

RECORD OF SURVEY

A PORTION OF LOT 4 & 5, BLOCK 2, MOUNTAIN VIEW
ADDITION TO HOOD RIVER, THE N.W. 1/4 OF THE N.E. 1/4
OF SECTION 35, T. 3N., R. 10E., W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON.

3N 10E 35AB TAX LOT 5500



**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2023042

FILED 12/13/2023

BY JK

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION ALONG THE SOUTH LINE OF
PROSPECT AVENUE BETWEEN POINTS (1509) AND (1510)
BEARS S89°19'16"E

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- RM REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NUMBER
- B.G. BELOW GRADE
- Y.P.C. YELLOW PLASTIC CAP
- HRC HOOD RIVER COUNTY

- PROPERTY LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY
- x FENCE

REFERENCED SURVEYS

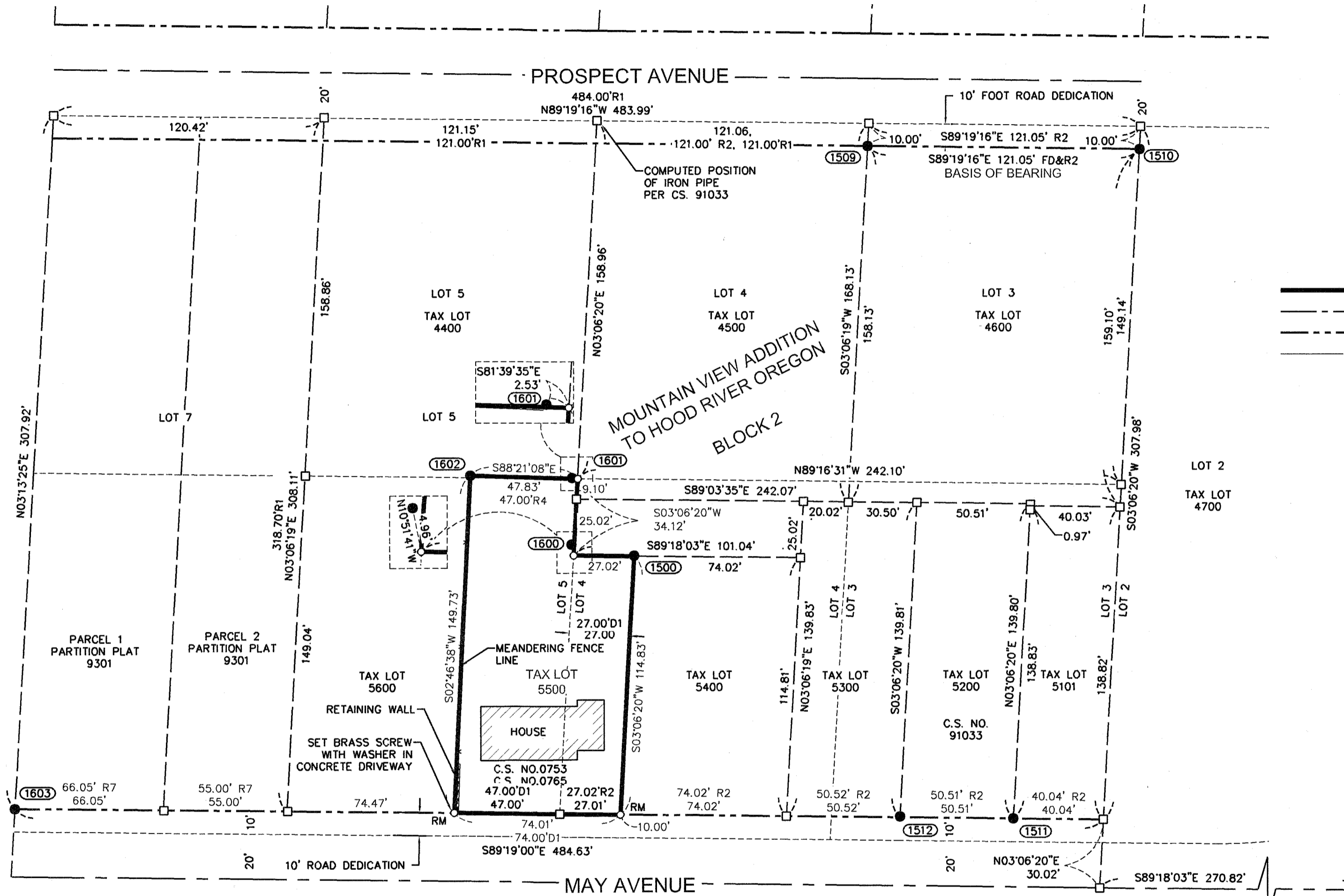
- R1. MOUNTAIN VIEW ADDITION TO HOOD RIVER OREGON PERFORMED BY C.M. HURLBURT, FILED NOVEMBER 18, 1935, AS COUNTY SURVEY NO. 1720
- R2. SURVEY PERFORMED BY DLC SURVEYING, FOR DON JUDD; FILED MAY 21, 1991, AS COUNTY SURVEY NO. 91033
- R3. SURVEYS PERFORMED BY MART C. PERKINS FOR GUY CARY; DATED OCTOBER 10, 1958, FILED AS COUNTY SURVEY NO 0765.
- R4. SURVEY PERFORMED BY MART C. PERKINS FOR GUY CARY; FILED DECEMBER 31, 1957, AS COUNTY SURVEY NO. 0753.
- R5. MOUNTAIN VIEW ADDITION PERFORMED BY TENNESON ENGINEERING CORP. FOR HERSHNER & BELL REALTY, INC.; FILED JULY 6, 1971 AS COUNTY SURVEY NO. 1090
- R6. SURVEY PERFORMED BY HOOD RIVER COUNTY SURVEY OFFICE; DATED FEBRUARY 29, 1968, AS COUNTY SURVEY NO. 1135
- R7. PARTITION PLAT 9301 PERFORMED BY KLEIN & ASSOC. INC., FOR RICHARD AND SANDRA KRAHN AND LARENE KELLY; FILED FEB. 3, 1993, AS COUNTY SURVEY NO. 93002.
- R8. SURVEY PERFORMED BY DLC SURVEYING, FOR MEL TAYLOR; FILED APRIL 13, 1981, AS COUNTY SURVEY 81030

REFERENCED DEEDS

- D1 BARGAIN AND SALE DEED, INSTRUMENT NO. 2009-02714.

MONUMENT INFORMATION

- (1500) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER SURVEY C.S. NO. 91033; HELD.
- (1509) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER SURVEY C.S. NO. 91033; HELD.
- (1510) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER SURVEY C.S. NO. 91033; HELD.
- (1511) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER SURVEY C.S. NO. 91033; HELD.
- (1512) FOUND HOT SPOT PRESUMED TO BE 1/2" IRON ROD WITH Y.P.C. STAMPED "LS1028"; PER SURVEY C.S. NO. 91033; HELD.
- (1600) FOUND 1/2" IRON PIPE PER SURVEY C.S. NO. 0753; NOT ACCEPTED.
- (1601) FOUND 1/2" IRON PIPE PER SURVEY C.S. NO. 0753; NOT ACCEPTED.
- (1602) FOUND 1/2" IRON PIPE PER SURVEY C.S. NO. 0753; HELD.
- (1603) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "LS 1028" PER SURVEY C.S. NO. 81030



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE EXTERIOR BOUNDARY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BARGAIN AND SALE DEED, RECORDED JULY 10, 2009, INSTRUMENT NO. 2009-02714, CONVEYED TO ALLAN D. TENGWALL AND JULIA TENGWALL, HUSBAND AND WIFE, BEING TAX LOT 5500 OF HOOD RIVER COUNTY ASSESSOR MAP 3N10E35AB. THE SUBJECT TRACT IS DESCRIBED AS A PORTION OF LOTS 4 AND 5, BLOCK 2, MOUNTAIN VIEW ADDITION TO HOOD RIVER. A PREVIOUS SURVEY PERFORMED BY DLC SURVEYING, FILED AS COUNTY SURVEY 91033, LYING ADJACENT TO THE SUBJECT TRACT WAS USED AS THE BASIS TO ESTABLISH THE EXTERIOR BOUNDARY OF LOTS 3, 4 AND 5, ALONG WITH THE EXTERIOR OF SAID BLOCK 2. MULTIPLE DLC SURVEYING MONUMENTS PER COUNTY SURVEY 91033, BEING 1/2" REBARS WERE RECOVERED DURING THIS SURVEY AND WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCES AND HELD.

TWO PREVIOUS SURVEYS, PERFORMED BY MART PERKINS ON THE SUBJECT TRACT, FILED AS COUNTY SURVEY 0753 AND 0765 NOTED DISCREPANCIES BETWEEN FOUND IRON PIPES AND HIS COMPUTED POSITION OF PROPERTY CORNERS. HE ALSO NOTED DISCREPANCY BETWEEN THE WEST LINE OF MOUNTAIN VIEW ADDITION TO HOOD RIVER AND THE WEST LINE OF LOT 4, ADAMS PARADISE ACREAGE. DURING THIS SURVEY THREE IRON PIPES WERE RECOVERED BUT SAID IRON PIPES DID NOT AGREE WITH DEED DISTANCE NOR POSSESSION LINES, EXCEPT ONE LOCATED AT THE NORTHWEST CORNER, WHICH WAS HELD IN THIS SURVEY. THE EXTERIOR BOUNDARY WAS ESTABLISHED BY HOLDING DEED DISTANCES FROM THE COMPUTED POSITION OF SAID LOTS BASED ON AFORESAID COUNTY SURVEY 91033. NEW MONUMENTS WERE SET AT THE COMPUTED POSITIONS AS SHOWN.

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, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; 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.

THERE MAY BE EASEMENTS WHICH AFFECT THE LAND SHOWN HEREON.

NOTE

THE TERM "HOT SPOT" REFERS TO A MONUMENT LIKELY BURIED UNDER PAVEMENT AS LOCATED WITH A METAL DETECTOR.

POSITION OF CITY MONUMENT D-8
SEARCHED FOR BUT NOT FOUND.
HOT SPOT UNDER ASPHALT
AT COMPUTED POSITION

OWNER

TENGWALL, ALLAN D & JULIA

SURVEY PERFORMED FOR:
ALLAN D TENGWALL
DATE OF MONUMENT: AUGUST 16, 2023
PROJECT: 23-07-12 DRAFT: LC
FILE: 230712.DWG LAYOUT TAB: OR SURVEY

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



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REGISTERED
PROFESSIONAL
LAND SURVEYOR
James M. Klein
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.

35AB 3N. 10E.

CS# 2023042