

BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NE 1/4 OF THE SE 1/4
SECTION 36, T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON

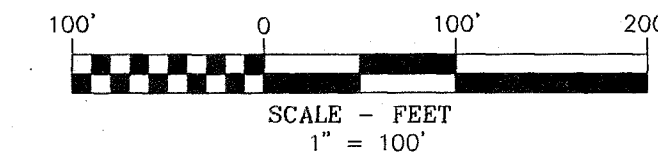
2N 10E 36DA TAX LOTS 900 & 1000

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2019 019

FILED 3/21/2019

BY *BZ*



BASIS OF BEARINGS

SURVEY BY KLEIN & ASSOCIATES,
RECORDED IN COUNTY SURVEY NO. 93010
BETWEEN FOUND MONUMENTS 254-255

LEGEND

- SET 5/8" X 30" 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
- L.C.R. LAND CORNER RECORD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP

FOUND MONUMENT INFORMATION

- (250) DLC SURVEYING, 1/2" REBAR WITH Y.P.C. STAMPED "LS 1028"; DISTURBED N18°50'10" E-2.87' FROM COMPUTED POSITION, CS NO. 1989007; NOT ACCEPTED
- (252) DLC SURVEYING, 1/2" REBAR WITH Y.P.C. STAMPED "LS 1028"; CS NO. 1989007; HELD FOR SOUTHWEST CORNER OF TAX LOT 1100
- (251) KLEIN & ASSOC., 5/8" REBAR WITH Y.P.C. STAMPED 932; CS NO. 1993010; HELD AS A REFERENCE MONUMENT FOR POINT ON NORTH LINE LOT 1000
- (254) KLEIN & ASSOC., 5/8" REBAR WITH Y.P.C. STAMPED "OR 932"; CS NO. 1993010; HELD
- (255) KLEIN & ASSOC., 5/8" REBAR WITH Y.P.C. STAMPED "OR 932"; CS NO. 1993010; HELD

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES, FOR ERIC CEDERSTAM, FILED MARCH 29, 1993, COUNTY SURVEY NO. 93010
- R2. SURVEY PERFORMED BY DLC SURVEYING, FOR ERIC CEDERSTAM, FILED MARCH 10, 1989, COUNTY SURVEY NO. 89007
- R3. SURVEY PERFORMED BY DLC SURVEYING FOR BRUCE SNAPP, FILED APRIL 20, 1990, COUNTY SURVEY NO. 90017
- R4. PARTITION PLAT 200621P, PERFORMED BY TENNESON ENGINEERING CORP., FOR ROBERT HUFF, FILED OCTOBER 12, 2006, COUNTY SURVEY NO. 2006-088
- R5. SURVEY PERFORMED BY TENNESON ENGINEERING CORP., FOR EAST FORK IRRIGATION DISTRICT, FILED MAY 13, 2009, COUNTY SURVEY NO. 2009-020

REFERENCED DEEDS

- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2019-00010
- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2019-00011
- BARGAIN AND SALE DEED, INSTRUMENT NO. 2012-00382
- WARRANTY DEED, INSTRUMENT NO. 934277
- WARRANTY DEED, INSTRUMENT NO. 73041
- WARRANTY DEED, INSTRUMENT NO. 771275

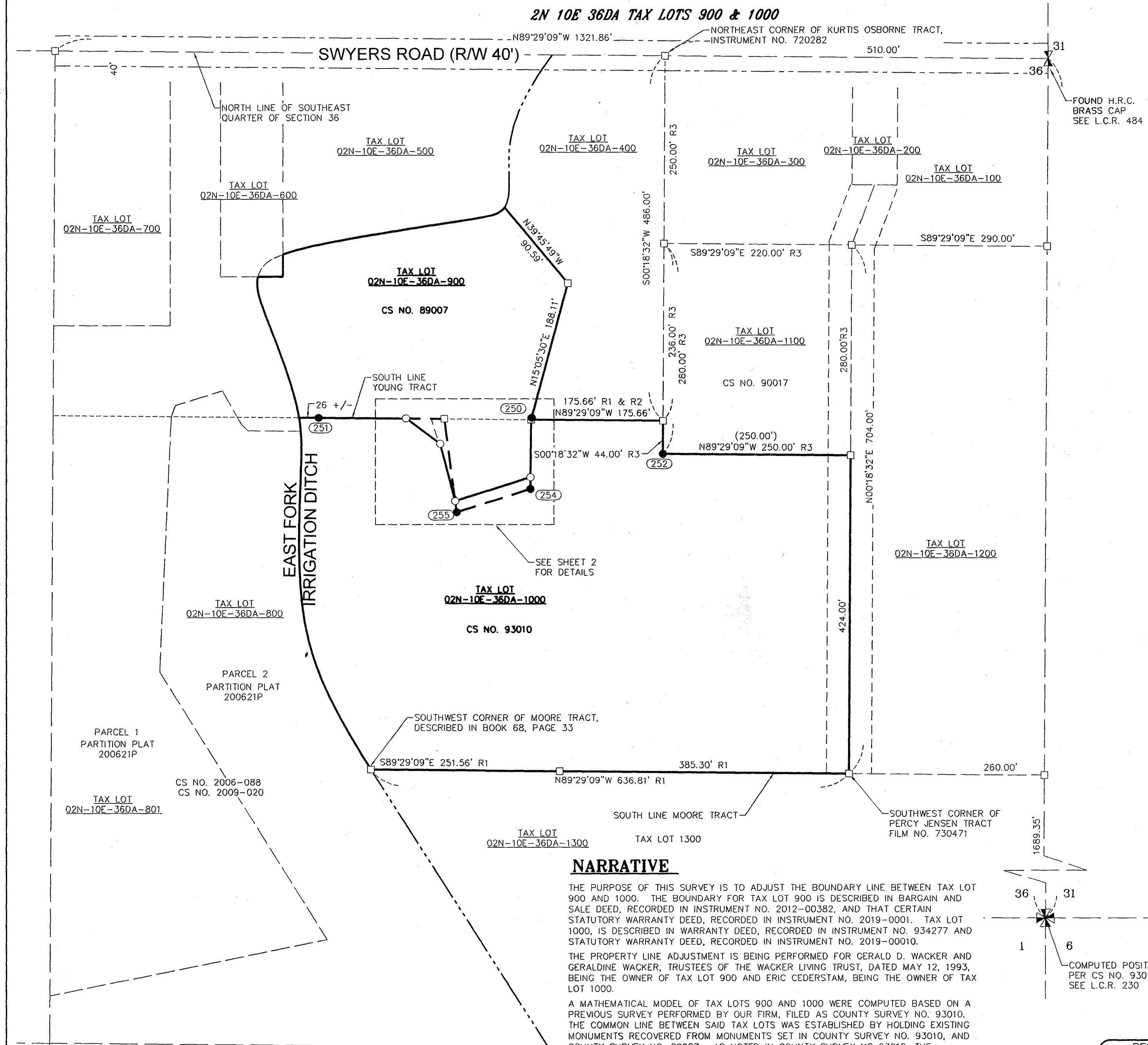
SURVEYOR'S NOTES

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.

THERE MAY BE STRUCTURES OR IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.

THERE MAY BE EASEMENTS WHICH AFFECT THE LAND SHOWN HEREON.



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINE BETWEEN TAX LOT 900 AND 1000. THE BOUNDARY FOR TAX LOT 900 IS DESCRIBED IN BARGAIN AND SALE DEED, RECORDED IN INSTRUMENT NO. 2012-00382, AND THAT CERTAIN STATUTORY WARRANTY DEED, RECORDED IN INSTRUMENT NO. 2019-0001. TAX LOT 1000, IS DESCRIBED IN WARRANTY DEED, RECORDED IN INSTRUMENT NO. 934277 AND STATUTORY WARRANTY DEED, RECORDED IN INSTRUMENT NO. 2019-00010.

THE PROPERTY LINE ADJUSTMENT IS BEING PERFORMED FOR GERALD D. WACKER AND GERALDINE WACKER, TRUSTEES OF THE WACKER LIVING TRUST, DATED MAY 12, 1993, BEING THE OWNER OF TAX LOT 900 AND ERIC CEDERSTAM, BEING THE OWNER OF TAX LOT 1000.

A MATHEMATICAL MODEL OF TAX LOTS 900 AND 1000 WERE COMPUTED BASED ON A PREVIOUS SURVEY PERFORMED BY OUR FIRM, FILED AS COUNTY SURVEY NO. 93010. THE COMMON LINE BETWEEN SAID TAX LOTS WAS ESTABLISHED BY HOLDING EXISTING MONUMENTS RECOVERED FROM MONUMENTS SET IN COUNTY SURVEY NO. 93010, AND COUNTY SURVEY NO. 89007. AS NOTED IN COUNTY SURVEY NO. 93010, THE MONUMENT LABELED 250 DID NOT AGREE WITH THE COMPUTED POSITION AND WAS NOT HELD IN THIS SURVEY.

THE WESTERLY PROPERTY LINES OF TAX LOTS 900 AND 1000 ARE BOUNDED BY EAST FORK IRRIGATION DITCH, WHICH WAS DIGITIZED FROM AN AERIAL PHOTO AND IS SHOWN FOR GRAPHIC PURPOSES ONLY.

THE ADJUSTED SOUTHERLY PROPERTY LINE OF TAX LOT 900 WAS ESTABLISHED BY HOLDING A 10.00 FOOT OFFSET SOUTHERLY FROM THE TIED POSITION OF THE FOUNDATION OF THE EXISTING SHOP. THE ADJUSTED WESTERLY PROPERTY LINE WAS ESTABLISHED BY CLIENT INSTRUCTION TO ALLOW FOR EXISTING LANDSCAPING CURRENTLY OCCUPIED BY TAX LOT 900.

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

SURVEY PERFORMED FOR:
ERIC CEDERSTAM
DATE OF MONUMENTATION: DECEMBER 3, 2018
PROJECT: 18-04-12 DRAFT: GD
FILE: 180412.DWG LAYOUT TAB: OR SURVEY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2019

OWNER
ERIC R. CEDERSTAM,
GERALD D. &
GERALDINE WACKER



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

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

36DA 2N. 10E.

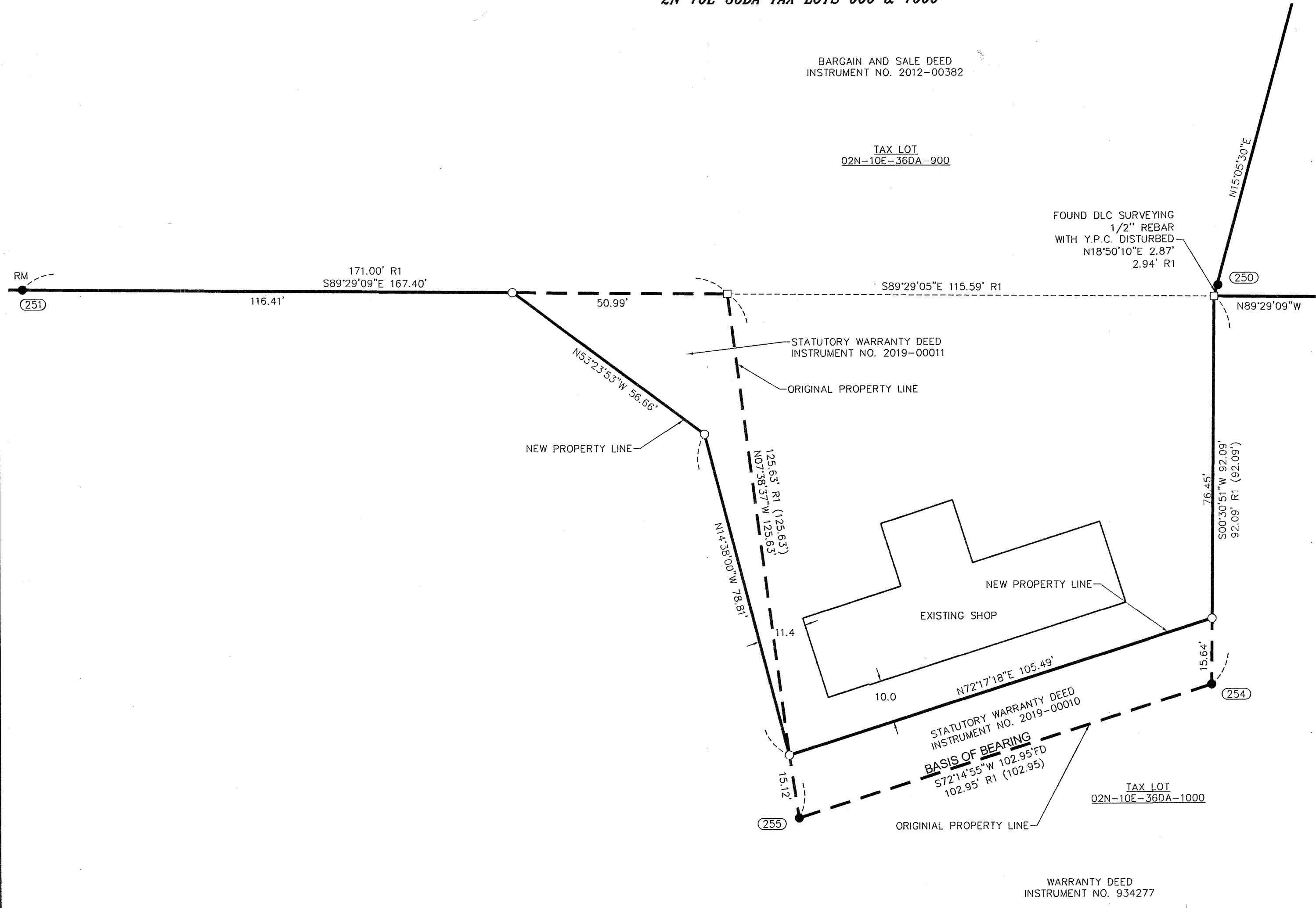
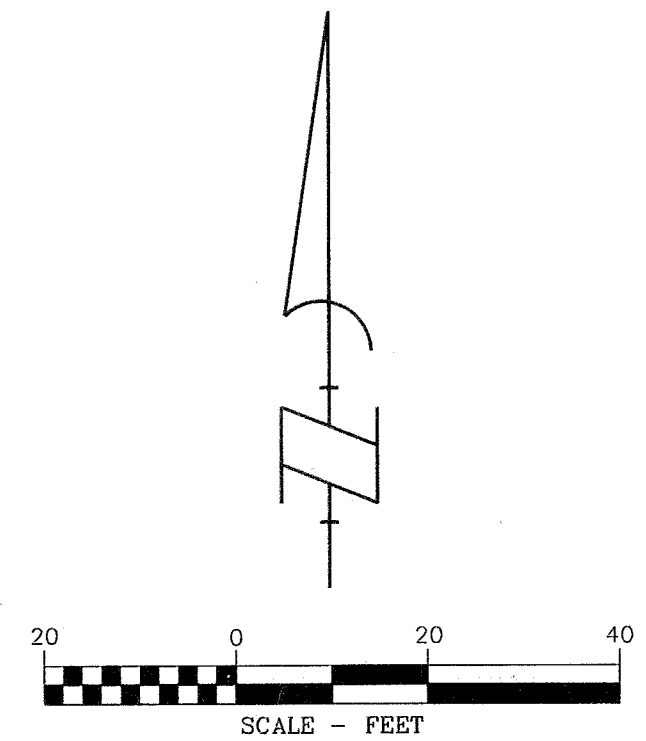
CS# 2019 019

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HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 36DA TAX LOTS 900 & 1000

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2019019
FILED 3/21/2019
BY RL



BASIS OF BEARINGS

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RECORDED IN COUNTY SURVEY NO. 93010
BETWEEN FOUND MONUMENTS 254-255

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AREA NOTE:

TAX LOT	ORIGINAL AREA	NEW AREA
TAX LOT 900	2.47 ACRES	2.47 ACRES
TAX LOT 1000	7.10 ACRES	7.10 ACRES

ORIGINAL AREAS SHOWN WERE DERIVED FROM HOOD RIVER COUNTY ASSESSOR'S MAP 02N 10E 36DA

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OWNER
ERIC R. CEDERSTAM,
AND
GERALD D. &
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CS# 2019019