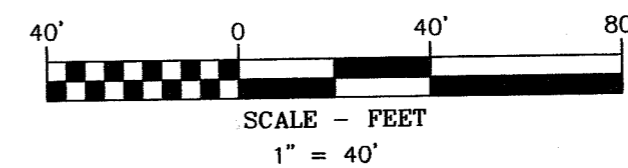


BOUNDARY LINE ADJUSTMENT

SURVEY LOCATED IN THE SE 1/4 OF THE SW 1/4,
SECTION 35, T.3N., R.10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
3N 10E 35CD TAX LOT 600 & 601



BASIS OF BEARINGS

SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC.,
CS. NO. 2006-004, ALONG THE WEST LINE OF TAX LOT 400
BETWEEN TIED MONUMENT POINTS 250 & 251

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2019 010
FILED 2/15/2019
BY *JK*

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP INSCRIBED (KA OR59002 WA42690)
 - FOUND MONUMENT AS NOTED IN DESCRIPTIONS
 - COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER
Y.P.C. YELLOW PLASTIC CAP
R1 RECORD DATA PER RECORD OF SURVEY NO.
FD FOUND DATA
H.R.C. HOOD RIVER COUNTY
(348.30') DEED DISTANCE

FOUND MONUMENT INFORMATION

- (250) 5/8" IRON ROD WITH Y.P.C. STAMPED "KLEIN & ASSOC. OR 59002 LS", PER CS. NO. 2006 004; HELD FOR SOUTHWEST CORNER OF TAX LOT 400, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AVALON DRIVE
- (251) 5/8" IRON ROD WITH Y.P.C. STAMPED "KLEIN & ASSOC. OR 59002 LS", PER CS. NO. 2006 004; HELD FOR NORTHWEST CORNER OF TAX LOT 400
- (252) 5/8" IRON ROD WITH Y.P.C. STAMPED "KLEIN & ASSOC. OR 59002 LS", PER CS. NO. 2006 004; HELD FOR SOUTHEAST CORNER OF TAX LOT 400, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AVALON DRIVE
- (253) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028", PER CS. NO. 97007, HELD FOR THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 9701
- (255) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028", PER CS. NO. 97007, HELD FOR SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 9701
- (256) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028", PER CS. NO. 97007, HELD FOR SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 9701, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF HENDERSON ROAD
- (257) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028", PER CS. NO. 97007, HELD FOR NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 9701
- (258) 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028", PER CS. NO. 97007, HELD FOR THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 9701, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF HENDERSON ROAD

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES INC., FOR GERMAN SANTOYO, FILED JAN. 6, 2006, AS COUNTY SURVEY NO. 2006 004
- R2. PARTITION PLAT 9701, PERFORMED BY DLC SURVEYING, FOR LEE FOSTER, FILED MARCH 18, 1997, AS COUNTY SURVEY NO. 97007
- R3. PARTITION PLAT 9608, PERFORMED BY KLEIN & ASSOCIATES, INC. FOR JAMES WALKER & BILL CHRISMAN, FILED APRIL 25, 1996, AS COUNTY SURVEY NO. 96018

REFERENCED DEEDS

- WARRANTY DEED, INSTRUMENT NO. 2011-02582.
WARRANTY DEED, INSTRUMENT NO. 20015025.
BARGAIN AND SALE DEED, INSTRUMENT NO. 932971.
PROPERTY LINE ADJUSTMENT, INSTRUMENT NO. 2018-02211.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 601	45,127 SQ.FT. 1.03 ACRES	59,242 SQ.FT. 1.36 ACRES
TAX LOT 600	28,634 SQ.FT. 0.66 ACRES	14,519 SQ.FT. 0.33 ACRES

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, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; 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.

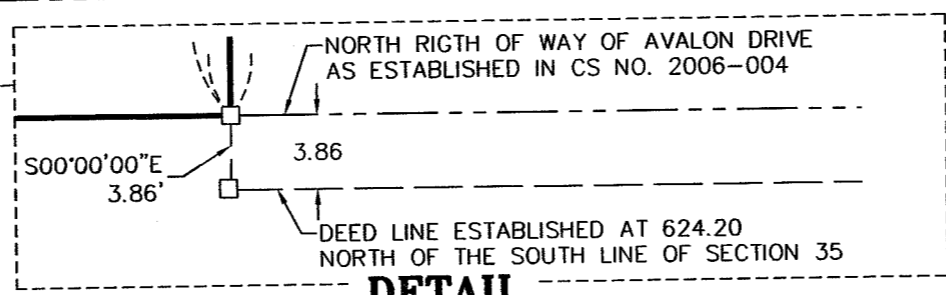
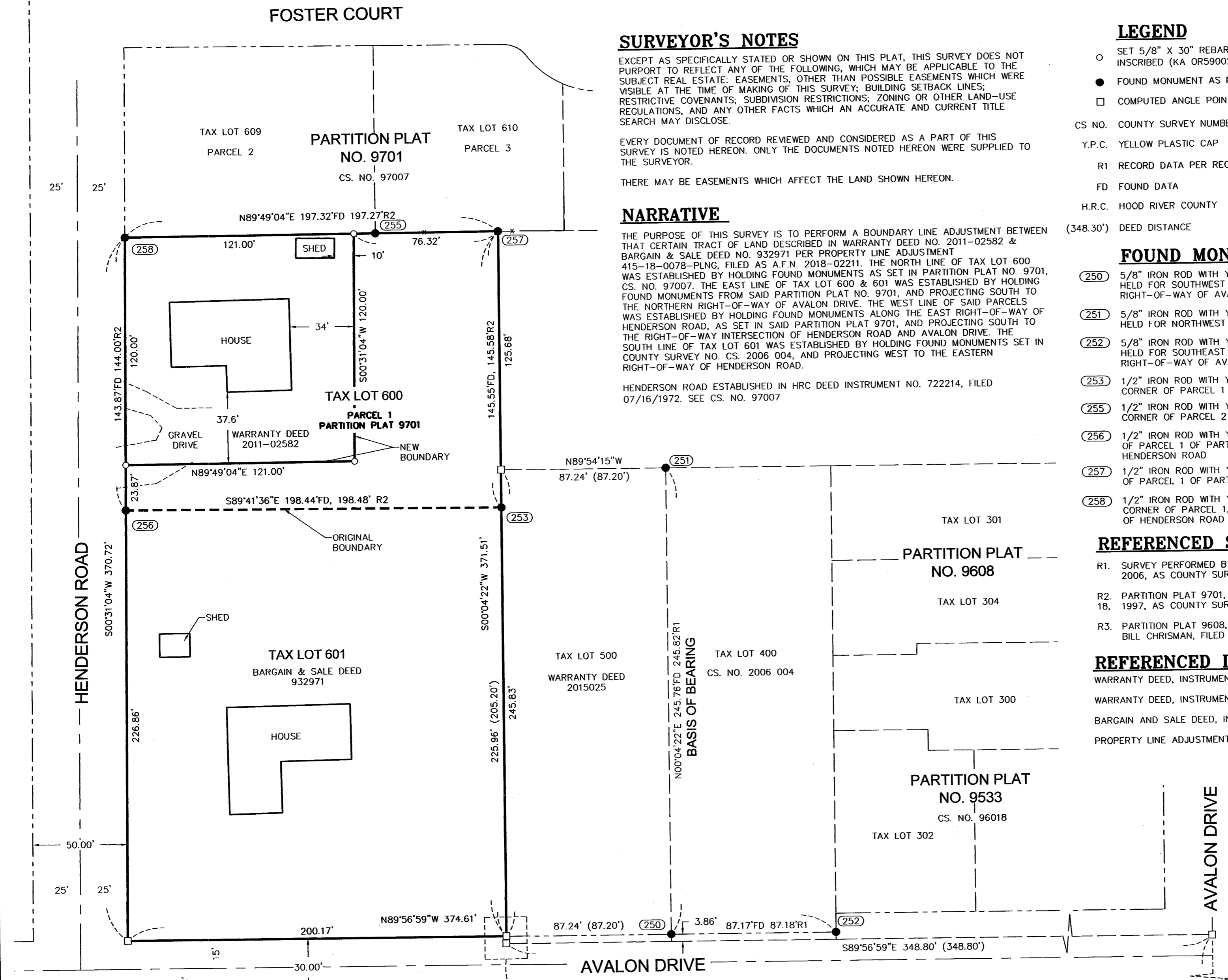
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.

THERE MAY BE EASEMENTS WHICH AFFECT THE LAND SHOWN HEREON.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A BOUNDARY LINE ADJUSTMENT BETWEEN THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED NO. 2011-02582 & BARGAIN & SALE DEED NO. 932971 PER PROPERTY LINE ADJUSTMENT 415-18-0078-PLNG, FILED AS A.F.N. 2018-02211. THE NORTH LINE OF TAX LOT 600 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SET IN PARTITION PLAT NO. 9701, CS. NO. 97007. THE EAST LINE OF TAX LOT 600 & 601 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS FROM SAID PARTITION PLAT NO. 9701, AND PROJECTING SOUTH TO THE NORTHERN RIGHT-OF-WAY OF AVALON DRIVE. THE WEST LINE OF SAID PARCELS WAS ESTABLISHED BY HOLDING FOUND MONUMENTS ALONG THE EAST RIGHT-OF-WAY OF HENDERSON ROAD, AS SET IN SAID PARTITION PLAT 9701, AND PROJECTING SOUTH TO THE RIGHT-OF-WAY INTERSECTION OF HENDERSON ROAD AND AVALON DRIVE. THE SOUTH LINE OF TAX LOT 601 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS SET IN COUNTY SURVEY NO. CS. 2006 004, AND PROJECTING WEST TO THE EASTERN RIGHT-OF-WAY OF HENDERSON ROAD.

HENDERSON ROAD ESTABLISHED IN HRC DEED INSTRUMENT NO. 722214, FILED 07/16/1972. SEE CS. NO. 97007



COMPUTED SOUTH 1/4 SECTION 35 PER CS. NO. 2006 004

OWNER

RONALD & MARY ANN HOLLOWAY

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

SURVEY PERFORMED FOR:
RONALD HOLLOWAY
DATE OF MONUMENT: MARCH 20, 2018
PROJECT: 18-02-17 DRAFT: ADS
FILE: 180217BLA.DWG LAYOUT TAB: LAYOUT1

REGISTERED PROFESSIONAL LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2019
SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

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

CS# 2019 010