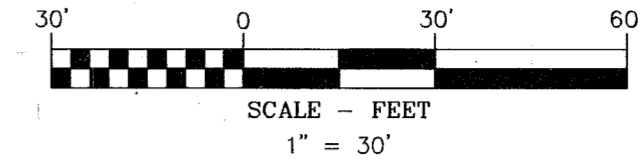


RECORD OF SURVEY

LOCATED IN NE 1/4, NE 1/4, OF SECTION 35,
T. 3N., R. 10E., W.M., CITY OF HOOD RIVER
HOOD RIVER COUNTY, STATE OF OREGON.
3N 10E 35AA TAX LOT 7400



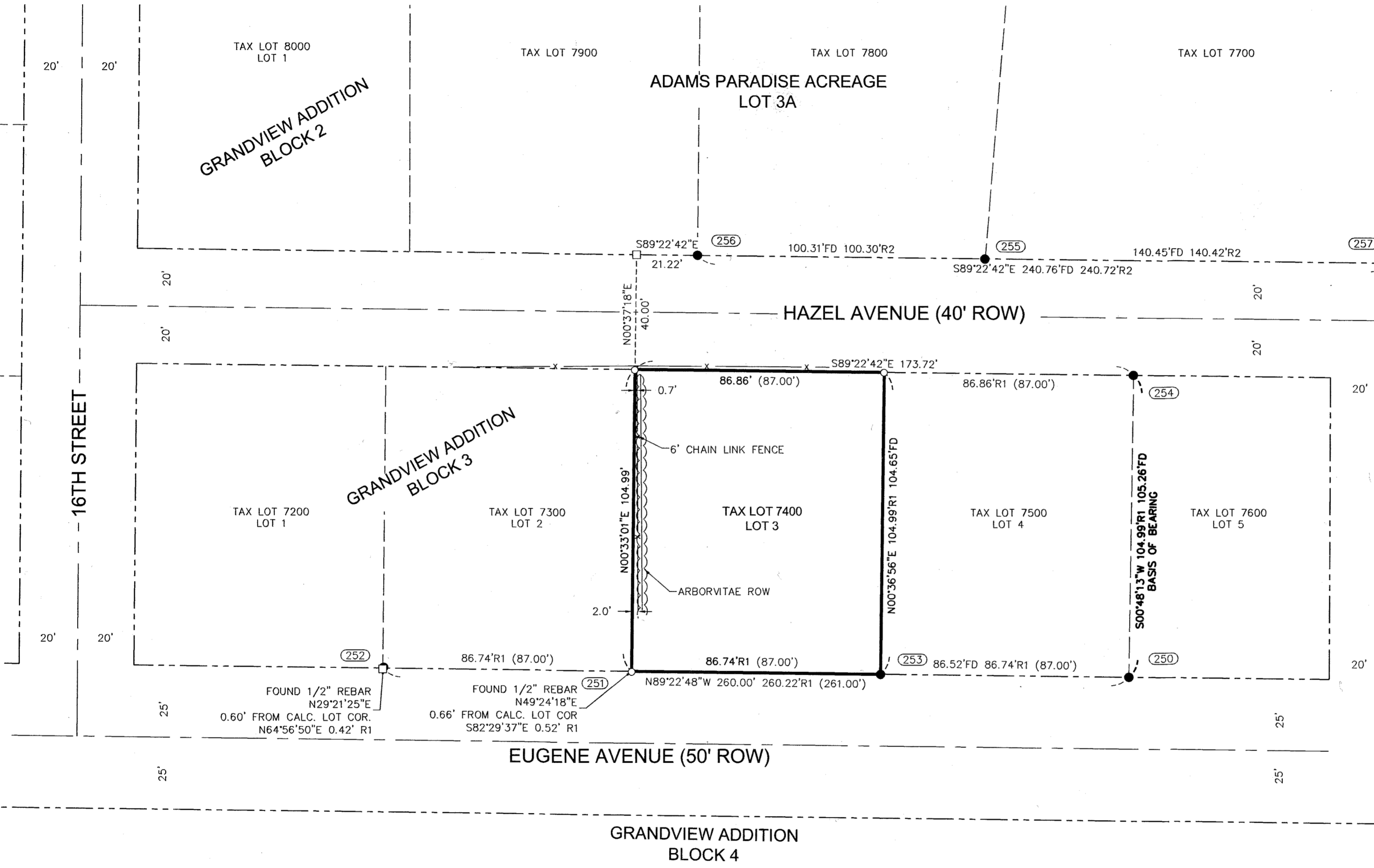
BASIS OF BEARINGS
HOOD RIVER COUNTY SURVEY NO. 2003063
BETWEEN MONUMENTS 254 & 250

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2020 001

FILED 1/2/2019

BY BJ



LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608PLS WA44349PLS)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- CS. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- () PLAT DISTANCE

MONUMENT INFORMATION

- (250) FOUND 5/8" REBAR WITH Y.P.C. STAMPED "OR 932 & WA 22098"; PER CS. NO. 2003063; HELD FOR EAST LINE OF LOT 4. FALLS 0.18' SOUTH OF LINE VISITED, 11/13/19
- (251) FOUND 1/2" REBAR, NOT OF RECORD, NOT HELD, VISITED 11/13/19
- (252) FOUND 1/2" REBAR, NOT OF RECORD, NOT HELD, VISITED 11/13/19
- (253) FOUND 5/8" REBAR WITH Y.P.C. STAMPED "OR 932 & WA 22098"; PER CS. NO. 2003063; HELD FOR LINE, FALLS 0.34' NORTH OF CALCULATED LOT CORNER. VISITED 11/13/19
- (254) FOUND 5/8" REBAR WITH Y.P.C. STAMPED "OR 932 & WA 22098"; PER CS. NO. 2003063; HELD FOR LINE, FALLS 0.09' NORTH OF CALCULATED LOT CORNER. VISITED 11/13/19
- (255) FOUND 5/8" REBAR WITH P.C. STAMPED "OR 72306"; PER CS. NO. 2011039; HELD FOR NORTH R.O.W. LINE OF HAZEL AVE.. VISITED 11/13/19
- (256) FOUND 5/8" REBAR WITH P.C. STAMPED "OR 72306"; PER CS. NO. 2011039; HELD FOR NORTH R.O.W. LINE OF HAZEL AVE. VISITED 11/13/19
- (257) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR 932 & WA 22098"; PER CS. NO. 2000105; HELD FOR NORTH R.O.W. LINE OF HAZEL AVE. VISITED 11/13/19

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC, FOR A.J. KITT, FILED SEPTEMBER 17, 2003 IN COUNTY SURVEY NO. 2003063
- R2. SURVEY PERFORMED BY TERRA SURVEYING, FOR T.J. AND LINDA LIVELY, FILED NOVEMBER 2, 2011 IN COUNTY SURVEY NO. 2011039
- R3. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC, FOR SAB AKIYAMA, FILED DECEMBER 19, 2000 IN COUNTY SURVEY NO. 2000105
- R4. GRANDVIEW ADDITION TO HOOD RIVER FOR C.J. AND ALICE NEWLIN BY EDWARD HOBSON, CITY ENGINEER, RECORDED NOVEMBER 6, 1946, HOOD RIVER COUNTY IN VOL. 33 PAGE 582; COUNTY SURVEY NO. 1691

REFERENCED DEEDS

BARGAIN AND SALE DEED, INSTRUMENT NO. 2019-00062
RIGHT-OF-WAY DEED, BOOK 73, PAGE 679

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT LOT 3 BLOCK 3 GRANDVIEW ADDITION TO HOOD RIVER. THE SOUTH 5 FEET OF BLOCK 3 AND THE NORTH 5 FEET OF BLOCK 4 WAS CONVEYED TO THE CITY OF HOOD RIVER IN RIGHT OF WAY DEED, BOOK 73, PAGE 697, ON MAY 20 1963. COUNTY SURVEY 2003063 INDICATES THAT THE SAME DOCUMENT IS FOR A 5 FOOT EASEMENT.

A SURVEY BY TERRA SURVEYING, COUNTY SURVEY 2011-039 ESTABLISHED PROPERTY CORNERS ON THE NORTHERLY LINE OF GRANDVIEW ADDITION, ALSO BEING THE NORTH LINE OF HAZEL AVENUE. TERRA'S MONUMENTS ALONG WITH A KLEIN MONUMENT, C.S. 2000-105 WERE HELD AND USED TO ESTABLISH THE RIGHT OF WAY OF HAZEL AVE.

A SURVEY BY KLEIN AND ASSOCIATES, COUNTY SURVEY 2003-063 ESTABLISHED LOT 4, BLOCK 3, GRANDVIEW ADDITION TO HOOD RIVER. MONUMENTS FROM THIS SURVEY WERE RECOVERED AND THE CALCULATED BEARING FROM SAID C.S. 2003-063 WAS USED IN THIS SURVEY. MONUMENTS AT THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT 4 WERE HELD AND USED FOR THE BASIS OF BEARING OF THIS SURVEY. SAID MONUMENTS DO NOT AGREE WITH THE RIGHT OF WAY SOLUTION FOR HAZEL AND EUGENE AVENUE, BUT WERE HELD TO ESTABLISH THE NORTH-SOUTH LOT LINES OF BLOCK 3. RECORD DISTANCES PER C.S. 2003-063, WERE USED FROM THE SOUTH RIGHT OF WAY LINE OF HAZEL AVE. TO ESTABLISH THE SOUTH LINE OF BLOCK 3, AND NORTH RIGHT OF WAY OF EUGENE AVENUE.

1/2" REBARS WERE RECOVERED NEAR THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 2 BLOCK 3, NO RECORD OF THESE MONUMENTS WERE FOUND, THEY ARE SHOWN AS A REFERENCE TO THE SAME TIED REBAR IN C.S. 2003-063. THERE HAS BEEN SOME DISCUSSION THAT THESE REBAR COULD BE ORIGINAL SUBDIVISION MONUMENTS, HOWEVER THEY ARE SET NEAR THE NORTH LINE OF THE 5 FEET THAT WAS CONVEYED IN RIGHT OF WAY DEED, BOOK 73, PAGE 697, DATED MAY 20, 1963. THE SUBDIVISION OF GRANDVIEW ADDITION IS DATED NOVEMBER 6 1946. IT IS APPARENT THAT THESE REBAR WERE SET MUCH LATER THEN THE ORIGINAL SUBDIVISION AND ARE NOT ORIGINAL UNDISTURBED SUBDIVISION MONUMENTS.

SEE THE FACE OF THIS SURVEY FOR DETAILS ON THE FENCE ENCROACHMENT ALONG THE WEST LINE OF LOT 3.

OWNER

LINDSAY & TYLER MILLER

SURVEY PERFORMED FOR:
LINDSAY & TYLER MILLER
DATE OF MONUMENTATION: NOVEMBER 22, 2019
PROJECT: 19-10-13 DRAFT: GD
FILE: 191013ROS.DWG LAYOUT TAB: OR SURVEY

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2020



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.
☐	35AA	3N.	10E.
☐			

CS# 2020 001