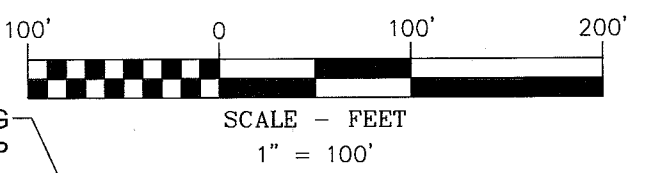


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James M. Klein*  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 6-30-2025

# BOUNDARY LINE ADJUSTMENT

SURVEY LOCATED IN  
NW 1/4 SECTION 1, T. 2N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON.  
2N 10E 1B TAX LOT 1301, 1400



HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2025016  
FILED 4/2/2025  
BY JK

**BASIS OF BEARINGS**  
OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE,  
GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S.  
OBSERVATION BETWEEN THE NORTH QUARTER CORNER AND  
NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 1, BEARS N 89°28'05" W

- LEGEND**
- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002)
  - FOUND MONUMENT AS NOTED IN DESCRIPTIONS
  - COMPUTED ANGLE POINT, NOT MONUMENTED
  - RM REFERENCE MONUMENT
  - R.O.S. RECORD OF SURVEY
  - FD FOUND DATA
  - R1 RECORD DATA PER RECORD OF SURVEY NO.
  - (100') DEED DISTANCE
  - INST. NO. INSTRUMENT NUMBER
  - C.S. NO. COUNTY SURVEY NUMBER

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE COMMON  
PROPERTY LINE FOR A BOUNDARY LINE ADJUSTMENT FOR NICKELSEN  
ORCHARDS, INC., OWNER OF TAX LOTS 1301 AND 1400 OF HOOD RIVER  
COUNTY ASSESSOR MAP 2N10E01B, SAID BOUNDARY LINE ADJUSTMENT  
IS RECORDED IN INSTRUMENT NO. 2025-00444, HOOD RIVER COUNTY  
RECORDS. THE ORIGINAL BOUNDARY OF TAX LOT 1301 AND 1400 ARE  
DESCRIBED AS PARCEL 6 AND PARCEL 8 OF THAT CERTAIN BARGAIN AND  
SALE DEED, RECORDED JUNE 15, 1978, AS INSTRUMENT NO. 782361,  
HOOD RIVER COUNTY DEED RECORDS.

THE NORTH LINE OF THE SUBJECT TRACT, BEING THE NORTH LINE OF  
THE NORTHWEST QUARTER OF SECTION 1, ALSO BEING THE CENTER  
LINE OF ELIOT DRIVE, WAS ESTABLISHED BY HOLDING A BRASS CAP,  
LOCATED AT THE NORTH QUARTER CORNER OF SAID SECTION 1, AND A  
3/4" IRON PIPE, 0.5' BENEATH THE SURFACE OF ASPHALT, LOCATED AT  
THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION 1.

A PORTION OF THE WEST LINE WAS ESTABLISHED BY HOLDING SAID 3/4"  
IRON PIPE, LOCATED AT THE NORTHWEST CORNER OF THE NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1 AND A 5/8"  
REBAR WITH YELLOW PLASTIC CAP, INSCRIBED 932, SET ON THE WEST  
LINE OF AFORESAID SUBDIVISION LINE, SHOWN ON COUNTY SURVEY NO.  
84004. THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION 1, WAS ESTABLISHED BY  
HOLDING THE COMPUTED DISTANCE FROM COUNTY SURVEY NO. 84004,  
SOUTHERLY ON LINE FROM AFORESAID 5/8" REBAR LOCATED ON SAID  
WEST LINE. THAT PORTION OF PROPERTY LYING WITHIN THE  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION  
1, WAS ESTABLISHED BY HOLDING DEED DISTANCES FROM INSTRUMENT  
NO. 782361.

THE SOUTH LINE IS BOUNDED BY THE SOUTH LINE OF THE NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1.

THE EAST LINE WAS ESTABLISHED BY HOLDING A POINT ON AFORESAID  
SOUTH LINE, 660 FEET EAST OF THE SOUTHWEST CORNER OF THE  
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION  
1, WITH THE COMPUTED POSITION OF THE SOUTHWEST CORNER OF THAT  
CERTAIN TRACT, SHOWN ON COUNTY SURVEY NO. 1335, THENCE  
FOLLOWING THE COMPUTED WEST LINE OF SAID COUNTY SURVEY NO.  
1335 TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF  
SECTION 1.

**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"/>	1B	2N.	10E.
<input type="checkbox"/>			

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TERRA SURVEYING FOR RODGER AND LINDA BLASHFIELD, FILED JANUARY 31, 2024 IN COUNTY SURVEY NO. 2024011
- R2. SURVEY PERFORMED BY P. H. CRAWFORD FOR W. H. BLASHFIELD, FILED DECEMBER 6, 1974 IN COUNTY SURVEY NO. 7571
- R3. SURVEY PERFORMED BY KLEIN AND ASSOCIATES LAND SURVEYING FOR BOB BRYANT, FILED MARCH 13, 1984, AS COUNTY SURVEY NO. 84004
- R4. SURVEY PERFORMED BY DLC SURVEYING FOR HOOD RIVER ASSEMBLY OF GOD, FILED MAY 19, 1994, AS COUNTY SURVEY NO. 94055
- R5. SURVEY PERFORMED BY DIELSCHNEIDER & ASSOC. FOR D.C. PRICE, DATED MAY 8, 1969, AS COUNTY SURVEY NO. 1329
- R6. SURVEY PERFORMED BY RICHARD KING. FOR DARYL & EMMA GREEN, DATED SEPT. 1967, AS COUNTY SURVEY NO. 1331
- R7. SURVEY PERFORMED BY RICHARD KING. FOR DARYL & EMMA GREEN, DATED SEPT. 1967, AS COUNTY SURVEY NO. 1334
- R8. SURVEY PERFORMED BY RICHARD KING. FOR DARYL & EMMA GREEN, DATED SEPT. 1967, AS COUNTY SURVEY NO. 1335
- R9. SURVEY PERFORMED BY DIELSCHNEIDER & ASSOC., FOR D.C. PRICE, FILED APRIL 29, 1969, AS COUNTY SURVEY NO. 1330

## REFERENCED DEEDS

BARGAIN & SALE DEED, INST. NO. 782361  
TRANSFER ON DEATH DEED, INST. NO. 740369  
CONTRACT FOR SALE DEED, INST. NO. 712447

OWNER

NICKELSEN ORCHARDS, INC.

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

SURVEY PERFORMED FOR:  
NICKELSEN ORCHARDS, INC.  
DATE OF MONUMENT: NOVEMBER 5, 2024  
PROJECT: 24-09-06 DRAFT: GD  
FILE: 240906BLA.DWG LAYOUT TAB: OR SURVEY

CS# 2025016