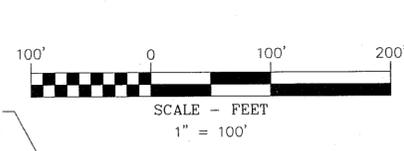


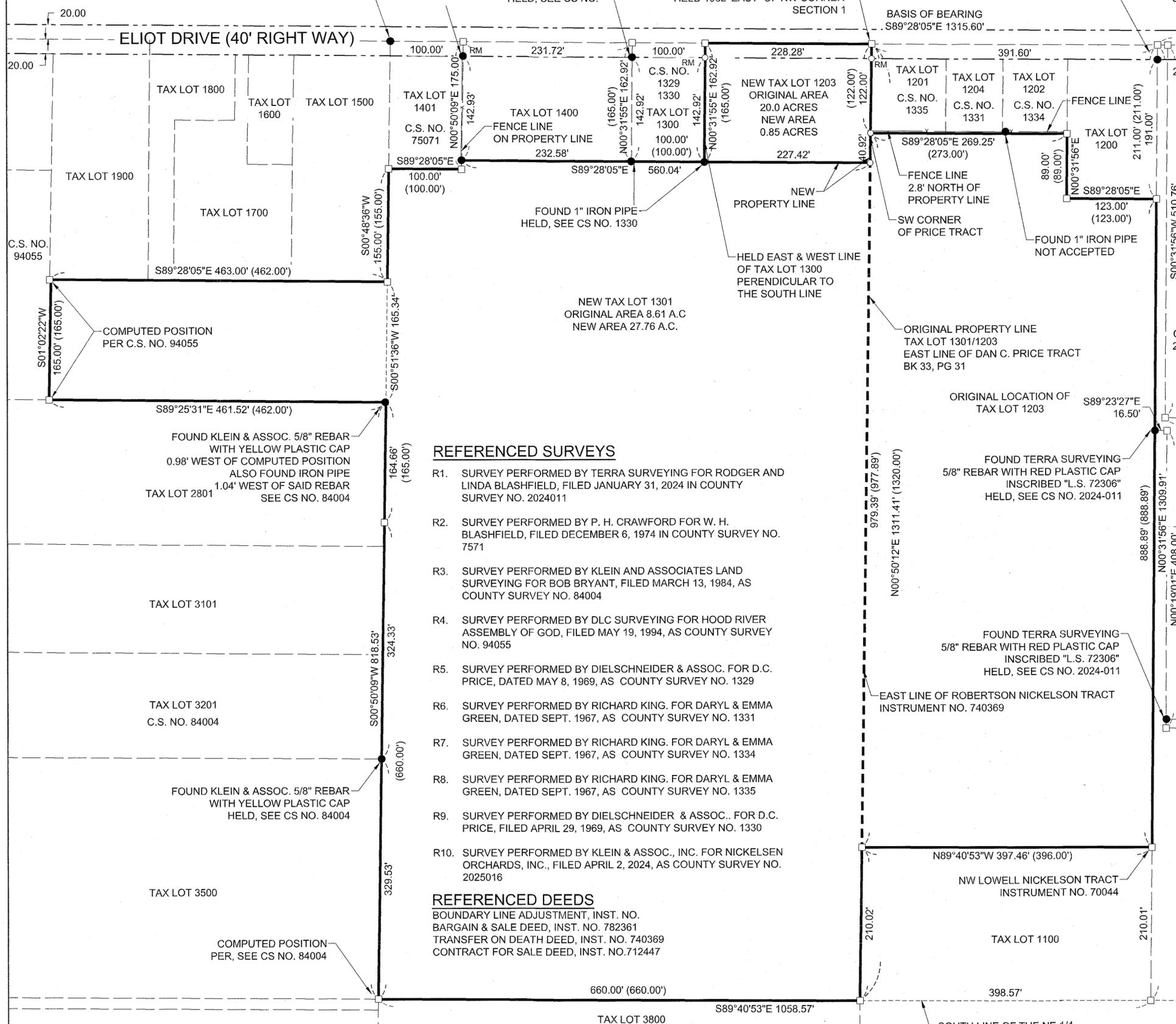
REGISTERED PROFESSIONAL LAND SURVEYOR  
**James M. Klein**  
 OREGON  
 JULY 12, 2005  
 JAMES M. KLEIN  
 59002  
 Expires 6-30-2025

# 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, 1203



HOOD RIVER COUNTY SURVEYOR'S OFFICE  
 SURVEY NO. 2025025  
 FILED 1/3/2025  
 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 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
  - A.F.N. AUDITOR'S FILE NUMBER
  - C.S. NO. R1 RECORD DATA PER RECORD OF SURVEY NO.
  - FD FOUND DATA
  - INST. NO. INSTRUMENT NUMBER
  - C.S. NO. COUNTY SURVEY NUMBER

**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
- R10. SURVEY PERFORMED BY KLEIN & ASSOC., INC. FOR NICKELSEN ORCHARDS, INC., FILED APRIL 2, 2024, AS COUNTY SURVEY NO. 2025016

**REFERENCED DEEDS**

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

**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 1203 AND 1301 OF HOOD RIVER COUNTY ASSESSOR MAP 2N10E01B, SAID BOUNDARY LINE ADJUSTMENT IS RECORDED IN INSTRUMENT NO. 2025-00445, HOOD RIVER COUNTY RECORDS. THE ORIGINAL BOUNDARY OF TAX LOT 1203 AND 1301 ARE DESCRIBED AS PARCEL 7 AND PARCEL 6 OF THAT CERTAIN BARGAIN AND SALE DEED, RECORDED JUNE 15, 1978, AS INSTRUMENT NO. 782361, HOOD RIVER COUNTY DEED RECORDS.

A PORTION OF THE NORTH LINES OF THE SUBJECT TRACTS, 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. THE NORTH LINES OF THE SUBJECT TRACT, LYING SOUTHERLY OF ELIOT DRIVE WAS ESTABLISHED AT DEED DISTANCES PARALLEL WITH AND 122 FEET AND 211 FEET SOUTHERLY RESPECTIVELY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1,

THE EXTERIOR BOUNDARY OF TAX LOT 1301 WAS PREVIOUSLY ESTABLISHED BY OUR FIRM IN BOUNDARY LINE ADJUSTMENT, FILED AS COUNTY SURVEY NO. 2025016

THE EAST LINE OF TAX LOT 1203 WAS ESTABLISHED BY HOLDING TWO 5/8" REBARS SET BY TERRA SURVEYING, FILED AS COUNTY SURVEY NO. 2024-011 AND THE SOUTHERLY PROJECTION THEREOF, A DEED DISTANCE OF 888.89 FEET, SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE DEED ANGLE FROM THE NORTHWEST CORNER OF THE LOWELL NICKELSEN TRACT, BEING 888.89 FEET, SOUTH ALONG AFORESAID EAST LINE FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1.

SURVEY PERFORMED FOR:  
 NICKELSEN ORCHARDS, INC.  
 DATE OF MONUMENT: MARCH 20, 2025  
 PROJECT: 24-09-07 DRAFT: GD  
 FILE: 240907BLA.DWG LAYOUT TAB: OR SURVEY UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

OWNER  
 NICKELSON ORCHARDS, INC.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF

**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.
1B	2N	10E	

CS# 2025025