

RECORD OF SURVEY

LOCATED IN THE
SE 1/4 OF THE NE 1/4 SECTION 19,
AND THE NW 1/4 AND SW 1/4 OF SECTION 20, T. 1N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
TAX LOTS 1100 & 1200 01N10E19
TAX LOTS 600 & 700 01N10E20

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2023 018
FILED 5/24/2023
BY KL

LEGEND

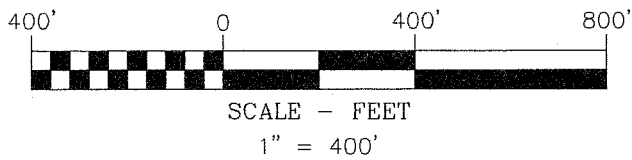
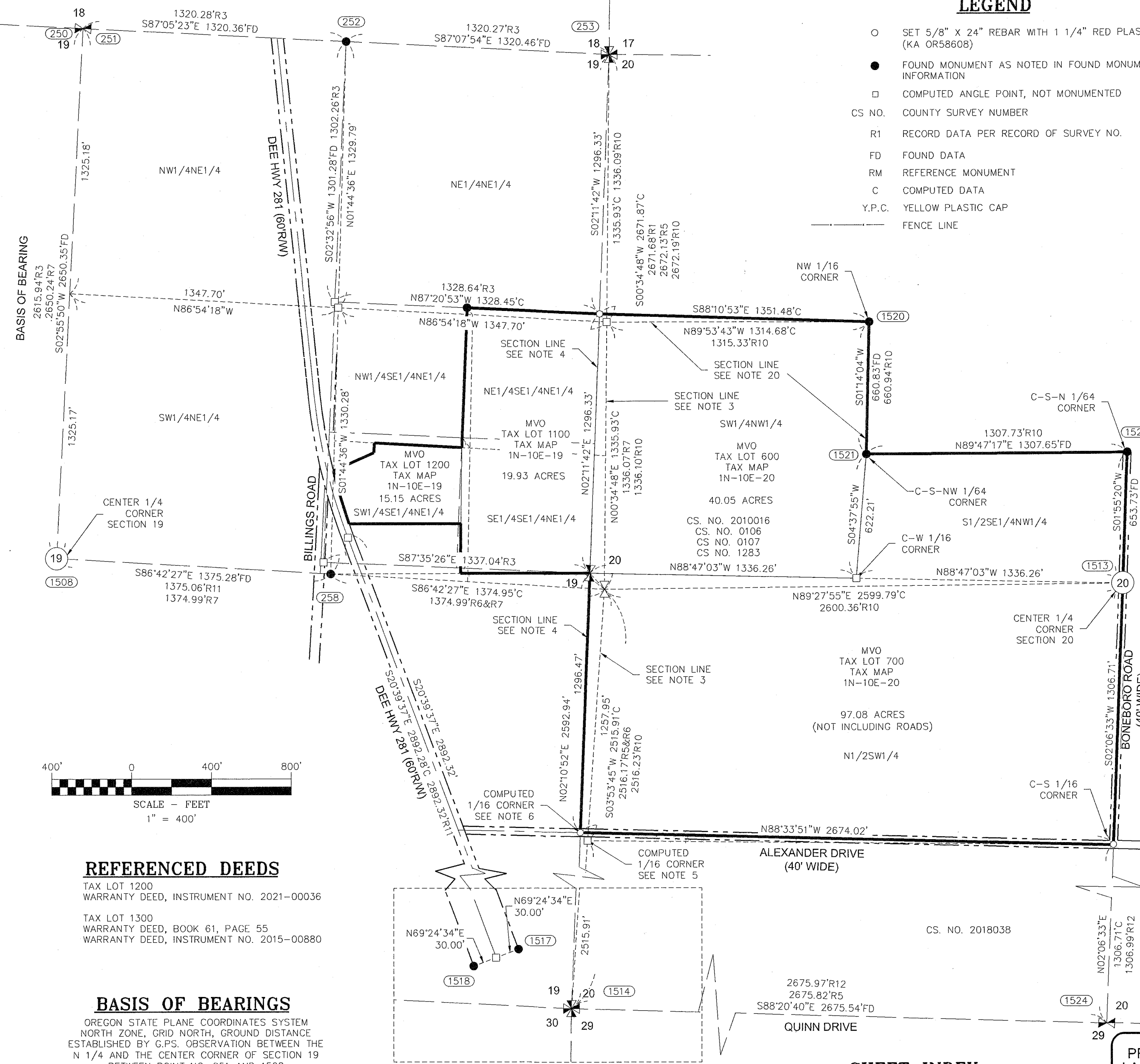
- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN FOUND MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- RM REFERENCE MONUMENT
- C COMPUTED DATA
- Y.P.C. YELLOW PLASTIC CAP
- FENCE LINE

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, CORNER CARD NO. 842
- (252) 1/2" IRON PIPE, UNKNOWN ORIGIN, HELD AS THE EAST 1/16 CORNER COMMON TO SECTION 18 AND 19.
- (253) 1" IRON PIPE, AT FENCE CORNER HELD AS THE SECTION CORNER COMMON TO SECTIONS 17,18,19 AND 20. CORNER CARD NO. 248
- (257)-(259) 5/8" REBAR WITH YELLOW CAP STAMPED 2393; PER COUNTY SURVEY NO. 2013-042, HELD FOR CORNER POINTS
- (261) 5/8" REBAR NO CAP, SET IN COUNTY SURVEY NO. 7528. FOR THE SECTIONAL BREAKDOWN; HELD FOR C-E-NE 1/64 CORNER
- (262) RAILROAD SPIKE SET IN COUNTY SURVEY NO. 7528. PER THE SECTIONAL BREAKDOWN; HELD FOR THE NE 1/16 CORNER SECTION 19
- (263) 1" IRON PIPE; FOUND AT FENCE, FOUND IRON PIPE IS LOCATED AT THE MID POINT BETWEEN SECTION CORNERS; HELD IRON PIPE FOR 1/4 CORNER OF SECTIONS 19 AND 20.
- (264) 1" IRON PIPE; FOUND IRON PIPE CLOSELY FITS THE LOCATION SHOWN ON COUNTY SURVEY NO. 1283, NOT HELD FOR 1/4 CORNER OF SECTIONS 19 AND 20.
- (265) 5/8" REBAR NO CAP; PER COUNTY SURVEY NO. 7529; HELD FOR CORNER OF TAX LOT 1002
- (267) RAILROAD SPIKES SET IN COUNTY SURVEY NO. 7528 PER THE SECTIONAL BREAKDOWN; HELD FOR C-S-E 1/64 CORNER OF SECTION 19
- (268) 1/2" REBAR WITH Y.P.C. WYEAST LS 2393, PER COUNTY SURVEY NO. 98088; HELD FOR SW CORNER OF TAX LOT 1000
- (1508) 1/2" REBAR NO CAP, PER COUNTY SURVEY NO. 78045; HELD FOR CENTER OF SECTION 19
- (1513) 1" IRON PIPE, SHOWN IN SURVEY NO. 2010-016, HELD FOR CENTER OF SECTION 20
- (1514) 1" IRON REBAR IN MONUMENT CASE; HELD FOR SECTION CORNER COMMON TO SECTIONS 19,20, 29 AND 30. CORNER CARD NO. 1024
- (1516)-(1518) 1" IRON PIPE, SHOWN IN COUNTY SURVEY NO. 2013-042; HELD FOR THE DEE HIGHWAY RIGHT-OF-WAY.
- (1520)-(1522) 1/2" REBAR WITH Y.P.C. WYEAST LS 2393, PER COUNTY SURVEY NO. 2010016; HELD FOR MVO PROPERTY CORNERS
- (1524) 1" AXLE IN MONUMENT CASE HELD FOR THE SOUTH 1/4 CORNER OF SECTION 20 CORNER CARD NO. 772

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY DEPUTY COUNTY SURVEYOR SIDNEY E. HENDERSON, FOR THE OREGON LUMBER COMPANY LANDS; FILED AS COUNTY SURVEY NO. 0106, DATED AUGUST 6, 1909
- R2. SURVEY PERFORMED BY MART C. PERKINS; FILED AS COUNTY SURVEY NO. 0107, DATED MARCH 26, 1959
- R3. SURVEY PERFORMED BY TENNESON ENGINEERING CORP., FOR LARRY HOLSMAN; FILED AS COUNTY SURVEY NO. 7528 DATED MARCH 26, 1975
- R4. SURVEY PERFORMED BY TENNESON ENGINEERING CORP., FOR LOTTIE MILLER; FILED AS COUNTY SURVEY NO. 7529 DATED MARCH 26, 1975
- R5. SURVEY RECORD BY HOOD RIVER COUNTY; FILED AS COUNTY SURVEY NO. 1283, DATED SEPTEMBER 1976
- R6. SURVEY PERFORMED BY DLC SURVEYING FOR, JIM WESEMAN; FILED AS COUNTY SURVEY NO. 7668, DATED NOVEMBER 29, 1976
- R7. PARTITION PLAT NO. 201317P PERFORMED BY DLC SURVEYING FOR, TONY ANDRADE, LEE LAMB, WES BOUVARD, LARRY HAWKINS; FILED AS COUNTY SURVEY NO. 78045, DATED MAY, 1978
- R8. PARTITION PLAT NO. 9411 PERFORMED BY DLC SURVEYING, FOR JIM WESEMAN; FILED AS COUNTY SURVEY NO. 94072, DATED JUNE 30, 1994
- R9. SURVEY PERFORMED BY WYEAST SURVEYS, FOR RANDY MYERS; FILED AS COUNTY SURVEY NO. 98088, DATED NOVEMBER 23, 1998
- R10. SURVEY PERFORMED BY WYEAST SURVEYS, FOR LYNN WITWER; FILED AS COUNTY SURVEY NO. CS2010016 DATED APRIL 21, 2010
- R11. PARTITION PLAT NO. 201307P PERFORMED BY WYEAST SURVEYS, FOR ANTONIO ANDRADE; FILED AS COUNTY SURVEY NO. CS2013042, DATED OCTOBER 23, 2013
- R12. RECORD OF SURVEY PERFORMED BY KLEIN & ASSOCIATES INC., FOR NEUFELDT; FILED AS COUNTY SURVEY NO. CS 2018038, DATED JULY 26, 2018



REFERENCED DEEDS

TAX LOT 1200
WARRANTY DEED, INSTRUMENT NO. 2021-00036

TAX LOT 1300
WARRANTY DEED, BOOK 61, PAGE 55
WARRANTY DEED, INSTRUMENT NO. 2015-00880

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 CENTER CORNER OF SECTION 19
BETWEEN POINT NO. 251 AND 1508

DETAIL

1" = 100'

OWNER
MVO, LLC

SHEET INDEX

- SHEET 1 = OVERALL VIEW
- SHEET 2 = SECTION 19 DETAIL OF THE SE 1/4 OF THE NE 1/4
- SHEET 3 = SURVEY NARRATIVE AND NOTES
- SHEET 4 = LEGAL DESCRIPTIONS

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 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
19	1N.	10E.	
20	1N.	10E.	

SURVEY PERFORMED FOR:
MVO, LLC
DATE OF MONUMENTATION: MARCH 29, 2023
PROJECT: 221110 DRAFT: LJS
FILE: 221110-ROS.DWG LAYOUT TAB: ROS

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

CS# 2023 018

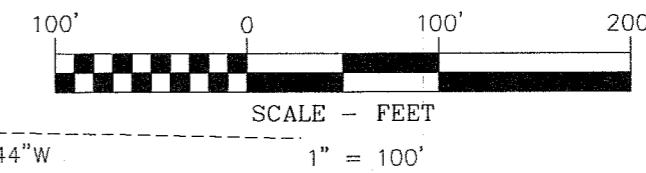
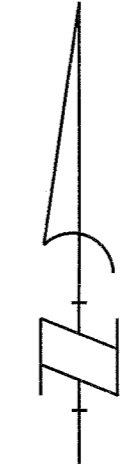
SURVEY NO. 2023018
FILED 5/24/2023
BY ML

RECORD OF SURVEY
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SE 1/4 OF THE NE 1/4 SECTION 19,
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T. 1N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	741.20'	2864.79'	14°49'26"	S13°14'54"E	739.13'
C2	733.43'	2834.79'	14°49'26"	S13°14'54"E	731.39'
C3	271.82'	2834.79'	5°29'38"	N16°39'02"W	271.72'
C4	733.43'	2834.79'	14°49'26"	S13°14'54"E	731.39'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

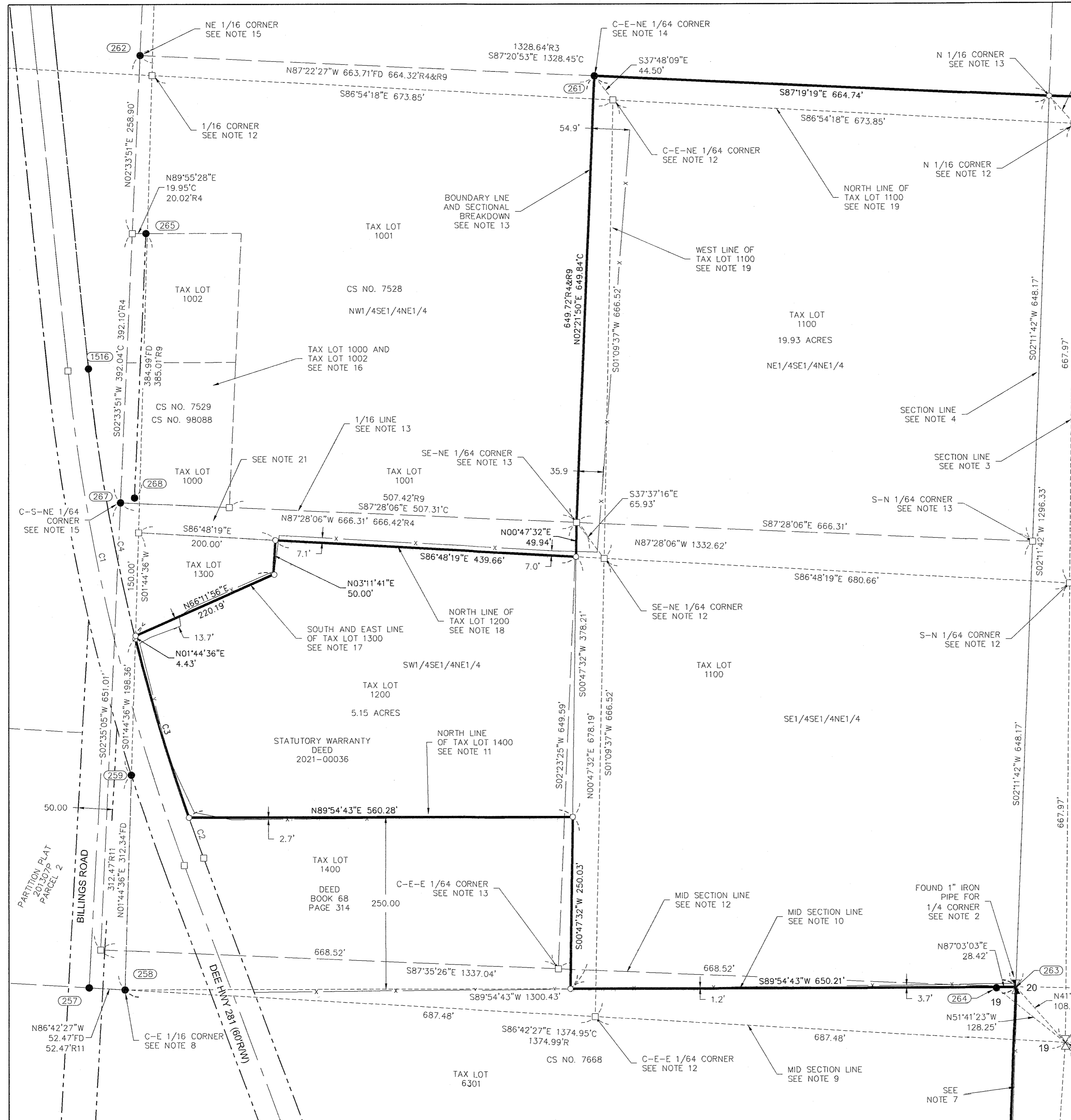
Leonides J. Sandoval
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JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2024

SHEET 2 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	19	1N.	10E.
<input checked="" type="checkbox"/>	20	1N.	10E.

USA# 2023018



SURVEY PERFORMED FOR:
MVO, LLC
DATE OF MONUMENTATION: MARCH 29, 2023
PROJECT: 221110 DRAFT: LJS
FILE: 221110-ROS.DWG LAYOUT TAB: ROS

OWNER
MVO, LLC

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

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LOCATED IN THE
SE 1/4 OF THE NE 1/4 SECTION 19,
AND THE NW 1/4 AND SW 1/4 OF SECTION 20, T. 1N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
TAX LOTS 1100 & 1200 01N10E19
TAX LOTS 600 & 700 01N10E20

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2023018

FILED 5/24/2023

BY [Signature]

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARIES OF TAX LOTS 1100 AND 1200. SAID TAX LOTS ARE DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN HOOD RIVER COUNTY RECORDS ON JANUARY 5, 2021 IN DOCUMENT NO. 2021-0036.

TAX LOT 1100 IS DESCRIBED AS FOLLOWS:
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

TAX LOT 1200 IS DESCRIBED AS FOLLOWS:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, THAT IS EAST OF OREGON STATE HIGHWAY NO. 281 (SOMETIMES KNOWN AS THE DEE-PARKDALE SECONDARY ROAD).
EXCEPTING THEREFROM, THAT TRACT OF LAND BEING THE SOUTH 250 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AS DESCRIBED IN DEED TO FLOYD M. CECIL, DATED MARCH 15, 1961 AND RECORDED MARCH 16, 1961, IN BOOK 68, PAGE 314.

ALSO EXCEPTING THEREFROM, THAT TRACT OF LAND IN THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER DESCRIBED IN DEED TO MARVEL L. MUHS, DATED AUGUST 9, 1957, AND RECORDED OCTOBER 9, 1957, IN BOOK 61, PAGE 55.

DURING THE COURSE OF THIS SURVEY IT WAS DISCOVERED THAT THERE ARE TWO POSITIONS WHICH HAVE BEEN ACCEPTED AND USED FOR THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20.

BELOW IS A BRIEF HISTORY OF THE 1/4 CORNER AND SURVEYS WHICH HAVE RELIED UPON THE TWO DIFFERENT POSITIONS.

IN 1879 THE SECTION LINE BETWEEN SECTION 19 AND 20 WAS SURVEYED AND ESTABLISHED THE SECTION CORNERS AND 1/4 CORNER AND SET POSTS AND BEARING TREES.

IN 1909 A SURVEY BY JOHN L. HENDERSON, FILED AS COUNTY SURVEY NO. 0106, FOUND THE ORIGINAL POST AND BEARING TREES FOR THE 1/4 CORNER; THE ORIGINAL CORNER WAS FOUND WITH A SIGNIFICANT ANGLE BREAK.

IN 1959 A SURVEY PERFORMED BY MART. C. PERKINS, FILED AS COUNTY SURVEY NO. 0107, PERPETUATED AND USED THE INFORMATION PROVIDED ON THE 1909 SURVEY TO PERFORM WORK ON THE SECTION LINE BETWEEN SECTIONS 19 AND 20.

IN 1975 A SURVEY PERFORMED BY TENNESON ENGINEERING FOR LARRY HOLSMAN, DATED MARCH 28, 1975, AS COUNTY SURVEY NO. 7528. FOUND THE FOUR SECTION CORNERS FOR SECTION 19 AND CALCULATED THE EAST 1/4 CORNER OF SECTION 19 AT MID POINT ALONG THE EAST SECTION LINE. SAID SURVEY DID NOT HOLD THE POSITION AS ESTABLISHED IN 1909 AND ALSO USED IN 1959. SAID SURVEY NO. 7528 PERFORMED A SECTIONAL BREAKDOWN OF THE NORTHEAST QUARTER OF SECTION 19 AND ESTABLISHED CORNER MONUMENTS AT THE 1/16 CORNERS AND 1/64 CORNER POSITIONS IN THE SE 1/4 OF THE NE 1/4 OF SECTION 19.

IN 1975 A SURVEY PERFORMED BY TENNESON ENGINEERING FOR LOTTIE MILLER, DATED MARCH 26, 1975 AS COUNTY SURVEY NO. 7529, UTILIZED THE PREVIOUSLY COMPUTED EAST 1/4 CORNER POSITION OF SECTION 19 ALONG WITH THE SECTIONAL BREAKDOWN OF THE NORTHEAST 1/4 OF SECTION 19, SAID SURVEY ALSO ESTABLISHED PROPERTY CORNER MONUMENTS IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4.

IN 1976 A SURVEY PERFORMED BY HOOD RIVER COUNTY, FILED AS COUNTY SURVEY NO. 1283, FOUND SECTION CORNERS AND 1/4 CORNERS OF SECTION 19 AND 20, SAID SURVEY SHOWS THE COMPUTED 1/4 CORNER POSITION, AS FOUND IN 1909 AND PERPETUATED IN 1959. SAID 1976 SURVEY NO. 1283 ALSO SHOWS AN IRON PIPE FOUND NEAR THE 1/4 CORNER BETWEEN SECTIONS 19 AND 20. BUT DOES NOT HOLD THE FOUND IRON PIPE TO COMPUTE THE CENTER OF SECTION 19. THE CENTER OF SECTION 19 WAS COMPUTED USING THE 1909 POSITION FOR THE EAST 1/4 CORNER OF SECTION 19.

IN 1976 A SURVEY PERFORMED BY DANNY L. CRON FOR JIM WESEMAN FILED AS COUNTY SURVEY NO. 7668 IN THE SOUTHWEST QUARTER OF SECTION 19, COMPUTED AND MONUMENTED A SECTIONAL BREAKDOWN, USING THE COMPUTED 1/4 CORNER POSITION PER THE 1909 SURVEY. COUNTY SURVEY NO. 7668 SHOWS THE LOCATION OF FENCE LINES IN THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19. THE FENCES ARE OUT OF POSITION BY AS MUCH AS 85 FEET AT AS COMPARED TO THE 1909 1/4 CORNER POSITION.

FOR THIS SURVEY WE SEARCHED FOR THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20. A SEARCH WAS MADE FOR THE 1909 1/4 CORNER POSITION BUT NOTHING WAS FOUND. A 3/4 INCH IRON PIPE WAS FOUND AT THE 1/4 CORNER POSITION AT MID POINT BETWEEN THE NORTHEAST AND SOUTHEAST CORNER OF SECTION 19. IT IS NOT KNOWN WHEN OR WHO ESTABLISHED THE FOUND 1 INCH IRON PIPE. SAID IRON PIPE APPEARS TO HAVE BEEN USED TO ESTABLISH FENCE LINES IN THE AREA, AND IT ALSO APPEARS THAT THE 1 INCH IRON PIPE AT THE MID-POINT POSITION WAS USED TO ESTABLISH THE LOCATION OF ALEXANDER ROAD, WHICH IS LOCATED ON THE 1/16 LINE.

BASED ON EXISTING SURVEY RECORDS AND OCCUPATION LINES THERE APPEARS TO BE TWO DIFFERENT POSITIONS FOR THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20. SURVEYS PERFORMED BETWEEN 1958 AND 1975 USE THE POSITION OF THE FOUND IRON PIPE. SURVEYS AND PLATS AFTER 1976 USED THE 1/4 CORNER POSITION AS FOUND IN 1909. IT ALSO APPEARS THAT FENCE LINE OCCUPATIONS USED A COMBINATION OF THE 1909 POSITION AND THE 1 INCH IRON PIPE POSITION FOR THE FENCE LINES.

SEE THE FACE OF THIS SURVEY FOR MORE INFORMATION DETAILS AND NOTES REFERENCING THE SURVEYS.

SURVEY NOTES

NOTE 1

COMPUTED LOCATION OF THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, (NO MONUMENT WAS FOUND AT THIS LOCATION) SAID COMPUTED 1/4 CORNER POSITION IS SHOWN AND USED IN THE FOLLOWING SURVEYS. COUNTY SURVEY NO. 0106, 0107, 1283, 7668, 78045, 94072, 2010016, 2013042.

NOTE 2

FOUND 1" IRON PIPE FOR THE 1/4 CORNER OF COMMON TO SECTIONS 19 AND 20. THIS CORNER POSITION IS AT MID-POINT BETWEEN THE NORTHEAST SECTION CORNER AND SOUTHEAST SECTION CORNER OF SECTION 19. AS SHOWN AND USED IN THE FOLLOWING COUNTY SURVEYS NO.S, 7528, 7529, 98088.

NOTE 3

THE SECTION LINE PER THE COMPUTED LOCATION OF THE EAST 1/4 CORNER SEE NOTE 1, AND THE FOUND SECTIONS CORNER MONUMENTS TO THE NORTH AND SOUTH.

NOTE 4

THE SECTION LINE BETWEEN THE FOUND 1" IRON PIPE LOCATED AT THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20. AND THE FOUND SECTION CORNER MONUMENTS TO THE NORTH AND SOUTH.

NOTE 5

COMPUTED POSITION OF SOUTH 1/16 CORNER, WHICH WAS COMPUTED FROM THE COMPUTED 1/4 CORNER (NOTE 1) AND THE FOUND SOUTHEAST CORNER OF SECTION 19. SAID SOUTH 1/16 CORNER IS APPROXIMATELY 40 FEET SOUTH OF THE EXISTING CENTERLINE OF ALEXANDER DRIVE.

NOTE 6

COMPUTED POSITION OF THE SOUTH 1/16 CORNER, WHICH WAS COMPUTED FROM A FOUND 1" IRON PIPE FOR THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, AND THE FOUND SOUTHEAST CORNER OF SECTION 19. SAID COMPUTED SOUTH 1/16 CORNER IS IN THE CENTERLINE OF THE EXISTING CENTERLINE OF ALEXANDER DRIVE.

NOTE 7

FENCE LINE APPEARS TO HAVE BEEN CONSTRUCTED UTILIZING THE FOUND 1" IRON PIPE LOCATED AT THE EAST 1/4 CORNER OF SECTION 19, (SEE NOTE 2) AND THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF SECTION 19.

NOTE 8

CENTER-EAST 1/16 CORNER MONUMENT NO. 258 SET IN SURVEY NO. 2013042 AT THE CALCULATED POSITION AS SHOWN SHOWN AND USED IN THE FOLLOWING SURVEYS. 7668, 78045, AND OTHER SURVEYS NORTHWEST AND SOUTHWEST OF THIS LOCATION.

NOTE 9

COMPUTED MID-SECTION LINE BETWEEN THE COMPUTED EAST 1/4 CORNER OF SECTION 19 AND THE FOUND MONUMENT NO. 258, LOCATED AT THE CENTER-EAST 1/16 CORNER.

NOTE 10

MID-SECTION LINE BETWEEN THE FOUND 1" IRON PIPE AT THE EAST 1/4 CORNER OF SECTION 19 AND FOUND MONUMENT NO. 258, LOCATED AT THE CENTER-EAST 1/16 CORNER. IT APPEARS THE FENCE LINES WERE CONSTRUCTED UTILIZING THIS MID-SECTION LINE.

NOTE 11

FOUND FENCE LINE ON THE NORTH SIDE OF THE TRACT OF LAND DESCRIBED IN BOOK 68, PAGE 314 BEING 250 FEET NORTH OF AND PARALLEL WITH THE MID-SECTION LINE. SAID FENCE APPEARS TO HAVE BEEN CONSTRUCTED UTILIZING THE MID-SECTION LINE AS DESCRIBED IN NOTE 10.

NOTE 12

SECTIONAL BREAKDOWN LINES AND CORNERS WERE COMPUTED BY HOLDING THE COMPUTED POSITION OF THE EAST 1/4 CORNER AS DESCRIBED IN NOTE 1.

NOTE 13

SECTIONAL BREAKDOWN LINES AND CORNERS PER NO. 7528, AND UTILIZED IN COUNTY SURVEY NO.'S 7529 AND 98088.

NOTE 14

FOUND 5/8 INCH REBAR AS SET IN COUNTY SURVEY NO. 7528, PER, HELD IN SECTIONAL BREAKDOWN DESCRIBED IN NOTE 12.

NOTE 15

FOUND RAILROAD SPIKES SET IN COUNTY SURVEY NO. 7528, PER, HELD IN SECTIONAL BREAKDOWN DESCRIBED IN NOTE 12.

NOTE 16

PROPERTY CORNERS AND PROPERTY LINES COMPUTED AND ESTABLISHED IN COUNTY SURVEY NO. 7529 AND RE-SURVEYED IN COUNTY SURVEY NO. 98088, UTILIZING THE SECTIONAL BREAKDOWN PER NOTE 13.

NOTE 17

TAX LOT 1300 IS DESCRIBED IN WARRANTY DEED, BOOK 61, PAGE 55 AND IS AN EXCEPTION FOR TAX LOT 1200. THE SOUTH AND EAST BOUNDARY LINES OF TAX LOT 1300 APPEAR TO BE UTILIZING THE SECTIONAL BREAKDOWN AS DESCRIBED IN NOTE 12. THE NORTH LINE OF TAX LOT 1300 APPEARS TO BE UTILIZING THE SECTIONAL BREAKDOWN AS DESCRIBED IN NOTE 13.

NOTE 18

THE NORTH LINE OF TAX LOT 1200 APPEARS TO BE UTILIZING THE SECTIONAL BREAKDOWN, PER NOTE 12.

NOTE 19

THE WEST AND NORTH LINES OF TAX LOT 1100 APPEAR TO BE UTILIZING THE SECTIONAL BREAKDOWN PER NOTE 12. THERE IS A FENCE RUNNING NORTH-SOUTH ON THE WEST LINE OF TAX LOT 1100. THERE IS A DRIVEWAY ROAD RUNNING EAST-WEST ON THE NORTH LINE OF TAX LOT 1100. FOR THIS SURVEY I AM NOT HOLDING THE FENCE LINE OR SECTIONAL BREAKDOWN PER NOTE 12. I AM HOLDING THE FOUND MONUMENTS AND SECTIONAL BREAKDOWN PER NOTE 13.

NOTE 20

COUNTY SURVEY NO. 2010016 PERFORMED A SECTIONAL BREAKDOWN OF THE NORTHWEST QUARTER OF SECTION 20, USING THE POSITION OF THE WEST 1/4 CORNER OF SECTION 20 PER NOTE 1. THIS SURVEY IS HOLDING THE MONUMENTS SET IN SAID COUNTY SURVEY NO. 2010016.

SURVEY NOTES

NOTE 21

TAX LOT 1300 APPEARS TO BE OCCUPYING THE LAND BETWEEN THE 1/16 LINE AS COMPUTED BY THE SECTIONAL BREAKDOWN DESCRIBED IN NOTE 12 AND THE 1/16 LINE AS COMPUTED BY THE SECTION BREAKDOWN DESCRIBED IN NOTE 13.

BOUNDARY RESOLUTION

FOR THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, I HELD THE FOUND 3/4 INCH IRON PIPE, WHICH WAS FOUND AT THE MID-POINT BETWEEN THE SOUTHEAST AND NORTHEAST SECTION CORNERS OF SECTION 19.

FOR THE SOUTH BOUNDARY OF TAX LOT 1100, I HELD SAID IRON PIPE FOUND AT THE EAST 1/4 CORNER OF SECTION 19 AND THE FOUND MONUMENT C-E 1/16 CORNER AS SHOWN IN COUNTY SURVEY NO. 7668, SURVEY NO. 78045 AND SURVEY NO. 2013042.

FOR THE SOUTHWEST CORNER OF TAX LOT 1100, I HELD THE COMPUTED POSITION OF THE C-E-E 1/64 CORNER BETWEEN SAID IRON PIPE AT THE EAST 1/4 CORNER AND SAID C-E 1/64 CORNER.

FOR THE EAST LINE OF TAX LOT 1400, I HELD SAID C-E 1/64 CORNER OF TAX LOT 1100 AND THE COMPUTED POSITION OF THE SE-NE 1/64 AS COMPUTED IN COUNTY SURVEY NO. 7528.

FOR THE SOUTH LINE OF TAX LOT 1200, I HELD THE LINE WHICH IS OFFSET 250 FEET NORTH OF AND PARALLEL WITH THE LINE BETWEEN THE IRON PIPE AT THE EAST 1/4 CORNER AND THE FOUND MONUMENT AT THE C-E 1/16 CORNER.

FOR THE WEST LINE OF TAX LOT 1200, I HELD THE DEE HIGHWAY RIGHT OF WAY, WHICH WAS COMPUTED USING FOUND MONUMENTS AND SHOWN ON COUNTY SURVEY NO. 2013042.

FOR THE NORTHWEST CORNER OF LOT 1200, I HELD THE LINES FOR THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2015-00880, THE EAST AND SOUTH LINES OF SAID TRACT WHERE COMPUTED USING A SECTION BREAKDOWN USING THE COMPUTED 1/4 CORNER PER, COUNTY SURVEY NO. 0106.

FOR THE NORTH LINE OF TAX LOT 1200, I HELD THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4 BASED ON THE SECTION BREAKDOWN USING THE COMPUTED 1/4 CORNER, PER COUNTY SURVEY NO. 0106.

FOR THE NORTHEAST CORNER OF TAX LOT 1200, I HELD A POINT ON THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4 OF THE NE 1/4 AND THE INTERSECTION WITH THE WEST LINE OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4, AS COMPUTED IN COUNTY SURVEY NO. 7528.

FOR THE NORTHWEST CORNER OF TAX LOT 1100, I HELD THE FOUND MONUMENT AS ESTABLISHED IN SAID COUNTY SURVEY NO. 7528.

FOR THE NORTHEAST CORNER OF TAX LOT 1100, I HELD THE MID POINT BETWEEN THE NORTHEAST SECTION CORNER OF SECTION 19 AND THE FOUND 3/4 INCH IRON PIPE LOCATED AT THE EAST 1/4 CORNER.

FOR THE SOUTHWEST CORNER OF TAX LOT 600, I HELD THE FOUND 1 INCH IRON PIPE. (POINT NO. 263). FOR THE NORTHWEST CORNER OF TAX LOT 600, I HELD THE COMPUTED NORTH 1/16 CORNER COMMON TO SECTION 19 AND 20, BETWEEN THE FOUND WEST 1/4 CORNER MONUMENT AND THE NORTHWEST CORNER OF SECTION 20.
FOR THE NORTHEAST CORNER OF TAX LOT 600, I HELD THE MONUMENT ESTABLISHED IN COUNTY SURVEY NO. 2010016.

FOR THE SOUTHEAST CORNER I COMPUTED THE C-W 1/16 CORNER OF SECTION 20 BETWEEN FOUND MONUMENTS.

FOR THE NORTHERLY CORNERS OF TAX LOT 700, I HELD THE MONUMENT ESTABLISHED IN COUNTY SURVEY NO. 2010016.

FOR THE SOUTHEAST CORNER OF LOT 700, I COMPUTED THE C-S 1/16 CORNER, BY HOLDING THE FOUND MONUMENT AT THE CENTER OF SECTION 20 AND A FOUND MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 20.

FOR THE SOUTHWEST CORNER OF LOT 700, I COMPUTED THE SOUTH 1/16 CORNER BETWEEN THE FOUND 1 INCH IRON PIPE AT THE WEST 1/4 CORNER OF SECTION 20 AND THE FOUND SOUTHWEST SECTION CORNER OF SECTION 20.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2024

KA

Klein & Associates, Inc.

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

SHEET 3 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
<input checked="" type="checkbox"/>	<u>19</u>	<u>1N. 10E.</u>
<input checked="" type="checkbox"/>	<u>20</u>	<u>1N. 10E.</u>

SURVEY PERFORMED FOR:
MVO, LLC
DATE OF MONUMENTATION: MARCH 29, 2023
PROJECT: 221110 DRAFT: LJS
FILE: 221110-ROS.DWG LAYOUT TAB: ROS

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

USA# 2023018

RECORD OF SURVEY

LOCATED IN THE
SE 1/4 OF THE NE 1/4 SECTION 19,
AND THE NW 1/4 AND SW 1/4 OF SECTION 20, T. 1N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
TAX LOTS 1100 & 1200 01N10E19
TAX LOTS 600 & 700 01N10E20

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2023 018
FILED 8/24/2023
BY MA

LEGAL DESCRIPTIONS

PARCEL 1 TAX LOT 1100, 01N10E19

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE MARKING THE EAST 1/4 CORNER OF SECTION 19;
THENCE SOUTH 89°54'43" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, A DISTANCE OF 650.21 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19;
THENCE NORTH 00°47'32" EAST, A DISTANCE OF 678.19 FEET TO THE SE-NE 1/64 CORNER OF SECTION 19;
THENCE NORTH 02°21'50" EAST, A DISTANCE OF 649.84 FEET TO A 5/8 REBAR AT THE C-E-NE 1/64 CORNER OF SECTION 19;
THENCE SOUTH 87°19'19" EAST, A DISTANCE OF 664.74 FEET TO THE NORTH 1/16 CORNER COMMON TO SECTIONS 19 AND 20;
THENCE SOUTH 02°11'42" WEST, ALONG THE EAST LINE OF SECTION 19, A DISTANCE OF 1296.33 FEET TO THE POINT OF BEGINNING;

CONTAINING 19.93 ACRES MORE OR LESS.

PARCEL 2 TAX LOT 1200, 01N10E19

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, THAT IS EAST OF OREGON STATE HIGHWAY NO. 281 (SOMETIMES KNOWN AS THE DEE-PARKDALE SECONDARY ROAD).

EXCEPTING THEREFROM, THAT TRACT OF LAND BEING THE SOUTH 250 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AS DESCRIBED IN DEED TO FLOYD M. CECIL, DATED MARCH 15, 1961 AND RECORDED MARCH 16, 1961, IN BOOK 68, PAGE 314.

ALSO EXCEPTING THEREFROM, THAT TRACT OF LAND IN THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER DESCRIBED IN DEED TO MARVEL L. MUHS, DATED AUGUST 9, 1957, AND RECORDED OCTOBER 9, 1957, IN BOOK 61, PAGE 55.

SAID PARCEL 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN 1-INCH IRON PIPE MARKING THE EAST 1/4 CORNER OF SECTION 19;
THENCE SOUTH 89°54'43" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, A DISTANCE OF 650.21 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19;
THENCE NORTH 00°47'32" EAST, A DISTANCE OF 250.11 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°54'14" WEST, ALONG A LINE WHICH IS 250.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, A DISTANCE OF 560.28 FEET TO A POINT ON THE EAST LINE OF DEE HIGHWAY NO. 281, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2834.79 FEET;
THENCE NORTHWESTERLY ALONG SAID NON TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°29'38", AN ARC LENGTH OF 271.82 FEET, A CHORD WHICH BEARS NORTH 16°39'02" WEST, A CHORD LENGTH OF 271.72 FEET;
THENCE NORTH 01°44'36" WEST, A DISTANCE OF 4.43 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN SAID BOOK 61, PAGE 55;
THENCE NORTH 66°11'56" EAST, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN SAID BOOK 61, PAGE 55, A DISTANCE OF 220.19 FEET;
THENCE NORTH 03°11'41" EAST, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN SAID BOOK 61, PAGE 55, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 86°48'19" EAST, A DISTANCE OF 439.66 FEET TO A POINT ON THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19;
THENCE SOUTH 00°47'32" WEST, ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19, A DISTANCE OF 317.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.15 ACRES MORE OR LESS.

LEGAL DESCRIPTIONS

PARCEL 3 TAX LOT 600, 01N10E20

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE MARKING THE WEST 1/4 CORNER OF SECTION 20;
THENCE NORTH 02°11'42" EAST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1296.33 FEET TO THE NORTH 1/16 CORNER COMMON TO SECTIONS 19 AND 20;
THENCE SOUTH 88°10'53" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 1351.48 FEET TO A 5/8" REBAR MARKING THE NORTHWEST 1/16 CORNER OF SECTION 19;
THENCE SOUTH 01°14'04" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, A DISTANCE OF 660.83 FEET TO A 5/8" REBAR MARKING THE CENTER-SOUTH-NORTHWEST 1/64 CORNER;
THENCE SOUTH 04°37'55" WEST, A DISTANCE OF 622.21 FEET TO THE CENTER-WEST 1/16 CORNER;
THENCE 88°47'03" WEST, A DISTANCE OF 1336.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.05 ACRES MORE OR LESS.

PARCEL 4 TAX LOT 700, 01N10E20

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

BEGINNING AT A 1-INCH IRON PIPE MARKING THE WEST 1/4 CORNER OF SECTION 20;
THENCE SOUTH 88°47'03" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 133.26 FEET TO THE CENTER-WEST 1/16 CORNER;
THENCE NORTH 04°37'55" EAST, ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, A DISTANCE OF 622.21 FEET TO A 5/8" REBAR MARKING THE CENTER-SOUTH-NORTHWEST 1/64 CORNER;
THENCE NORTH 89°47'17" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, A DISTANCE OF 1307.65 FEET TO A 5/8" REBAR MARKING THE CENTER-SOUTH-NORTH 1/64 CORNER;
THENCE SOUTH 01°55'20" WEST, ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, A DISTANCE OF 653.73 FEET TO A 1" IRON PIPE MARKING THE CENTER OF SECTION 20;
THENCE SOUTH 02°06'35" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 20, A DISTANCE OF 1306.71 FEET TO THE CENTER-SOUTH 1/16 CORNER;
THENCE NORTH 88°33'51" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 2674.02 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 19 AND 20;
THENCE NORTH 02°10'52" EAST, ALONG THE WEST LINE OF SECTION 20, A DISTANCE OF 1296.47 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE COUNTY ROADS.

CONTAINING 97.08 ACRES MORE OR LESS.

SURVEY PERFORMED FOR:
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OWNER
MVO, LLC

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2024



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SHEET 4 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	19	1N.	10E.
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CS# 2023018