HOOD RIVER COUNTY SURVEYOR'S OFFICE RECORD OF SURVEY N89'41'01"E 2659.41'R1 SURVEY NO. 2021 026 1329.59 1329.82 15/114 SURVEY LOCATED IN 15 -CALCULATED PER NE 1/4 SECTION 15, T2N., R10E., W.M. FOUND BRASS CAP-CS NO. 2015 002 IN MON CASE HOOD RIVER COUNTY, STATE OF OREGON L.C.R. 655 L.C.R. 580A 2N 10E 15 TAX LOT 1001 **LEGEND** O SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP SCALE - FEET (KA OR59002) 1" = 100' CS NO. SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS NARRATIVE RECORD DATA PER RECORD OF SURVEY NO. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE BOUNDARY OF N89'51'39"E 2647.62' REFERENCE MONUMENT THAT TRACT OF LAND DESCRIBED IN TRANSFER ON DEATH DEED, INSTRUMENT NO. 2021-00113. THIS SURVEY IS BEING PERFORMED FOR REYNALDA GARCIA. THE EAST LINE FOUND DATA OF SECTION 15 WAS ESTABLISHED BY TYING AND HOLDING A 2 INCH IRON PIPE WITH A BRASS CAP AT THE EAST QUARTER CORNER, AND A BRASS CAP IN A MONUMENT CASE RECORD DATA PER RECORD OF SURVEY NO. AT THE NORTHEAST QUARTER. THE DEED DISTANCE OF 32 RODS WAS THEN USED TO ESTABLISH THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THE EAST-WEST FOUND DATA CENTER OF SECTION LINE WAS ESTABLISHED USING SAID EAST QUARTER CORNER, AND TYING AND HOLDING AN IRON PIPE AS THE CENTER OF SECTION, WHICH WAS FOUND AT (100') DEED DISTANCE THE SAME LOCATION AS AN AXLE REFERENCED IN TERRA SURVEY, CS NO. 2015-002. RECORD DISTANCE ALONG THIS LINE PER THE SAME TERRA SURVEY WAS HELD AS THE FENCE LINE 1/16TH CORNER, AND THE SOUTHWEST CORNER OF THE SUBJECT LOT. DEED DISTANCES WERE HELD ALONG AND PARALLEL WITH THESE LINES TO ESTABLISH THE PORTION OF -FOUND IRON PIPE LAND EXCEPTED OUT IN THE DEED (TAX LOT 1000.) THE AREA EXCEPTED OUT TO THE FOUND BRASS CAP-IN MON CASE STATE OR OREGON IN BOOK 27, PAGE 366 WAS ESTABLISHED USING THE FOUND MONUMENT INFORMATION L.C.R. 762 AFOREMENTIONED EAST LINE OF SECTION 15 AND THE CALLS IN SAID DEED. THERE IS AN APPARENT ENCROACHMENT OF ORCHARD ROWS AND A FENCE ON THE NORTH LINE 250 BRASS CAP IN MONUMENT CASE, HELD FOR NORTHEAST OF THE SUBJECT TRACT, AS SHOWN ON THE FACE OF THIS PLAT. CORNER, SECTION 15 1317.81'R1 1317.81 R1 **(265)** 1317.93 1317.81 251) BRASS CAP IN MONUMENT CASE, HELD FOR EAST 1/4 N89'57'38"W 2635.86'FD CORNER, SECTION 15 15 1 INCH IRON PIPE, LOCATION MATCHES AXLE PER CS NO. 2015002; HELD FOR CENTER OF SECTION 15 NE QUARTER SECTION 15 DETAIL 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA 72306"; PER CS NO. 1" = 500' 2015002; HELD FOR POINT ON WEST LINE OF SE 1/4 NE 1/4 (267) 5/8" IRON ROD WITH Y.P.C. STAMPED "OR 932 WA 22098": PER CS NO. 99041 REFERENCED SURVEYS R1. SURVEY PERFORMED BY TERRA SURVEYING FOR MOSIER, LLC, FILED FEBRUARY 4, 2015, COUNTY SURVEY NO. 2015 002 10.00 R.M. SET AS-R2. PARTITION PLAT NO. 9908, PERFORMED BY KLEIN & ASSOCIATES CORNER FALLS IN TREE LAND SURVEYING FOR RAND AND SARON ACREE, FILED JUNE 16, 1999; COUNTY SURVEY NO. 99041 TAX LOT 900 TAX LOT 401 STATUTORY WARRANTY DEED R3. SURVEY PERFORMED BY WYEAST SURVEYS FOR SCOTT HAGEE, 17.2 -INST. 2020-01926 FILED JUNE 30, 2009; COUNTY SURVEY NO. 2009 032 BARN. BARBED WIRE FENCE REFERENCED DEEDS BARN TRANSFER ON DEATH DEED, INSTRUMENT NO. 2021-00113 STATUTORY WARRANTY DEED, INSTRUMENT NO. 2020-03123 STATUTORY WARRANTY DEED, INSTRUMENT NO 2020-01926 **TAX LOT 1001** ORCHARD-**DETAIL** "A" TRANSFER ON DEATH DEED **ENCROACHMENT** EDGE OF ORCHARD-INST. 2021-00113 **TAX LOT 1201** S89'57'38"E 450.00' HOUSE AREA CONVEYED TO-STATE OF OREGON BOOK 27, PAGE 366 CS NO 2015 002 TAX LOT 1000 N07'46'04"E N01'29'07"E SEE ASSESSOR'S MAP 02N 10E 15 21.77 (51.78')(450')(5.44')294.56 PARCEL 2 567.81 450.00' 5.44 P.P. 9908 N89'57'38"W 1317.81' N89'57'38"W TAX LOT 702 PARCEL 2 1317.81'R1, 1318.62'R2 (80 RODS) (251) 02N 10E 15D P.P. 9908 PARCEL 1 **(267)** TAX LOT 200 P.P. 9908 TAX LOT 100 S03'54'59"W\_ TAX LOT 701 02N 10E 15D 02N 10E 15D TAX LOT 700 1" = 5' 02N 10E 15D 18.39 02N 10E 15D REGISTERED **PROFESSIONAL** SEE DETAIL "A" LAND SURVEYOF JULY 12, 2005 JAMES M. KLEIN 59002 Expires 6-30-2021 **BASIS OF BEARINGS** SHEET 1 OF 1 WILLAMETTE MERIDIAN OREGON STATE PLANE COORDINATES SYSTEM HOOD RIVER COUNTY, OREGON OWNER NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.PS. OBSERVATION BETWEEN THE 1/4 SEC Klein & Associates, Inc. NORTHEAST CORNER AND EAST 1/4 CORNER OF SECTION 15 REYNALDA GARCIA SURVEY PERFORMED FOR: ENGINEERING • SURVEYING • PLANNING REYNALDA GARCIA

DATE OF MONUMENT: MAY 7, 2021

PROJECT: 21-04-30 DRAFT: BTB

FILE: 210430-ROS.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF

UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

CS#202/026

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