

# RECORD OF SURVEY

LOCATED IN THE SE 1/4 OF THE SE 1/4  
SECTION 30, T. 2N., R. 11E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON.  
2N 11E 30 TAX LOT 2203



SCALE - FEET  
1" = 60'

## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
POINTS (251) AND (252) - BEARS N 00°07'57" E

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2024030

FILED 6/11/2024

BY *RJ*

## LEGEND

- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- INST. NO. INSTRUMENT NUMBER
- C.S.NO. COUNTY SURVEY NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- FD FOUND DATA
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- C.C.# CORNER CARD NUMBER
- BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- FENCE
- COMMUNITY WATER SYSTEM
- CATCH BASIN

## MONUMENT INFORMATION

- (250) FOUND 1/2" IRON ROD WITH Y.P.C.; PER COUNTY SURVEY NO. 91085; N56°23'30"W -1.09' FROM COMPUTED POSITION; NOT ACCEPTED.
- (251) (254) FOUND 1/2" IRON ROD WITH NO CAP; PER COUNTY SURVEY NO. 83002. HELD.
- (252) FOUND 1/2" IRON ROD HELD FOR 1/16 CORNER; PER COUNTY SURVEY NO. 79087; C.C. #855; HELD.
- (253) FOUND 1/2" IRON ROD; PER COUNTY SURVEY NO. 79120; HELD FOR REFERENCE MONUMENT.

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY D...C. SURVEYING FOR BERNICE HOFFMAN FILED APRIL 29 1883 IN COUNTY SURVEY NO. 83002.
- R2. SURVEY PERFORMED BY D.L.C. SURVEYING FOR MELVIN GREEN FILED DECEMBER 27, 1979 IN COUNTY SURVEY NO. 79120.
- R3. SURVEY PERFORMED BY D.L.C. SURVEYING FOR MELVIN GREEN, FILED DECEMBER 31, IN COUNTY SURVEY NO. 79087.
- R4. SURVEY PERFORMED BY D.L.C. SURVEYING FOR WILLAMETTE UNIVERSITY, FILED DECEMBER 27, 1979 IN COUNTY SURVEY NO. 79119.
- R5. PARTITION PLAT 9127, PERFORMED BY D.L.C. SURVEYING FOR JAMES AND TINA O'BRIAN, FILED DECEMBER 6, 1991 IN COUNTY SURVEY NO. 91085.

## REFERENCED DEEDS

BARGAIN AND SALE DEED, INSTRJMENT NO. 2022-00469.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James M. Klein*  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002

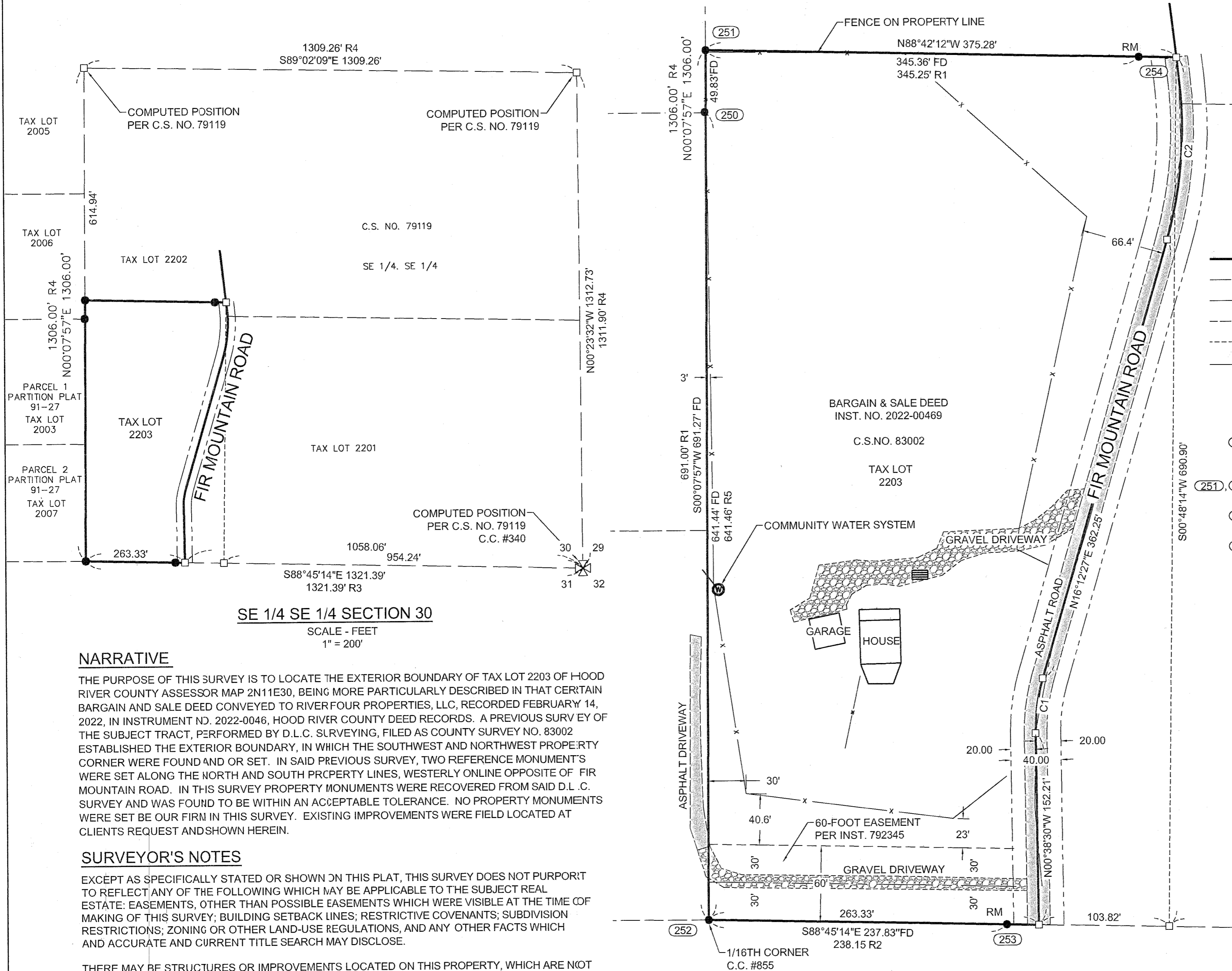
Expires 6-30-2025

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

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

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	30	2N.	11E.
<input type="checkbox"/>			

CS# 2024030.



## SE 1/4 SE 1/4 SECTION 30

SCALE - FEET  
1" = 200'

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF TAX LOT 2203 OF HOOD RIVER COUNTY ASSESSOR MAP 2N11E30, BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN BARGAIN AND SALE DEED CONVEYED TO RIVER FOUR PROPERTIES, LLC, RECORDED FEBRUARY 14, 2022, IN INSTRUMENT NO. 2022-0046, HOOD RIVER COUNTY DEED RECORDS. A PREVIOUS SURVEY OF THE SUBJECT TRACT, PERFORMED BY D.L.C. SURVEYING, FILED AS COUNTY SURVEY NO. 83002 ESTABLISHED THE EXTERIOR BOUNDARY, IN WHICH THE SOUTHWEST AND NORTHWEST PROPERTY CORNER WERE FOUND AND OR SET. IN SAID PREVIOUS SURVEY, TWO REFERENCE MONUMENTS WERE SET ALONG THE NORTH AND SOUTH PROPERTY LINES, WESTERLY ONLINE OPPOSITE OF FIR MOUNTAIN ROAD. IN THIS SURVEY PROPERTY MONUMENTS WERE RECOVERED FROM SAID D.L.C. SURVEY AND WAS FOUND TO BE WITHIN AN ACCEPTABLE TOLERANCE. NO PROPERTY MONUMENTS WERE SET BY OUR FIRM IN THIS SURVEY. EXISTING IMPROVEMENTS WERE FIELD LOCATED AT CLIENTS REQUEST AND SHOWN HEREIN.

## 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 AND ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THERE MAY BE STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY, WHICH ARE NOT SHOWN HEREON.

## OWNER

RIVER FOUR PROPERTIES, LLC

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

SURVEY PERFORMED FOR:  
CLIENT NAME: PAUL LANCE  
DATE OF MONUMENT: MAY 8, 2024  
PROJECT: 240410 DRAFT: GD  
FILE: 240410ROS.DWG LAYOUT TAB: OR SURVEY

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	44.11'	150.00'	16°50'57"	N7°46'58"E	43.95'
C2	129.38'	318.15'	23°18'03"	N4°33'25"E	128.49'