

PROPERTY LINE ADJUSTMENT

LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 9, T. 2N., R10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2025052

FILED 11/20/2025

BY *AS*

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW AND ESTABLISH THE LOCATIONS OF PROPERTY CORNER MONUMENTS WHICH ARE BEING SET AS PART OF HOOD RIVER COUNTY PROPERTY LINE ADJUSTMENT PLANNING NUMBER #24-0200 BETWEEN TAX LOTS NUMBERS 3400 AND 3300/4100, OF 2N-10E-9.

SAID LOTS ARE DESCRIBED IN BARGAIN AND SALE DEED, INSTRUMENT NO. 20035739 (TAX LOT 3400) AND WARRANTY DEED, INSTRUMENT NO. 2015-03579 (TAX LOT 3300/4100)

THE AREAS OF TRANSFER ARE DESCRIBED QUIT CLAIM DEED PROPERTY LINE ADJUSTMENT DOCUMENT INSTRUMENT NO. 2025-02237, AND DOCUMENT INSTRUMENT NO. 2025-02238.

THE WEST LINE OF TAX LOT 3300 AND 3400 IS THE WEST LINE OF THE SOUTHWEST QUARTER WHICH WAS COMPUTED BY HOLDING THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 9. THE NORTH LINE OF TAX LOT 3300 AND 4100 WAS COMPUTED BY PERFORMING A SECTIONAL BREAKDOWN BASED ON FOUND SECTION CORNER AND THE QUARTER CORNERS OF THE SOUTHWEST QUARTER OF SECTION 9.

THE EAST LINE OF TAX LOT 4100 WAS ESTABLISHED BY HOLDING DEED DISTANCE ALONG THE NORTH LINE OF 363.00 FEET. AND MONUMENT NO. 508 WHICH CLOSELY MATCHED THE DEED DISTANCE.

THE SOUTH LINE OF TAX LOT 4100 WAS COMPUTED BY HOLDING THE APPROXIMATE CENTERLINE OF INDIAN CREEK PER THE DEED CALL.

THE SOUTH LINE OF TAX LOT 3400 WAS COMPUTED BY HOLDING FOUND MONUMENTS PER COUNTY SURVEY NO. 2000020 AND COUNTY SURVEY NO. 93021.

THE SOUTHERLY MOST SOUTHWEST CORNER OF TAX LOT 3400 WAS ESTABLISHED BY HOLDING DEED DISTANCE OF 316.87 FEET WEST FROM MONUMENT NO. 512, ALONG THE WESTERLY PROJECTION BETWEEN MONUMENTS NO. 512 AND 513.

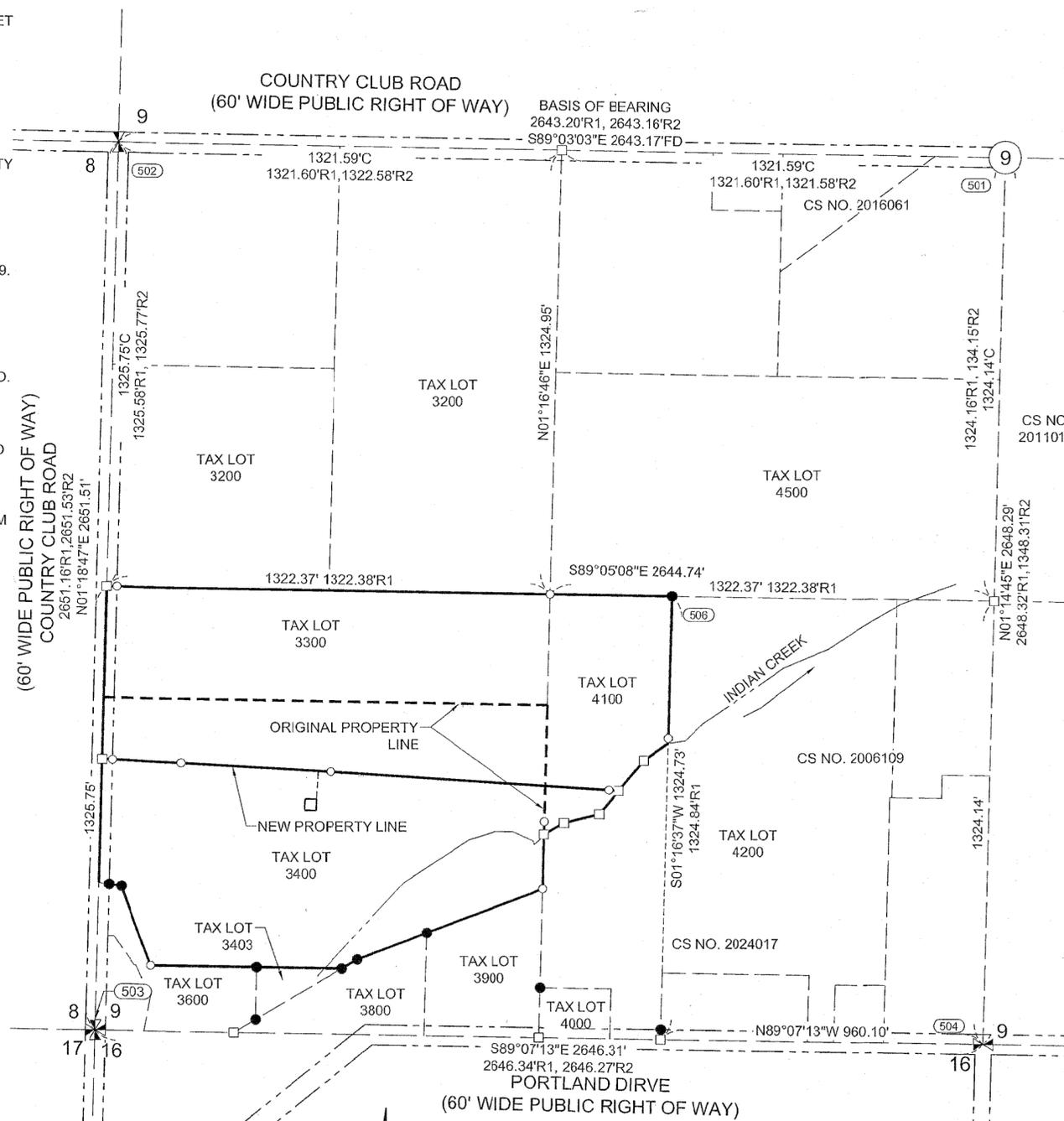
REFERENCED SURVEYS

- R1. C.S.# 2024017 SURVEY FOR ELLA HASEGAWA BY P.L.S. 72306, FILED FEBRUARY 28, 2024
- R2. C.S.# 2006109 SURVEY FOR JIM AND ELLA HASEGAWA BY P.L.S. 59002, FILED DECEMBER 6, 2006
- R3. C.S.# 2000020 SURVEY FOR GLENDA TAYLOR BY P.L.S. 932, FILED MARCH 15, 2000
- R4. C.S.# 93021 SURVEY FOR FARMERS IRRIGATION BY P.L.S. 932, FILED MAY 11, 1993
- R5. C.S.# 2011010 SURVEY FOR JOLLY WOHNSON, LLC BY P.L.S. 2393, FILED MARCH 18, 2011
- R6. C.S.# 2016061 SURVEY FOR STEPHEN & JULIE TITTEL BY P.L.S. 50051, FILED SEPTEMBER 22, 2016
- R7. C.S.# 85023 SURVEY FOR FARMERS IRRIGATION BY P.L.S. 932, FILED APRIL 22, 1985

AREA NOTE

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 3400	21.83 ACRES	15.87 ACRES
TAX LOT 3300 TAX LOT 4100	15.06 ACRES	21.02 ACRES

NOTE: AREAS INCLUDE ROAD RIGHT-OF-WAYS



LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KLEIN AND ASSOC. OR58608 PLS)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. RECORD OF SURVEY
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA

MONUMENT INFORMATION

- (501) HELD FOUND 2" IRON PIPE BURIED 3" IN GRAVEL ROAD, MAY HAVE BEEN SET IN 1908, FOR CS.#342, CORNER CARD #563
- (502) HELD BRASS CAP FOUND IN MONUMENT CASE, PER CORNER CARD #507
- (503) HELD 3" BRASS CAP AT THE SW CORNER OF SECTION 9, CORNER CARD #560
- (504) HELD 3" BRASS CAP IN MONUMENT CASE, CORNER CARD #561
- (506) FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, (KLEIN & ASSOCIATES OR 59002) PER C.S. # 2006109 FOUND N 24°33'27"W, 0.77 FEET FROM DEED CALL LOCATION, HELD FOR REFERENCE MONUMENT ONLY.
- (507) HELD 5/8" REBAR W/ YELLOW PLASTIC CAP, (KLEIN & ASSOCIATES OR 59002) PER C.S. # 2006109
- (508) HELD 5/8" IRON ROD WITH CAP, (L.S. 72306) PER C.S. # 2024017
- (509) (512) HELD 5/8" IRON ROD WITH CAP, (#932 & WA 22098), PER C.S. #1993021
- (510) HELD 5/8" IRON ROD NO CAP, PER C.S. #1993021
- (513) HELD 5/8" IRON ROD, UNKNOWN ORIGIN.
- (514) HELD 5/8" IRON ROD WITH CAP, (#932 & WA 22098), PER C.S. #2000020
- (515) PER C.S. #2000020

PLSS LAND CORNER CARDS

CORNER CARD # 563, CENTER OF SECTION 9
CORNER CARD # 507, W-1/4 CORNER OF SECTION 9
CORNER CARD # 560, SW CORNER OF SECTION 9
CORNER CARD # 561, S-1/4 CORNER OF SECTION 9

REFERENCED DEEDS

WARRANTY DEED, INSTRUMENT NO. 2015-03421 (TAX LOT 3300 AND 4100)

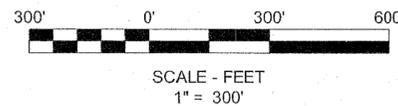
WARRANTY DEED, INSTRUMENT NO. 20035738 (TAX LOT 3400)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval

OREGON
JULY 12, 2018
LEONIDES J. SANDOVAL
58608

Expires 6-30-2026



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION
BETWEEN THE WEST 1/4 CORNER OF SECTION 9
AND THE CENTER OF SECTION
NAD83(2011) EPOCH 2010.00

OWNER

GERALD PICKERD &
CRYSTAL GLAZE-PICKERD

SURVEY PERFORMED FOR:
CLIENT NAME: CRYSTAL & GERALD PICKERD
DATE OF MONUMENT: AUGUST 12, 2025
PROJECT: 250703 DRAFT: LS
FILE: 250703-PLA.DWG LAYOUT TAB: PLA-1

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

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

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

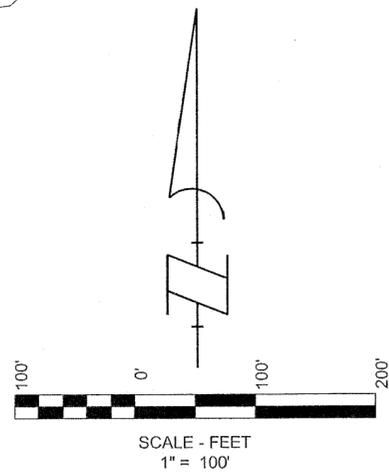
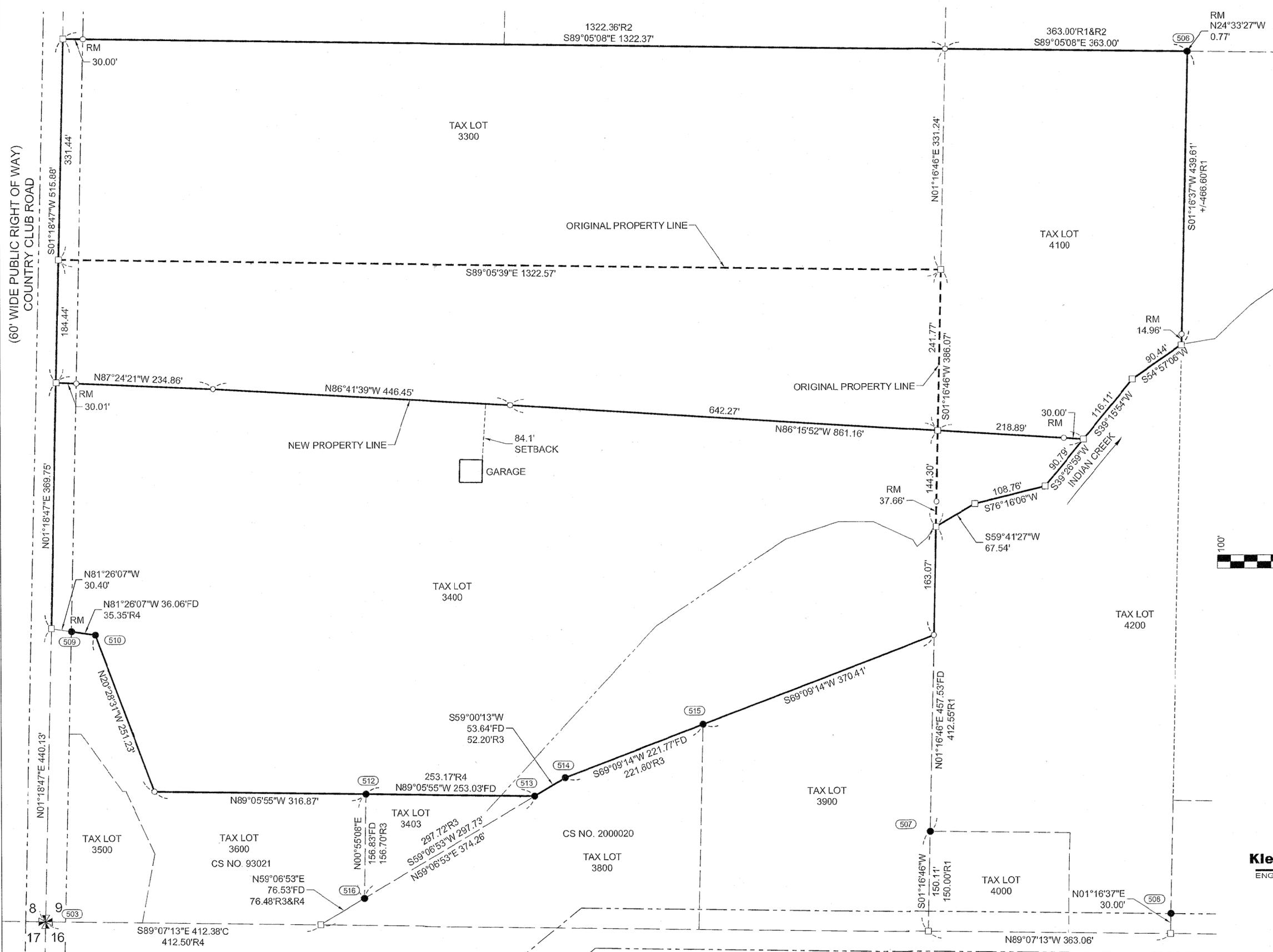
1/4	SEC	T.	R.
09	2N.	10E.	

CS# 2025052

SURVEY NO. 205062
FILED 11/20/2025
BY MS

PROPERTY LINE ADJUSTMENT

LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 9, T. 2N., R10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leondes J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2026



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

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	09	2N.	10E.
<input type="checkbox"/>			

SURVEY PERFORMED FOR:
CLIENT NAME: CRYSTAL GLAZE-PICKERD & GERALD PICKERD
DATE OF MONUMENT: AUGUST 12, 2025
PROJECT: 250703 DRAFT: LS
FILE: 250703-PLA.DWG LAYOUT TAB: PLA-2

OWNER
GERALD PICKERD &
CRYSTAL GLAZE-PICKERD

PORTLAND DRIVE
(60' WIDE PUBLIC RIGHT OF WAY)

CS# 205062