

PROPERTY LINE ADJUSTMENT

LOCATED IN THE
NW 1/4 OF THE NE 1/4 SECTION 19, T. 1N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
TAX LOTS 2100 AND 2204

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2022 051
FILED 10/13/2022
BY PL

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
- RM REFERENCE MONUMENT
- C COMPUTED DATA

FOUND MONUMENT INFORMATION

- (250) 5/8" REBAR WITH NO CAP FOUND N 86°32'20" W, 3.86' OF ACCEPTED 1/4 CORNER: UNKNOWN ORIGIN. NOT ACCEPTED AS 1/4 CORNER
- (251) 1-1/2" IRON BOLT; HELD FOR NORTH 1/4 CORNER SECTION 19, PLSS CORNER CARD NO. 0842
- (252) 1/2" IRON PIPE, HELD AS THE EAST 1/16 CORNER COMMON TO SECTION 18 AND 19.
- (253) 5/8" REBAR BENT WITH NO CAP. PER CS NO. 7528, NOT HELD, CORNER DOES NOT MATCH DEED CALLS OF 725.00 FEET SOUTH OF THE SECTION LINE
- (254) 5/8" REBAR WITH NO CAP. PER CS NO. 7528, NOT HELD, CORNER DOES NOT MATCH DEED CALLS OF 725.00 FEET SOUTH OF THE SECTION LINE
- (255) 1-3/4" IRON PIPE. PER CS NO. 7260, FOUND 0.54' NORTH OF THE COMPUTED LINE WHICH IS 550.00 FEET SOUTH OF THE NORTH LINE OF SECTION 19. SHOWN FOR REFERENCE ONLY

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES LAND SURVEYING FOR JASON WELLS, ANNA LAXAGUE, AND CRAIG LUSTER, COUNTY SURVEY NO. 2011043, FILED NOVEMBER 15, 2011
- R2. SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FOR LARRY HOLSMAN, COUNTY SURVEY NO. 7528, FILED MARCH 26, 1975
- R3. SURVEY PERFORMED BY DLC SURVEYING FOR BARRY CANTRELL, COUNTY SURVEY NO. 92076, FILED SEPTEMBER 21, 1992
- R4. SURVEY PERFORMED BY GLENN D. STRAIT FOR VINCENT PETERSON, COUNTY SURVEY NO. 7260, FILED JULY 12, 1972
- R5. SURVEY PERFORMED BY DLC SURVEYING FOR DAVID MEYER, COUNTY SURVEY NO. 90033, FILED MAY 15, 1990

PLSS LAND CORNER CARDS

CORNER CARD NO. 0842

REFERENCED DEEDS

WARRANTY DEED, INSTRUMENT NO. 2022-00762
WARRANTY DEED, INSTRUMENT NO. 771029
WARRANTY DEED, INSTRUMENT NO. 20000567
QUIT CLAIM DEED, INSTRUMENT NO. 2022-02763

OWNER

YULIA TORCHINA
AND
ZACHARY MITCHELL

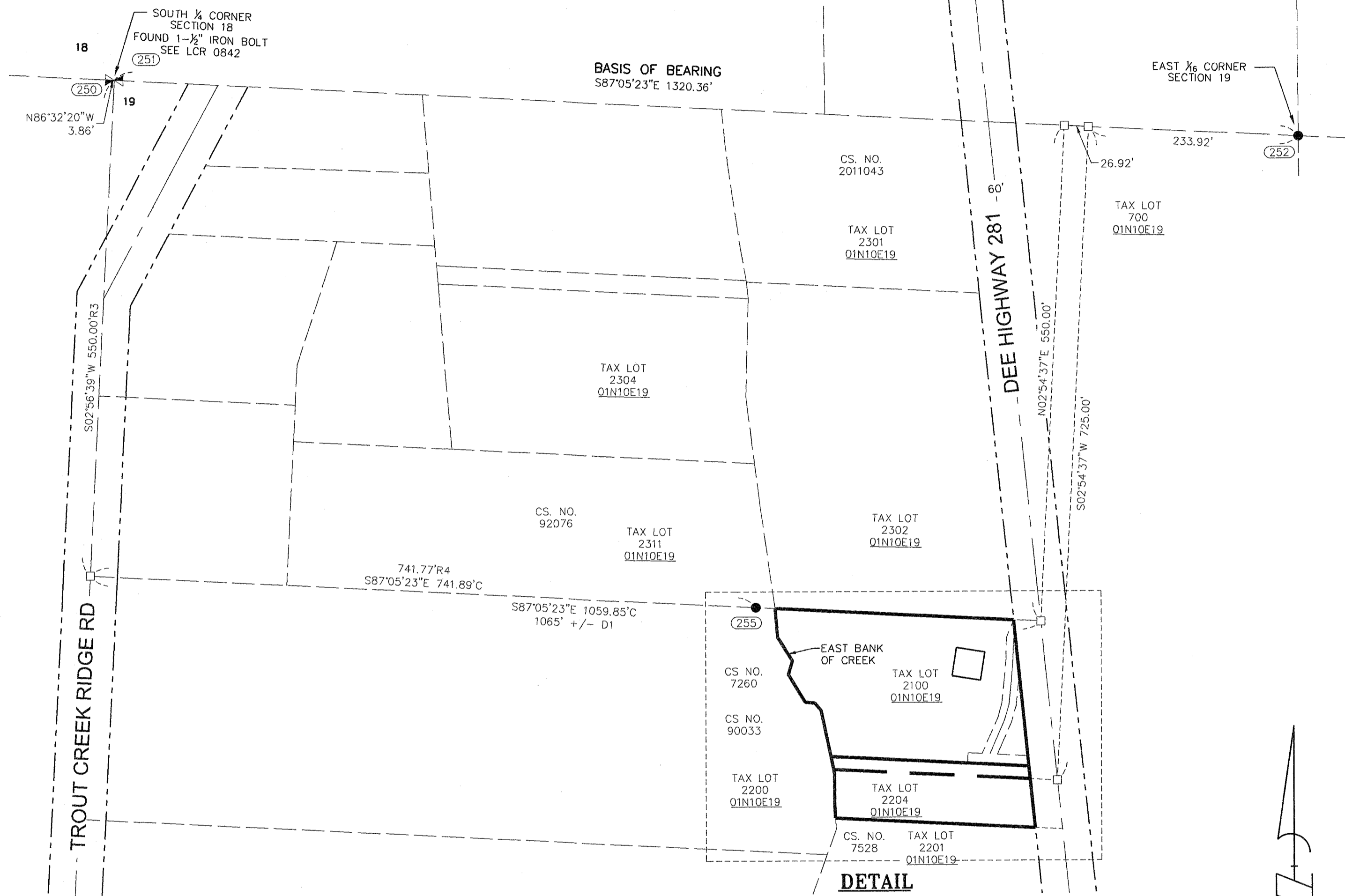
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2024

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.
19 1N. 10E.

CS# 2022-051



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 #22-0121 BETWEEN TAX LOTS NUMBERS 2100 AND 2204, OF 1N-10E-19. SAID LOTS ARE DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 2022-00762 (TAX LOT 2100) AND WARRANTY DEED, INSTRUMENT NO. 771029 (TAX LOT 2204)

THE PORTION OF TAX LOT 2100 BEING ADJUSTED IS DESCRIBED IN QUIT CLAIM INSTRUMENT NO. 2022-02763,

THE NORTH LINE OF TAX LOT 2100 IS DESCRIBED AS BEING 550 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 19. THE SOUTH LINE OF TAX LOT 2100 IS DESCRIBED AS BEING 175.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TAX LOT 2100.

THE NORTH LINE OF TAX LOT 2204 IS DESCRIBED AS BEING 725 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 19. THE SOUTH LINE OF TAX LOT 2204 IS DESCRIBED AS BEING SOUTH 6'14" EAST ALONG THE CENTERLINE OF HIGHWAY NO. 281, A DISTANCE OF 54.5 FEET THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINE OF SECTION 19. SAID 54.5 FEET SOUTH ALONG THE CENTERLINE WAS HELD AND USED TO COMPUTE THE SOUTH LINE AS SHOWN.

FOR THIS SURVEY THE NORTH 1/4 CORNER OF SECTION 19 AND THE EAST 1/16 CORNER COMMON TO SECTION 18-19 WERE FOUND AND HELD TO COMPUTE THE 550 FOOT OFFSET AND THE 725 FOOT OFFSET FROM THE SECTION LINE.

MONUMENT NUMBER 255 WAS FOUND AS ESTABLISHED IN SURVEY NO. 7260 SAID MONUMENT FALLS 0.54' NORTH OF THE 550.00 FOOT OFFSET LINE. MONUMENT NUMBERS 253-254 WERE FOUND PER SURVEY NO. 7528. SAID MONUMENTS WERE NOT ACCEPTED BECAUSE THEY WERE FOUND TO BE 727.78 AND 727.66 SOUTH OF THE SECTION LINE.

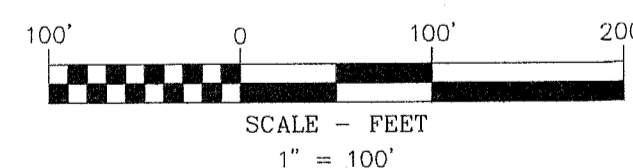
THE WEST BOUNDARY IS THE EAST BANK OF THE CREEK WHICH WAS TIED AND IS SHOWN ON THIS SURVEY. REFERENCE MONUMENTS WERE SET NEAR THE EAST BANK OF THE CREEK AS SHOWN ON THE FACE OF THIS PLAT.

THE EAST BOUNDARY IS THE WEST RIGHT OF WAY OF HIGHWAY 281, THE CENTERLINE WAS TIED AND A 30 FOOT OFFSET WAS USED TO DETERMINE THE RIGHT OF WAY.

SURVEY PERFORMED FOR:
ZACHARY MITCHELL
DATE OF MONUMENTATION: JUNE 8, 2022
PROJECT: 220428 DRAFT: LJS
FILE: 220428-PLA.DWG LAYOUT TAB: PLA

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

DETAIL SHEET 2



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE
N 1/4 AND THE EAST 1/16TH CORNER OF SECTION 19
BETWEEN POINT NO. 252 AND 251

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 2100	0.981 ACRES	0.910 ACRES
TAX LOT 2204	0.273 ACRES	0.344 ACRES

PROPERTY LINE ADJUSTMENT

LOCATED IN THE
NW 1/4 OF THE NE 1/4 SECTION 19, T. 1N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
TAX LOTS 2100 AND 2204

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2022 051
FILED 10/13/2022
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
- RM REFERENCE MONUMENT
- C COMPUTED DATA

FOUND MONUMENT INFORMATION

- (250) 5/8" REBAR WITH NO CAP FOUND N 86°32'20" W, 3.86' OF ACCEPTED 1/4 CORNER: UNKNOWN ORIGIN. NOT ACCEPTED AS 1/4 CORNER
- (251) 1-1/2" IRON BOLT; HELD FOR NORTH 1/4 CORNER SECTION 19, PLSS CORNER CARD NO. 0842
- (252) 1/2" IRON PIPE, HELD AS THE EAST 1/16 CORNER COMMON TO SECTION 18 AND 19.
- (253) 5/8" REBAR BENT WITH NO CAP. PER CS NO. 7528, NOT HELD, CORNER DOES NOT MATCH DEED CALLS OF 725.00 FEET SOUTH OF THE SECTION LINE
- (254) 5/8" REBAR WITH NO CAP. PER CS NO. 7528, NOT HELD, CORNER DOES NOT MATCH DEED CALLS OF 725.00 FEET SOUTH OF THE SECTION LINE
- (255) 1-3/4" IRON PIPE. PER CS NO. 7260, FOUND 0.54' NORTH OF THE COMPUTED LINE WHICH IS 550.00 FEET SOUTH OF THE NORTH LINE OF SECTION 19. SHOWN FOR REFERENCE ONLY

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES LAND SURVEYING FOR JASON WELLS, ANNA LAXAGUE, AND CRAIG LUSTER, COUNTY SURVEY NO. 2011043, FILED NOVEMBER 15, 2011
- R2. SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FOR LARRY HOLSMAN, COUNTY SURVEY NO. 7528, FILED MARCH 26, 1975
- R3. SURVEY PERFORMED BY DLC SURVEYING FOR BARRY CANTRELL, COUNTY SURVEY NO. 92076, FILED SEPTEMBER 21, 1992
- R4. SURVEY PERFORMED BY GLENN D. STRAIT FOR VINCENT PETERSON, COUNTY SURVEY NO. 7260, FILED JULY 12, 1972
- R5. SURVEY PERFORMED BY DLC SURVEYING FOR DAVID MEYER, COUNTY SURVEY NO. 90033, FILED MAY 15, 1990

PLSS LAND CORNER CARDS

CORNER CARD NO. 0842

REFERENCED DEEDS

- WARRANTY DEED, INSTRUMENT NO. 2022-00762
- WARRANTY DEED, INSTRUMENT NO. 771029
- WARRANTY DEED, INSTRUMENT NO. 20000567
- QUIT CLAIM DEED, INSTRUMENT NO. 2022-02763

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2024

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

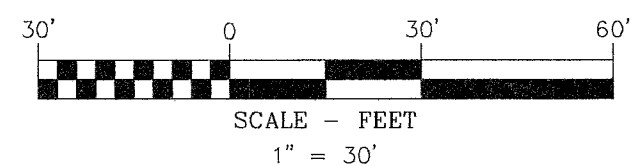
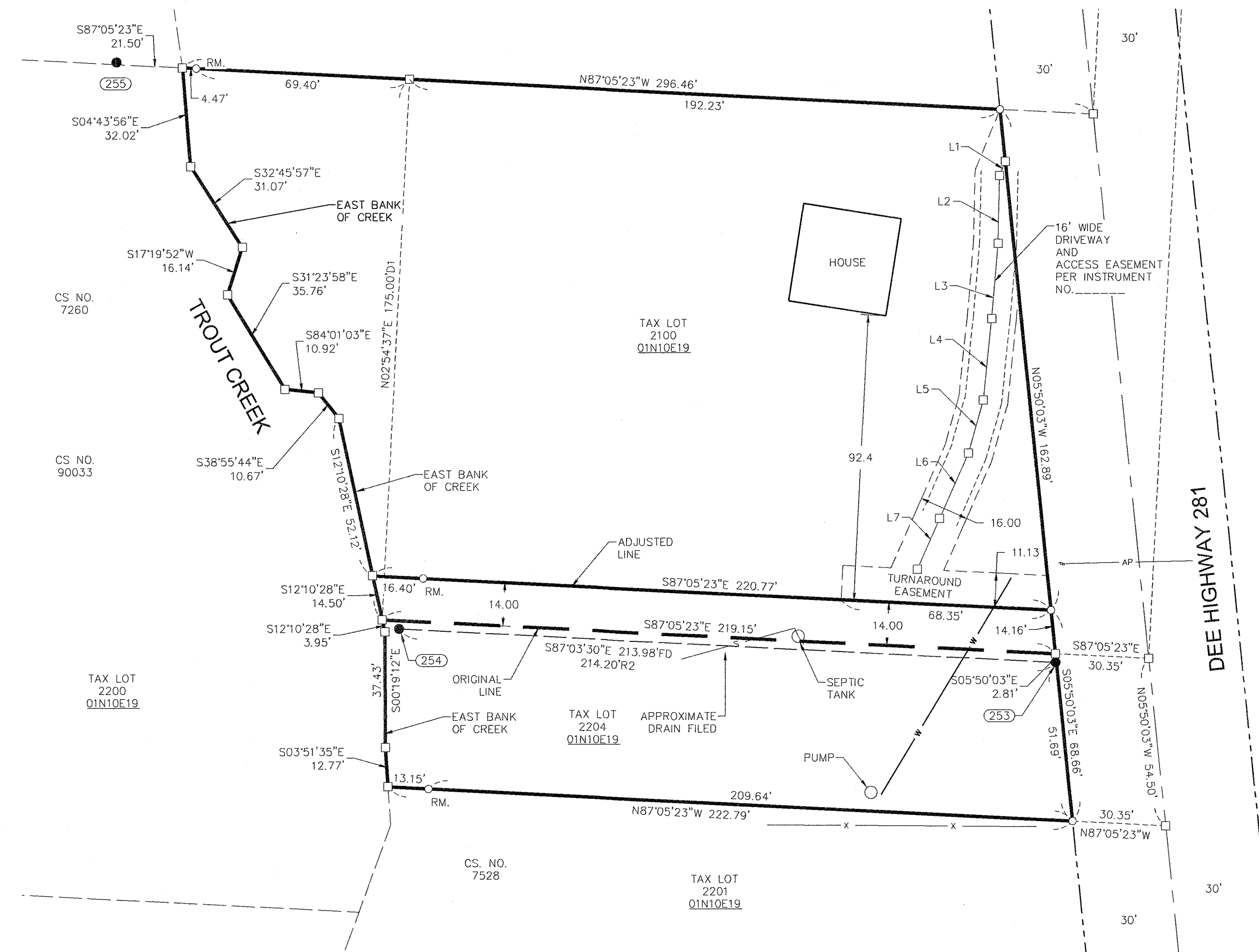
1/4	SEC	T.	R.
19	1N.	10E.	



Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

CS# 2022 051



AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 2100	0.981 ACRES	0.910 ACRES
TAX LOT 2204	0.273 ACRES	0.344 ACRES

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N22°27'59"E	5.04
L2	S1°03'07"W	21.86
L3	S4°57'06"W	24.48
L4	S5°59'18"W	26.43
L5	S15°37'19"W	17.88
L6	S23°52'05"W	23.12
L7	S23°52'05"W	17.89

OWNER

YULIA TORCHINA
AND
ZACHARY MITCHELL

SURVEY PERFORMED FOR:
ZACHARY MITCHELL
DATE OF MONUMENTATION: JUNE 8, 2022
PROJECT: 220428 DRAFT: LJS
FILE: 220428-PLA.DWG LAYOUT TAB: PLA

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