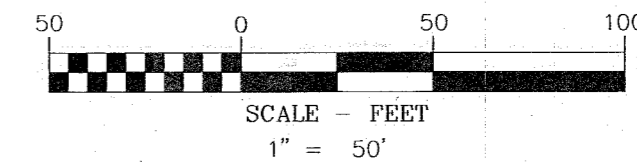


RECORD OF SURVEY

LOTS A,B,C,D & E OF HOOD RIVER PROPER, LOCATED IN THE SW 1/4 SECTION 25, T.3N., R.10E., W.M. CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON
3N 10E 25CD TAX LOT 10800



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN FOUND MONUMENTS 256 AND 279

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2021 006

FILED 1/13/2021

BY *JK*

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002)
- ⊙ SET BRASS SCREW WITH BRASS WASHER INSCRIBED (KA OR59002)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- R.P.C. RED PLASTIC CAP
- Y.P.C. YELLOW PLASTIC CAP

FOUND MONUMENT INFORMATION

- (250) 5/8" IRON ROD WITH R.P.C. STAMPED "LS 72306" PER CS NO. 2017004
- (251)-(254) BRASS SCREW WITH WASHER STAMPED "LS 72306" PER CS NO. 2017004; HELD FOR BEARING OF EAST LINE SUBJECT LOT
- (255) 3/4" IRON PIPE PER CS NO. 7673
- (256) 5/8" IRON ROD WITH Y.P.C. STAMPED "HUFFMAN, LS 2786"; PER CS NO. 2001093; HELD FOR NORTH RIGHT-OF-WAY STATE STREET
- (279) P.K. NAIL PER CS NO. 2001093; HELD FOR LOT CORNER.
- (280)-(286) 5/8" IRON ROD WITH O.P.C. STAMPED "CROSS P.L.S. 60051"; PER CS NO. 2008023; HELD FOR SOUTH RIGHT-OF-WAY SHERMAN AVENUE
- (287) 5/8" IRON ROD PER CS NO. 1010, HELD FOR SOUTHWEST CORNER

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY MARX & CHASE SURVEYORS INC., FILED APRIL 5, 1971; COUNTY SURVEY NO. 1009
- R2. PLAT OF HOOD RIVER PROPER, RECORDED APRIL 16, 1890
- R3. SURVEY PERFORMED BY HOOD RIVER COUNTY SURVEY OFFICE, FILED DECEMBER 18, 1976; COUNTY SURVEY NO. 7673.
- R4. SITE PLAN SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FILED DECEMBER 14, 2001; COUNTY SURVEY NO. 2001093
- R5. SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FILED JANUARY 9, 1970; COUNTY SURVEY NO. 1187
- R6. PARTITION RE-PLAT 201701P PERFORMED BY TERRA SURVEYING FOR HORSE SENSE LAND & DEVELOPMENT COMPANY, FILED JANUARY 27, 2017; COUNTY SURVEY NO. 2017-004
- R7. SHERMAN STREET LOFTS P.U.D. PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING FOR HUMBLEDSTONE LLC, FILED APRIL 3, 2008; COUNTY SURVEY NO. 2008023
- R8. SURVEY PERFORMED HOOD RIVER COUNTY, FILED MARCH 25, 1971; COUNTY SURVEY NO. 1010

REFERENCED DEEDS

STATUTORY SPECIAL WARRANTY DEED, INSTRUMENT NO. 941223.

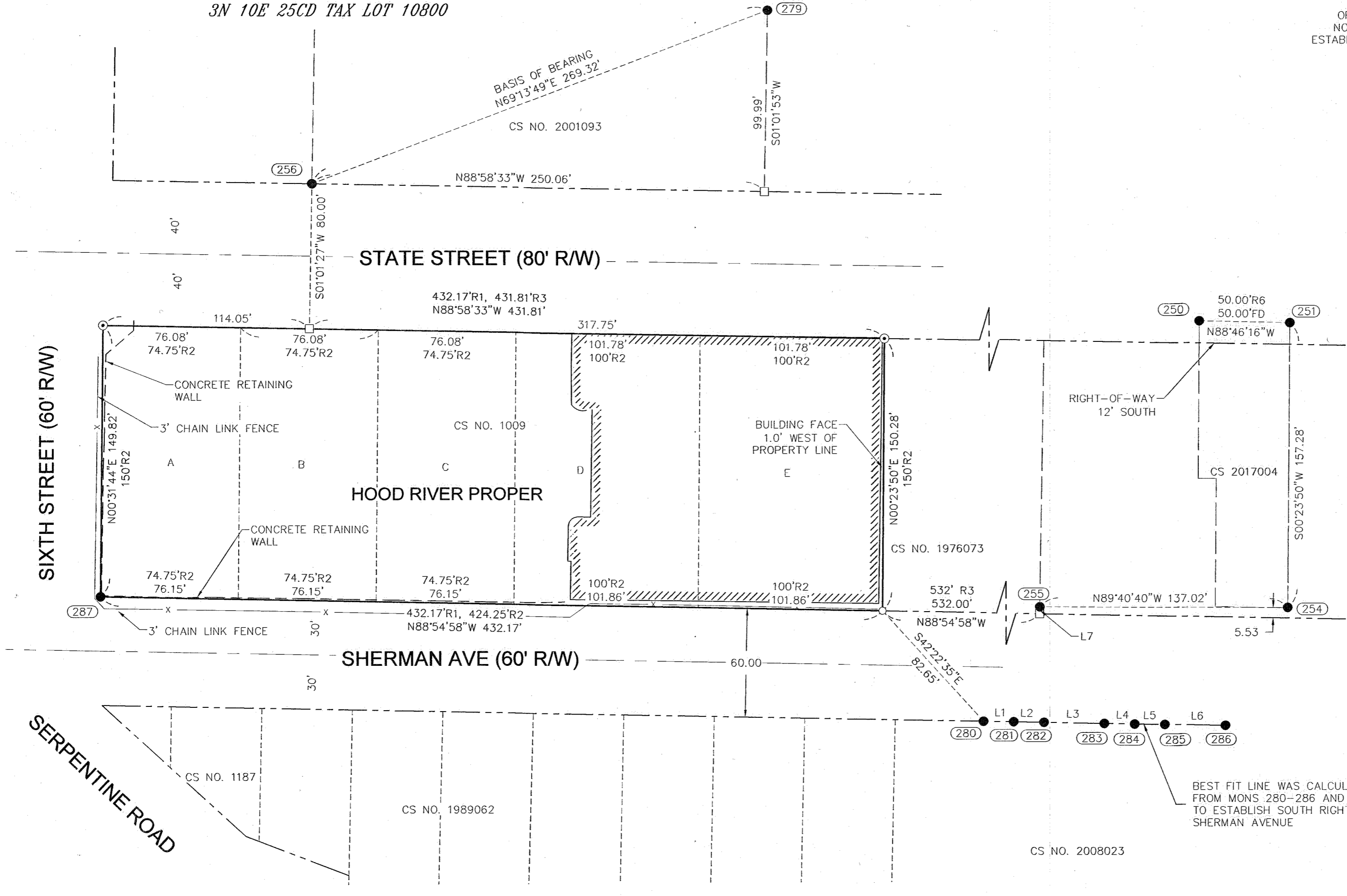
REGISTERED
PROFESSIONAL
LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2021

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

1/4	SEC	T.	R.
25CD	3N.	10E.	



NARRATIVE

THE PURPOSE OF THIS SURVEY IS ESTABLISH AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN STATUTORY SPECIAL WARRANTY DEED, INSTRUMENT NO. 941223.

AN IRON ROD (POINT 287) WAS FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL. MONUMENTS WERE ALSO FOUND FROM CS NO. 2008023, FROM WHICH A BEST FIT LINE WAS CALCULATED AND PROJECTED WEST TO ESTABLISH THE SOUTH RIGHT-OF-WAY OF SHERMAN STREET. THIS LINE WAS THEN OFFSET THE RECORD PLAT DISTANCE OF 60' TO ESTABLISH THE NORTH RIGHT-OF-WAY OF SHERMAN STREET, ALSO BEING THE SOUTH BOUNDARY OF LOTS A-F OF HOOD RIVER PROPER. THE FOUND IRON ROD (POINT 287) WAS IN AGREEMENT WITH THE NORTH RIGHT-OF-WAY LINE OF SHERMAN STREET. A SEARCH WAS MADE FOR A 5/8 REBAR AS SET IN CS NO. 1009 AT THE SOUTHEAST CORNER OF THE SUBJECT TRACT, BUT WAS NOT FOUND. THE SOUTHEAST CORNER WAS THEN SET AT RECORD DISTANCE PRE-COUNTY SURVEY NO. 1009 ALONG THE COMPUTED NORTH RIGHT OF WAY OF SHERMAN AVENUE.

ORIGINAL MONUMENTS WERE ALSO FOUND FROM CS NO. 2001093. A MATHEMATICAL MODEL OF THIS SURVEY WAS CALCULATED, AND USING THE FOUND MONUMENTS TO ROTATE THIS MODEL, THE NORTH RIGHT-OF-WAY OF STATE STREET WAS ESTABLISHED, AND THEN OFFSET 80' SOUTHERLY TO ESTABLISH THE NORTH LINE OF LOTS A-F OF HOOD RIVER PROPER.

BRASS SCREWS WERE ALSO RECOVERED FROM CS NO. 2017004, FROM WHICH THE BEARING OF THE EAST LINE OF THE SUBJECT LOT WAS ESTABLISHED. THIS BEARING WAS PROJECTED FROM THE SOUTHEAST CORNER NORTH TO THE RIGHT-OF-WAY OF STATE STREET TO SET THE NORTHEAST CORNER. RECORD DISTANCE FROM CS NO. 1976073 ALONG SAID RIGHT-OF-WAY WAS THEN HELD FOR THE NORTHWEST CORNER, WHERE BRASS SCREWS AND WASHERS WERE SET.

OWNER

EAGLE
NEWSPAPERS, INC.

SURVEY PERFORMED FOR:
EAGLE NEWSPAPERS, INC.
DATE OF MONUMENT: NOVEMBER 27, 2020
PROJECT: 20-10-26 DRAFT: BTB
FILE: 201016.DWG LAYOUT TAB: OR SURVEY

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

CS# 2021 006