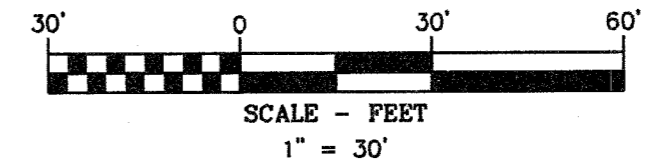


# RECORD OF SURVEY

LOCATED IN GOV'T LOTS 5 & 6, IN THE SW 1/4  
OF SECTION 26, T. 3N., R. 10E., W.M.  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON.  
3N 10E 26CC TAX LOT 100



**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**  
SURVEY NO. 2023 001  
FILED 1/11/2023  
BY BK

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OREGON COORDINATE  
REFERENCE SYSTEM, COLUMBIA RIVER EAST ZONE, NAD  
83 (2011) EPOCH 2010.00  
BETWEEN MONUMENT POINT NO'S (1503) AND (1520)

## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- C.S. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP

## MONUMENT INFORMATION

- (1503) FOUND 5/8" IRON ROD STAMP OR 932 WA 22098 IN CONCRETE ADA RAMP; PER C.S. NO. 90098 NORTH 00'51'30" EAST, 3.24' NORTH OF COMPUTED RIGHT-OF-WAY OF CASCADE AVENUE.
- (1506) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED OR 932 & WA22098, PER C.S. NO. 91011, HELD.
- (1513) FOUND 2-1/2" BRASS CAP STAMPED 1993 PLS 1815, PER C.S. NO. 93008, 6" BELOW GRADE; COMMON TO GOVERNMENT LOT 5 AND 6; HELD.
- (1520) FOUND 2-1/2" BRASS CAP STAMPED 1993 PLS 1815, PER C.S. NO. 93008
- (1523) FOUND IRON ROD BENT, N61'25'56"E-1.56' FROM COMPUTED POSITION; PER C.S. NO. 7545, NOT ACCEPTED.
- (1524) FOUND 5/8" IRON ROD, NO CAP, PER C.S. NO. 91011; HELD.
- (1501) FOUND RAIL ROAD SPIKE IN ASPHALT; UN-KNOW ORIGIN, N87D03'56"W 1.03' FROM COMPUTED POSITION; SEE C.S. NO. 2001-041, HELD.
- (1522) FOUND RAIL ROAD SPIKE IN ASPHALT; UN-KNOW ORIGIN, SEE C.S. NO. 2001-041, HELD.

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC.; FILED MARCH 26, 1991; COUNTY SURVEY NO. 91011
- R2. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC. FOR JACK BOOTH JR.; FILED JULY 19, 2001; COUNTY SURVEY NO. 2001041
- R3. SURVEY PERFORMED BY P. H. CRAWFORD; FILED JUNE 2, 1975; COUNTY SURVEY NO. 7545
- R4. SURVEY PERFORMED BY DIELSCHNEIDER ASSOCIATES, INC.; FOR U.S. BAKERY; FILED OCTOBER 13, 1976; COUNTY SURVEY NO. 7645
- R5. SURVEY PERFORMED BY BISHOP SURVEYING FOR RALPH SLATER AND ZAPLH WILSON, DATED OCT. 6, 1978; COUNTY SURVEY NO. 78096
- R6. ODOT-HIGHWAY 30 AND RAND ROAD MONUMENT RECOVERY AND CONTROL SURVEY; FILED DEC. 15, 2022; COUNTY SURVEY NO. 2022073

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A LAND CONVEYANCE AS DESCRIBED IN PRELIMINARY CONVEYANCE OF ACCESS RIGHTS AND WARRANTY DEED, ODOT FILE NO. 9464003, DRAWING RW9464M, BEING A PORTION OF TAX LOT 100 OF HOOD RIVER COUNTY ASSESSOR MAP 3N10E26CC. THE SUBJECT TRACT IS DESCRIBED IN BARGAIN AND SALE DEED, RECORDED SEPTEMBER 13, 2022, INSTRUMENT NO. 2022-02699. THE SUBJECT DEED DOES NOT AGREE WITH PAST SURVEYS PERFORMED ON AND AROUND THE SUBJECT TRACT. THE SUBJECT DEED CALLS FOR CARDINAL DIRECTION WITH MORE OR LESS, DISTANCES TO THE SOUTH RIGHT-OF-WAY OF CASCADE AVENUE THE WESTERLY RIGHT-OF-WAY OF RAND ROAD AND THE SOUTH LINE WHICH IS BOUND BY THE NORTH LINE OF THE HOWARD D. BUCHANAN TRACT, RECORDED IN INSTRUMENT NO. 8B0548. DUE TO THE CONFLICTING DEED ELEMENTS AND DISTANCES THE SUBJECT TRACT WAS ESTABLISHED AS FOLLOWS:

EXISTING SURVEY CONTROL AND MONUMENTS AS SHOWN ON HIGHWAY 30 AND RAND ROAD MONUMENT RECOVERY AND CONTROL SURVEY, FILED AS COUNTY SURVEY NO. 2022-073 WERE LOCATED AND HELD TO ESTABLISH THE BASIS OF BEARING, ALONG WITH THE ROAD ALIGNMENT AND RIGHT-OF-WAYS FOR CASCADE AVENUE (US HIGHWAY 30) AND RAND ROAD. A MATHEMATICAL MODEL OF COUNTY SURVEY NO. 1991-011 WAS COMPUTED AND ORIENTATED TO EXISTING RECOVERED MONUMENTS. THE WESTERLY AND SOUTHERLY BOUNDARY LINES WERE ESTABLISHED BASED ON THE COMPUTED POSITION PER COUNTY SURVEY NO. 1991-011, AS BEST AVAILABLE EVIDENCE TO THE BOUNDARY.

NEW SURVEY MONUMENTS WERE SET BASED ON ODOT CONVEYANCE OF ACCESS RIGHTS AND WARRANTY DEED, PER ODOT PROPOSED LAND ACQUISITION, FILE NO. 9464003, WHICH AGREED WITH PRELIMINARY MARKING ASSUMED SET BY OREGON DEPARTMENT OF TRANSPORTATION. SEE THE FACE OF THIS SURVEY FOR ADDITIONAL INFORMATION.

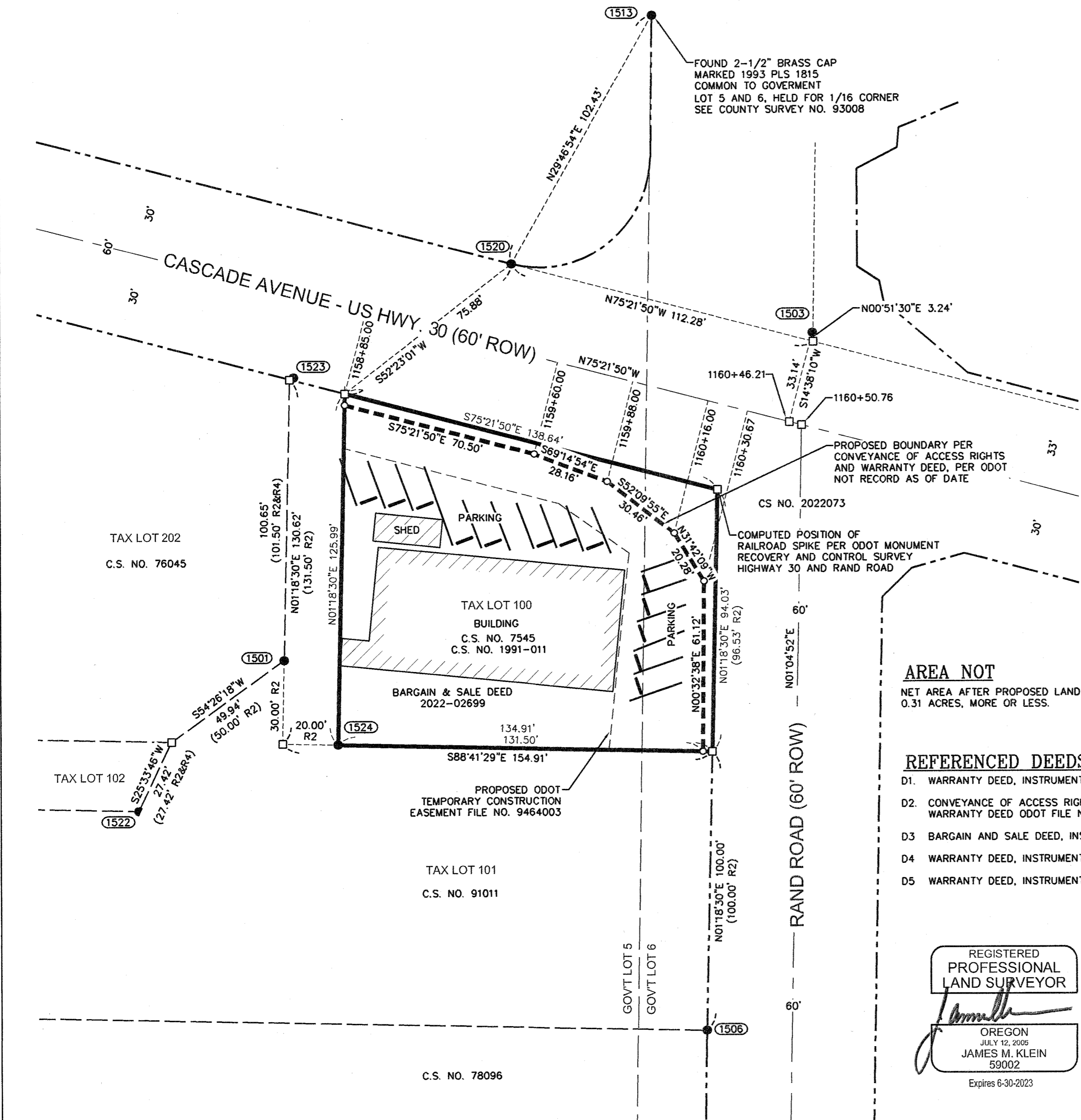
## AREA NOT

NET AREA AFTER PROPOSED LAND CONVEYANCE  
0.31 ACRES, MORE OR LESS.

## REFERENCED DEEDS

- D1. WARRANTY DEED, INSTRUMENT NO. 2008-00159
- D2. CONVEYANCE OF ACCESS RIGHTS AND WARRANTY DEED ODOT FILE NO. 9464003
- D3. BARGAIN AND SALE DEED, INSTRUMENT NO. 2022-02699
- D4. WARRANTY DEED, INSTRUMENT NO. 2022-02710
- D5. WARRANTY DEED, INSTRUMENT NO. 2022-02068

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James M. Klein*  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 6-30-2023



SURVEY PERFORMED FOR:  
KAREN HOWARD  
DATE OF MONUMENT: NOV. 27, 2022  
PROJECT: 22-09-11 DRAFT: GD, TA  
FILE: 220911HOWARD ROS.DWG LAYOUT TAB: OR SURVEY

**OWNER**  
KAREN S. HOWARD  
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

**KA**  
**Klein & Associates, Inc.**  
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1411 13th Street Hood River, OR 97031  
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON  
1/4 SEC T. R.  
26CC 3N. 10E.  
CS# 2023 001