

# PROPERTY LINE ADJUSTMENT

LOCATED IN THE  
SE 1/4 SECTION 2, T. 2N. R. 10E, W.M.  
HOOD RIVER COUNTY, STATE OF OREGON

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

SURVEY NO. 2022-053

FILED 11/9/2022

BY JS

## LEGEND

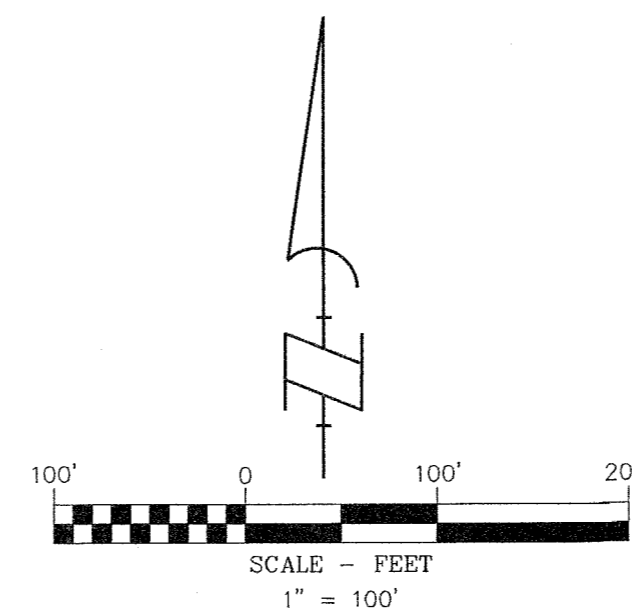
- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA

## FOUND MONUMENT INFORMATION

- (252) GUN BARREL; HELD FOR 1/16TH CORNER SEE COUNTY SURVEY 373
- (253) (254) 5/8" REBAR WITH RED PLASTIC CAP PER CS NO. 2008002; HELD
- (1519) (1550) (1551) (1552)
- (1501) 2" ALUMINUM CAP; ILLEGIBLE; HELD FOR EAST 1/4 CORNER SECTION 2
- (1511) 3/4" IRON PIPE PER CS NO. 2019033; HELD FOR LINE
- (1512) 1/2" REBAR WITH YELLOW PLASTIC CAP PER CS NO. 1981082; HELD FOR SE CORNER TAX LOT 100
- (1514) 1/2" REBAR WITH YELLOW PLASTIC CAP; NOTED AS FOUND IN CS NO. 2000064, UNKNOWN ORIGIN; HELD FOR POINT ON LINE
- (1516) (1518) 5/8" REBAR WITH RED PLASTIC CAP PER CS NO. 2009062; HELD FOR SW CORNER TAX LOT 100
- (1520) 5/8" REBAR WITH RED PLASTIC CAP PER CS NO. 2009008; HELD.
- (1521)-(1524) 5/8" REBAR WITH RED PLASTIC CAP STAMPED "KA OR 58608" PER BLA 2022-049; HELD

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TERRA SURVEYING FOR ALAN WINANS, COUNTY SURVEY NO. 2014040, FILED OCTOBER 13, 2014
- R2. SURVEY PERFORMED BY TERRA SURVEYING FOR ALAN WINANS, COUNTY SURVEY NO. 2008002, FILED JANUARY 7, 2008
- R3. SURVEY PERFORMED BY TERRA SURVEYING FOR RONALD GILBERT, COUNTY SURVEY NO. 2009062, FILED DECEMBER 21, 2009
- R4. PARTITION PLAT 201906P PERFORMED BY TERRA SURVEYING FOR DYKE, MCMURREN, GULANI, AND ANDERSON, COUNTY SURVEY NO. 2019033, FILED JULY 18, 2019
- R5. SURVEY PERFORMED BY EDWARD HOBSON FOR ERNEST BUSSE, COUNTY SURVEY NO. 0326, DATED JUNE 1, 1950
- R6. PROPERTY LINE ADJUSTMENT SURVEY, PERFORMED BY KLEIN AND ASSOCIATES FOR OAKMARSH LLC., FILED SEPTEMBER 29, 2022, COUNTY SURVEY NO. 22-049.
- R7. PARTITION PLAT NO. 2000-025P, PERFORMED BY KLEIN & ASSOCIATES FOR CHRISTOPHER AND ANGELA LYNN, COUNTY SURVEY NO. 2000065, FILED AUGUST 9, 2000
- R8. PARTITION PLAT NO. 2000-024P, PERFORMED BY TERRA SURVEYING FOR LORISSA A. & GEORGE L. SOHLER, TRUSTEES, COUNTY SURVEY NO. 2000064, FILED AUGUST 8, 2000
- R9. SURVEY PERFORMED BY DANNY L. CRON FOR JUNE CLAPP, COUNTY SURVEY NO. 81082, DATED NOVEMBER 1, 1981



## AREA NOTE:

| PARCEL         | ORIGINAL AREA | NEW AREA   |
|----------------|---------------|------------|
| 02N10E02DA1800 | 3.38 ACRES    | 4.00 ACRES |
| 02N10E02DD100  | 3.18 ACRES    | 2.56 ACRES |

## REFERENCED DEEDS

WARRANTY DEED, INSTRUMENT NO. 2022-00652 (2N10E02DA 1800)  
BARGAIN AND SALE DEED, INSTRUMENT NO. 2014-03251 (2N10E02DA 1900)  
BARGAIN AND SALE DEED, INSTRUMENT NO. 2021-05580 (2N10E02DD 100)  
QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02638  
QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02639

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael J. Sandoval*  
OREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
58608

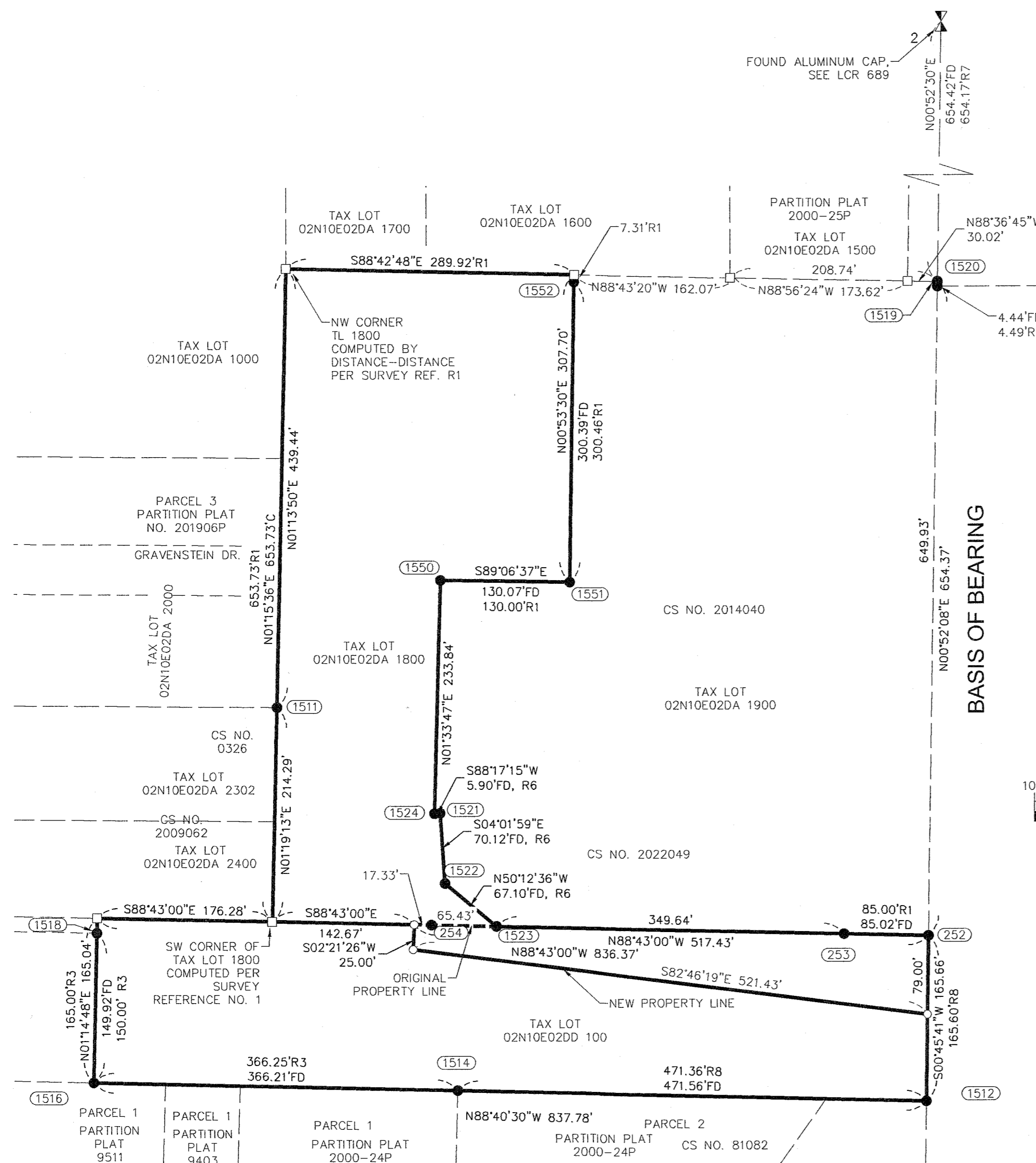
Expires 6-30-2024

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

2 2N. 10E.

CS# 2022-053



## 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 #22-0068 BETWEEN TAX LOTS NUMBERS 2N10E02DA 1800 AND 02N10E02DD 100.

SAID LOTS ARE DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 2022-00652, AND IN QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02639 (TAX LOT 1800) AND BARGAIN AND SALE DEED, INSTRUMENT NO. 2021-05580 (TAX LOT 100)

THE PORTION OF TAX LOT 100 BEING ADJUSTED IS DESCRIBED IN QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02638.

TAX LOT 1800 WAS ESTABLISHED AND HELD PER CS NO. 2022049. TAX LOT 100 WAS ESTABLISHED AS FOLLOWS;  
THE NORTH LINE OF TAX LOT 100, WAS ESTABLISHED BY HOLDING MONUMENTS SHOWN ON CS NO. 2008002 AND CS NO. 2022049.  
THE EAST LINE OF TAX LOT 100, WAS ESTABLISHED BY HOLDING MONUMENTS SHOWN ON PARTITION PLAT NO. 200024P.  
THE SOUTH LINE OF TAX LOT 100, WAS ESTABLISHED BY HOLDING MONUMENTS AS SHOWN ON CS NO. 2009062, AND CS NO. 81082.  
THE WEST LINE OF TAX LOT 100, WAS ESTABLISHED BY HOLDING MONUMENTS SHOWN ON CS NO. 2009062.  
THE NORTHWEST CORNER OF TAX LOT 100, WAS ESTABLISHED INTERSECTION THE PREVIOUSLY ESTABLISHED WEST LINE AND NORTH LINE OF TAX LOT 100 SAID POINT APPEARED TO AGREE WITH CS NO. 2009062, WITHIN 0.04 FOOT.

MONUMENTS WERE SET AT THE ANGLE POINTS OF THE CORNERS DESCRIBED IN QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02638.

SURVEY PERFORMED FOR:  
OAKMARSH LLC  
DATE OF MONUMENTATION: MAY 26, 2022  
PROJECT: 220503 DRAFT: BTB  
FILE: 220503PLA3.DWG LAYOUT TAB: PLA

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

## OWNER

MICHAEL HANSON & DANIELLE FRIEDRICH  
OAKMARSH, LLC,

## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION  
BETWEEN POINTS NO. 252 AND 1520



**Klein & Associates, Inc.**

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