HOOD RIVER COUNTY PROPERTY SURVEY SURVEYOR'S OFFICE SURVEY NO. 2012 027 LOCATED IN NE 1/4, SEC. 33, T. 1N., R 10E., W.M. COUNTY OF HOOD RIVER, STATE OF OREGON 1N 10E 33 TAX LOT 603 CS NO. 7653 S 89'34'39" W 2650.01'R4 NE CORNER O SIDEL TRACT BASIS OF BEARING `~~28 27 VOL. 27, PAGE 573 S 89'34'39" W 391.28' 995.25'R3 164.34' 164.00'R2 279.00'R3 (279') 33/ 34 (999'+/-)(154+/-)(220'+/-)POINT 30 FOOT OPPOSITE OF EXISTING FOUND * COMPUTED POSITION CENTERLINE OF STATE ROAD HOOD RIVER COUNTY P.O.B. OF PARCEL 2 AS PER CS NO. 82040 P.O.B. OF PARCEL 1 OF INSTRUMENT NO. 2011-01974, 3" BRASS DISK OF INSTRUMENT NO. 2011-01974, SEE L.C.R. 1018 MEAS. 1501.19', (DEED 1498'± FROM NORTHEAST CORNER OF SECTION 33 WARRANTY DEED THIS LINE CALLED IN DEED TO BE PARALLEL-BOOK 68, PAGE 674 TO THE CENTERLINE OF COPPER DITCH-VOL. 27, PAGE 573 COPPER DITCH NOT STRAIGHT TAX LOT HELD CS NO. 84085 FOUND MONUMENTS FOR WEST LINE OF TAX LOT 701 CENTERLINE OF COPPER IRRIGATION DITCH THE COMMON LINE BETWEEN TAX LOT 500 AND TAX LOT 701 MAY BE INTERPRETED DIFFERENTLY BY OTHER SURVEYORS. FOR THE PURPOSE OF THIS STATUTORY WARRANTY DEED 701 SURVEY I HELD THE DEED DISTANCE OF 180.00 M.F. 20065062 FEET EAST OF THE CENTERLINE OF COOPER CS NO. 2012-023 TAX LOT IRRIGATION DITCH. 107.96 700 72.04 CS NO. 84085 180.00',(180') S 89'34'39" W 208.23' LEGEND NORTH LINE OF TRACT OF LAND TAX LOT DESCRIBED IN MIRCO-FILM NO. 670477 SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP 105.00 FOOT OF EVEN WIDTH. (KLEIN & ASSOCIATES OR 59002) CS NO. 82040 (154±) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP 164.07',164.00'R2 WARRANTY DEED S 89'34'39" W (KLEIN ASSOC. OR 59002, PER CS NO. 2012-023) M.F. 912364 VISITED 2012 S 89'34'39" W 82.53' S 07'46'16" E< FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP \$89*34'47"W 170.71' 25.21 (CRON LS 1028, PER CS NO. 88016) VISITED 2012 NARRATIVE >N 89'34'47" E FOUND 1/2" REBAR, PER CS NO. 82040, VISITED 2012 3.50' THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF TAX LOT 603 OF HOOD RIVER FOUND 1/2" IRON PIPE, VISITED 2012 COUNTY ASSESSOR MAP 1N 10E 33. SAID PARCEL IS DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED ANGLE POINT, NOT MONUMENTED REFERENCE MONUMENT THE PROPERTY INFORMATION LYING NORTH OF THE SUBJECT TRACT WAS PERFORMED BY OUR FIRM, AND FILED AS COUNTY SURVEY NO. 2012–023. THE INFORMATION SHOWN IS FOR GRAPHIC PURPOSES ONLY IN RESPECT FOR THE LOCATION OF COPPER IRRIGATION DITCH LOCATION. 60. RECORD DATA PER COUNTY SURVEY NO. FD FOUND DATA THE POINT OF BEGINNING OF THE SUBJECT TRACT, BEGINS AT A POINT THAT IS "440.00 FEET SOUTH AND CS NO. COUNTY SURVEY NO. 1230 WEST OF THE NORTHEAST CORNER OF SECTION 33, WHICH POINT IS LOCATED ON THE WESTERLY LINE OF THE OLD MOUNT HOOD LOOP HIGHWAY, NOW A PART OF STATE HIGHWAY NO. 281". FOR THE POINT OF MICRO FILM BEGINNING, I HELD 440.00 FEET SOUTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33 AND WEST. PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 33 TO THE (180')DEED DISTANCE INTERSECTION WITH THE WEST RIGHT-OF-WAY OF STATE HIGHWAY NO. 281 RIGHT-OF-WAY-LAND CORNER RECORD OF COOPER SPUR ROAD THE NORTH PROPERTY LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY HOLDING A LINE PARALLEL TO REFERENCE MONUMENT R.M. ESTABLISHED BY HOLDING THE THE NORTH LINE OF THE NORTHEAST QUARTER FROM THE POINT OF BEGINNING TO A FENCE LINE RUNNING CENTERLINE OF THE TRAVELED WAY FENCE NORTH AND SOUTH. SAID DEED CALLS FOR THE CENTERLINE OF COOPER IRRIGATION DITCH, WHICH IS NOW BURIED. SAID WESTERLY FENCE LINE RUNNING NORTH AND SOUTH WAS PLACED ALONG THE CENTERLINE OF GRAVEL ROAD HELD WESTRERLY RIGHT-OF-WAY-COOPER IRRIGATION DITCH ACCORDING TO PAROLE EVIDENCE OF SURROUNDING OWNERS, AND WAS HELD FOR THE DEED CALL OF THE INTERSECTION OF COOPER IRRIGATION DITCH LINE. OF COOPER SPUR ROAD FOR POINT OF BEGINNING THE WEST PROPERTY LINE WAS ESTABLISHED BY HOLDING THE TIED LOCATION OF THE FENCE LINE RUNNING NORTH AND SOUTH AND A PORTION OF THE CENTERLINE OF OPEN COOPER IRRIGATION DITCH LINE TO THE -FENCE LINE INTERSECTION WITH THE RIGHT-OF-WAY OF HIGHWAY 281. 12.6 THE EASTERLY PROPERTY LINE WAS ESTABLISHED BY HOLDING A 30 FOOT OFFSET FROM THE TRAVELED S89'34'39"W 1221.27' CENTERLINE OF STATE HIGHWAY NO. 281. SEE THE FACE OF THIS PLAT FOR LOCATION OF EXISTING S89'34'39"W 237.51' STRUCTURES LOCATED IN THIS SURVEY. (1230' + /-)(180' + / -)7.8 KEFEKENCED DEEDS REFERENCED SURVEYS LINE TABLE STATUTORY WARRANTY DEED, INSTRUMENT NO. 2019-03353 R1 - SURVEY PERFORMED BY DLC/SURVEYING, FOR CONSUELO FITZGERALD, LINE # DIRECTION LENGTH WARRANTY DEED, INSTRUMENT NO. 20020285 FILED 4/15/1988, CS NO. 88016 S48'58'41"E | 13.72' L1 SURVEYOR'S NOTES R2 - SURVEY PERFORMED BY DLC SURVEYING, FOR MCGRAW MCKINNION, FILED 12/17/1984, CS NO. 84085. L2 S69'34'09"E 16.591 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOUND FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE TAX LOT R3 - SURVEY PERFORMED BY DLC SURVEYING, FOR TERRY ALLEN, FILED L3 -HELD FENCE LINE FOR HOOD RIVER COUNTY S39'58'34"E 43.00 COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS. CENTER OF COOPER DITCH 603 10/02/1982, CS. NO 82040 4" BRASS DISK THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY S40'26'23"E 40.78 0.76 A.C. ± SEE L.C.R. 1019 SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, R4 - SURVEY PERFORMED BY HOOD RIVER COUNTY, FILED 10/14/1976, 33 L5 S23'47'34"E 25.76 ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE STATUTORY WARRANTY DEED CS NO. 7653 QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM INSTRUMENT NO. 2019-03353 TITLE FILE NUMBER 532304AM, PREPARED BY AMERTITLE TITLE L6 S23'58'41"E 36.62 R5 - SURVEY PERFORMED BY KLEIN & ASSOC. INC., FOR COREY HEERMANN 34 COMPANY, DATED MARCH 17, 2022. & RICHELLE BAGNASARIAN, FILED 6/25/2012, CS NO. 2012-023 -END OF DITCH L7 S8'03'12"E 35.33 BEGINNING OF HOLDING FENCE LINE FOR PROPERTY LINE R6 - PROPERTY LINE ADJUSTMENT PERFORMED BY TERRA SURVEYING, FOR L8 S7'51'39"W 27.96 WESTERN RIVERS CONSERVANCY, FILED 3/23/2017, CS NO. 2017-013 SURVEY PERFORMED FOR: L9 S0'06'53"E 17.48 TRACY NORTON L10 S22'06'15"W 4.64 DATE OF MONUMENT: APRIL 14, 2022 TAX LOT REGISTERED PROJECT: 22-03-20 DRAFT: JK 1200 PROFESSIONAL FILE: 220320ROS.DWG LAYOUT OR WARRANTY DEED .AND SURVEYOR CURVE TABLE SHEET 1 OF 1 WILLAMETTE MERIDIAN INSTRUMENT NO. 20020285 SCALE - FEET OWNER HOOD RIVER COUNTY, OREGON LENGTH RADIUS | DELTA | CHORD BEARING | CHORD LENGTH CURVE 1" = 50' TRACY NORTON Klein & Associates. Inc. 1/4 SEC T. C1 116.11' | 907.93' | 719'38" | N32'56'14"E 116.03 JULY 12, 2005 BASIS OF BEARINGS ENGINEERING SURVEYING PLANNING JAMES M. KLEIN C2 100.12' | 907.93' | 6'19'05" | N32'29'42"E 100.07 33 10E KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF 1N. 59002 1411 13th Street • Hood River, OR 97031 UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE. COUNTY SURVEY NO. 84085 TEL: 541-386-3322 • FAX: 541-386-2515 15.01' 907.93' 0'56'49" N36'07'39"E 15.01 Expires 6-30-2023