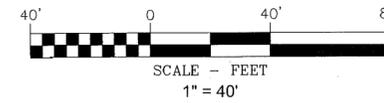


# RECORD OF SURVEY

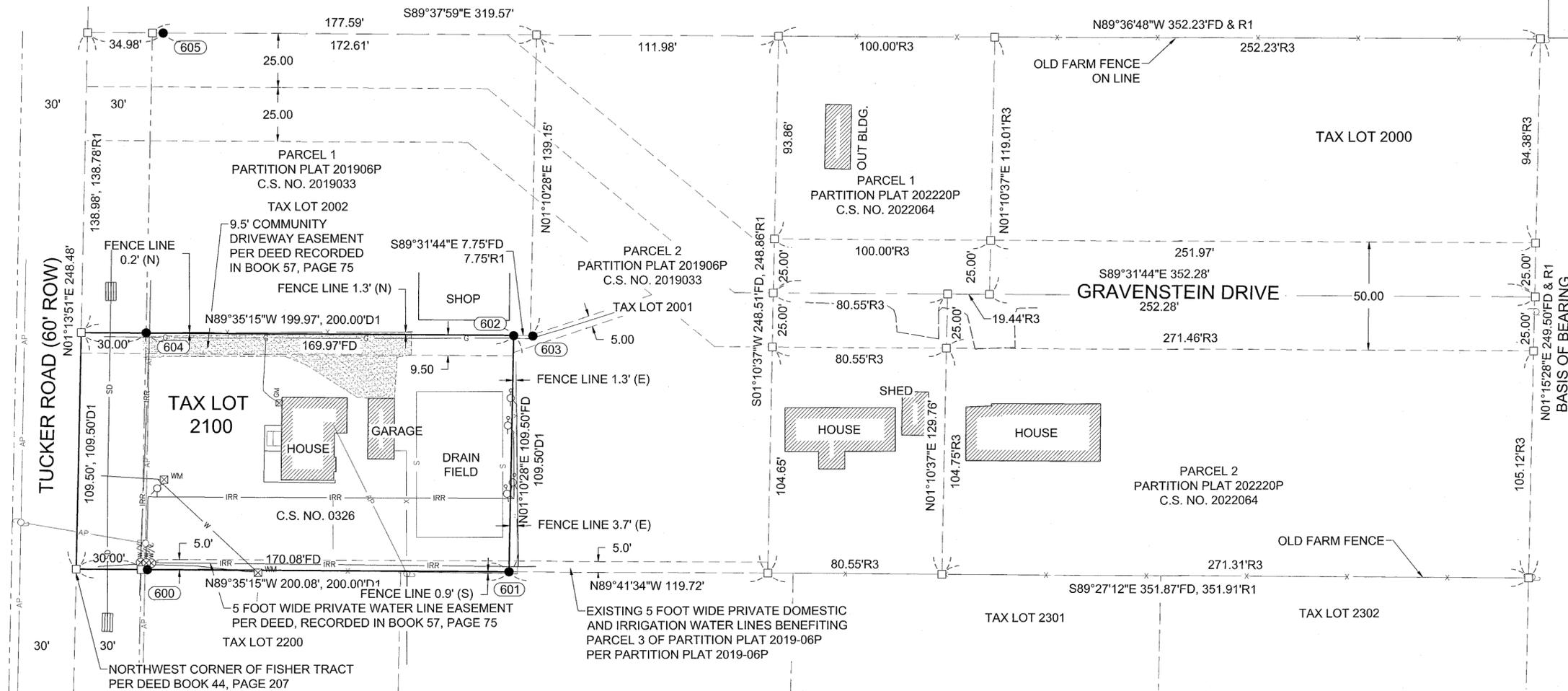
LOCATED IN NE 1/4 OF THE SE 1/4  
SECTION 2, T. 2N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON.  
2N 10E 2DA TAX LOT 2000



**BASIS OF BEARINGS**  
EAST LINE PARCEL 2 OF PARTITION PLAT 2022-22P,  
PERFORMED BY KLEIN & ASSOC., FILED NOV. 30, 2022  
AS CS. NO. 2022-064

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2025032  
FILED 7/30/2025  
BY JK



### LEGEND

- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS. NO. COUNTY SURVEY NUMBER
- D1 REFERENCE DEED
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- A.F.N. AUDITOR'S FILE NUMBER
- EASEMENT
- CENTERLINE
- x- FENCE LINE
- AT- AERIAL TELECOMMUNICATIONS
- AP- AERIAL POWER
- BE- BURIED POWER
- W- WATER LINE
- G- GAS LINE
- SD- STORM WATER LINE
- IRR- IRRIGATION WATER LINE

- CATCH BASIN
- GAS METER
- WATER VALVE
- WATER SPIGOT
- WATER METER
- POWER POLE

- GRAVEL
- BUILDING

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO DENNIS PATRICK LEONARD AND KAREN RAE LEONARD, IN WARRANTY DEED, RECORDED MARCH 3, 1977, INSTRUMENT NO. 770486, HOOD RIVER COUNTY RECORDS AND TO LOCATE EXISTING FEATURE AND UTILITIES.

A PREVIOUS LAND DIVISION PERFORMED TO THE NORTH AND EAST OF THE SUBJECT TRACT, WAS PERFORMED BY TERRA SURVEYING AND RECORDED AS PARTITION PLAT 2019-06P, FILED AS COUNTY SURVEY NO. 2019-033. IN AFORESAID SURVEY, PROPERTY MONUMENTS WERE SET AT THE NORTHWEST, NORTHEAST AND SOUTHEAST CORNERS OF THE SUBJECT TRACT, ALONG WITH A RECOVERED 3/4" IRON PIPE NEAR THE SOUTHWEST CORNER, WHICH WAS HELD FOR A POINT ON THE SOUTH LINE. IN THIS SURVEY ALL PREVIOUSLY ESTABLISHED PROPERTY MONUMENTS SET IN PARTITION PLAT 2019-06P, LOCATED AROUND THE SUBJECT TRACT WERE RECOVERED AND FOUND TO BE IN GOOD CONDITION AND WITHIN ACCEPTABLE TOLERANCE AND WERE HELD TO ESTABLISH THE SUBJECT TRACT. EXISTING FEATURES AND UTILITIES LYING WITHIN THE SUBJECT PROPERTY WERE ALSO LOCATED AND SHOWN ON THE FACE OF THIS SURVEY.

### REFERENCED SURVEYS

- R1. PARTITION PLAT 2019-06P, PERFORMED BY TERRA SURVEYING FOR DYKE DYE, CAROL McMURREN, DONNA GULANI AND JANET ANDERSON, FILED JULY 18, 2019 IN C.S. NO. 2019033
- R2. SURVEY BY HOOD RIVER COUNTY SURVEYOR, FOR ERNST BUSSE; DATED JUNE 1, 1950 IN C.S. NO. 0326
- R3. PARTITION PLAT 202220P, PERFORMED BY KLEIN AND ASSOCIATES, INC., FOR GERARDO MURILLO GUZMAN AND MARIA MANZO, FILED NOVEMBER 30, 2022 IN C.S. NO. 2022064

### REFERENCED DEED

- D1. WARRANTY DEED BOOK 57, PAGE 75
- D2. GRANT OF EASEMENT, INSTRUMENT NO. 820254
- D3. WARRANTY DEED, INSTRUMENT NO. 73130
- D4. EASEMENT, INSTRUMENT NO. 57374
- D5. WARRANTY DEED, INSTRUMENT NO. 770486

### MONUMENT INFORMATION

- (600) FOUND 3/4" IRON PIPE AT OLD FENCE CORNER, ASSUMED SET IN C.S. NO. 0326. HELD FOR POINT ON SOUTH LINE OF SUBJECT TRACT, SEE C.S. NO. 2019-033
- (601) FOUND 5/8" IRON ROD WITH P.C. STAMPED "LS72306"; PER CS. NO. 2019033; HELD
- (602) FOUND 5/8" IRON ROD WITH P.C. STAMPED "LS72306"; PER CS. NO. 2019033; HELD
- (603) FOUND 5/8" IRON ROD WITH P.C. STAMPED "LS72306"; PER CS. NO. 2019033; HELD
- (604) FOUND 5/8" IRON ROD WITH P.C. STAMPED "LS72306"; PER CS. NO. 2019033; HELD
- (605) FOUND 1-1/2" IRON PIPE. HELD.

### OWNERS

DENNIS PATRICK LEONARD

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James M. Klein*  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002

Expires 6-30-2027



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

SURVEY PERFORMED FOR:  
DENNIS PATRICK LEONARD  
DATE OF SURVEY: APRIL 7, 2025  
PROJECT: 25-02-01 DRAFT: GD  
FILE: 250201-ROS.DWG LAYOUT TAB: OR SURVEY

CS# 2025032