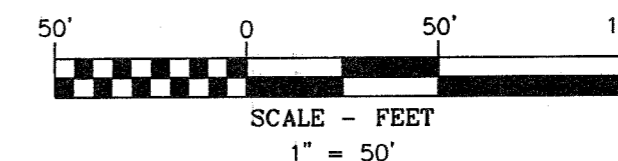


RECORD OF SURVEY

A PORTION OF LOT 4, ALBEE TRACT
LOCATED IN THE NE 1/4 OF SECTION 4., T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON.
2N 10E 4A TAX LOT 2400



BASIS OF BEARINGS

BETWEEN FOUND MONUMENT POINTS 250 AND 255
PER TERRA SURVEYING, CS NO. 2010-036

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NO.
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (275.00') DEED DISTANCE
- x — EXISTING FENCE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF TAX LOT 2400 OF HOOD RIVER COUNTY ASSESSOR MAP 2N-10E-4A AND TO RECORD A RECORD OF SURVEY WITH HOOD RIVER COUNTY. THE SUBJECT TRACT IS DESCRIBED IN WARRANTY DEED 2023-00924, RECORDED APRIL 28, 2023. SAID TRACT LIES WITHIN IN A PORTION OF LOTS 4 OF ALBEE TRACT.

THE EXTERIOR BOUNDARY OF LOT 4, ALBEE TRACT, WAS PREVIOUSLY COMPUTED BY OUR FIRM FOR A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOTS 2500, 2600 AND 3300, FILED AS COUNTY SURVEY 2018-040, LYING SOUTH AND EAST OF THE SUBJECT TRACT. SAID SURVEY WAS USED AS THE BASIS OF BEARING AND USED TO COMPUTE THE EXTERIOR BOUNDARY OF SAID LOT 4, ALBEE TRACT PREVIOUS ESTABLISHED MONUMENTS FROM AFORESAID SURVEY ESTABLISHED THE NORTHEAST AND SOUTHEAST CORNER OF THE SUBJECT TRACT AND SAID MONUMENTS WERE HELD IN THIS SURVEY. A PREVIOUS SURVEY PERFORMED BY NORMAN NEWTON, FILED AS COUNTY SURVEY 1511, SET A 5/8 REBAR WITH A ALUMINUM CAP AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, SAID MONUMENT WAS RECOVERED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCE AND HELD.

A NEW MONUMENT WAS SET AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT, WHICH WAS COMPUTED AT DEED DISTANCE, NORTH OF THE SOUTHWEST CORNER OF LOT 4, ALBEE TRACT, ALONG WITH A 30-FOOT OFFSET EAST, PARALLEL WITH THE SOUTH LINE OF SAID ALBEE TRACT, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY CLUB ROAD.

AN ENCROACHMENT IS BEING NOTED ON THE SOUTH LINE OF TAX LOT 2500. IT APPEARS AT ONE TIME THIS ENCROACHMENT WAS ATTEMPTED TO BE RESOLVED BY A SURVEY PERFORMED BY BISHOP SURVEYING FOR CANNON SEAL COATING, FILED AS COUNTY SURVEY NO. 79079, BUT IT APPEARS THAT NO DEEDS WERE RECORDED TO REFLECT THIS CHANGE.

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TERRA SURVEYING FOR KIRK NEWCOMB, FILED AUGUST 23, 2010, AS COUNTY SURVEY NO. 2010-036
- R2. SURVEY PERFORMED BY NEWTON SURVEYING CO. FOR RICH, BILL & W.W. CANNON, DATED 1971, FILED AS COUNTY SURVEY NO. 1511.
- R3. SURVEY PERFORMED BY DIELSCHNEIDER ASSOCIATES, INC., FOR C.E. CANNON, FILED JULY 27, 1973, AS COUNTY SURVEY NO. 7318.
- R4. PARTITION PLAT NO. 200711P, SURVEY PERFORMED BY KLEIN & ASSOCIATES INC., FOR AARON T. SWAFFORD, FILED APRIL 18, 2007, AS COUNTY SURVEY NO. 2007040
- R5. SURVEY PERFORMED BY BISHOP SURVEYING, FOR CANNON SEAL COATING, FILED SEPTEMBER 4, 1979, AS COUNTY SURVEY NO. 79079
- R6. SURVEY PERFORMED BY KLEIN & ASSOCIATES INC., FOR WESTLAKE W. CANNON AND DARREN & BRITNEY LAWRENCE, FILED AUG. 16, 2018, AS COUNTY SURVEY NO. 2018-040

MONUMENT INFORMATION

- (250) FOUND 5/8" REBAR, NO CAP, PER CS. NO. 7318, HELD FOR THE NORTHEAST CORNER OF TAX LOT 3300 (VISITED 2018)
- (251) FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NEWTON SURVEYING CO., PROP COR.", PER CS. NO. 1511, HELD FOR THE NORTHWEST CORNER OF TAX LOT 3300
- (252) FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NEWTON SURVEYING CO., PROP COR.", PER CS. NO. 1511, HELD FOR THE SOUTHWEST CORNER OF TAX LOT 3300
- (253) FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NEWTON SURVEYING CO., PROP COR.", PER CS. NO. 1511, HELD FOR THE SOUTHWEST CORNER OF TAX LOT 2500
- (254) FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NEWTON SURVEYING CO., PROP COR.", PER CS. NO. 1511, HELD FOR THE NORTHEAST CORNER OF TAX LOT 2600 (VISITED 2018)
- (255) FOUND 5/8" REBAR, NO CAP, PER CS. NO. 1973018, HELD FOR THE SOUTHEAST CORNER OF TAX LOT 2600, SOUTHEAST 1.2' FROM EXISTING FENCE CORNER. (VISITED 2018)
- (256) FOUND 3" BRASS CAP IN MONUMENT CASE, PER CORNER CARD NO. 494, HELD FOR EAST 1/16 CORNER.
- (257) FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NEWTON SURVEYING CO., PROP COR.", PER CS. NO. 1511, HELD FOR THE NORTHWEST CORNER OF TAX LOT 2400
- (258)-(259) FOUND 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP AS PER CS. NO. 2018-040
- (260) FOUND 5/8" REBAR, NO CAP, 0.20' EAST OF PROPERTY LINE; PER CS. NO. 79079

SURVEYOR'S NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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

REFERENCED DEEDS

WARRANTY DEED, INSTRUMENT NO. 700601
REVOCATION OF TRANSFER ON DEATH DEED, INSTRUMENT NO. 2017-01972
WARRANTY DEED, INSTRUMENT NO. 2023-00924

SURVEY PERFORMED FOR:
MACARIO BIBIAN LEON
DATE OF MONUMENT: JULY 13, 2023
PROJECT: 23-06-15 DRAFT: GD
FILE: 230615-PLA.DWG LAYOUT TAB: OR SURVEY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jamaiah
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2025

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	4	2N.	10E.
<input type="checkbox"/>			
<input type="checkbox"/>			

OWNER
MACARIO BIBIAN LEON



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