HOOD RIVER COUNTY SURVEYOR'S OFFICE /16 CORNER RECORD OF SURVEY FOUND BRASS CAP IN MONUMENT CASE PER CORNER CARD NO. 494 SURVEY NO. 2023036 A PORTION OF LOT 4, ALBEE TRACT 33 T.3N., R. 10 E. 8/30/2013 LOCATED IN THE NE 1/4 OF SECTION 4., T. 2N., R. 10E., W.M. SCALE - FEET T.2N., R. 10 E. **256**) HOOD RIVER COUNTY, STATE OF OREGON. 1" = 50'M 2N 10E 4A TAX LOT 2400 BASIS OF BEARINGS BETWEEN FOUND MONUMENT POINTS 250 AND 255 PER TERRA SURVEYING, CS NO. 2010-036 CS NO. 88033 -NORTH LINE OF CS NO. 2007-040 LOT 4 ALBEE TRACT NORTHWEST CORNER PER P.P. NO. 200711P LOT 4 ALBEE TRACT LEGEND PER P.P. NO. 200711P O SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP 20 FOOT ROAD DEDICATED TO THE PUBLIC 60' (KA OR59002) PER FEE NO. 812214 -- CANNON DR • FOUND MONUMENT AS NOTED IN DESCRIPTIONS 30 FOOT NONEXCLUSIVE EASEMENT COMPUTED ANGLE POINT, NOT MONUMENTED PER FEE NO. 20033159 (257) N89'45'36"Ê 662.75'FD 662.87'R1 245.00 REFERENCE MONUMENT 417.75 FENCE 11.5' N (67.00') 208.00 ~30* COUNTY SURVEY NO. CS NO. FENCE 8.9' N RECORD DATA PER RECORD OF SURVEY NO. BUILDING DEED LINE PER-FOUND DATA FD WARRANTY DEED HOUSE INST. 2023-00924 (275.00') DEED DISTANCE **TAX LOT 2400** - EXISTING FENCE WARRANTY DEED INSTRUMENT NO. 2023-00924 BUILDING CS. NO. 79079 -ORIGINAL LOCATION OF OLD 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 **TAX LOT 2600** 12.5' ENCROACHMENT (260) SURVEY WITH HOOD RIVER COUNTY. THE SUBJECT TRACT IS DESCRIBED IN WARRANTY DEED 259 2023-00924, RECORDED APRIL 28, 2023. SAID TRACT LIES WITHIN IN A PORTION OF LOTS CS NO. 1511 245.00 30 4 OF ALBEE TRACT. CS NO. 2018-040 275.00' (275.00') THE EXTERIOR BOUNDARY OF LOT 4, ALBEE TRACT, WAS PREVIOUSLY COMPUTED BY OUR GARAGE N89'46'02"E 297.93 WARRANTY DEED NO. 700601 FIRM FOR A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOTS 2500, 2600 AND 3300, -NEWER EXISTING 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 TAX LOT 2500 EXTERIOR BOUNDARY OF SAID LOT 4, ALBEE TRACT PREVIOUS ESTABLISHED MONUMENTS FROM AFORESAID SURVEY ESTABLISHED THE NORTHEAST AND SOUTHEAST CORNER OF THE INSTRUMENT NO. S89*28'57"W 116.07' 2017-01972 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 CS. NO. 2018-040 WAS RECOVERED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCE AND HELD. BUILDING 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, ABLEE TRACT, ALONG WITH A 30-FOOT OFFSET EAST, PARALLEL WITH THE SOUTH LINE OF SAID ABLEE TRACT, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY CLUB ROAD. HOUSE 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 <u>250</u> -- 49.69' 275.00' (275.00') CHANGE 122.93'1 229.17 R1 (251) 245.00 S89°29'58"W 278.86'FD & R1 (255)S89°28'57"W 116.07'FD S89'46'02"W 267.93'FD BASIS OF BEARING 115.96'R1 TAX LOT 3100 268.36'R2 REFERENCED SURVEYS ROAD TAX LOT 3300 R1. SURVEY PERFORMED BY TERRA SURVEYING FOR KIRK NEWCOMB, FILED AUGUST 23, 2010, AS COUNTY SURVEY NO. 2010-036 CS NO. 1973-7318 R2. SURVEY PERFORMED BY NEWTON SURVEYING CO. FOR RICH, BILL & W.W. CANNON, -SOUTHWEST CORNER CS NO. 2010-036 DATED 1971, FILED AS COUNTY SURVEY NO. 1511. MONUMENT INFORMATION LOT 4 ALBEE TRACT R3. SURVEY PERFORMED BY DIELSCHNEIDER ASSOCIATES, INC., FOR C.E. CANNON, FILED . 00, 00, (250) FOUND 5/8" REBAR, NO CAP, PER CS. NO. 7318, HELD FOR TAX LOT 3400 OT 5 RACT JULY 27, 1973, AS COUNTY SURVEY NO. 7318. THE NORTHEAST CORNER OF TAX LOT 3300 (VISITED 2018) R4. PARTITION PLAT NO. 200711P, SURVEY PERFORMED BY KLEIN & ASSOCIATES INC., FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED OUNTRY BARN FOR AARON T. SWAFFORD, FILED APRIL 18, 2007, AS COUNTY SURVEY NO. 2007040 "NEWTON SURVEYING CO., PROP COR.", PER CS. NO. 1511, HOUSE HELD FOR THE NORTHWEST CORNER OF TAX LOT 3300 R5. SURVEY PERFORMED BY BISHOP SURVEYING, FOR CANNON SEAL COATING, 252) FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED FILED SEPTEMBER 4, 1979, AS COUNTY SURVEY NO. 79079 "NEWTON SURVEYING CO., PROP COR." PER CS. NO. 1511, R6. SURVEY PERFORMED BY KLEIN & ASSOCIATES INC., FOR WESTLAKE W. CANNON AND HELD FOR THE SOUTHWEST CORNER OF TAX LOT 3300 DARREN & BRITTNEY LAWRENCE, FILED AUG. 16, 2018, AS COUNTY SURVEY NO. (252) Ö 253) FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED N89'29'06"E 116.36' "NEWTON SURVEYING CO., PROP COR." PER CS. NO. 1511, N89*43'57"E 268.07' 116.24'R1 HELD FOR THE SOUTHWEST CORNER OF TAX LOT 2500 268.36'R2 30.00 ACCESS EASEMENT 254 FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED MICROFILM NO. 740077 REGISTERED "NEWTON SURVEYING CO., PROP COR." PER CS. NO. 1511, HELD **PROFESSIONAL** FOR THE NORTHEAST CORNER OF TAX LOT 2600 (VISITED 2018) 60' **TAX LOT 3200** AND SURYEYOR (255) FOUND 5/8" REBAR, NO CAP, PER CS. NO. 1973018, HELD FOR THE SOUTHEAST CORNER OF TAX LOT 2600. SOUTHEAST 30' 30' 1.2' FROM EXISTING FENCE CORNER. (VISITED 2018) OWNER OREGON 256) FOUND 3" BRASS CAP IN MONUMENT CASE, PER CORNER CARD NO. MACARIO BIBIAN LEON 494, HELD FOR EAST 1/16 CORNER. JAMES M. KLEIN 59002 (257) FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED SURVEYOR'S NOTES REFERENCED DEEDS "NEWTON SURVEYING CO., PROP COR.", PER CS. NO. 1511, Expires 6-30-2025 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT. THIS HELD FOR THE NORTHWEST CORNER OF TAX LOT 2400 SHEET 1 OF WARRANTY DEED, INSTRUMENT NO. 700601 SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING REVOCATION OF TRANSFER ON DEATH DEED, INSTRUMENT NO. 2017-01972 WILLAMETTE MERIDIAN (258)-(259) FOUND 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP AS PER CS. NO. WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: HOOD RIVER COUNTY, OREGON WARRANTY DEED, INSTRUMENT NO. 2023-00924 EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, Klein & Associates, Inc. 1/4 SEC T. (260) FOUND 5/8" REBAR, NO CAP, 0.20' EAST OF PROPERTY AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE LINE; PER CS. NO. 79079 SURVEY PERFORMED FOR: SEARCH MAY DISCLOSE. ENGINEERING • SURVEYING • PLANNING 10E 2N. MACARIO BIBIAN LEON 1411 13th Street • Hood River, OR 97031

KLEIN & ASSOCIATES, INC. MAKES NO WARRANTY AS TO MATTERS OF

UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

DATE OF MONUMENT: JULY 13, 2023

FILE: 230615-PLA.DWG LAYOUT TAB: OR SURVEY

PROJECT: 23-06-15 DRAFT: GD

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