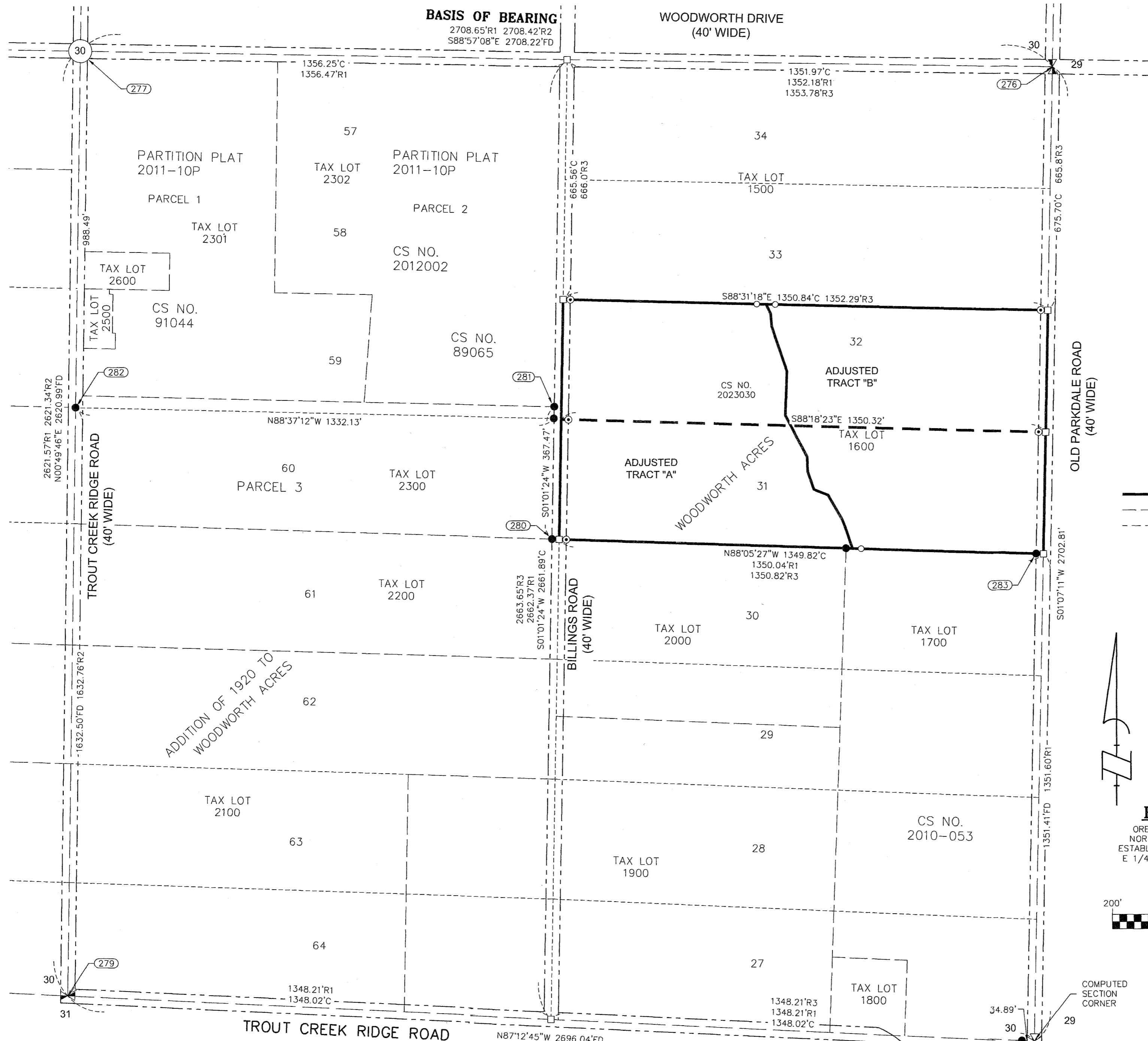


# PROPERTY LINE ADJUSTMENT

LOCATED IN THE  
SE 1/4 SECTION 30, T. 1N. R. 10E, W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
TAX LOT 1600 01N10E30

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

SURVEY NO. 2024 018  
FILED 3/1/2024  
BY KJ



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED PROPERTY LINES PER HOOD RIVER COUNTY PLANNING DEPARTMENT PROPERTY LINE ADJUSTMENT FILE NO. 23-0242 AND MINOR AMENDMENT 24-0007 AND AS DESCRIBED HOOD RIVER COUNTY INSTRUMENT NO. 2024-00373.

THE PERIMETER BOUNDARY OF LOT 31 AND LOT 32, OF WOODWORTH ACRES, WAS SURVEYED BY ME IN SURVEY NO. 2023-030, SAID MONUMENTS WERE FOUND AND HELD.

THE APPROXIMATE CENTERLINE OF TROUT CREEK WAS LOCATED ON JANUARY 10, 2024 AND IS BEING USED AS THE ADJUSTED BOUNDARY LINE.

REFERENCE MONUMENTS WERE SET ON THE PROPERTY LINES ON THE EAST AND WEST SIDE OF CREEK AS SHOWN.

## LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- ⊙ FOUND 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608) PER CS. NO. 2023030
- 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
- PROPERTY BOUNDARY
- - - EXISTING TAX LOT LINE
- - - ORIGINAL PLAT LOT LINES

## FOUND MONUMENT INFORMATION

SEE PAGE 2 OF 2

## OWNER

JEFF McNERNEY AND  
CASSANDRA McNERNEY

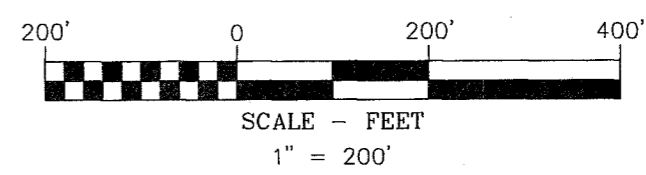
## AREA NOTE:

|                    | ORIGINAL AREA | ADJUSTED AREA |
|--------------------|---------------|---------------|
| ADJUSTED TRACT "A" | 10.39 ACRES   | 10.25 ACRES   |
| ADJUSTED TRACT "B" | 10.40 ACRES   | 10.53 ACRES   |

AREAS INCLUDING THE AREA WITHIN THE OLD PARKDALE ROAD AND BILLINGS ROAD RIGHT-OF-WAYS

## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE  
E 1/4 AND THE CENTER CORNER OF SECTION 30  
BETWEEN POINT NO. 276 AND 277



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 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

|         |     |      |
|---------|-----|------|
| 1/4 SEC | T.  | R.   |
| 30      | 1N. | 10E. |

SURVEY PERFORMED FOR:  
JEFF McNERNEY  
DATE OF MONUMENTATION: JANUARY 10, 2024  
PROJECT: 240102 DRAFT: LJS  
FILE: 240102BLS.DWG LAYOUT TAB: ROS

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

CS# 2024 018

# PROPERTY LINE ADJUSTMENT

LOCATED IN THE  
SE 1/4 SECTION 30, T. 1N. R. 10E, W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
TAX LOT 1600 01N10E30

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

SURVEY NO. 2024018  
FILED 3/1/2024  
BY RS

## LINE TABLE

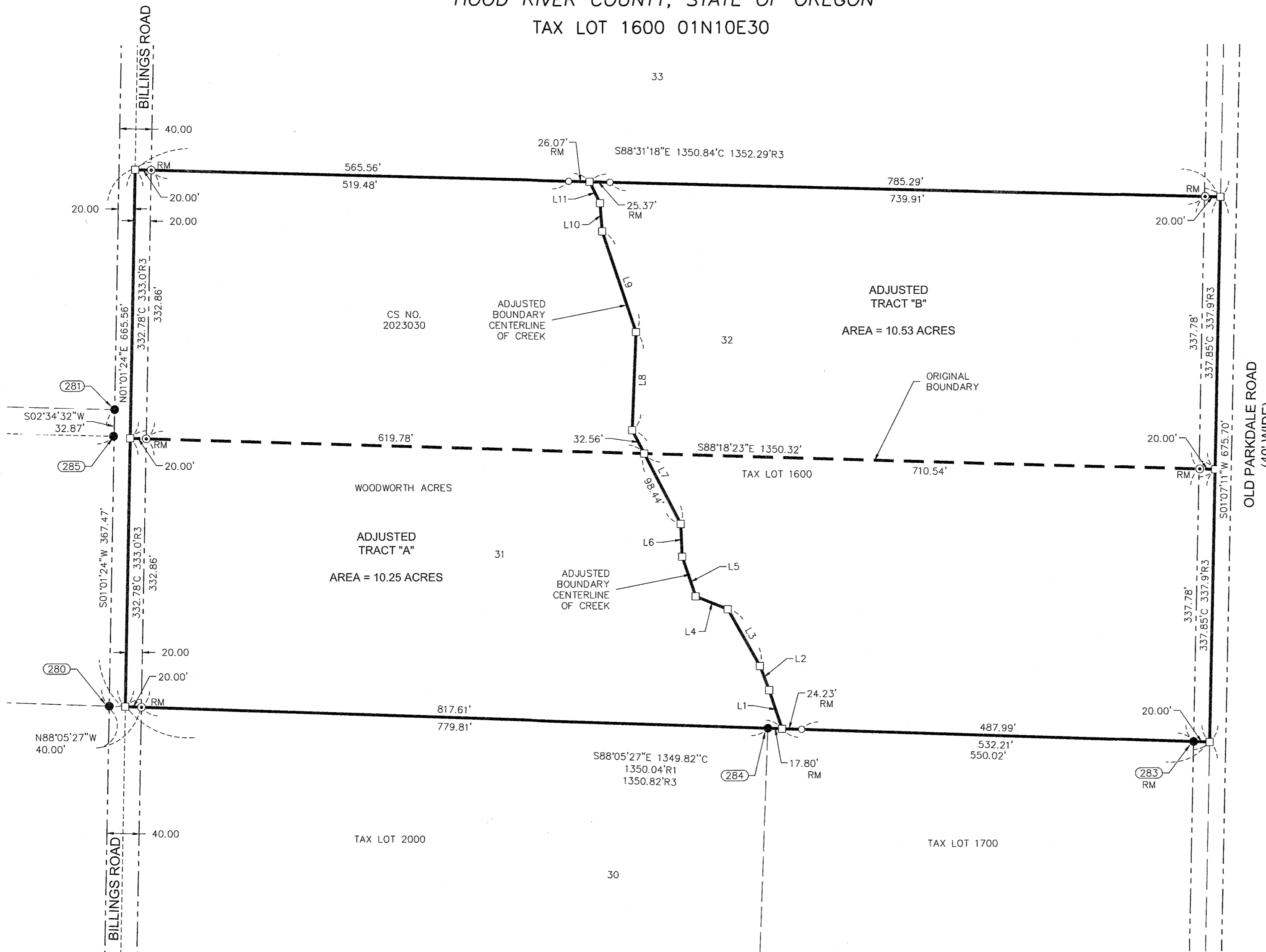
| LINE # | DIRECTION   | LENGTH |
|--------|-------------|--------|
| L1     | S18°32'55"E | 50.39  |
| L2     | S20°58'36"E | 32.13  |
| L3     | S29°44'19"E | 81.06  |
| L4     | S68°20'08"E | 42.84  |
| L5     | S18°53'58"E | 52.04  |
| L6     | S2°29'34"E  | 40.60  |
| L7     | S27°32'55"E | 131.01 |
| L8     | S2°13'01"W  | 121.73 |
| L9     | S18°40'19"E | 131.88 |
| L10    | S4°19'43"E  | 35.06  |
| L11    | S25°57'35"E | 29.63  |

## FOUND MONUMENT INFORMATION

- (276) 5/8" REBAR WITH NO CAP FOUND IN MON CASE; HELD FOR THE EAST 1/4 CORNER OF SECTION 30.
- (277) 5/8" REBAR WITH NO CAP; HELD FOR THE CENTER 1/4 CORNER OF SECTION 30.
- (278) 1/2" IRON ROD NO. CAP, FOUND N87°12'45"E 34.89' FROM THE SE CORNER OF SECTION 30, PER SURVEY NO. 2010-053 HELD FOR REFERENCE MONUMENT.
- (279) BRASS CAP MONUMENT; HELD FOR THE SOUTH 1/4 CORNER OF SECTION 30.
- (280)-(281) 5/8" REBAR WITH YPC LS.59002; SET BY KLEIN & ASSOCIATES, IN COUNTY SURVEY NO. 2012-002, HELD CORNER POSITIONS.
- (283)-(284) 1/2" IRON ROD FOUND LS.2393; SET BY WYEAST SURVEYS CS.2010053, HELD CORNERS ON SOUTH LINE OF LOT 31.
- (282) FOUND RAILROAD SPIKE, UNKNOWN ORIGIN, ALSO SHOWN IN SURVEY NO. 89065.
- (285) 5/8" REBAR WITH YPC LS.932; SET BY KLEIN & ASSOCIATES IN COUNTY SURVEY NO. 89065. HELD CORNER

## LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
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- RM REFERENCE MONUMENT
- C COMPUTED DATA
- Y.P.C. YELLOW PLASTIC CAP



## REFERENCED DEEDS

TAX LOT 1600  
WARRANTY DEED, INSTRUMENT NO. 20001383  
MEMORANDUM OF REAL REAL PROPERTY  
SALES CONTRACT INSTRUMENT NO. 2023-02038  
INSTRUMENT NO. 2024-00373

## PLSS LAND CORNER CARDS

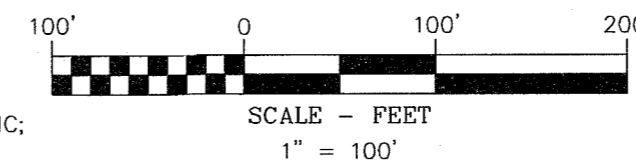
CORNER CARD NO. 94 = SOUTH 1/4 CORNER SECTION 30  
CORNER CARD NO. 647 = EAST 1/4 CORNER SECTION 30  
CORNER CARD NO. 843 = CENTER 1/4 CORNER SECTION 30  
CORNER CARD NO. 1023 = SOUTHEAST CORNER SECTION 30

## LEGAL DESCRIPTION

LOT 31 AND LOT 32, WOODWORTH ACRES, LOCATED IN SECTION 30, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON

## REFERENCED SURVEYS

- R1. RECORD OF SURVEY PERFORMED BY WYEAST SURVEYS, FOR ELIZABETH KEITH; FILED AS COUNTY SURVEY NO. 2010053, FILED NOVEMBER 2, 2010
- R2. PARTITION PLAT NO. 201110P, PERFORMED BY KLEIN & ASSOCIATES INC; FOR ALLEN E. BERRETH, FILED AS COUNTY SURVEY NO. 2012-002, FILED JANUARY 6, 2012
- R3. WOODWORTH ACRES PLAT, COUNTY SURVEY NO. 135.
- R4. ADDITION OF 1920 TO WOODWORTH ACRES, FILED AUGUST 11, 1920 FILED AS COUNTY SURVEY NO. 1296
- R5. RECORD OF SURVEY PERFORMED BY KLEIN & ASSOCIATES, FOR ALVIN GLAZE; FILED AS COUNTY SURVEY NO. 89065, FILED JULY 3, 1989
- R6. RECORD OF SURVEY PERFORMED BY KLEIN & ASSOCIATES, FOR TRANSAMERICA FINANCIAL SERVICE; FILED AS COUNTY SURVEY NO. 91044, FILED JUNE 11, 1991
- R7. RECORD OF SURVEY PERFORMED BY KLEIN & ASSOCIATES, FOR BERNARD F & JUDY A LACEY, TRUSTEES OF THE BERNARD F & JUDY A LACEY REVOCABLE TRUST; FILED AS COUNTY SURVEY NO. 2023030, FILED AUGUST 10, 2023



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leonides J. Sandoval*  
OREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
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SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

|     |     |      |    |
|-----|-----|------|----|
| 1/4 | SEC | T.   | R. |
| 30  | 1N. | 10E. |    |

SURVEY PERFORMED FOR:  
JEFF McNERNY  
DATE OF MONUMENTATION: JANUARY 10, 2024  
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CS# 2024018