

RECORD OF SURVEY

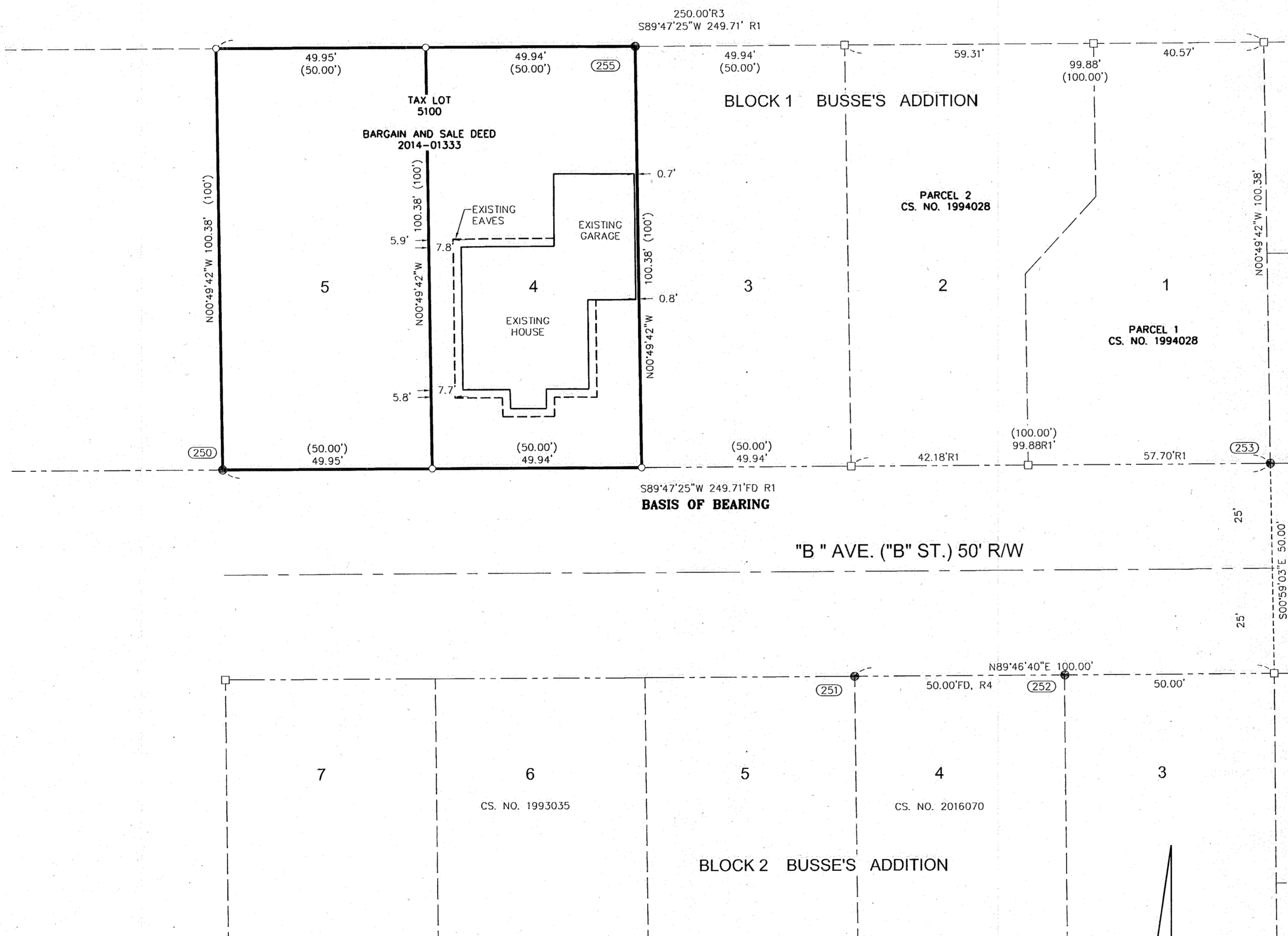
SURVEY LOCATED IN
 LOTS 4 & 5, BLOCK 1, BUSSE'S ADDITION
 IN THE SW 1/4 OF THE NE 1/4 SEC. 35, T.3N., R.10., W.M.
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON
 3N 10E 35AC TAX LOT 5100

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2020 028

FILED 7/1/2020

BY BCL



- LEGEND**
- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002)
 - FOUND MONUMENT AS NOTED IN DESCRIPTIONS
 - COMPUTED ANGLE POINT, NOT MONUMENTED
- CS. NO. COUNTY SURVEY NUMBER
 R1 RECORD DATA PER RECORD OF SURVEY NO.
 FD FOUND DATA
 (50.00') PLAT DISTANCE PER BUSSE'S 1ST ADDITION

REFERENCED DEEDS

BARGAIN AND SALE DEED 2014-01333

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FOR RICHARD AND LAURA McLEAN, FILED APRIL 20, 1994 AS COUNTY SURVEY NO. 1994028.
- R2. SURVEY PERFORMED BY TERRA SURVEYING FOR JOY INGALLS, FILED JUNE 14, 1993 AS COUNTY SURVEY NO. 1993035.
- R3. BUSSE'S 1ST ADDITION TO HOOD RIVER, COUNTY SURVEY NO. 1128
- R4. SURVEY PERFORMED BY TERRA SURVEYING FOR KARL ANTON NACHMANN, FILED OCTOBER 13, 2016 AS COUNTY SURVEY NO. 2016070
- R5. SURVEY PERFORMED BY DLC SURVEYING FOR EDNA CHANDLER, FILED OCTOBER 23, 1985 AS COUNTY SURVEY NO. 1985064

FOUND MONUMENT INFORMATION

- (250) 1/2" IRON PIPE; PER CS. NO. 1128. HELD FOR SOUTHWEST CORNER OF LOT 5 OF BLOCK 1 OF BUSSE'S 1ST ADDITION
- (251)-(252) 5/8" REBAR WITH R.P.C. STAMPED "TERRA"; PER CS. NO. 2016070. HELD FOR SOUTH RIGHT OF WAY OF "B" STREET.
- (253) 5/8" REBAR WITH Y.P.C. STAMPED "LS 872"; PER CS. NO. 1994028; HELD FOR NORTH RIGHT OF WAY OF "B" STREET.
- (255) 1/2" IRON PIPE; PER CS. NO. 1128. HELD FOR NORTHEAST CORNER OF LOT 4 OF BLOCK 1 OF BUSSE'S 1ST ADDITION

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY AND MONUMENT LOTS 4 AND 5, BLOCK 1 OF BUSSE'S 1ST ADDITION, FILED AS COUNTY SURVEY NO. 1128. THE BASIS OF BEARING USED IN THIS SURVEY IS COUNTY SURVEY NO. 1994028, PERFORMED BY TENNESON ENGINEERING CORP.

MONUMENT POINT 250, BEING A 1/2" IRON PIPE, AND MONUMENT POINT 253, BEING A 5/8" REBAR WITH PLASTIC CAP, WERE FOUND AND HELD TO ESTABLISH THE NORTH RIGHT-OF-WAY OF "B" STREET. A 1/2" IRON PIPE WAS FOUND AND HELD AT THE NORTHEAST CORNER OF LOT 4. THE SOUTH LINE OF LOTS 4 AND 5 WAS PROPORTIONED FROM THE SOUTHWEST CORNER OF LOT 5, BEING MONUMENT POINT 250, AND THE COMPUTED POSITION OF THE SOUTHEAST CORNER OF LOT 4, AS PER COUNTY SURVEY NO. 1994028. THE NORTH LINE OF SAID LOTS 4 AND 5 WAS ALSO PROPORTIONED FROM THE NORTHEAST CORNER OF LOT 4, BEING MONUMENT POINT 255, AND THE COMPUTED POSITION OF THE NORTHWEST CORNER OF BLOCK 1, BUSSE'S 1ST ADDITION, PER COUNTY SURVEY NO. 1985064.

OWNER

PHILLIP & SUSAN MASON

BASIS OF BEARINGS

NORTH RIGHT OF WAY "B" STREET",
 PER CS. NO. 1994028 BETWEEN
 MONUMENT NO. 250 AND 253

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

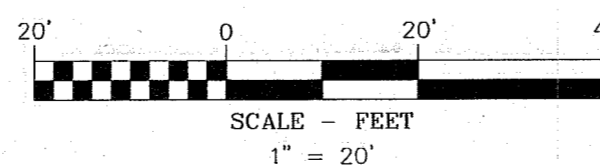
James M. Klein
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002

Expires 6-30-2021

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.

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



SURVEY PERFORMED FOR:
 PHILLIP & SUSAN MASON
 DATE OF MONUMENTATION: MAY 12, 2020
 PROJECT: 20-04-17 DRAFT: ADS
 FILE: 200417ROS.DWG LAYOUT TAB: LAYOUT1

KA
Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
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 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

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

CS# 2020 028