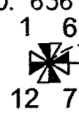


RECORD OF SURVEY

SURVEY LOCATED IN NW 1/4 SECTION 7, T. 2N. R. 8E., W.M.
CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, STATE OF OREGON
2N 8E 7B TAX LOT 2700

FOUND 3" BRASS DISC FOR THE
NORTHWEST CORNER OF SECTION 7
CORNER CARD NO. 636



BASIS OF BEARING
S89°21'13"E 2628.26'C

FOUND 3" BRASS DISC
IN ROAD, 8" BELOW GRADE
HELD FOR QUARTER CORNER



SCALE - FEET
1" = 40'

BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN FOUND
MONUMENTS AT THE NORTHWEST CORNER AND NORTH
QUARTER CORNER OF SECTION 7

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- 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
- D1 DEED DATA PER REFERENCE DEED
- C CALCULATED DISTANCE

MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "DLC 1028"; PER CS. NO 95089; HELD FOR LINE.
- (251) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO 95089; HELD FOR LINE.
- (252) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO 95089; HELD FOR LINE.
- (253) FOUND 1/2" IRON ROD WITH NO CAP; PER CS. NO 95089; HELD FOR EAST-WEST LINE.
- (254) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "DLC 1028"; PER CS. NO 95089; HELD FOR LINE.
- (255) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "DLC 1028"; PER CS. NO 95089; HELD.
- (256) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO 90076; HELD.
- (257) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO 90076; HELD.
- (262) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO 90076; HELD.
- (265) FOUND 3" IRON PIPE. HELD FOR LINE. ORIGIN UN-KNOWN.
- (266) FOUND 1/2" IRON PIPE; PER CS. NO 80096; HELD.
- (267) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. 98055. HELD.
- (268) FOUND 1 5/32" BRASS DISK; PER CS 2015006; HELD FOR NORTH RIGHT OF WAY OF FOREST LANE

REFERENCED SURVEYS

- R1. BOUNDARY SURVEY PERFORMED BY CLAIR PENCE, FILED JANUARY 25, 1981 IN COUNTY SURVEY NO. 80096
- R2. SURVEY PERFORMED BY DLC SURVEYING FOR EAGLE HOMES, INC.; FILED OCTOBER 10, 1990 IN COUNTY SURVEY NO. 90076
- R3. PARTITION PLAT 9532, PERFORMED BY DLC SURVEYING FOR EARL ALLEN; FILED SEPTEMBER 14, 1995 IN COUNTY SURVEY NO. 95089
- R4. SURVEY PERFORMED BY BISHOP SURVEYING, INC.; FOR RAYMOND AND ALMA YUMAS; FILED APRIL 13, 1981 IN COUNTY SURVEY NO. 81021
- R5. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, LAND SURVEYING FOR ROGER AND SUZANNE FREEBORN, FILED AUGUST 3, 1998 IN COUNTY SURVEY NO. 98055
- R7. SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING AND MAPPING; FOR NOT NAMED; FILED FEBRUARY 20, 2015 IN COUNTY SURVEY NO. 2015006

REFERENCED DEEDS

- D1. INSTRUMENT NO. 2012-02933
- D2. WARRANTY DEED BOOK 55, PAGE 230
- D3. WARRANTY DEED BOOK 29, PAGE 526
- D4. WARRANTY DEED BOOK 45, PAGE 417
- D5. WARRANTY DEED INSTRUMENT NO. 944126
- D6. ROAD DEDICATION INSTRUMENT NO. 810204
- D7. BARGAIN AND SALE DEED.

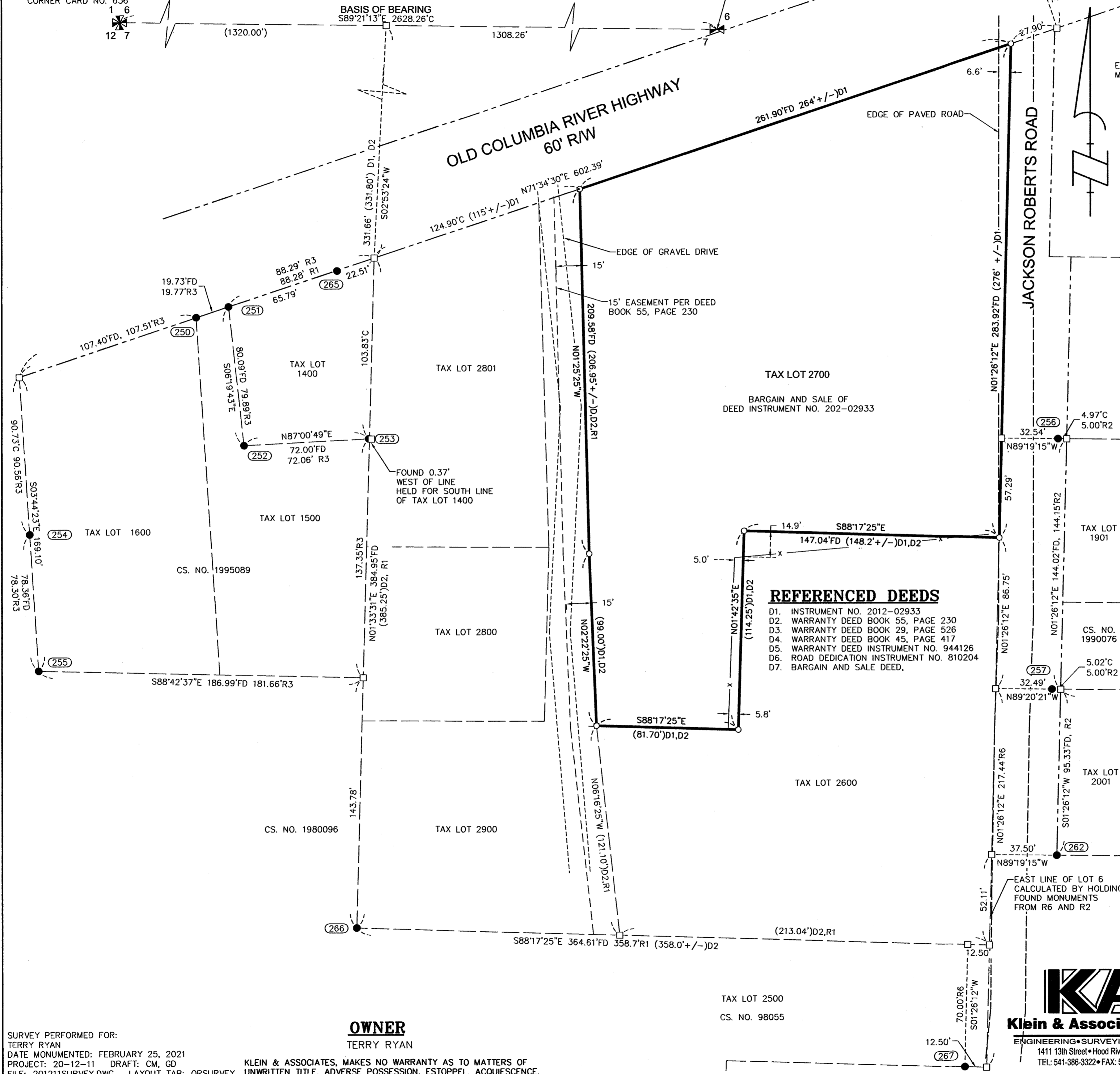
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2022

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

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
7B	2N.	8E.	



SURVEY PERFORMED FOR:
TERRY RYAN
DATE MONUMENTED: FEBRUARY 25, 2021
PROJECT: 20-12-11 DRAFT: CM, GD
FILE: 201211SURVEY.DWG LAYOUT TAB: ORSURVEY

OWNER
TERRY RYAN

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

CS#2021015

SURVEY NO. 2021 015

FILED 4/22/2021

BY BL

RECORD OF SURVEY

SURVEY LOCATED IN NW 1/4 SECTION 7, T. 2N. R. 8E., W.M.
CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, STATE OF OREGON
2N 8E 7B TAX LOT 2700

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR BOUNDARY OF LAND DESCRIBED IN BARGAIN AND SALE DEED, HOOD RIVER COUNTY INSTRUMENT NO. 2012-02933. KNOWN AS TAX LOT 2N8E7B2700. LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON.

THE CONTROLLING DEED ELEMENTS FOR THE BOUNDARIES OF THE SUBJECT PROPERTY ARE AS FOLLOWS:

THE SUBJECT PROPERTY IS BOUNDED TO THE NORTH BY THE SOUTHERLY RIGHT OF WAY OF THE OLD COLUMBIA RIVER HIGHWAY, NOW KNOWN AS FOREST LANE. THE WEST LINE IS BOUNDED BY THE EAST LINE OF A 15 FOOT EASEMENT. AS DESCRIBED IN DEED TO KENNETH HERSCHBACH ET UX., RECORDED JUNE 17, 1955, BOOK 55, PAGE 230, DEED RECORDS HOOD RIVER COUNTY, OREGON. THE EAST LINE IS BOUNDED BY THE EAST LINE OF LOT 6 & 7 FROM DIVISION NO. 2 PLAT, AND THE SOUTH LINE IS BOUNDED BY THE NORTH LINE OF AFORESAID HERSCHBACH TRACT.

THE SOUTHERLY RIGHT OF WAY LINE OF FOREST LANE WAS ESTABLISHED BY HOLDING A FOUND MONUMENT SET ON THE NORTH RIGHT OF WAY LINE (MONUMENT 268, SET IN CS NO. 2015006) AND HOLDING 60.00 FEET SOUTH. AND HOLDING A MONUMENT FOUND ON THE SOUTH RIGHT OF WAY LINE (MONUMENT 251, SET IN CS NO. 1995089)

THE EAST LINE OF THE 15 FOOT EASEMENT AND THE NORTH LINE OF THE HERSCHBACH TRACT WERE ESTABLISHED BY FIRST ESTABLISHING AND FOLLOWING DEED CALLS FROM AFORE SAID HERSCHBACH DEED. IN WHICH THE WEST LINE OF BUTCHER TRACT IS REFERENCED (BOOK 29, PAGE 526). CS1980096 SURVEYED SAID BUTCHER LINE AND SETS AN IRON PIPE WHICH WAS RECOVERED AS POINT NO. 266. FROM SAID IRON PIPE THE DEED GOES EAST TO THE POINT OF BEGINNING OF THE HERSCHBACH DEED DESCRIPTION. SAID POINT OF BEGINNING IS A POINT ON THE EAST LINE OF LOT 6. THERE IS A NOTABLE DISCREPANCY IN THE DISTANCE FROM SAID FOUND IRON PIPE TO THE EAST LINE OF LOT 6 IN THE AFORE MENTIONED CS1980096 SURVEY. THE DEED DISTANCE WAS NOT HELD, INSTEAD FOUND MONUMENTS FROM CS1998055 AND CS1990076 WERE USED TO ESTABLISH THE EAST LINE OF LOT 6.

DEED DISTANCES WERE THEN HELD FROM HERSCHBACH DEED TO ESTABLISH THE EAST LINE OF THE 15 FOOT EASEMENT AND THE SOUTH LINE OF THE SUBJECT TRACT.

OWNER

TERRY RYAN

SURVEY PERFORMED FOR:

TERRY RYAN

DATE MONUMENTED: FEBRUARY 25, 2021

PROJECT: 20-12-11 DRAFT: CM, GD

FILE: 201211SURVEY.DWG LAYOUT TAB: ORSURVEY

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



SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	7B	3N	8E
<input type="checkbox"/>			

CS# 2021 015