BOUNDARY LINE ADJUSTMENT HOOD RIVER COUNTY SURVEYOR'S OFFICE LOCATED IN THE NE 1/4 OF THE SE 1/4 SURVEY NO. 2019 019 SECTION 36, T. 2N., R. 10E., W.M. HOOD RIVER COUNTY, STATE OF OREGON 3/21/2019 2N 10E 36DA TAX LOTS 900 & 1000 -NORTHEAST CORNER OF KURTIS OSBORNE TRACT, SCALE - FEET SWYERS ROAD (R/W 40') **BASIS OF BEARINGS** SURVEY BY KLEIN & ASSOCIATES, RECORDED IN COUNTY SURVEY NO. 93010 FOUND H.R.C. BETWEEN FOUND MONUMENTS 254-255 HNORTH LINE OF SOUTHEAST BRASS CAP QUARTER OF SECTION 36 SEE L.C.R. 484 LEGEND <u>TAX_LOT</u> 02N-10E-36DA-400 <u>TAX_LOT</u> 02N-10E-36DA-200 TAX LOT 02N-10E-36DA-500 <u>TAX LOT</u> 02N-10E-36DA-300 O SET 5/8" X 30" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690) <u>TAX_LOT</u> 02N-10E-36DA-100 1 TAX LOT 02N-10E-36DA-600 FOUND MONUMENT AS NOTED IN DESCRIPTIONS COMPUTED ANGLE POINT, NOT MONUMENTED <u>TAX_LOT</u> 02N-10E-36DA-700 RM REFERENCE MONUMENT \$89'29'09"E 290.00' CS NO. COUNTY SURVEY NUMBER S89'29'09"E 220.00' R3 L.C.R. LAND CORNER RECORD R1 RECORD DATA PER RECORD OF SURVEY NO. FD FOUND DATA CS NO. 89007 Y.P.C. YELLOW PLASTIC CAP FOUND MONUMENT INFORMATION 250 DLC SURVEYING, 1/2" REBAR WITH Y.P.C. STAMPED "LS 1028"; -SOUTH LINE DISTURBED N18'50'10" E-2.87' FROM COMPUTED POSITION, CS NO. 90017 YOUNG TRACT CS NO. 1989007; NOT ACCEPTED 252) DLC SURVEYING, 1/2" REBAR WITH Y.P.C. STAMPED "LS 1028": ☐ 175.66' R1 & R2 IN89'29'09"W 175.66' CS. NO. 1989007; HELD FOR SOUTHWEST CORNER OF TAX LOT 1100 251 KLEIN & ASSOC., 5/8" REBAR WITH Y.P.C. STAMPED 932; (250.00')CS. NO 1993010; HELD AS A REFERENCE MONMUMENT FOR N89'29'09"W 250.00' R3 POINT ON NORTH LINE LOT 1000 500**'**18'32"W 44.00' R3 (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 REFERENCED SURVEYS R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES, FOR ERIC TAX LOT 02N-10E-36DA-1200 CEDERSTAM, FILED MARCH 29, 1993, COUNTY SURVEY NO. 93010 -SEE SHEET 2 R2. SURVEY PERFORMED BY DLC SURVEYING, FOR ERIC CEDERSTAM, FILED MARCH 10, 1989, COUNTY SURVEY NO. 89007 TAX LOT 02N-10E-36DA-1000 R3. SURVEY PERFORMED BY DLC SURVEYING FOR BRUCE SNAPP, 02N-10E-36DA-800 FILED APRIL 20, 1990, COUNTY SURVEY NO. 90017 CS NO. 93010 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 PARCEL 2 EAST FORK IRRIGATION DISTRICT, FILED MAY 13, 2009, COUNTY SURVEY PARTITION PLAT NO. 2009-020 200621P REFERENCED DEEDS -SOUTHWEST CORNER OF MOORE TRACT, DESCRIBED IN BOOK 68, PAGE 33 STATUTORY WARRANTY DEED, INSTRUMENT NO. 2019-00010 PARCEL 1 STATUTORY WARRANTY DEED, INSTRUMENT NO. 2019-00011 PARTITION PLAT BARGAIN AND SALE DEED, INSTRUMENT NO. 2012-00382 200621P S89'29'09"E 251.56' R1 WARRANTY DEED, INSTRUMENT NO. 934277 385.30' R1 260.00 WARRANTY DEED, INSTRUMENT NO. 73041 CS NO. 2006-088 N89°29'09"W 636.81' R1 WARRANTY DEED, INSTRUMENT NO. 771275 CS NO. 2009-020 TAX LOT 02N-10E-36DA-801 SURVEYOR'S NOTES SOUTH LINE MOORE TRACT--SOUTHWEST CORNER OF PERCY JENSEN TRACT FILM NO. 730471 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 TAX LOT 02N-10E-36DA-1300 TAX LOT 1300 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 NARRATIVE SEARCH MAY DISCLOSE. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINE BETWEEN TAX LOT EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS 36 900 AND 1000. THE BOUNDARY FOR TAX LOT 900 IS DESCRIBED IN BARGAIN AND SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED 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 THERE MAY BE STRUCTURES OR IMPROVEMENTS LOCATED ON THIS TRACT WHICH STATUTORY WARRANTY DEED, RECORDED IN INSTRUMENT NO. 2019-00010. ARE NOT SHOWN HEREON. THE PROPERTY LINE ADJUSTMENT IS BEING PERFORMED FOR GERALD D. WACKER AND THERE MAY BE EASEMENTS WHICH AFFECT THE LAND SHOWN HEREON. COMPUTED POSITION GERALDINE WACKER, TRUSTEES OF THE WACKER LIVING TRUST, DATED MAY 12, 1993. PER CS NO. 93010 BEING THE OWNER OF TAX LOT 900 AND ERIC CEDERSTAM, BEING THE OWNER OF TAX SEE L.C.R. 230 **OWNER** 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. ERIC R. CEDERSTAM, THE COMMON LINE BETWEEN SAID TAX LOTS WAS ESTABLISHED BY HOLDING EXISTING GERALD D. & MONUMENTS RECOVERED FROM MONUMENTS SET IN COUNTY SURVEY NO. 93010. AND GERALDINE WACKER COUNTY SURVEY NO. 89007. AS NOTED IN COUNTY SURVEY NO 93010, THE REGISTERED MONUMENT LABELED 250 DID NOT AGREE WITH THE COMPUTED POSITION AND WAS **PROFESSIONAL** NOT HELD IN THIS SURVEY. LAND SURVEYOR SHEET 1 OF 2 WILLAMETTE MERIDIAN 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 HOOD RIVER COUNTY, OREGON FOR GRAPHIC PURPOSES ONLY. Klein & Associates, Inc. OREGON THE ADJUSTED SOUTHERLY PROPERTY LINE OF TAX LOT 900 WAS ESTABLISHED BY 1/4 SEC T. R. JULY 12, 2005 HOLDING A 10.00 FOOT OFFSET SOUTHERLY FROM THE TIED POSITION OF THE SURVEY PERFORMED FOR:

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.

ERIC CEDERSTAM

DATE OF MONUMENTATATION: DECEMBER 3, 2018

FILE: 180412.DWG LAYOUT TAB: OR SURVEY

PROJECT: 18-04-12 DRAFT: GD

36DA 2N. 10E

ENGINEERING • SURVEYING • PLANNING

1411 13th Street • Hood River, OR 97031

TEL: 541-386-3322 • FAX: 541-386-2515

JAMES M. KLEIN

59002

Expires 6-30-2019

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

BARGAIN AND SALE DEED INSTRUMENT NO. 2012-00382

<u>TAX_LOT</u> 02N-10E-36DA-900

S89'29'05"E 115.59' R1

FOUND DLC SURVEYING 1/2" REBAR WITH Y.P.C. DISTURBED – N18'50'10"E 2.87'

2.94' R1

N89'29'09"W

171.00' R1 S89'29'09"E 167.40' 116.41 50.99

(251)

SURVEY PERFORMED FOR:

PROJECT: 18-04-12 DRAFT: GD

DATE OF MONUMENTATION: DECEMBER 3, 2018

FILE: 180412.DWG LAYOUT TAB: OR SURVEY

ERIC CEDERSTAM

-STATUTORY WARRANTY DEED INSTRUMENT NO. 2019-00011

-ORIGINAL PROPERTY LINE

NEW PROPERTY LINE-

NEW PROPERTY LINE-

ORIGINIAL PROPERTY LINE-

EXISTING SHOP STATUTORY WARRANTY DEED STATUTORY WARRANTY DEED STATUTORY WARRANTY DEED STATUTORY WARRANTY DEED BASIS OF BEARING 572'14'55"W 102.95) 102.95' RI (102.95)

> WARRANTY DEED INSTRUMENT NO. 934277

TAX LOT 02N-10E-36DA-1000

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2019019

BASIS OF BEARINGS

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

LEGEND

- O 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. YELOW 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
- 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

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

> ENGINEERING SURVEYING PLANNING 1411 13th Street • Hood River, OR 97031

TEL: 541-386-3322 FAX: 541-386-2515

REGISTERED **PROFESSIONAL** LAND SURVEYOR JULY 12, 2005 JAMES M. KLEIN 59002

Expires 6-30-2019

SHEET 2 OF 2
WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

OWNER

ERIC R. CEDERSTAM, AND GERALD D. & GERALDINE WACKER Klein & Associates, Inc.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF

UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.