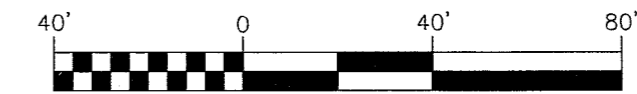


BOUNDARY SURVEY

LOCATED IN
NW 1/4 NW 1/4 SECTION 36 & SW 1/4 SW 1/4 SECTION 25
T.3N., R.10E. W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON
3N 10E 36BB TAX LOTS 5800 & 5900



BASIS OF BEARINGS

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

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. SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- (100') DEED DISTANCE
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- O.P.C. ORANGE PLASTIC CAP
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- ROAD CENTERLINE
- x FENCE

FOUND MONUMENT INFORMATION

- (250) 5/8" IRON ROD WITH Y.P.C. STAMPED "PLS 932"; PER CS NO. 95045; HELD FOR 1' REFERENCE MONUMENT
- (251) 1 1/2" GAS PIPE; HELD FOR NORTHEAST CORNER, LOT 1 OF BLOCK 1, SOUTH WAUCOMA
- (252) 1/2" IRON PIPE; AS PER CS NO. 200096; HELD FOR SOUTHWEST CORNER, LOT 8, COE'S THIRD ADDITION
- (253) 5/8" IRON ROD; PER CS NO. 88025; HELD FOR SE CORNER TAX LOT 5800
- (254) 5/8" IRON ROD WITH O.P.C. STAMPED "CROSS PLS 60051"; PER CS NO. 2001021; HELD FOR NORTH RIGHT-OF-WAY SHERMAN STREET
- (255) 5/8" IRON ROD WITH Y.P.C. STAMPED "PLS 932"; PER CS NO. 95045; HELD FOR 1' REFERENCE MONUMENT
- (256) 5/8" IRON ROD WITH R.P.C. STAMPED "PLS 1815"; PER CS NO. 88025; HELD FOR EAST BOUNDARY LINE, NOT HELD FOR RIGHT-OF-WAY.
- (257) 5/8" IRON ROD WITH O.P.C. STAMPED "CROSS PLS 60051"; PER CS NO. 2001021; HELD FOR SOUTH RIGHT-OF-WAY SHERMAN STREET
- (258) 1" IRON PIPE; PER CS NO. 2013015; HELD FOR NE CORNER TAX LOT 5900
- (259) 5/8" IRON ROD WITH O.P.C. STAMPED "CROSS PLS 60051"; PER CS NO. 2001021; HELD FOR SOUTH RIGHT-OF-WAY STATE STREET
- (260) BRASS SCREW WITH WASHER STAMPED "L.S. 72306"; PER CS NO. 2013015; HELD FOR EAST LOT TAX LOT 5900

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING FOR BEN SEAGRAVES; FILED MAY 26, 2010, COUNTY SURVEY NO. 2010021
- R2. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOC. FOR MARK VAN VOAST; FILED DECEMBER 14, 2000, COUNTY SURVEY NO. 2000096
- R3. SURVEY PERFORMED BY TERRA SURVEYING FOR CHARLEY & SALLY LAVENTURE; FILED APRIL 29, 1988, COUNTY SURVEY NO. 88025
- R4. BOUNDARY LINE ADJUSTMENT PERFORMED BY TERRA SURVEYING FOR DANIEL & VANGIE PEPPER; FILED APRIL 30, 2013; COUNTY SURVEY NO. 2013015
- R5. SURVEY PERFORMED BY KLEIN & ASSOC. FOR MARK KAYO, FIELD JUNE 2, 1995; CS NO. 95045

REFERENCED DEEDS

STATUTORY BARGAIN AND SALE DEED; INSTRUMENT NO. 2019-00911
BARGAIN AND SALE DEED; INSTRUMENT NO. 2012-02045

REGISTERED
PROFESSIONAL
LAND SURVEYOR

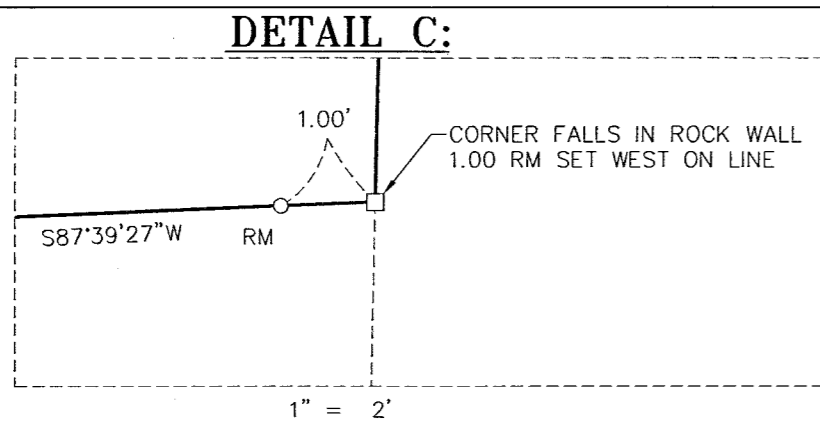
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2021

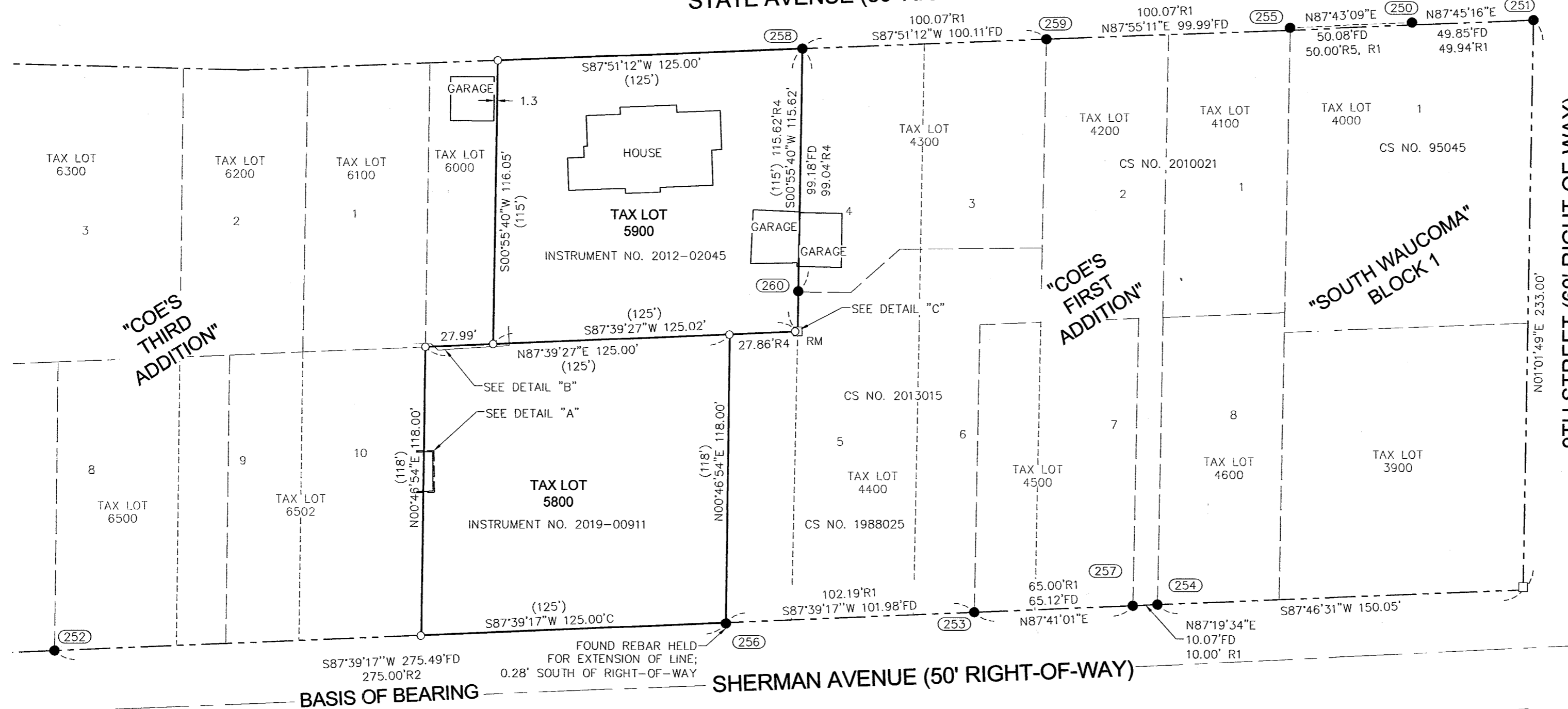
SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
36BB	3N.	10E.
25CC	3N.	10E.

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



STATE AVENUE (80' RIGHT-OF-WAY)



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN STATUTORY BARGAIN AND SALE DEED; INSTRUMENT NUMBER 2019-00911 (TAX LOT 5800,) AND THAT TRACT OF LAND DESCRIBED IN BARGAIN AND SALE DEED; INSTRUMENT NUMBER 2012-02045 (TAX LOT 5900.) THIS SURVEY IS BEING PERFORMED FOR DEBRA CLAIR AND ALAN LEE.

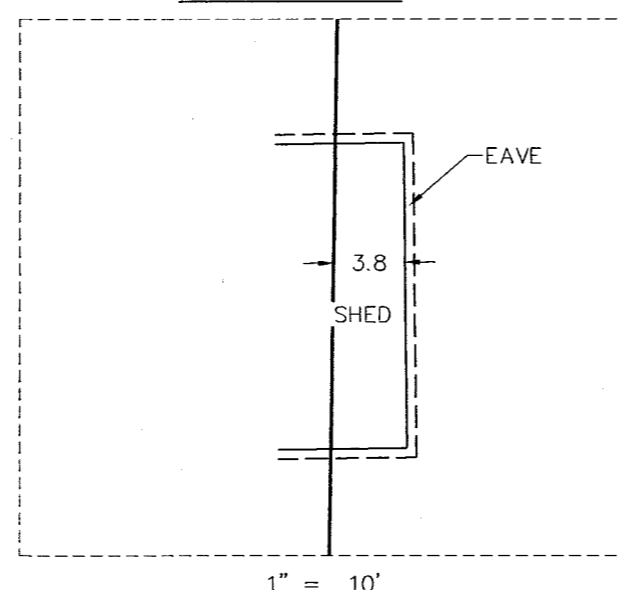
A TERRA SURVEYING REBAR WITH PLASTIC CAP FROM CS NO. 88025 WAS FOUND AND HELD AT THE SOUTHEAST CORNER OF TAX LOT 5800. A 1/2" IRON PIPE WAS ALSO FOUND AND HELD AT THE SOUTHWEST CORNER OF LOT 8 OF COE'S THIRD ADDITION (TAX LOT 6500.) THESE TWO MONUMENTS ESTABLISHED THE SOUTH LINE OF TAX LOT 5800, ALSO BEING THE NORTH RIGHT-OF-WAY OF SHERMAN AVENUE. THE SOUTHWEST CORNER OF THIS TRACT WAS SET AT THE DEED DISTANCE OF 125 FEET.

AN IRON PIPE WAS FOUND AND HELD AT THE NORTHEAST CORNER OF TAX LOT 5900. AN IRON ROD WITH OPC WAS FOUND AT THE NORTHWEST CORNER OF TAX LOT 4200. THESE TWO FOUND MONUMENTS WERE USED TO ESTABLISH THE SOUTH RIGHT-OF-WAY OF STATE STREET, ALSO BEING THE NORTH LINE OF TAX LOT 5900. THREE ADDITIONAL MONUMENTS WERE ALSO FOUND IN AGREEMENT FARTHER EAST ON THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET. TO ESTABLISH THE EAST LINE OF TAX LOT 5900 A BRASS SCREW AND WASHER WAS FOUND FROM CS NO. 2013015, AND A LINE WAS PROJECTED THROUGH THAT WASHER.

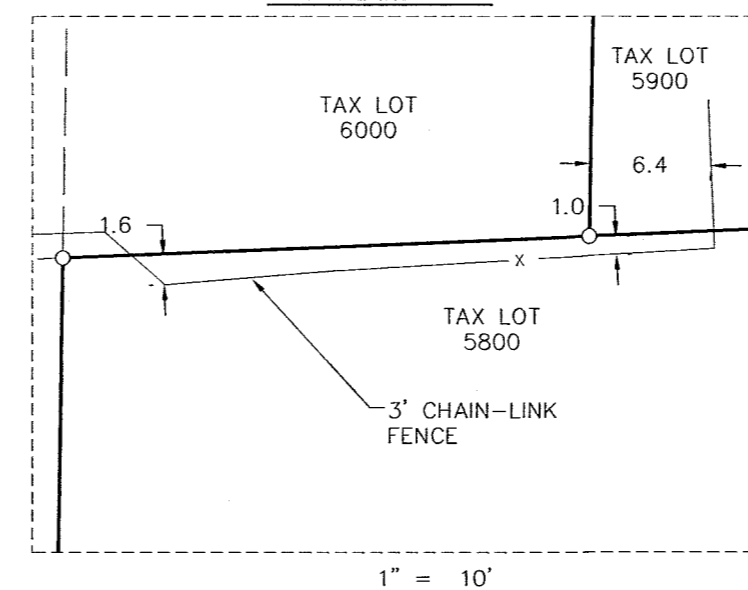
A MATHEMATICAL MODEL WAS CREATED FROM CS NO. 2013015, AND WAS ROTATED TO THE FOUND IRON PIPE AT THE NORTHEAST CORNER OF LOT 5900 AND THE WASHER ON THE EAST LINE OF 5900. THIS MODEL ESTABLISHED THE SOUTHEAST CORNER OF LOT 5900, AS WELL AS THE LINE COMMON TO LOTS 5900 AND 5800. THE CORNERS ALONG THIS LINE WERE SET AT THE DEED DISTANCE OF 125 FEET.

TWO APPARENT ENCROACHMENTS WERE FOUND ON TAX LOT 5800 AND ARE SHOWN ON THE FACE OF THIS PLAT: A FENCE IN THE NORTHWEST CORNER AND A SHED ALONG THE WEST LINE.

DETAIL A:



DETAIL B:



OWNER

JAMES C. CLAIR AND DEBRA ANN CLAIR
REVOCABLE LIVING TRUST
ALAN MAC LEE TRUST

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

SURVEY PERFORMED FOR:
DEBRA CLAIR, AND ALAN LEE
DATE OF MONUMENT: FEBRUARY 8, 2021
PROJECT: 21-01-08 DRAFT: BTB
FILE: 210108.DWG LAYOUT TAB: OR SURVEY