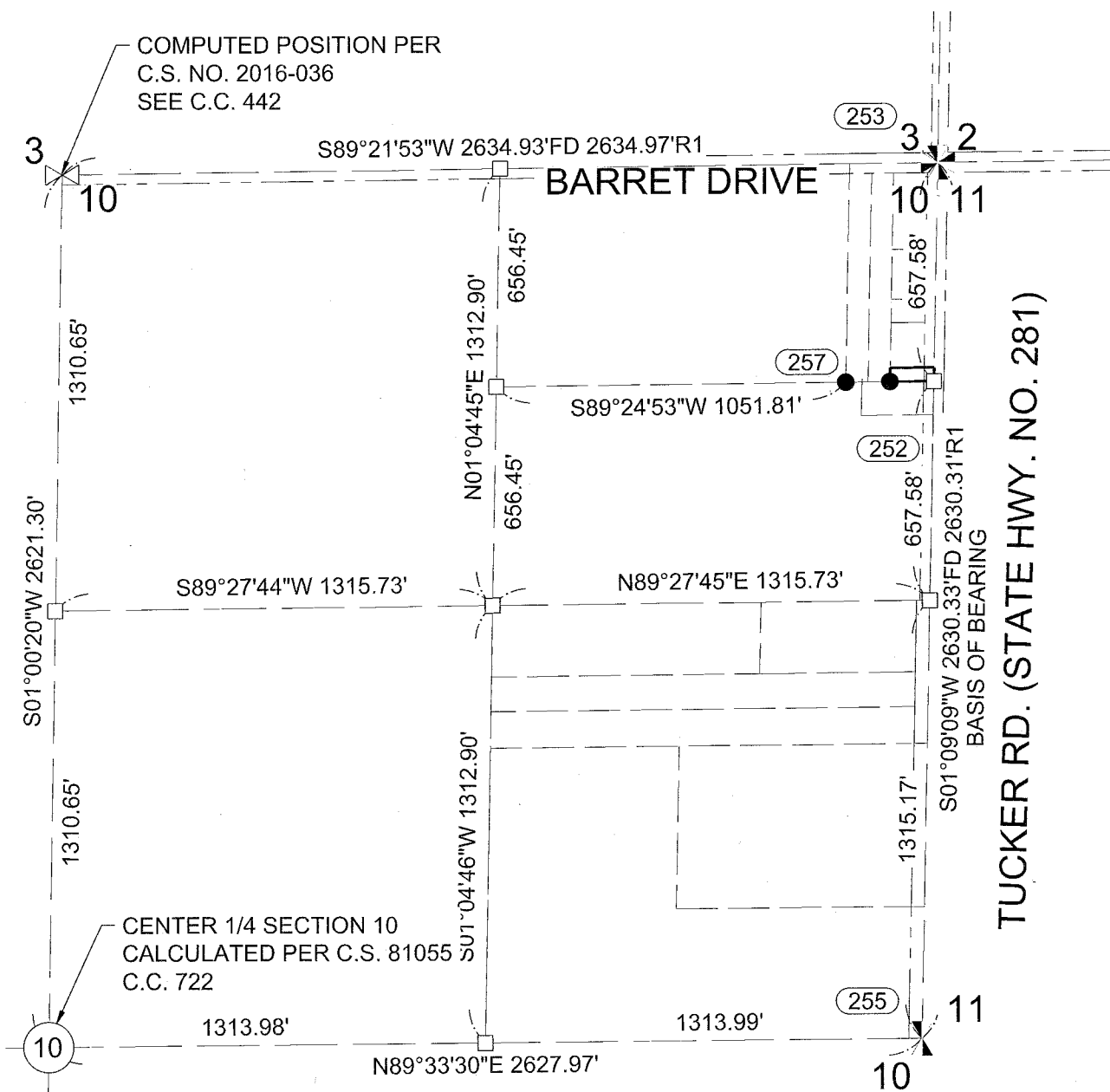


### BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
NORTHEAST CORNER AND THE EAST QUARTER CORNER  
OF SECTION 10, BEARS SOUTH 01°09'09" WEST



### NE 1/4 SECTION DETAIL

1" = 500'

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED, RECORDED IN INSTRUMENT NO. 2024-01671 CONVEYED FROM THE CITY OF HOOD RIVER TO BIG RIVER COMMUNITY LAND TRUST, AND PROVIDE A DETAIL OF THE DEED DISCREPANCIES AND SURVEYS ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, DUE TO THE DESCRIPTION IN PAST POSITION USED OF THE EAST QUARTER CORNER OF SAID SECTION 10.

I PERFORMED RESEARCH AT MY CLIENTS REQUEST OF PAST RECORDED DEEDS AND SURVEYS OF RECORD FOR THE SUBJECT AND SURROUNDING TRACTS TO IDENTIFY THE LOCATION OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10. DURING MY RESEARCH I CONCLUDED THAT THREE DISTINCT POSITIONS EXIST AND WERE USED WITHIN THE PAST 100 YEARS, WHICH IS DUE TO DISCREPANCIES IN THE POSITION OF THE EAST QUARTER CORNER OF SECTION 10.

A SURVEYOR BY THE NAME OF GOIT, SET A STONE FROM ORIGINAL EVIDENCE ESTABLISHED BY THE GENERAL LAND OFFICE (GLO) FOR THE EAST QUARTER CORNER OF SECTION 10. IN AND AROUND THE 1930'S AN IRON PIPE WAS USED FOR SAID EAST QUARTER CORNER AND ASSUMED TO HAVE BEEN SET BY OREGON STATE HIGHWAY DEPARTMENT, SAID MONUMENT WAS USED TO ESTABLISH AND DIVIDE PROPERTY BETWEEN THE 1930 UNTIL 1981, UNTIL SUCH TIME WHEN HOOD RIVER COUNTY LOCATED THE ORIGINAL STONE, SET BY GOIT, FOR THE EAST QUARTER CORNER. SAID STONE HAS SINCE BEEN REPLACED BY AN 1-1/2" IRON PIPE WITH BRASS CAP SET IN A MONUMENT CASE BY THE HOOD RIVER COUNTY SURVEYOR OFFICE AND IS ABOUT 18 FEET NORTH OF AN IRON PIPE ASSUMED TO BE SET BY OREGON STATE HIGHWAY DEPARTMENT.

DUE TO MULTIPLE POSITIONS OF THE EAST QUARTER CORNER, WHICH IS RELATED TO THE POSITION OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER. DEPENDING ON WHICH LOCATION WAS USED FOR THE EAST QUARTER CORNER TO ESTABLISH SURROUNDING PROPERTIES, WITHIN THE NORTHEAST QUARTER OF SECTION 10 THE DEED LINES, MAY BE ON CONFLICT WITH ESTABLISHED POSSESSION LINES.

IT APPEARS, BASED ON MY DEED RESEARCH THAT QUIT CLAIM DEEDS WERE PERFORMED ON SURROUNDING PROPERTIES, TRYING TO RESOLVE SAID PROBLEMS WITH THE PREVIOUSLY MENTIONED SOUTH LINE.

OUR FIRM REACHED OUT TO THE CITY OF HOOD RIVER, TO DISCUSS SAID CONFLICT, IN WHICH THE CITY THEN REACHED OUT TO THE SOUTHERLY PROPERTY OWNER TO RESOLVE ANY FUTURE CONFLICTS. AN AGREEMENT WAS MADE, AND A NEW LEGAL DESCRIPTION WAS PREPARED AND PROVIDED TO OUR FIRM TO BE USED TO ESTABLISH THE EXTERIOR BOUNDARY

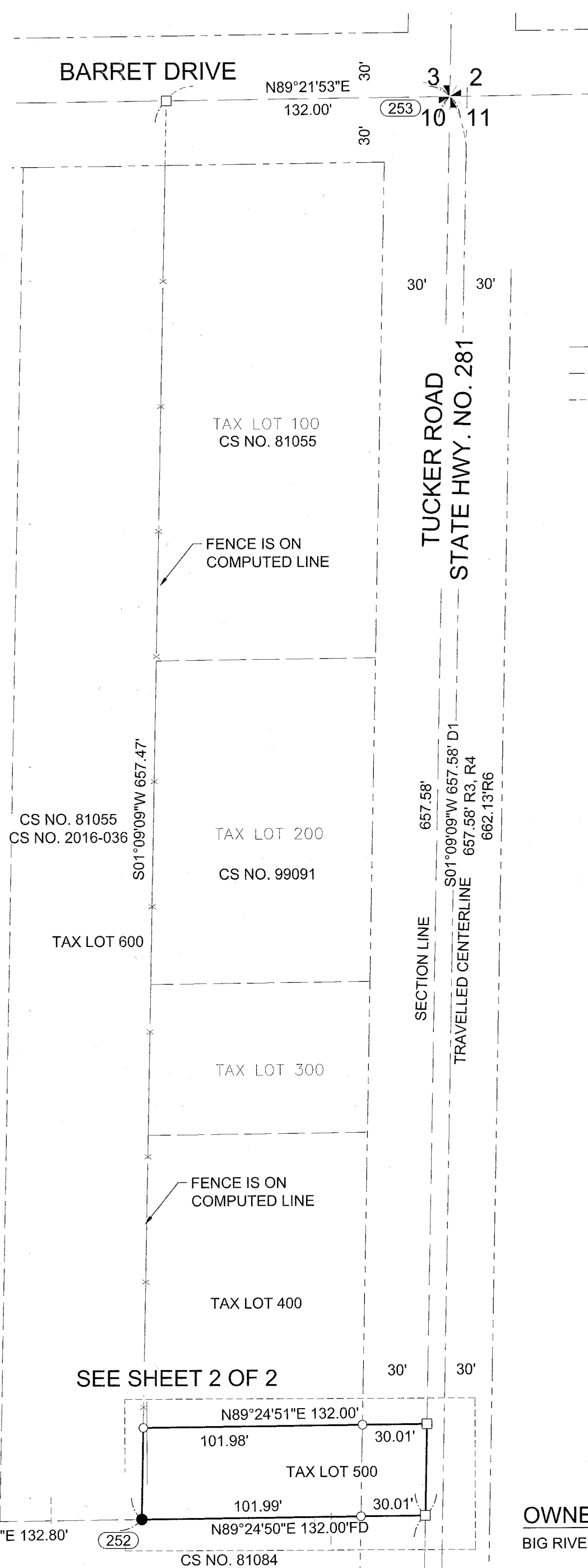
FOR THIS SURVEY, OUR FIRM HELD THE PREVIOUSLY MENTIONED SOUTH LINE, BASED ON THE POSITION OF THE 1-1/2" IRON PIPE WITH BRASS CAP SET BY HOOD RIVER COUNTY FOR THE EAST QUARTER CORNER, ALONG WITH A 1-1/2" IRON PIPE WITH BRASS CAP SET BY HOOD RIVER COUNTY FOR THE NORTHEAST CORNER OF SECTION 10.

SURVEY PERFORMED FOR:  
BIG RIVER COMMUNITY LAND TRUST  
DATE OF MONUMENT: DECEMBER 10, 2024  
PROJECT: 220919 DRAFT: GJD  
FILE: 220919.DWG LAYOUT TAB: OR SURVEY

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

# RECORD OF SURVEY

LOCATED IN THE NE 1/4, OF THE NE 1/4,  
SECTION 10, T. 2N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON.  
2N 10E 10A TAX LOT 500



SEE SHEET 2 OF 2

### OWNER

BIG RIVER COMMUNITY LAND TRUST

### LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP INSCRIBED (KA OR 59002 LS)
- ⊙ SET SURVEY SPIKE WITH BRASS WASHER INSCRIBED (KA OR 59002 LS)
- FOUND MONUMENT AS NOTED IN INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- C.C. HOOD RIVER COUNTY CORNER CARD NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- INST. INSTRUMENT
- x — FENCE LINE
- — — EDGE OF ASPHALT
- — — DEED LINE, AS NOTED

### MONUMENT INFORMATION

- (252) FOUND SURVEY SPIKE WITH BRASS WASHER; STAMPED "KLEIN & ASSOC., OR 59002, WA 42690"; PER CS NO. 2016-036; HELD
- (253) FOUND 3" BRASS DISK IN MONUMENT CASE; STAMPED "HOOD RIVER COUNTY"; 0.4' BELOW GRADE. SECTION CORNER COMMON TO SECTIONS 2, 3, 10, & 11; C.C.420-A, HELD.
- (255) FOUND 3" BRASS DISK IN MONUMENT CASE; STAMPED "HOOD RIVER COUNTY"; 0.6' BELOW GRADE; EAST 1/4 CORNER SECTION 10. C.C. 579, HELD.
- (257) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP; STAMPED "1028"; 0.3' BELOW GRADE. PER C.S. NO. 81055

### REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC., FOR LORAN AYLES; FILED JUNE 2, 2016; COUNTY SURVEY NO. 2016036
- R2. PARTITION PLAT NO. 9214 BY KLEIN AND ASSOC. LAND SURVEYING FOR KAYO AND CHARLOTTE RHODES; FILED AUGUST 28, 1992; COUNTY SURVEY NO. 92066
- R3. SURVEY PERFORMED BY DANNY L. CRON FOR SMITTEE SMITH; FILED JULY 29, 1981; COUNTY SURVEY NO. 81055
- R4. SURVEY PERFORMED BY DANNY L. CRON FOR PETER NOGOWSKI; FILED NOVEMBER 1, 1981; COUNTY SURVEY NO. 81084
- R5. PARTITION PLAT NO. 9423 BY D.L.C. SURVEYING FOR PETER AND RUBY NOGOWSKI; FILED DECEMBER 12, 1994; COUNTY SURVEY NO. 94130
- R6. SURVEY PERFORMED BY BISHOP SURVEYING FOR LAWRENCE ADDISON; FILED JAN, 2, 1979; COUNTY SURVEY NO. 79021
- R7. SURVEY PERFORMED BY WYEAST SURVEYS FOR KEN DEHART; FILED OCT. 27, 1999; COUNTY SURVEY NO. 99091

### REFERENCED DEEDS

- D1. DEED, INSTRUMENT NO. 2024-01671
- D2. QUITCLAIM DEED, INSTRUMENT NO. 841790
- D3. WARRANTY DEED, INSTRUMENT NO. 690089
- D4. WARRANTY DEED, INSTRUMENT NO. 720203
- D5. WARRANTY DEED, INSTRUMENT NO. 720734
- D6. WARRANTY DEED, INSTRUMENT NO. 820895
- D7. QUITCLAIM DEED, INSTRUMENT NO. 841791
- D8. WARRANTY DEED, INSTRUMENT NO. 81638
- D9. WARRANTY DEED, INSTRUMENT NO. 801034
- D10. QUITCLAIM DEED, INSTRUMENT NO. 821138
- D11. WARRANTY DEED, INSTRUMENT NO. 892995
- D12. WARRANTY DEED BOOK 57, PAGE 411

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

WASCO COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2025 007

FILED 2/18/2025

BY *BC*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James M. Klein*  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 6-30-2025

SHEET 1 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

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

CS# 2025 007

# RECORD OF SURVEY

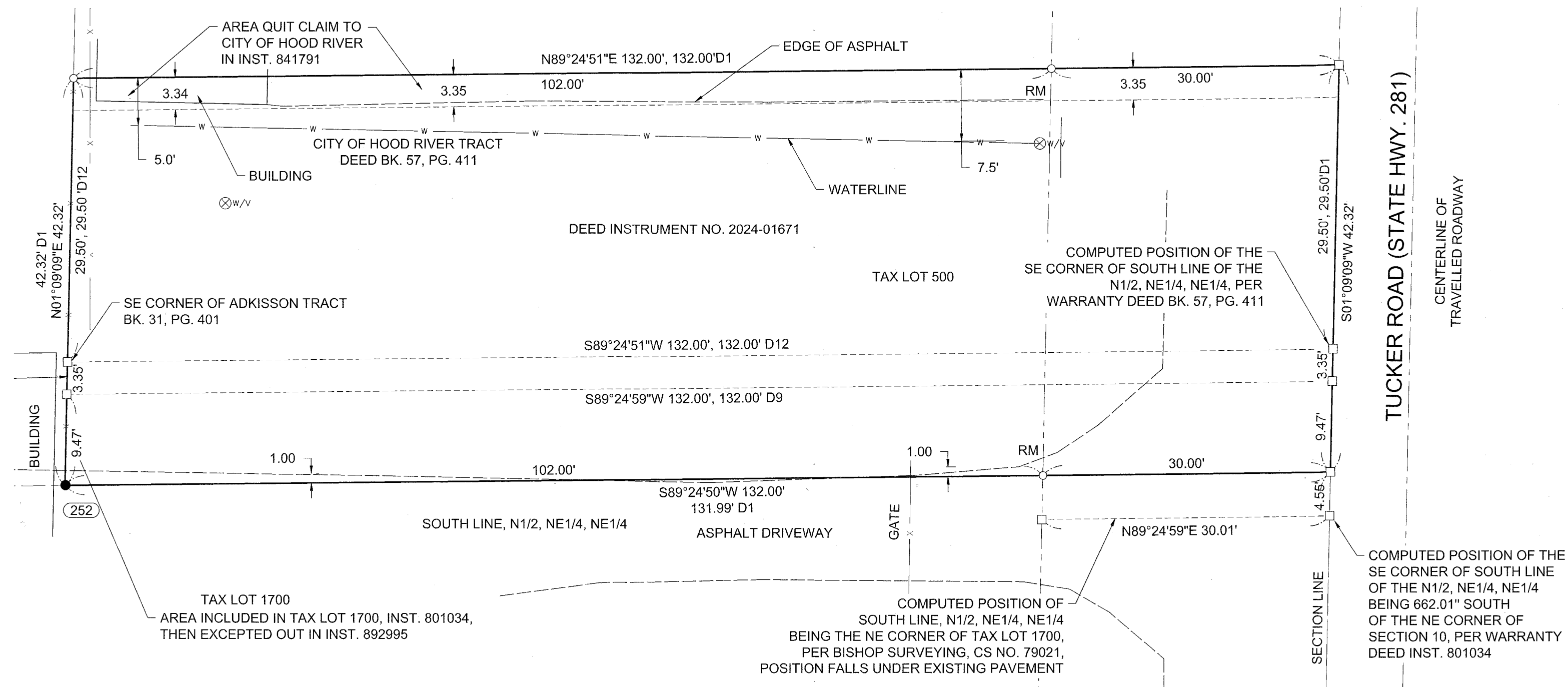
LOCATED IN THE NE 1/4, OF THE NE 1/4,  
SECTION 10, T. 2N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON.  
2N 10E 10A TAX LOT 500

WASCO COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2025007

FILED 2/18/2025

BY *JK*



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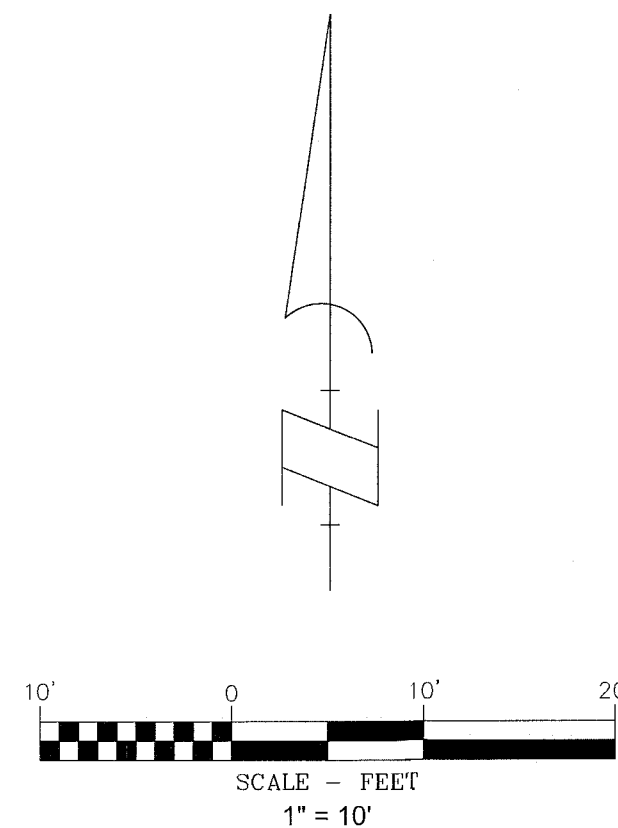
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ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
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SHEET 2 OF 2  
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