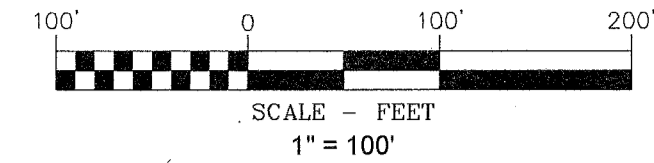


PROPERTY LINE ADJUSTMENT

PORTION OF PARCEL 2 OF PARTITION PLAT 2023-04P
AND ADJACENT LAND ALL LOCATED IN THE SE 1/4
SECTION 2, T. 2N. R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON.

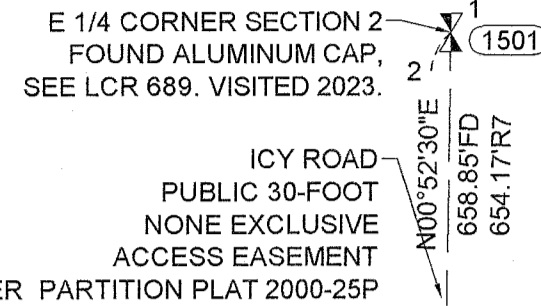
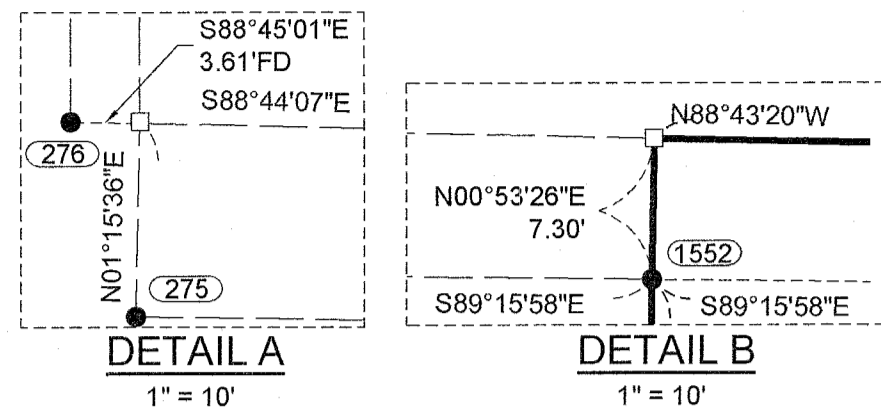


HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2024040
FILED 10/02/2024
BY KA

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION
BETWEEN POINTS NO. 252 AND 1519



REFERENCED SURVEYS

- R1. PROPERTY LINE ADJUSTMENT SURVEY, PERFORMED BY KLEIN AND ASSOCIATES FOR OAKMARSH LLC., FILED NOVEMBER 9, 2023, COUNTY SURVEY NO. 2022-053.
- R2. PROPERTY LINE ADJUSTMENT SURVEY, PERFORMED BY KLEIN AND ASSOCIATES FOR OAKMARSH LLC., FILED SEPTEMBER 29, 2022, COUNTY SURVEY NO. 2022-049.
- R3. SURVEY PERFORMED BY TERRA SURVEYING FOR ALAN WINANS, FILED OCTOBER 13, 2014, COUNTY SURVEY NO. 2014040.
- R4. SURVEY PERFORMED BY TERRA SURVEYING FOR ALAN WINANS, FILED JANUARY 7, 2008, COUNTY SURVEY NO. 2008002.
- R5. PARTITION PLAT 201906P PERFORMED BY BY KLEIN AND ASSOCIATES, INC. FOR GERARDO MURILLO AND MARIA MANZO, FILED NOVEMBER 11, 2022, COUNTY SURVEY NO. 2022-064.
- R6. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR LEE & MIKE MOORE, FILED JULY 12, 2006, COUNTY SURVEY NO. 2006-058.
- R7. PARTITION PLAT NO. 2000-025P, PERFORMED BY KLEIN & ASSOCIATES FOR CHRISTOPHER AND ANGELA LYNN, FILED AUGUST 9, 2000 COUNTY SURVEY NO. 2000065.
- R8. MAJOR PARTITION AND SURVEY PERFORMED BY BISHOP SURVEYING FOR SCHILL ENTERPRISES, INC., FILED DECEMBER 27, 1979 COUNTY SURVEY 79126.
- R9. PROPERTY BOUNDARY SURVEY, PERFORMED BY TERRA SURVEYING FOR NELLIE HJALTALIN, FILED MARCH 12, 2009, COUNTY SURVEY NO. 2009008.
- R10. PARTITION PLAT 202304P PERFORMED BY BY KLEIN AND ASSOCIATES, INC. FOR OAKMARSH, LLC., FILED JUNE 26, 2023, COUNTY SURVEY NO. 2023025.
- R11. PARTITION PLAT 201906P PERFORMED BY BY TERRA SURVEYING FOR DYKE DYE, CAROL McMURREN, DONNA GULIANI AND JANET ANDERSON, FILED JULY18, 2019, IN COUNTY SURVEY NO. 2019033.
- R12. SURVEY PERFORMED FOR CHAS ROSS, C.S. NO. 0373

MONUMENT INFORMATION

- (250) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KLEIN & ASSOC OR 59002" PARTITION PLAT 201906P, C.S. NO. 2022-064; HELD.
- (252) FOUND GUN BARREL; HELD FOR S-1/16TH CORNER COMMON TO SECTIONS 1&2, SEE COUNTY SURVEY 0373
- (275) FOUND 2" IRON PIPE; UNKNOWN ORIGIN; SAID PIPE IS CALLED FOR IN DEED, AND SHOWN IN MULTIPLE SURVEYS.
- (253) FOUND 5/8" REBAR WITH RED PLASTIC CAP PER CS NO. 2008002; HELD.
- (1519) (1550) FOUND 5/8" REBAR WITH RED PLASTIC CAP PER CS NO. 2008002; HELD.
- (1551) (1552)
- (276) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "OR 59002"; PER C.S. NO. 2006058.
- (1501) FOUND 2" ALUMINUM CAP; ILLEGIBLE; HELD FOR EAST 1/4 CORNER SECTION 2 (VISITED 2023)
- (1511) FOUND 3/4" IRON PIPE, PER C.S. NO. 2019033; HELD FOR LINE.
- (1520) FOUND 5/8" REBAR WITH RED PLASTIC CAP PER C.S. NO. 2009008; HELD.
- (1521)-(1524) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "KA OR 58608" PER PROPERTY LINE ADJUSTMENT C.S. NO. 2022049; HELD.
- (1525)-(1527) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "KA OR 58608" PER PROPERTY LINE ADJUSTMENT C.S. NO. 2022053; HELD.
- (1528)-(1530) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "KA OR 58608" PER PARTITION PLAT 2023-04P; C.S. NO. 2023025; HELD.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SET PROPERTY CORNER MONUMENTS, WHICH ARE BEING SET AS PART OF HOOD RIVER COUNTY PROPERTY LINE ADJUSTMENT, PLANNING NUMBER NO. 415-24-0061 BETWEEN TAX LOTS NUMBERS 2N10E02DA 1800 AND 2N10E02DA 1900.

THE TRACTS BEING ADJUSTED ARE DESCRIBED IN QUIT CLAIM DEED PROPERTY LINE ADJUSTMENT, INSTRUMENT NO. 2024-01907 AND QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2024-01908.

TAX LOT 1800 AND 1900 WERE PREVIOUSLY ESTABLISHED BY OUR FIRM IN TWO SEPARATE PROPERTY LINE ADJUSTMENT, FILED AS COUNTY SURVEY NO. 2022-049 AND COUNTY SURVEY NO. 2022-053, ALONG WITH PARTITION PLAT 2023-04P, FILED COUNTY SURVEY NO. 2023-025.

NEW PROPERTY MONUMENTS WERE SET AT THE EXTERIOR CORNER OF THE TWO ADJUSTED TRACTS, AS DESCRIBED IN AFORESAID QUIT CLAIM DEEDS, PROPERTY LINE ADJUSTMENT, INSTRUMENT NO. 2024-01907 AND INSTRUMENT NO. 2024-01908.

AREA NOTE

PARCEL	ORIGINAL AREA	NEW AREA
02N10E02DA1800	1.82 ACRES	1.82 ACRES
02N10E02DD1900	6.44 ACRES	6.44 ACRES

AREA OF 2N10E02DA1800, DOES NOT INCLUDED THE AREA LYING WITHIN THE RIGHT-OF-WAY OF GRAVENSTEIN DR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

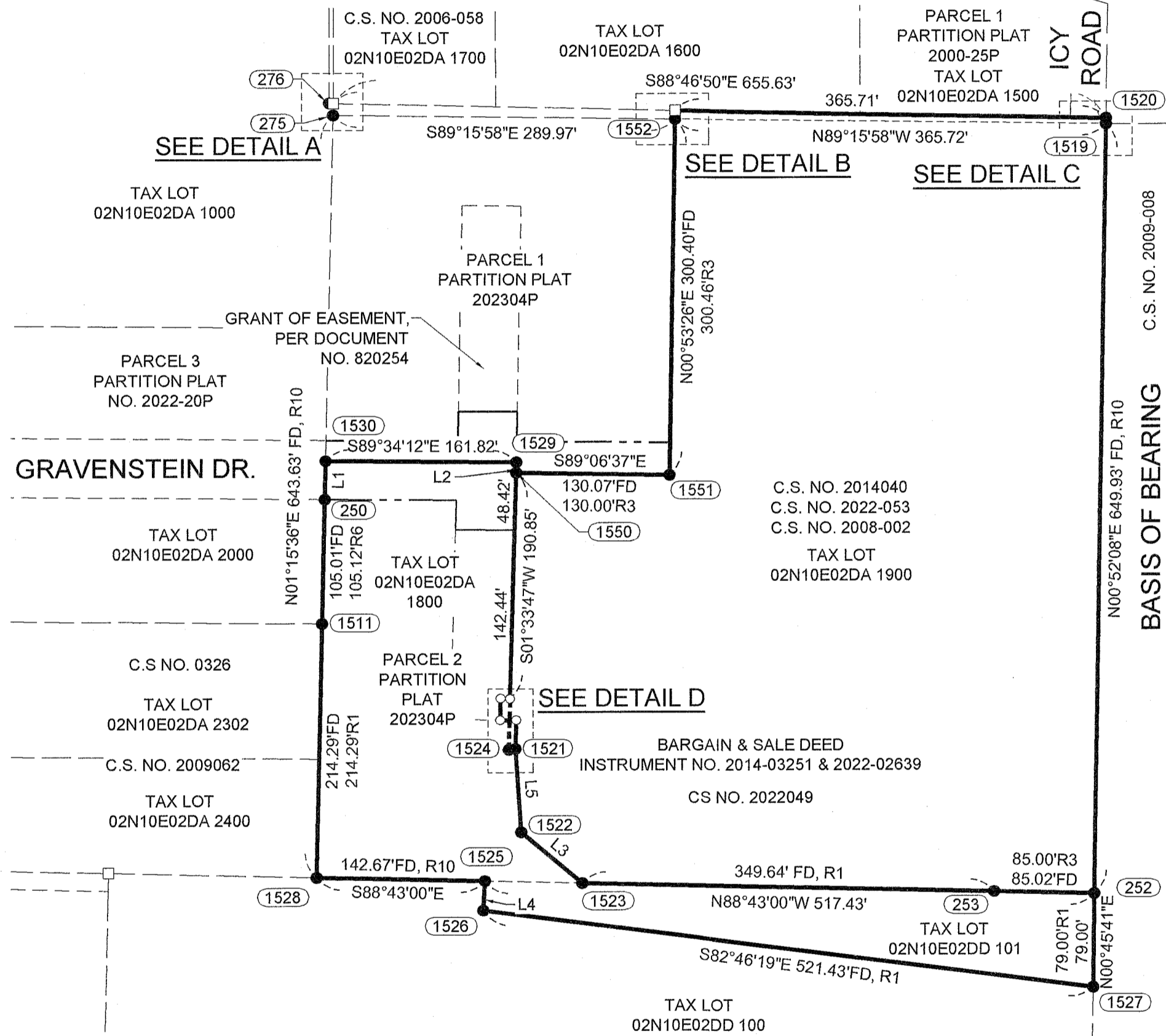
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2025

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

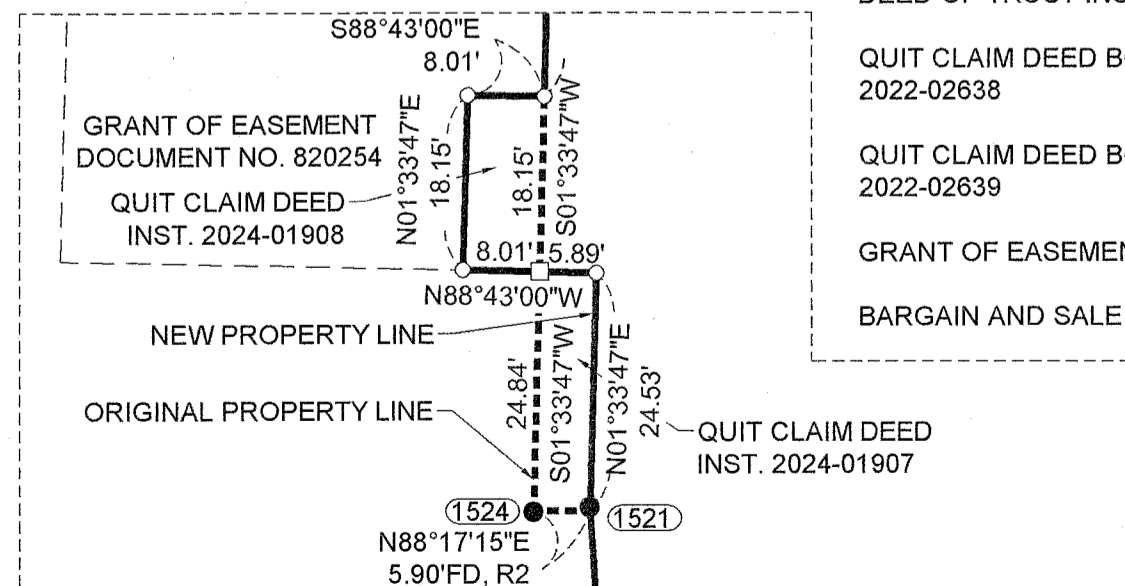
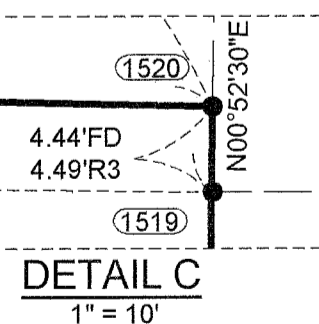
SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	<u>2</u>	<u>2N.</u>	<u>10E.</u>
<input type="checkbox"/>			



LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. OR59002 PLS)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA



OWNER

JOHN & RHEA HERGENRATHER
AND
OAKMARSH, LLC.

DETAIL D

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

REFERENCED DEEDS

- WARRANTY DEED, INSTRUMENT NO. 2022-00652
- WARRANTY DEED, INSTRUMENT NO. 73758
- CONTRACT FOR THE SALE OF REAL PROPERTY INSTRUMENT NO. 761039
- WARRANTY DEED IN FULL PERFORMANCE OF CONTRACT, INSTRUMENT NO. 2016-04157
- UNDERGROUND RIGHT OF WAY EASEMENT. INSTRUMENT NO. 2019-04340
- DEED OF TRUST INSTRUMENT NO. 2021-05581
- QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02638
- QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, INSTRUMENT NO. 2022-02639
- GRANT OF EASEMENT FEBRUARY 19, 1982 INSTRUMENT NO. 820254
- BARGAIN AND SALE DEED, INSTRUMENT NO. 2014-03251

LINE TABLE

LINE #	DIRECTION	LENGTH	REFERENCE
L1	S1°14'36"W	32.40'FD	32.40' R10
L2	S1°04'47"W	8.99'FD	8.99' R10
L3	N50°12'36"W	67.10'FD	67.10' R2
L4	S2°21'26"W	25.00'FD	25.00' R1
L5	S4°01'59"E	70.12'FD	70.12' R2

SURVEY PERFORMED FOR:
OAKMARSH LLC. AND JOHN & RHEA HERGENRATHER
DATE OF MONUMENTATION: JULY 26, 2024
PROJECT: 240703 DRAFT: GD
FILE: 240703PLA.DWG LAYOUT TAB: PLA

CS# 2024040