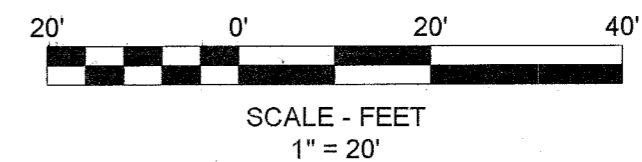


# RECORD OF SURVEY

SURVEY LOCATED IN  
 NW 1/4, NE 1/4, OF SECTION 36, T. 3N., R. 13E., W.M.  
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON.  
 3N 10E 36AB TAX LOT 7300, 7400



HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

SURVEY NO. 2024031

FILED 6/20/2024

BY *JK*

## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
 NORTH ZONE, GRID NORTH, GROUND DISTANCE  
 ESTABLISHED BY G.P.S. OBSERVATION  
 BETWEEN POINT (256) AND (250) BEARS S89°20'01"E

## LEGEND

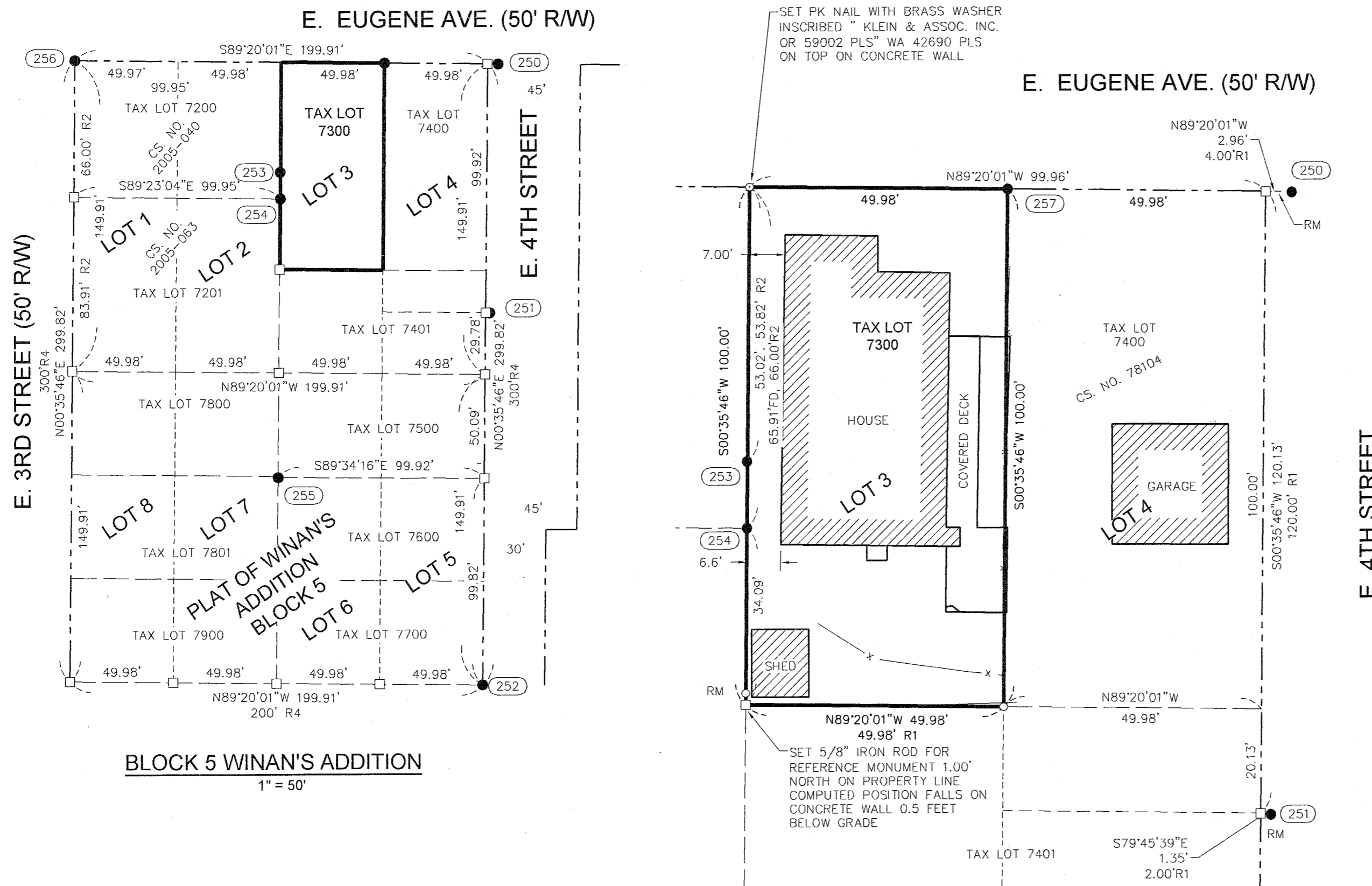
- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. OR 59002 PLS)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- BOUNDARY
- - - RIGHT-OF-WAY
- - - ORIGINAL LOT LINES WINAN'S ADDITION
- x FENCE

## MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO. 78104; S87°38'21"W 2.96' FROM CORNER. HELD FOR LINE.
- (251) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO. 78104; S79°45'39"E 1.35' FROM CORNER. HELD FOR LINE.
- (252) FOUND 5/8" IRON ROD, NO CAP. AS PER PLAT OF WINAN'S ADDITION C.S. NO. 1181. HELD.
- (253) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "WYEAST LS 2393"; PER PROPERTY LINE ADJUSTMENT C.S.NO. 2005-040; HELD.
- (254) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "WYEAST LS 2393"; PER PROPERTY LINE ADJUSTMENT C.S.NO. 2005063; HELD.
- (255) FOUND 5/8" IRON ROD WITH NO CAP; PER CS. NO. 78104; HELD.
- (256) FOUND 5/8" IRON ROD, NO CAP. AS PER PLAT OF WINAN'S ADDITION C.S. NO. 1181; HELD.
- (257) FOUND PK NAIL IN CONCRETE, UNKNOWN ORIGIN; HELD.

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY BISHOP SURVEYING FOR DAVE RHODES; COUNTY SURVEY NO. 78104
- R2. PROPERTY LINE ADJUSTMENT PERFORMED BY WYEAST SURVEYS FOR SCOTT SKELTON FILED AUGUST 18, 2005; COUNTY SURVEY NO. 2005063
- R3. RECORD OF SURVEY, PERFORMED BY WYEAST SURVEYS FOR KEVIN AND HOLLY NELSON, FILED MAY 22, 2002; COUNTY SURVEY NO. 2002029
- R4. PLAT OF WINAN'S ADDITION TO HOOD RIVER, PERFORMED BY TENNESON ENGINEERING, CORP., FILED APRIL 15, 1971 COUNTY SURVEY NO. 1181
- R5. WINAN'S ADDITION TO HOOD RIVER, FILED OCTOBER 19, 1888
- R6. PROPERTY LINE ADJUSTMENT PERFORMED BY WYEAST SURVEYS FOR SCOTT SKELTON FILED JUNE 20, 2005; COUNTY SURVEY NO. 2005040



BLOCK 5 WINAN'S ADDITION  
 1" = 50'

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY AND BUILDING IMPROVEMENTS ON TAX LOT 7300 OF HOOD RIVER COUNTY ASSESSOR MAP 03N10E36AB, BEING DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED OCT. 30, 2023, INSTRUMENT NO. 2023-02167, HOOD RIVER COUNTY DEED RECORDS. THE PROPERTY IS DESCRIBED AS THE NORTH 100 FEET OF LOT 3, BLOCK 5, WINAN'S ADDITION.

THE EXTERIOR BOUNDARY OF BLOCK 5, WINAN'S ADDITION, WAS PREVIOUSLY ESTABLISHED BY TENNESON ENGINEERING CORP., FILED AS COUNTY SURVEY 1181. TWO 5/8" IRON ROD WERE FOUND AND HELD, ONE LOCATED AT THE SOUTHEAST CORNER AND THE OTHER AT THE NORTHWEST CORNER OF SAID BLOCK 5. A 5/8" REBAR, SET BY BISHOP SURVEYING, FILED AS COUNTY SURVEY NO. 78104, FOR A REFERENCE MONUMENT TO THE NORTHEAST CORNER OF SAID BLOCK 5, WAS FOUND AND HELD FOR A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 5. SAID BISHOP SURVEY SHOWS A REFERENCE MONUMENT WAS SET 4.00 FOOT EAST OF THE NORTHEAST CORNER OF BLOCK 5, THIS SURVEY FOUND SAID BISHOP MONUMENT TO BE 3-FOOT EAST ONLINE. ANOTHER RECOVERED BISHOP MONUMENT ALONG THE WEST RIGHT-OF-WAY OF E. 4TH STREET, POINT (251) WAS ALSO FOUND TO BE OFF. TWO 1/2" IRON RODS AS SHOWN IN COUNTY SURVEY 2005063, ALONG THE WEST LINE OF THE SUBJECT TRACT WERE RECOVERED, AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES AND HELD IN THIS SURVEY. A PK NAIL OF UNKNOWN ORIGIN FOUND AT THE NORTHEAST CORNER OF THE SUBJECT TRACT AND WAS ACCEPTED IN THIS SURVEY. NEW PROPERTY MONUMENTS WERE THEN SET AT THE SOUTHEAST, SOUTHWEST, AND NORTHWEST CORNER 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.

## OWNER

JAMIE L. EBBERT

SURVEY PERFORMED FOR:  
 CLIENT NAME: JAMIE EBBERT  
 DATE OF MONUMENT: MAY 10, 2024  
 PROJECT: 240412 DRAFT: GD  
 FILE: 240412ROS.DWG LAYOUT TAB: OR SURVEY

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

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

## REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2023-02167.  
 STATUTORY WARRANTY DEED, INSTRUMENT NO. 2019-02284.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Jamie L. Ebbert*  
 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"/> | 36AB | 3N. | 10E. |
| <input type="checkbox"/>            |      |     |      |

CS# 2024031