ODELL, AND THE SOUTHERLY LOT CORNERS OF LOT 11, OF DAVIS ADDITION. SAID PROPERTY IS DESCRIBED IN STATUTORY WARRANTY DEED, INSTRUMENT NO. 2017-02427 AND 2017-02428 OF HOOD RIVER COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN.

THE ORIGINAL PLAT OF DAVIS ADDITION WAS PLATTED IN 1939. SAID PLAT SHOWS A DISTANCE OF 665.20 FEET BY 135.00 FEET FOR LOTS 1-13 AND 30 FEET ON THE SOUTH TO THE CENTERLINE OF A COUNTY ROAD AND 119.3 FEET ON THE NORTH SIDE TO THE CENTERLINE OF MAIN TRACK OF THE RAIL ROAD.

A SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR JIM ISAAK, FILED JUNE 11, 1991 DEPICTS LOTS 1-13 OF SAID DAVIS ADDITION. SAID KLEIN SURVEY SHOWS FINDING IRON PIPES AT THE SOUTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF LOT 13. THE DISTANCE BETWEEN SAID PIPES CLOSELY MATCHES THE PLAT OF DAVIS ADDITION. KLEIN MONUMENTED THE SOUTHWEST CORNER OF LOT 10 OF DAVIS ADDITION AND A MONUMENT LOCATED 115.00 FEET EAST OF THE SOUTHEAST CORNER OF LOT 10, ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 10.

SAID KLEIN SURVEY FOUND A DISCREPANCY SOUTH OF LOT 1 OF DAVIS ADDITION. KLEIN FOUND A DISTANCE OF 24.49 FEET FOR THE COUNTY RIGHT-OF-WAY AS COMPARED TO 30.00 AS SHOWN ON THE DAVIS ADDITION PLAT, CREATING A DIFFERENCE FROM THE PLAT BY 5.51 FEET.

NORTH OF THE NORTH LINE OF THE DAVIS ADDITION KLEIN SHOWED A DISTANCE OF 119.5 FEET TO THE CENTERLINE OF EXISTING TRACK, SAID DISTANCE AGREES WITH THE DAVIS ADDITION.

THIS SURVEY SEARCHED FOR THE PIPE AT THE NORTHEAST CORNER OF LOT 13, BUT DUE TO CONSTRUCTION IN THE AREA THE PIPE WAS NOT FOUND.

THIS SURVEY FOUND CORNERS ESTABLISHED BY KLEIN IN THE 1991 SURVEY AND ALSO FOUND MONUMENTS EAST OF THE PROPERTY ESTABLISHED BY TERRA SURVEYING IN COUNTY SURVEY NO. 2017-070.

FOR THE NORTHWEST CORNER OF LOT 13 THE RECORD DISTANCE FROM A MONUMENT LOCATED SOUTH OF LOT 1 IN THE CENTERLINE OF A COUNTY ROAD WAS HELD AS SHOWN ON THE KLEIN SURVEYS, COUNTY SURVEY NO.S 91039 AND 96060. SAID DISTANCE CLOSELY AGREES WITH THE 119.5 FEET CALL TO THE CENTERLINE OF THE RAILROAD TRACKS PER THE DAVIS ADDITION PLAT.

FOR THE NORTHEAST CORNER OF LOT 13 A RECORD ANGLE AND DISTANCE PER THE DAVIS ADDITION WAS USED TO COMPUTE THE NORTHEAST CORNER OF LOT 13.

THE SOUTHEAST CORNER OF LOT 10 WAS COMPUTED BY HOLDING THE INTERSECTION OF A LINE BETWEEN THE COMPUTED NORTHEAST CORNER OF LOT 13 AND THE SOUTHEAST CORNER OF LOT 1 OF THE DAVIS ADDITION AND FOUND MONUMENTS NO. 251 AND 255.

THE SOUTHWEST CORNERS OF LOTS 11 AND 13, WERE PROPORTIONED USING THE COMPUTED NORTHWEST CORNER OF LOT 13 AND THE FOUND SOUTHWEST CORNER OF LOT 10.

THE SOUTHEAST CORNERS OF LOTS 11 AND 13, WERE PROPORTIONED USING THE COMPUTED NORTHWEST CORNER OF LOT 13 AND THE COMPUTED SOUTHEAST CORNER OF LOT 10.

FOUND MONUMENT INFORMATION

- (250)-(253) FOUND 5/8" IRON RODS WITH RED CAP STAMPED "TERRA LS 72306"; PER CS NO. 2017070, HELD POSITION.
- (254) FOUND 3/4" IRON PIPE, BENT AND DOWN 1 FOOT, TIED AT BASE, PER CS 520, HELD
- (251) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR 932 AND WA 22098"; PER CS 91010, HELD POSITION
- (252) FOUND 5/8" IRON ROD BENT WITH NO CAP; PER CS 91010, FOUND EAST 0.48 FEET FORM COMPUTED CORNER, HELD FOR SOUTH LINE BUT NOT FOR THE CORNER.
- (255) FOUND 5/8" IRON ROD NO CAP; PER CS 91010, HELD POSITION
- (275)-(276) FOUND 5/8" IRON RODS WITH RED CAP STAMPED "KA OR58608 KA WA44349"; PER CS NO. 2016068, HELD POSITION.
- (240) FOUND PK NAIL; UNKNOWN ORIGIN, HAS BEEN HELD ON MULTIPLE SURVEYS BACK TO CS 95092, HELD POSITION.
- (242) FOUND 2.00 FOOT REFERENCE MONUMENT 1/2" IRON ROD WITH Y.P.C.; PER CS NO. 89045; HELD EAST-WEST PROPERTY LINE.
- (270) FOUND 1/2" IRON ROD WITH Y.P.C. LS 1028, SET BY D.L.C. SURVEYING IN CS. 95092, HELD POSITION.
- (281) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST LS 2393"; PER CS NO. 97049, HELD POSITION.

REFERENCED SURVEYS

- R1. DAVIS ADDITION TO ODELL OREGON, PERFORMED BY C.M. HURLBURT, COUNTY SURVEYOR, FILED OCTOBER 16, 1939, COUNTY SURVEY NO. 1675
- R2. SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR JIM ISAAK, FILED JUNE 11, 1991 IN COUNTY SURVEY NO. 91039
- R3. SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR ODELL RURAL FIRE DEPARTMENT, FILED AUGUST 29, 1996 IN COUNTY SURVEY NO. 96060
- R4. SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR YHC ENTERPRISES, LLC., FILED OCTOBER 12, 2016 IN COUNTY SURVEY NO. 2016068
- R5. PARTITION PLAT 2017-24P PERFORMED BY TERRA SURVEYING FOR D&P ORCHARDS INC., FILED DECEMBER 20, 2017 IN COUNTY SURVEY NO. 2017070
- R6. PLAT OF TOWN OF ODELL, PERFORMED BY JOHN LELAND HENDERSON, COUNTY SURVEYOR, FILED JUNE 7, 1910, COUNTY SURVEY NO. 1723
- R7. PARTITION PLAT 9720 PERFORMED BY WYEAST SURVEYS FOR MT. HOOD RAILROAD., FILED SEPTEMBER 24, 1997 IN COUNTY SURVEY NO. 97049
- R8. SURVEY PERFORMED BY MART PERKINS, FOR DUCKWALL BRO'S INC., FILED FEBRUARY 28, 1958, COUNTY SURVEY NO. 520
- R9. SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR JIM ISAAK, FILED MARCH 26, 1991 IN COUNTY SURVEY NO. 91010
- R10. SURVEY PERFORMED BY DLC SURVEYING FOR ED DENNIS, FILED OCTOBER 16, 1995 IN COUNTY SURVEY NO. 95092
- R11. SURVEY PERFORMED BY DLC SURVEYING FOR NICK KENYON, FILED MAY 22, 1989 IN COUNTY SURVEY NO. 89045

REFERENCED DEEDS

- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2017-02427.
- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2017-02428.

BASIS OF BEARINGS

OREGON NORTH ZONE, STATE PLANE COORDINATE SYSTEM
NAD 83 (2011)(EPOCH 2010.0), UTILIZING THE NATIONAL
GEODETIC SURVEY (NGS) ONLINE POSITIONING USER
SERVICES (OPUS) SOFTWARE PROGRAM.
(BETWEEN MONUMENT NO. 240 AND 270)

OWNER

PATRICIA ANN GEHRIG
AND
RUDY F. GEHRIG, JR.
TRUSTEES OF THE PATRICIA ANN GEHRIG REVOCABLE LIVING TRUST

Klein & Associates, Inc.
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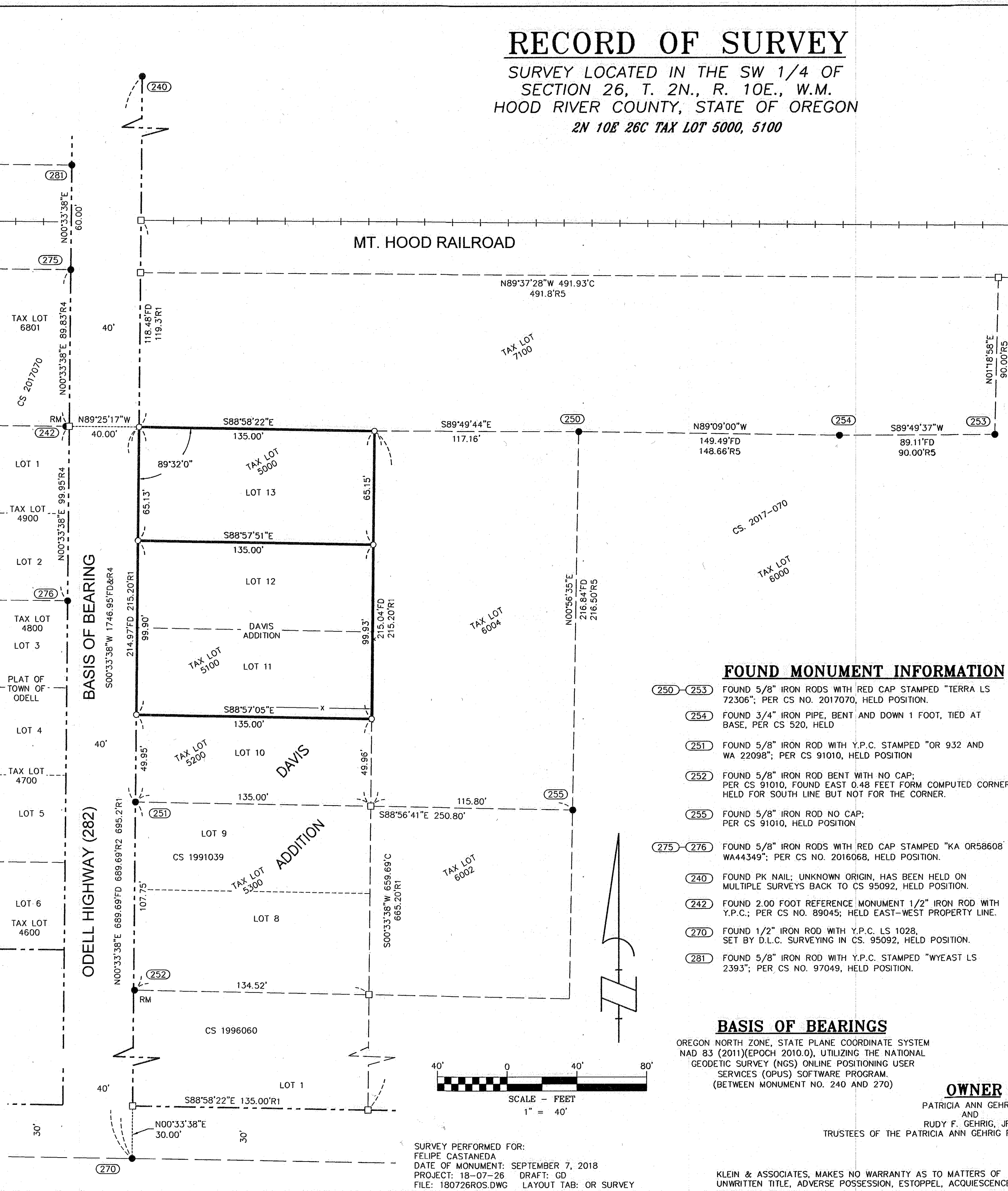
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2020

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.
26C 2N. 10E.



SURVEY PERFORMED FOR:
FELIPE CASTANEDA
DATE OF MONUMENT: SEPTEMBER 7, 2018
PROJECT: 18-07-26 DRAFT: GD
FILE: 180726ROS.DWG LAYOUT TAB: OR SURVEY

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

CS# 2018 052