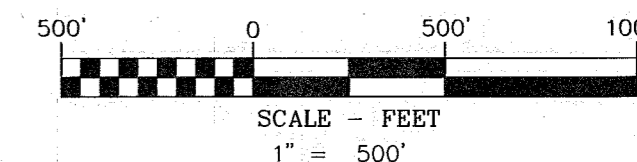


RECORD OF SURVEY

LOCATED IN SE 1/4, SECTION 15 AND
THE NW 1/4 SECTION 22, T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
2N 10E 15D TAX LOT 1800
2N 10E 22 TAX LOT 1100



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION SOUTHEAST CORNER
(258) AND SOUTH QUARTER CORNER (255) OF SECTION 15

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
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- P.O.B. POINT OF BEGINNING
- P.P. PARTITION PLAT NO., MULTNOMAH COUNTY SURVEY RECORD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (100.00') DEED DISTANCE
- W/YPC WITH YELLOW PLASTIC CAP
- Y.P.C. YELLOW PLASTIC CAP
- R.M. REFERENCE MONUMENT
- OSHD OREGON STATE HIGHWAY DEPARTMENT

FOUND MONUMENT INFORMATION

- (250)-(254) 1" IRON PIPE"; PER OSHD RIGHT OF WAY MAP DRG. NO. 6B-26-20, ALONG THE WEST RIGHT-OF-WAY ODELL HIGHWAY 282
- (256)-(257) 5/8" IRON ROD WITH Y.P.C. STAMPED "OR #932 WA #22098"; PER CS NO. 97067; HELD
- (255) 3" HOOD RIVER COUNTY BRASS DISK; HELD FOR SOUTH 1/4 CORNER SECTION 15, C.C.545
- (258) 3" HOOD RIVER COUNTY BRASS DISK; HELD FOR SOUTHEAST CORNER SECTION 15, C.C.896

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR FRED MOE; FILED NOVEMBER 24, 1997, COUNTY SURVEY NO. 97067
- R2. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC., FOR WILMA PLOG; FILED JULY 28, 2008, COUNTY SURVEY NO. 2008052
- R3. SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR LLOYD & CAROLYN THOMAS/ WILMA PLOG; FILED AUGUST 4, 2004, COUNTY SURVEY NO. 2004042.
- R4. SURVEY PERFORMED BY DLG SURVEYING FOR PACIFIC POWER & LIGHT COMPANY; FILED OCTOBER 4, 1987, COUNTY SURVEY NO. 87056
- R5. SURVEY PERFORMED BY OREGON STATE HIGHWAY DEPT. ODELL HIGHWAY, DRG. NO. 6B-26-20, DATED JANUARY 1948 REVISED APRIL, 2003

REFERENCED DEEDS

BARGAIN AND SALE DEED, INSTRUMENT NO. 811346
DEED, BOOK 70, PAGE 257

OWNER

GLACIER RANCH, INC.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

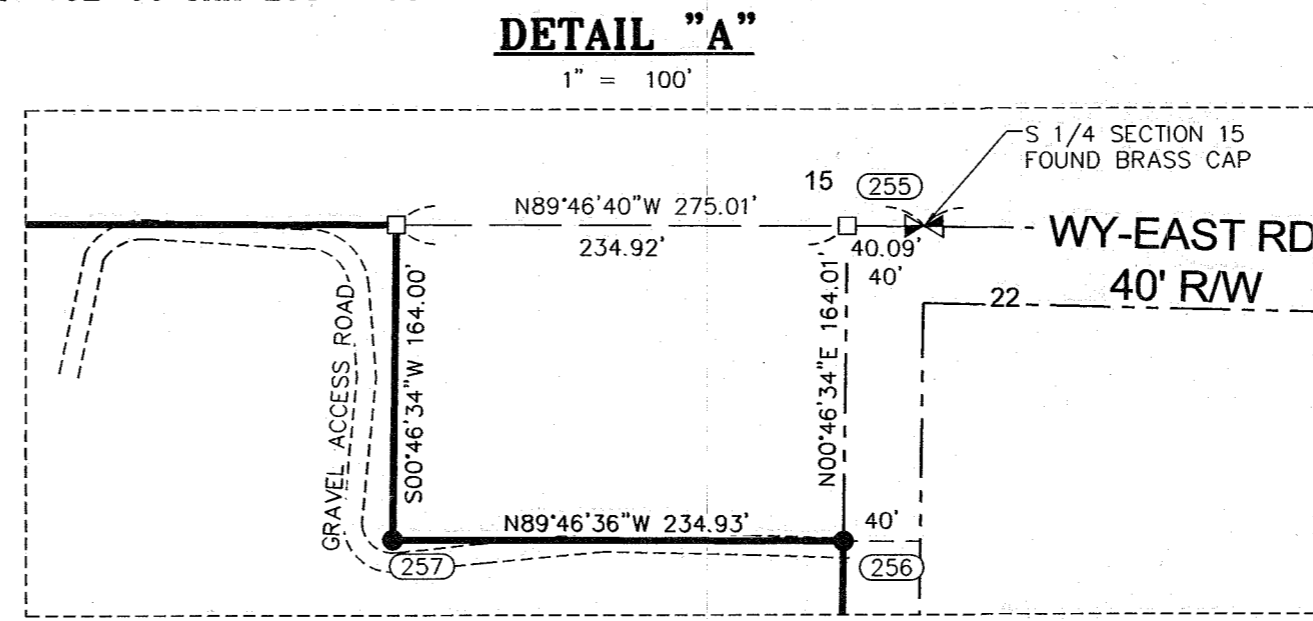
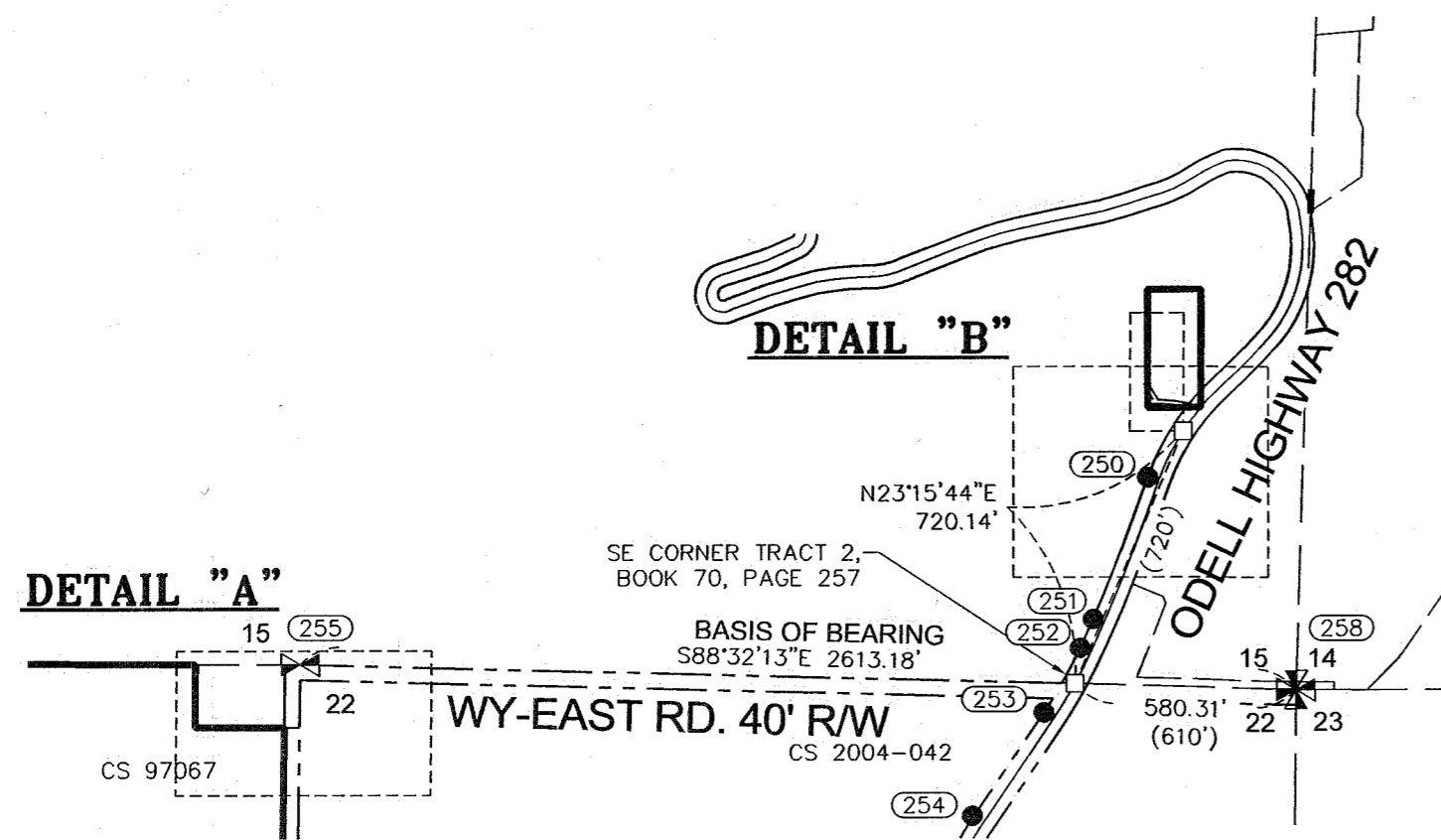
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

SURVEY PERFORMED FOR:
DWIGHT MOE
DATE OF MONUMENT: NOV. 20, 2020
PROJECT: 20-10-10 DRAFT: BTB
FILE: 201010.DWG LAYOUT TAB: OR SURVEY

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

Expires 6-30-2021
SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
15 2N. 10E.
22 2N. 10E.

CS# 2021 005



POINT LIST				
POINT NUMBER	NORTHING	EASTING	DESCRIPTION	SOURCES
250	725253.78	7934491.08	FD 1" IRON PIPE	OSHD R/W MAP 5F8-8
251	724882.37	7934347.46	FD 1" IRON PIPE	OSHD R/W MAP 5F8-8
252	724806.42	7934313.34	FD 1" IRON PIPE	OSHD R/W MAP 5F8-8
253	724636.94	7934218.63	FD 1" IRON PIPE	OSHD R/W MAP 5F8-8
254	724366.81	7934030.37	FD 1/2" IR	OSHD R/W MAP 5F8-8
255	724764.37	7932267.90	FD 3" HRC BD	L.C.R. 545
256	724600.70	7932225.89	FD 5/8" IR	CS NO. 97067
257	724601.45	7931990.67	FD 5/8" IR WPC	CS NO. 97067
258	724697.65	7934880.23	FD 3" HRC BD	L.C.R. 896
650	725436.29	7934592.21	SET 5/8" REBAR W/YPC	
651	725436.29	7934490.86	SET 5/8" REBAR W/YPC	
652	725746.31	7934490.88	SET 5/8" REBAR W/YPC	
653	725746.31	7934630.88	SET 5/8" REBAR W/YPC	
654	725481.42	7934630.86	SET 5/8" REBAR W/YPC	

NARRATIVE

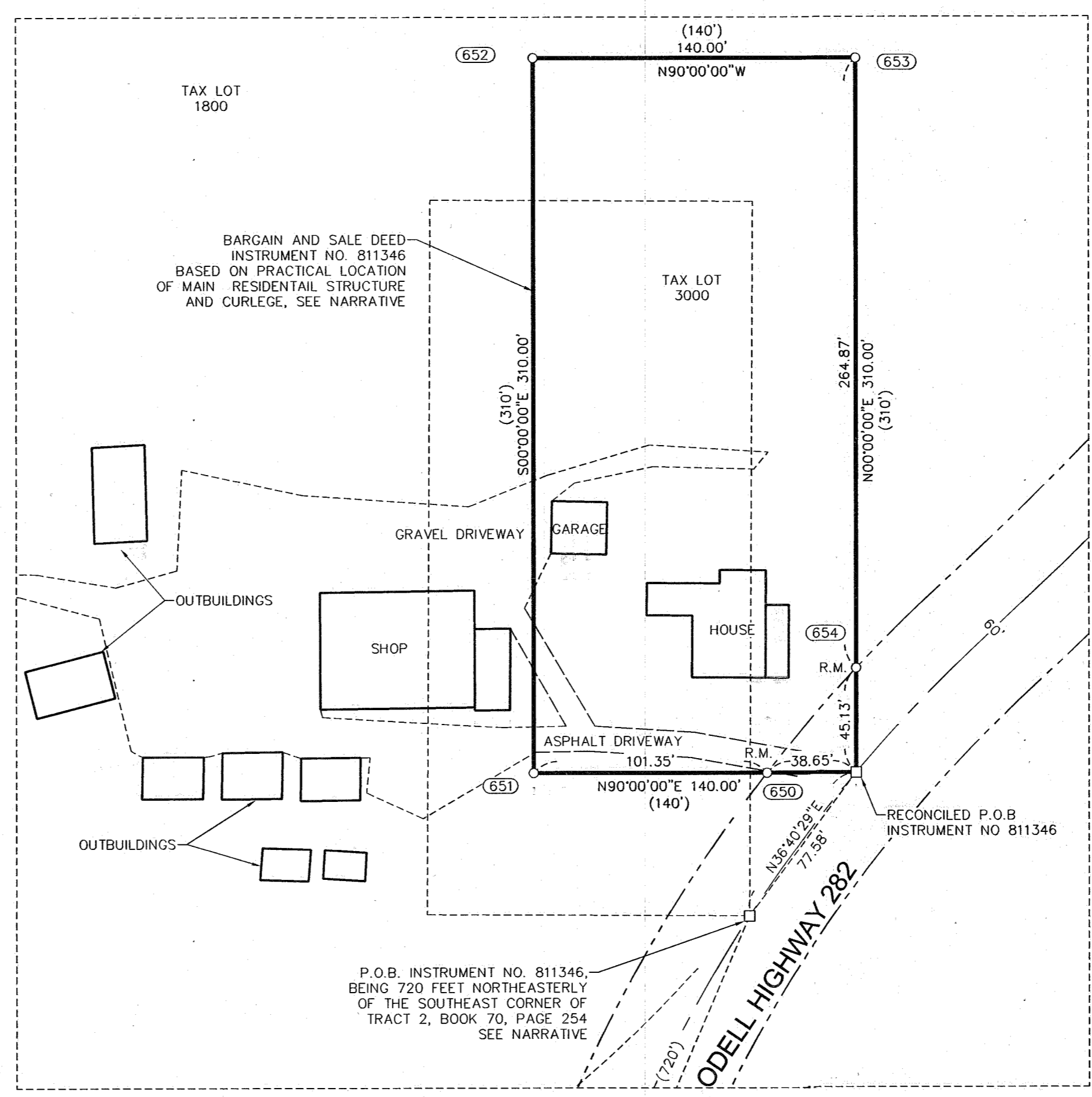
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE BOUNDARY OF THAT PARCEL OF LAND AS DESCRIBED IN BARGAIN AND SALE DEED INSTRUMENT NUMBER 811346, AND LOCATE MONUMENTS SET IN COUNTY SURVEY 97067.

THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 15 AS WELL AS MONUMENTS FROM OHS RIGHT OF WAY MAP DRG. NO. 6B-26-20, WERE TIED AND HELD TO LOCATE THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 AND ODELL HIGHWAY 282. THE DEED CALL OF NORTHEAST A DISTANCE OF 720 FEET AS REFERENCED IN DEED, BOOK 70, PAGE 257 FROM SAID INTERSECTION WAS COMPUTED FOR THE POINT OF BEGINNING FOR THE SUBJECT PARCEL. BEGINNING AT THE COMPUTED POINT OF BEGINNING AND USING THE BEARINGS AND DISTANCES AS DESCRIBED IN BARGAIN AND SALE DEED, INSTRUMENT NUMBER 811346 WAS APPLIED AND CONCLUDED THAT IT DID NOT ENCOMPASS THE "MAIN RESIDENTIAL STRUCTURE AND CURTLEGE", WHICH WAS STATED AS THE INTENT OF SAID DEED. A DISCUSSION WITH THE OWNER ABOUT SAID DISCREPANCY OF THE DEED NOT ENCOMPASS THE "MAIN RESIDENTIAL STRUCTURE AND CURTLEGE AS DESCRIBED IN SAID DEED CONCLUDED THAT THE POINT OF BEGINNING WAS IN ERROR. THE OWNER RECALLS THE APPROXIMATE LOCATION OF THE INTENDED POINT OF BEGINNING, SO BASED ON THE OWNER TESTIMONY OF THE INTENDED POINT OF BEGINNING AND THAT THE OWNER OWNS THE SURROUND PROPERTY. THE POINT OF BEGINNING WAS RECONCILED TO THE NORTHEAST AS SHOWN ON THE FACE OF THIS PLAT.

TWO PROPERTY MONUMENTS WERE RECOVERED AND HELD ALONG THE SOUTH LINE OF TAX LOT 1102 FROM A PREVIOUS SURVEY PERFORMED BY OUR FIRM FOR DWIGHT MOE, RECORDED AS COUNTY SURVEY 97067. THE NORTHEAST CORNER OF SAID TAX LOT 1100 WAS COMPUTED BASED ON AFORESAID SURVEY.

THE BASIS OF BEARING FOR THIS SURVEY IS THE OREGON COORDINATE SYSTEM OF 1983, NORTH ZONE, BASED ON STATIC GPS OBSERVATION ON POINTS NO. 255 AND 258, AND PROCESSED THROUGH NGS ONLINE POSITIONING USER SERVICE (OPUS).

LOCAL PROJECT COORDINATES ARE BASED ON THE PUBLISHED NGS OPUS-RS SOLUTION REPORT, NAD 83 (2011)(EPOCH 2010.0), UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICES (OPUS) SOFTWARE PROGRAM. TO CONVERT THE LOCAL PROJECT COORDINATES TO OREGON COORDINATE SYSTEM OF 1983, NORTH ZONE VALUES, MULTIPLY THE LOCAL PROJECT COORDINATES BY THE PROJECT COMBINED SCALE FACTOR OF 1.0000989.



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