

RECORD OF SURVEY

LOCATED IN NW 1/4 SECTION 34, AND SW 1/4 SECTION 27
T. 3N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
3N 10E 34B TAX LOT 1300 & 1401
3N 10E 27C TAX LOT 1000



BASIS OF BEARINGS

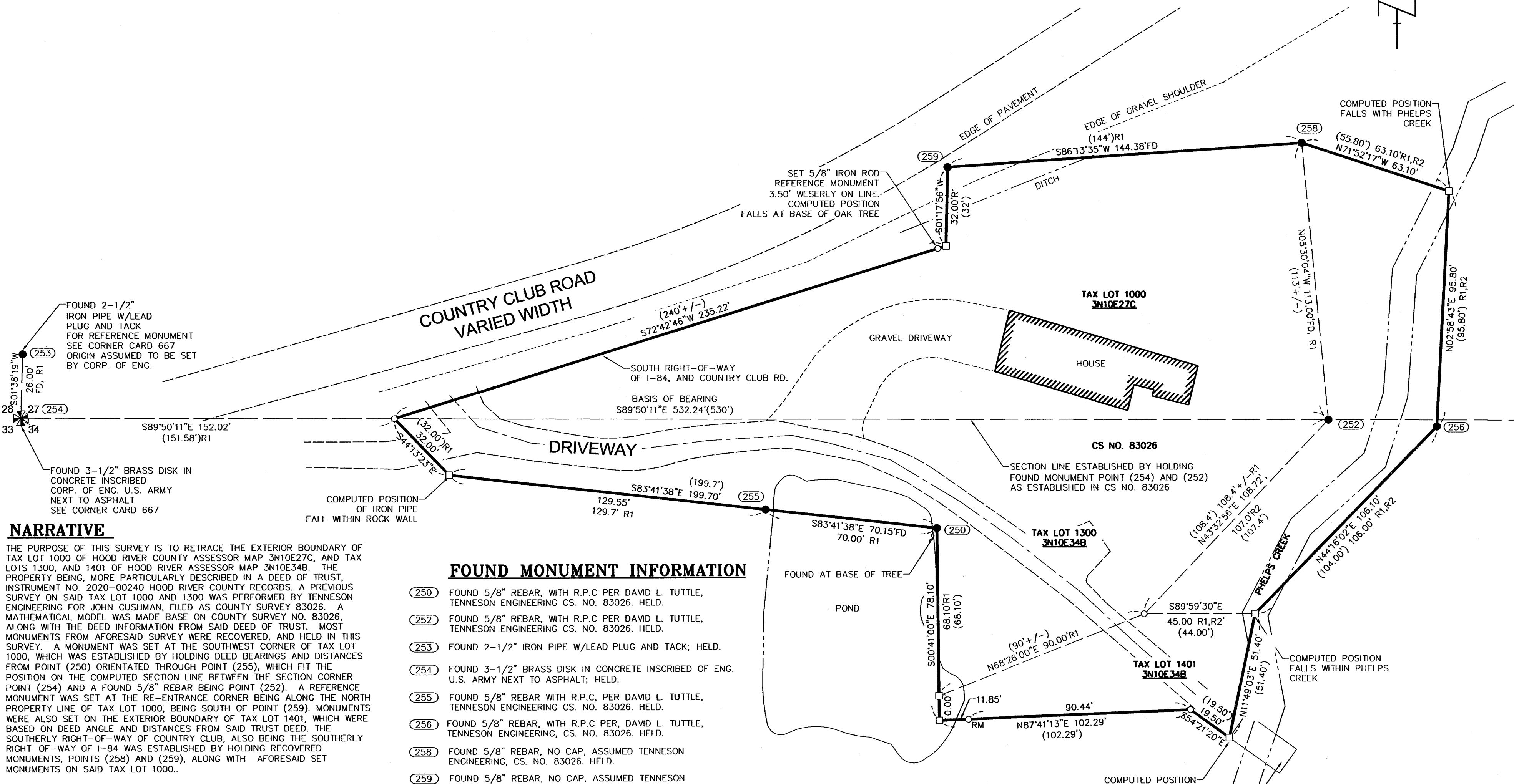
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN FOUND
MONUMENT POINT (254) AND (252)

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2020 040

FILED 9/30/2020

BY *[Signature]*



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE EXTERIOR BOUNDARY OF TAX LOT 1000 OF HOOD RIVER COUNTY ASSESSOR MAP 3N10E27C, AND TAX LOTS 1300, AND 1401 OF HOOD RIVER ASSESSOR MAP 3N10E34B. THE PROPERTY BEING, MORE PARTICULARLY DESCRIBED IN A DEED OF TRUST, INSTRUMENT NO. 2020-00240 HOOD RIVER COUNTY RECORDS. A PREVIOUS SURVEY ON SAID TAX LOT 1000 AND 1300 WAS PERFORMED BY TENNESON ENGINEERING FOR JOHN CUSHMAN, FILED AS COUNTY SURVEY NO. 83026. A MATHEMATICAL MODEL WAS MADE BASE ON COUNTY SURVEY NO. 83026, ALONG WITH THE DEED INFORMATION FROM SAID DEED OF TRUST. MOST MONUMENTS FROM AFORESAID SURVEY WERE RECOVERED, AND HELD IN THIS SURVEY. A MONUMENT WAS SET AT THE SOUTHWEST CORNER OF TAX LOT 1000, WHICH WAS ESTABLISHED BY HOLDING DEED BEARINGS AND DISTANCES FROM POINT (250) ORIENTATED THROUGH POINT (255), WHICH FIT THE POSITION ON THE COMPUTED SECTION LINE BETWEEN THE SECTION CORNER POINT (254) AND A FOUND 5/8" REBAR BEING POINT (252). A REFERENCE MONUMENT WAS SET AT THE RE-ENTRANCE CORNER BEING ALONG THE NORTH PROPERTY LINE OF TAX LOT 1000, BEING SOUTH OF POINT (259). MONUMENTS WERE ALSO SET ON THE EXTERIOR BOUNDARY OF TAX LOT 1401, WHICH WERE BASED ON DEED ANGLE AND DISTANCES FROM SAID TRUST DEED. THE SOUTHERLY RIGHT-OF-WAY OF COUNTRY CLUB, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF I-84 WAS ESTABLISHED BY HOLDING RECOVERED MONUMENTS, POINTS (258) AND (259), ALONG WITH AFORESAID SET MONUMENTS ON SAID TAX LOT 1000.

FOUND MONUMENT INFORMATION

- (250) FOUND 5/8" REBAR, WITH R.P.C PER DAVID L. TUTTLE, TENNESON ENGINEERING CS. NO. 83026. HELD.
- (252) FOUND 5/8" REBAR, WITH R.P.C PER DAVID L. TUTTLE, TENNESON ENGINEERING CS. NO. 83026. HELD.
- (253) FOUND 2-1/2" IRON PIPE W/LEAD PLUG AND TACK; HELD.
- (254) FOUND 3-1/2" BRASS DISK IN CONCRETE INSCRIBED OF ENG. U.S. ARMY NEXT TO ASPHALT; HELD.
- (255) FOUND 5/8" REBAR WITH R.P.C PER DAVID L. TUTTLE, TENNESON ENGINEERING CS. NO. 83026. HELD.
- (256) FOUND 5/8" REBAR, WITH R.P.C PER DAVID L. TUTTLE, TENNESON ENGINEERING, CS. NO. 83026. HELD.
- (258) FOUND 5/8" REBAR, NO CAP, ASSUMED TENNESON ENGINEERING, CS. NO. 83026. HELD.
- (259) FOUND 5/8" REBAR, NO CAP, ASSUMED TENNESON ENGINEERING, CS. NO. 83026. HELD.

REFERENCED SURVEYS

- R1. MAP OF JOHN F. CUSHMAN SURVEY, PERFORMED BY DAVID L. TUTTLE AND VERL FRALEY, FILED APRIL 29, 1983 IN COUNTY SURVEY NO. 83026
- R2. PLAT, PERFORMED BY GEORGE FREY, DATED MAY, 1964 COUNTY SURVEY NO. 1048

REFERENCED DEEDS

A DEED OF TRUST, INSTRUMENT NO. 2020-00240
OWNER'S POLICY OF TITLE INSURANCE, POLICY NO. OXOR-12401401
FILE NO. 338176AM

SURVEYOR'S NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM AMERTITLE ALTA OWNERS POLICY, POLICY NO. OXOR-12401401, DATED JAN. 21, 2020

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 AND ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (104.4') DEED DISTANCE
- R.P.C. RED PLASTIC CAP

OWNER

JAMES AND ANGELA KLEIN

SURVEY PERFORMED FOR:
JAMES KLEIN
DATE OF MONUMENTATION: JUNE 1, 2020
PROJECT: 200102 DRAFT: GD
FILE: 20-01-02.DWG LAYOUT TAB: OR SURVEY

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



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2021

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
<input checked="" type="checkbox"/>	34B	3N. 10E.
<input checked="" type="checkbox"/>	27C	3N. 10E.

CS# 2020 040