

PROPERTY LINE ADJUSTMENT

PARCEL 1 OF PARTITION PLAT 2004-12P
AND THAT PORTION LYING IN THE
NW 1/4 OF THE SW 1/4 SECTION 3, T. 2N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2022 033

FILED 6/9/2022

BY KA

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA
- x FENCE

FOUND MONUMENT INFORMATION

- (253)-(254) FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP; INSCRIBED 1815 PER PARTITION PLAT NO. 200412P, HELD AS PARCEL CORNER.
- (255) FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP; INSCRIBED 1815 PER PARTITION PLAT NO. 200412P, HELD AS PARCEL CORNER. ALSO FOUND 1-1/2" ALUMINUM CAP BY NEWTON, N 12°30'04" E, 1.80' FROM 5/8" REBAR.
- (256) FOUND 1-1/2" ALUMINUM CAP BY NEWTON, HELD AS PROPERTY CORNER, ALSO SHOWN ON PARTITION PLAT NO. 200412P.
- (257)-(259) FD 5/8" REBAR WITH NO CAP, PER PARTITION PLAT NO. 200412P, HELD AS PARCEL CORNER AND EASEMENT CORNER.
- (260) FD 1/2" REBAR WITH YELLOW PLASTIC CAP LS 1028, PER PARTITION PLAT NO. 9703.
- (261) FOUND HOOD RIVER COUNTY BRASS CAP IN A MONUMENT BOX. HELD FOR THE CENTER-WEST 1/16 CORNER OF SECTION 3
- (262) FOUND 1-1/2" ALUMINUM CAP BY NEWTON, FOUND N 89°47'27" E, 0.29' FROM COMPUTED CORNER. HELD FOR LINE AND REFERENCE MONUMENT.

REFERENCED SURVEYS

- R1. PARTITION PLAT 2004-12P, PERFORMED BY TERRA SURVEYING FOR RICHARD A. AND DARLENE A. PHILLIPS, COUNTY SURVEY NO. 2004080, RECORDED NOVEMBER 19, 2004
- R2. PARTITION PLAT 9802, PERFORMED BY WYEAST SURVEYS FOR DON NEVIN, COUNTY SURVEY NO. 98014, RECORDED JANUARY 6, 1998
- R3. SURVEY PERFORMED BY NORMAN A. NEWTON, COUNTY SURVEY NO. 7232, FILED JULY 17, 1972
- R4. PARTITION PLAT 9703, PERFORMED BY WYEAST SURVEYS FOR DON NEVIN, COUNTY SURVEY NO. 97009, RECORDED FEBRUARY 14, 1997

REFERENCED DEEDS

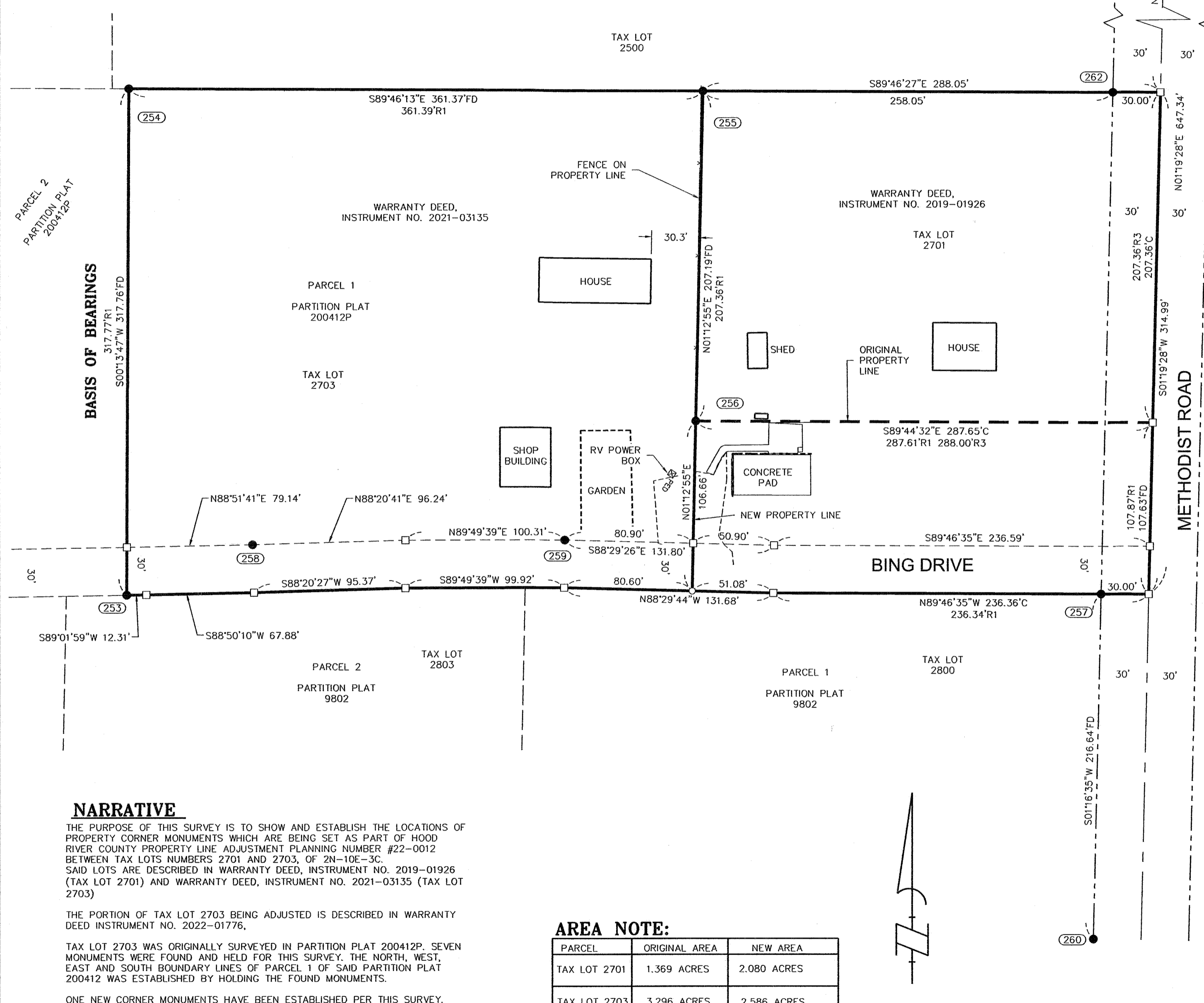
- WARRANTY DEED, INSTRUMENT NO. 2019-01926 (TAX LOT 2701)
- WARRANTY DEED, INSTRUMENT NO. 2021-03135 (TAX LOT 2703)
- WARRANTY DEED, INSTRUMENT NO. 2022-01776

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

BASIS OF BEARINGS



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW AND ESTABLISH THE LOCATIONS OF PROPERTY CORNER MONUMENTS WHICH ARE BEING SET AS PART OF HOOD RIVER COUNTY PROPERTY LINE ADJUSTMENT PLANNING NUMBER #22-0012 BETWEEN TAX LOTS NUMBERS 2701 AND 2703, OF 2N-10E-3C. SAID LOTS ARE DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 2019-01926 (TAX LOT 2701) AND WARRANTY DEED, INSTRUMENT NO. 2021-03135 (TAX LOT 2703)

THE PORTION OF TAX LOT 2703 BEING ADJUSTED IS DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 2022-01776,

TAX LOT 2703 WAS ORIGINALLY SURVEYED IN PARTITION PLAT 200412P. SEVEN MONUMENTS WERE FOUND AND HELD FOR THIS SURVEY. THE NORTH, WEST, EAST AND SOUTH BOUNDARY LINES OF PARCEL 1 OF SAID PARTITION PLAT 200412 WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS.

ONE NEW CORNER MONUMENTS HAVE BEEN ESTABLISHED PER THIS SURVEY.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 2701	1.369 ACRES	2.080 ACRES
TAX LOT 2703	3.296 ACRES	2.586 ACRES

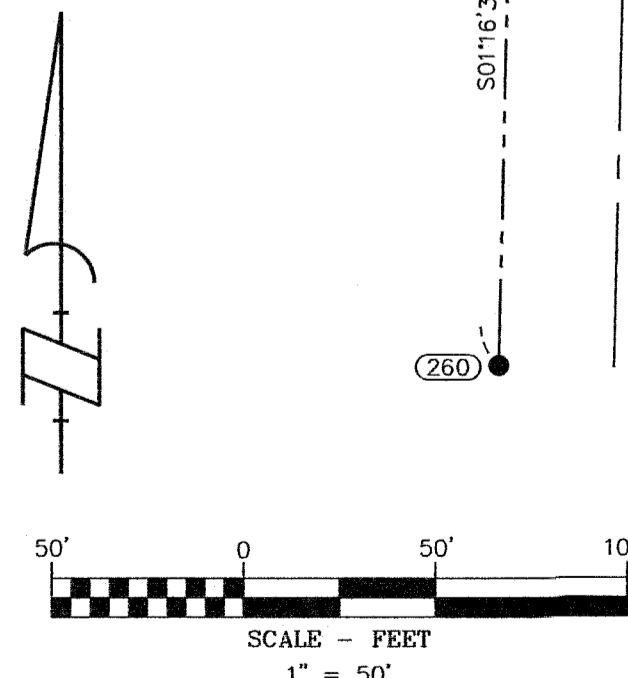
NOTE: AREAS INCLUDE ROAD RIGHT-OF-WAYS

OWNER

ELIZABETH & RONALD JONES
BOBBIE J PHILLIPS

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE
NW AND SW CORNER PARCELS OF PARTITION PLAT 200412P
BETWEEN POINT NO. 253 AND 254



SURVEY PERFORMED FOR:
ELIZABETH AND RONALD JONES
DATE OF MONUMENTATION: MARCH 3, 2022
PROJECT: 220112 DRAFT: BTB
FILE: 220112-BLA.DWG LAYOUT TAB: PLA

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

KA
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SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
3	2N.	10E.	

CS# 2022 033