

RECORD OF SURVEY

A PORTION OF LOT 3, BLOCK 2, FOXLEY SUBDIVISION
 LOCATED IN THE SE 1/4 OF THE SW 1/4
 SECTION 35, T. 3N. R. 10E, W.M.
 HOOD RIVER COUNTY, STATE OF OREGON

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

REFERENCED SURVEYS

- PLAT OF FOXLEY SUBDIVISION, PERFORMED BY GEORGE A. FREY FOR WILLIAM E. FOXLEY AND FLORENCE FOXLEY, COUNTY SURVEY NO. 1687, FILED APRIL 9, 1968
- SURVEY PERFORMED BY TERRA SURVEYING FOR GLENN MARSH COUNTY SURVEY NO. 89110, FILED OCTOBER 29, 1989
- INDIAN CREEK MEADOWS SUBDIVISION, PERFORMED BY DLC SURVEYING FOR JAMES A. HINRICHS AND BROOKSIDE, INC., COUNTY SURVEY NO. 92058, FILED JUNE 17, 1992
- VANBOWE SUBDIVISION, PERFORMED BY ROY GAYLORD FOR CHARLES BOWE, HAZEL BOWE, RONALD VAN METER AND MALENE VAN METER, COUNTY SURVEY NO. 86023, FILED APRIL 8, 1986
- RECORD OF SURVEY, PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR CHRISTOPHER AND HEATHER HARRELL, COUNTY SURVEY NO. 2015014, FILED MARCH 17, 2015

SURVEY NO. 2025038
 FILED 8/21/2025
 BY KA

LEGEND

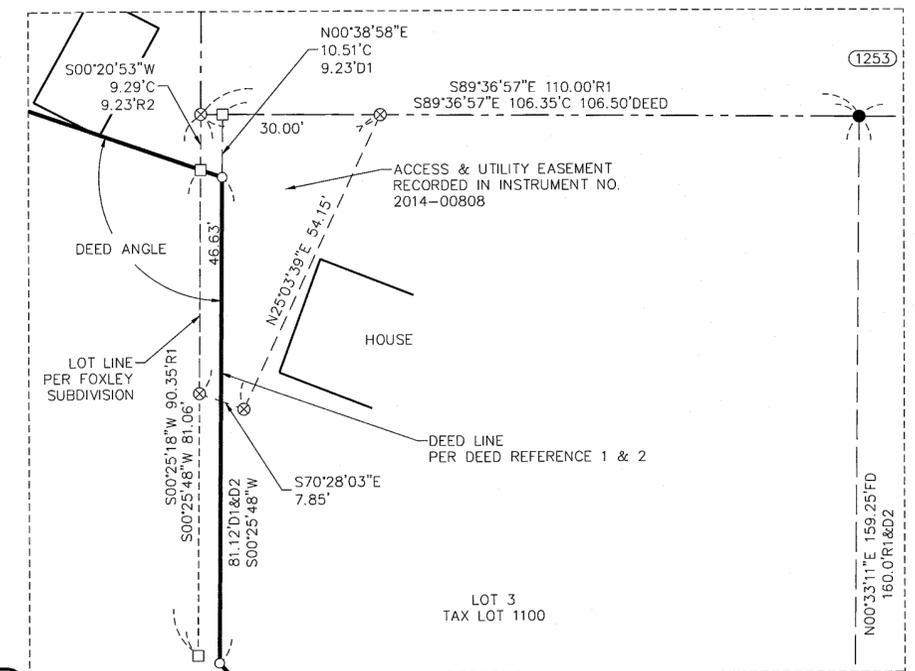
- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- ⊗ SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608), MONUMENTS SET ON EASEMENT CORNERS NOT A PROPERTY CORNERS PER CLIENTS REQUEST
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA
- x — FENCE

REFERENCED DEEDS

- D1- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2021-04067
- D2- DEED OF PERSONAL REPRESENTATIVE INSTRUMENT NO. 2018-01272
- D3- QUITCLAIM DEED INSTRUMENT NO. 20010913

MONUMENT INFORMATION

- (1252)-(1253) FOUND NAIL IN CONCRETE UNKNOWN ORIGIN, AGREES WITH POSITION AS PER FOXLEY SUBDIVISION CS. NO. 1687, IT IS BELIEVED THE PROPERTY OWNER PORED CONCRETE AROUND A PREVIOUSLY FOUND IRON PIPE AND SET A NAIL IN THE CONCRETE. I HELD THE NAIL.
- (1254),(1608),(1612) FOUND 5/8" REBAR, WITH RED CAP STAMPED TERRA PER CS. NO. 89110, HELD FOR LOT CORNERS
- (1504),(1603) FOUND 5/8" IRON ROD NO CAP. PER CS. NO. 86023
- (1511) FOUND 5/8" IRON ROD WITH YELLOW CAP STAMPED LS 1028 PER INDIAN CREEK MEADOWS CS. NO. 92058
- (1607) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED LS 1028, MONUMENT DOES NOT MATCH INDIAN CREEK PLAT DISTANCES OR OCCUPATION LINES.
- (1527),(1615) FOUND 1/2 IRON PIPE PER CS. NO. 89110, HELD FOR LOT CORNERS
- (3335) FOUND 5/8" IRON ROD NO CAP, AS SHOWN ON INDIAN CREEK PLAT MONUMENT WAS DESTROYED DURING CONSTRUCTION I RE-SET THE MONUMENT IN THIS SURVEY



DETAIL
 1" = 20'

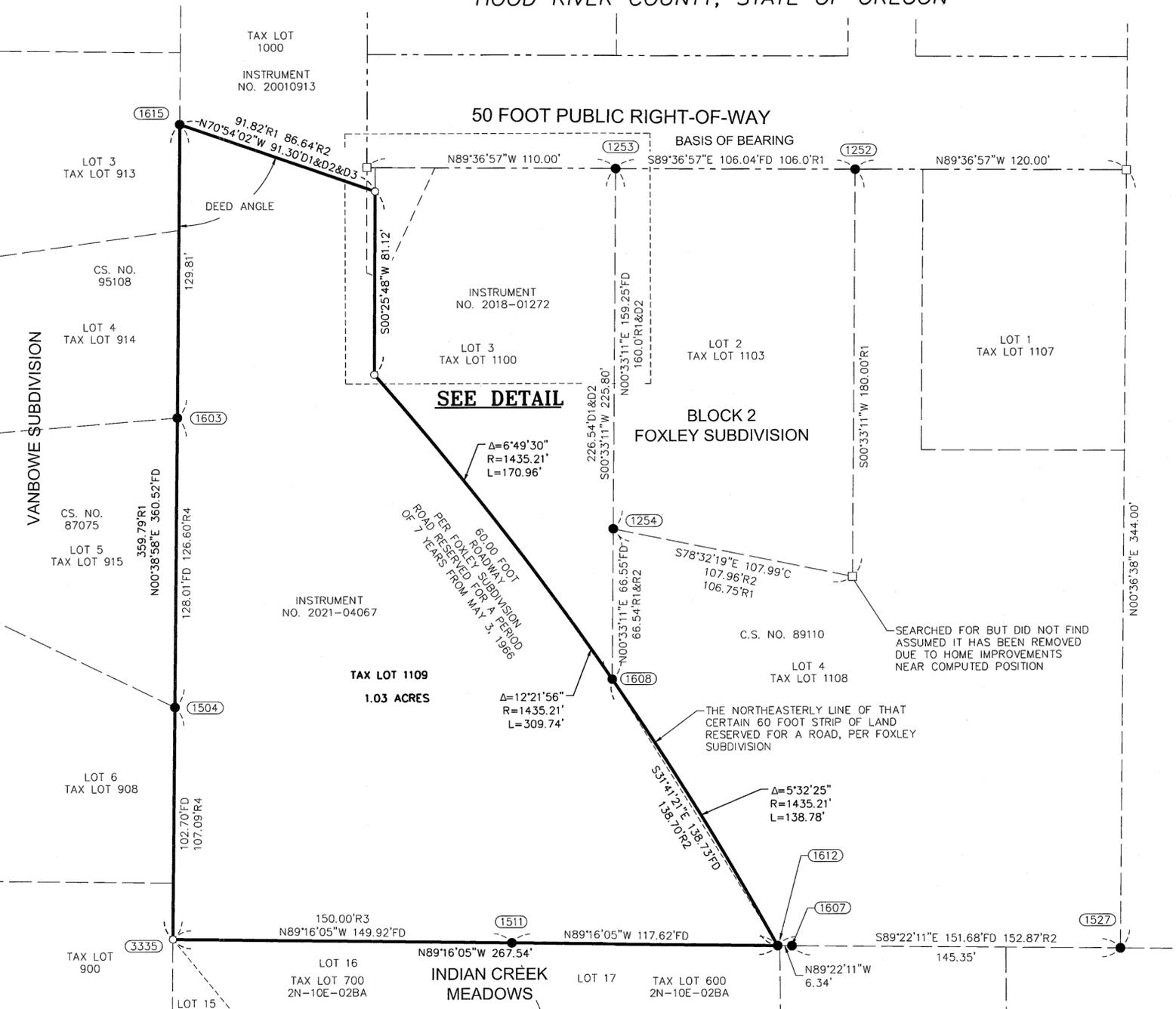


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SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
35	CD	3N.	10E.

CS#2025038



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW AND ESTABLISH AND MONUMENT THE PROPERTY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED DOCUMENT NO. 2021-04067. THIS SURVEY ALSO MONUMENTED THE ACCESS AND UTILITY EASEMENT RECORDED IN INSTRUMENT NO. 2014-00808

THE WEST AND SOUTH BOUNDARY LINES WERE ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN.

THE WESTERLY NORTH LINE WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT AT THE NORTHWEST CORNER OF THE TRACT BEING SURVEYED AND DEED ANGLE AND A DISTANCE OF 90.30 FEET.

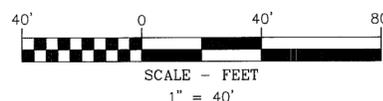
THE EASTERLY NORTH LINE WAS ESTABLISHED BY HOLDING NAILS IN CONCRETE, WHICH ARE BELIEVED TO BE SET OVER IRON PIPES AT THE NORTHEAST AND NORTHWEST CORNER OF LOT 3, BLOCK 2 OF FOXLEY, THEN PROJECTING THE DEED DISTANCE OF 106.35 FEET WEST.

THE EAST LINE ALONG THE ARC WAS ESTABLISHED BY HOLDING MONUMENTS AS SHOWN IN COUNTY SURVEY NO. 89110 AND PROJECTING SAID ARC NORTHWESTERLY TO A POINT WHICH INTERSECTS A LINE WHERE THE RECORD DISTANCE OF 90.35 FEET SOUTH OF COMPUTED NORTHWEST CORNER OF LOT 3, BLOCK 2 OF FOXLEY SUBDIVISION. NOTE THE RADIUS OF THE ARC SHOWN DOES NOT MATCH WITH THE RADIUS SHOWN ON THE FOXLEY SUBDIVISION. I COULD NOT GET THE RADIUS SHOWN ON THE FOXLEY SUBDIVISION TO MATCH THE FOUND MONUMENTS OR THE DEED DISTANCES. SO I HELD THE TWO FOUND MONUMENTS PER SURVEY NO. 89110 AND A DEED DISTANCE OF 81.12 FEET SOUTH FROM AN ANGLE POINT IN THE DEED CALLS, AND COMPUTED AN ARC.

NOTE: THE FOXLEY SUBDIVISION PLAT HAS ERRORS WHICH DO NOT ALLOW A CLOSURE. THERE IS ALSO A POSSIBLE ERROR ON THE NORTH LINE OF LOT 3, BLOCK 2, THE FOXLEY SUBDIVISION CALLS SHOWS A DISTANCE OF 110 FEET, THE DEEDS CALL FOR A DISTANCE OF 106.50 FEET. I HELD THE DEED DISTANCE FOR THIS SURVEY.

NOTE:

THE FOXLEY SUBDIVISION PLAT HAS ERRORS WHICH DO NOT ALLOW A CLOSURE. THERE IS ALSO A POSSIBLE ERROR ON THE NORTH LINE OF LOT 3, BLOCK 2, THE FOXLEY SUBDIVISION CALLS SHOWS A DISTANCE OF 110 FEET, THE DEEDS CALL FOR A DISTANCE OF 106.50 FEET. I HELD THE DEED DISTANCE FOR THIS SURVEY.



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
 NORTH ZONE, GRID NORTH, GROUND DISTANCE
 ESTABLISHED BY G.P.S. OBSERVATION
 BETWEEN POINT 1252 AND 1253

OWNER

JACOBY FAMILY TRUST

SURVEY PERFORMED FOR:
 JAMES EUGENE JACOBY
 DATE OF MONUMENTATION: NOVEMBER 26, 2024
 PROJECT: 21-11-12 DRAFT: LS
 FILE: 211112CS.DWG LAYOUT TAB: ROS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

LEONIDES J. SANDOVAL
 58608
 Expires 6-30-2026

Expires 6-30-2026