

PROPERTY LINE ADJUSTMENT

PARCEL 3, PARTITION PLAT 98-23
AND A PORTION OF PARTITION PLAT 90-23
LOCATED IN NE 1/4 SECTION 34, T. 3N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
3N 10E 34A TAX LOT 1506 & 1604



SCALE - FEET
1" = 30'

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2021016

FILED 4/22/2021

BY *[Signature]*

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. OR59002LS)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS. NO. COUNTY SURVEY NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- ⊙ SANITARY SEWER MANHOLE

- EDGE OF ASPHALT
- EASEMENT
- ▨ BUILDING
- ▭ CONCRETE

MONUMENT INFORMATION

- (251) FOUND 1/2" REBAR WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 2393"; PER CS. NO. 99087; HELD. VISITED NOVEMBER 2019
- (252) FOUND 5/8" REBAR WITH R.P.C. STAMPED "TERRA"; PER CS. NO. 86064; HELD. VISITED NOVEMBER 2019
- (254) FOUND 5/8" REBAR WITH Y.P.C. STAMPED "OR 932 & WA 22098"; PER CS. NO. 92067; HELD. VISITED NOVEMBER 2019
- (255) FOUND 1/2" REBAR WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 2393", BENT; PER CS. NO. 99087; HELD. VISITED NOVEMBER 2019
- (256) FOUND 1/2" REBAR WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 2393"; PER CS. NO. 99087; HELD. VISITED NOVEMBER 2019
- (257) FOUND 1/2" REBAR WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 2393"; PER CS. NO. 99087; HELD. VISITED NOVEMBER 2019
- (258) FOUND 1/2" REBAR WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 2393", BROKEN; PER CS. NO. 99087; HELD. VISITED NOVEMBER 2019
- (261) FOUND 5/8" REBAR WITH Y.P.C. STAMPED "OR 932 & WA 22098"; PER CS. NO. 98072; HELD. VISITED NOVEMBER 2019
- (263) FOUND 5/8" REBAR WITH Y.P.C. STAMPED "OR 932 & WA 22098"; PER CS. NO. 98072; HELD. VISITED NOVEMBER 2019
- (264) FOUND 5/8" REBAR WITH Y.P.C. STAMPED "OR 932 & WA 22098"; PER CS. NO. 92067; NOT HELD. VISITED NOVEMBER 2019

REFERENCED SURVEYS

- R1. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC., FOR MIKE KITTS, FILED NOVEMBER 29, 2007 IN COUNTY SURVEY NO. 2007112
- R2. PROPERTY LINE ADJUSTMENT PERFORMED BY WYEAST SURVEYS, FOR MIKE KITTS AND TROYCE MACK, FILED OCTOBER 27, 1999 IN COUNTY SURVEY NO. 99087
- R3. PARTITION PLAT 92-12, PERFORMED KLEIN & ASSOCIATES, INC., FOR MEDRICK AND JOY JOHNSON, RECORDED, JULY 17, 1992 IN COUNTY SURVEY NO. 92067
- R4. PARTITION PLAT 90-23, PERFORMED BY DLC, SURVEYING, FOR TROYCE MACK, FILED NOV. 2, 1990 IN COUNTY SURVEY NO. 90088
- R5. PARTITION PLAT 98-23, PERFORMED BY KLEIN & ASSOCIATES INC. FOR ERIC BRYANT, RECORDED AUGUST 7, 1998, COUNTY SURVEY NO. 98072

REFERENCED DEEDS

WARRANTY DEED NO. 20003008
WARRANTY DEED NO. 20014123

NARRATIVE

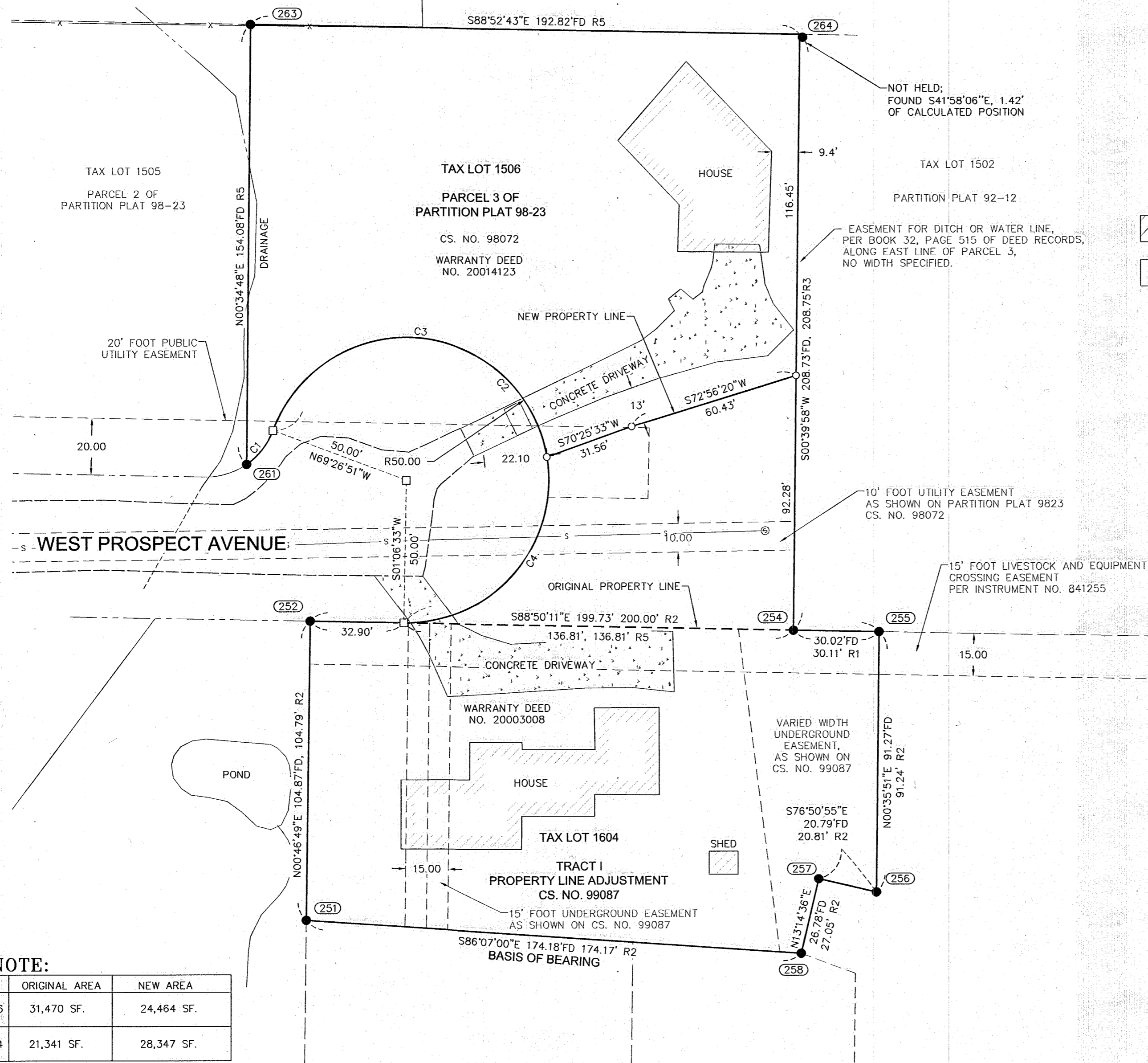
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON LINE BETWEEN TAX LOT 1506 AND 1604 OF THE HOOD RIVER COUNTY ASSESSOR MAP. THE ADJUSTMENT IS DESCRIBED IN THAT CERTAIN AMENDED STATUTORY WARRANTY DEED, RECORDED AS INSTRUMENT NO. 2021-01363, HOOD RIVER COUNTY RECORDS. THE ADJUSTMENT IS ALONG THE SOUTH LINE OF PARCEL THREE OF PARTITION PLAT 98-23 AND THE NORTH LINE OF TRACT ONE OF PROPERTY LINE ADJUSTMENT, COUNTY SURVEY NUMBER 99087.

MONUMENTS WERE FOUND AND ACCEPTED ALONG THE EXTERIOR OF BOTH PARCELS, AND THE NEW COMMON LINE WAS AGREED UPON BY BOTH OWNERS AND NEW MONUMENTS WERE SET ACCORDINGLY. SEE FACE OF PLAT FOR FURTHER DETAILS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2021



AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 1506	31,470 SF.	24,464 SF.
TAX LOT 1604	21,341 SF.	28,347 SF.

SURVEYOR'S NOTES

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.

SURVEY PERFORMED FOR:
GREGORY SKWARCZYNSKI
DATE OF MONUMENTS: MARCH 4, 2020
PROJECT: 19-08-04 DRAFT:GD
FILE: 190804-MAPPING.DWG LAYOUT TAB: OR SURVEY

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN SURVEY
MONUMENT 251 AND 258.

OWNERS

GREGORY & KATHERINE SKWARCZYNSKI
TAX LOT 1506

JOHN FINE & SUSAN HARRINGTON
TAX LOT 1604

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.25'	25.00'	34°57'07"	N38°04'08"E	15.02'
C2	218.65'	50.00'	250°33'24"	N34°10'09"W	81.64'
C3	131.00'	50.00'	150°06'45"	N84°23'29"W	96.62'
C4	87.65'	50.00'	100°26'39"	N40°53'13"E	76.85'



Klein & Associates, Inc.

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SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

34A 3N. 10E.

CS# 2021016