

NARRATIVE:

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF LANCE HOFMANN TO MARK AND MONUMENT THAT TRACT OF LAND DESCRIBED IN CLERKS INSTRUMENT NO. 2024-05287, COLUMBIA COUNTY DEED RECORDS.

--THE BASIS OF BEARINGS IS OREGON COORDINATE REFERENCE SYSTEM PORTLAND ZONE, NAD83 (2011) EPOCH 2010.00.

--FOR CONTROL I HELD THE MONUMENTS AS NOTED IN THE MONUMENT NOTES.

PEBBLE CREEK ROAD:
--I HELD THE RESOLUTION PER CS NO. 5854

INSTRUMENT NO. 2024-05287:
--I HELD MONUMENTS 1316, 1315 & 328 FOR THE SOUTH LINE. I ESTABLISHED THE NORTHEAST CORNER AT THE DEEDED DISTANCE OF [207.30'] FROM MONUMENT 328 WHICH IS 2.69' FROM THE SOUTHERLY RIGHT OF WAY LINE OF PEBBLE CREEK ROAD. I ESTABLISHED THE NORTHWEST CORNER AT THE DEEDED BEARING AND DISTANCE [N 44°12' W 207.3'] ROTATED 00°00'53" COUNTERCLOCKWISE FROM MONUMENT 1316 THIS LOCATION IS 2.70' FROM THE SOUTH RIGHT OF WAY LINE OF PEBBLE CREEK

MONUMENT NOTES:

[75]
SECTION CORNER COMMON TO SECTIONS 3, 4, 9, & 10
FOUND A 2" IRON PIPE WITH A 3" BRASS CAP BT BOOK C, PAGE 964, (HELD)

[189]
FOUND A 2" IRON PIPE WITH A 3" BRASS CAP PER CS NO. 3516, (HELD)

[326]
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC" PER CS NO. 5854, (HELD)

[328]
FOUND A BENT 1/2" IRON PIPE WITH A CRIMPED TOP PER CS NO. 1547. TIED AT SPIN POINT, (HELD)

[1315] FOUND A 1/2" IRON PIPE WITH A CRIMPED TOP, UP 0.4' PER CS NO. 1547, (HELD)

[1316]
FOUND A 1/2" IRON PIPE PER CS NO. 1547, (HELD)

[1317]
FOUND A 3/4" IRON PIPE WITH A THREADED TOP, UP 0.30' PER CS NO. 1547, (HELD)

[1318]
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC" PER CS NO. 5854, (HELD)

[1319]
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC" PER CS NO. 5854, (HELD)

[1320]
FOUND A 1" ANGLE IRON, UP 0.50' ORIGIN UNKNOWN

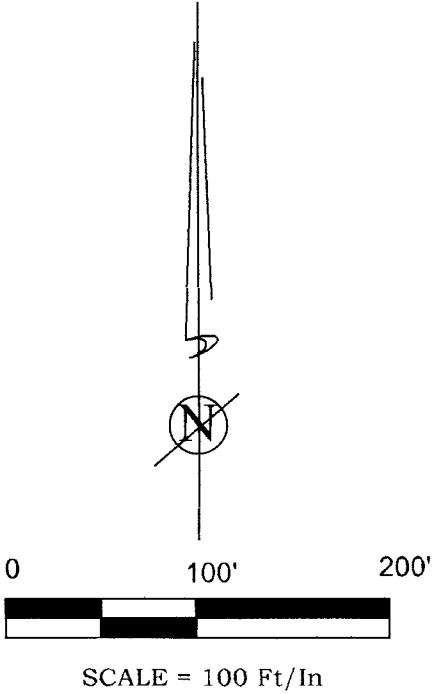
REFERENCES:

SURVEYS
1 = CS NO. 202
2 = CS NO. 465
3 = CS NO. 1547
4 = CS NO. 3516
5 = CS NO. 3785
6 = CS NO. 5854
7 = CS NO. 203

DEEDS
1 = INSTRUMENT NO. 2019-10672
2 = INSTRUMENT NO. 2022-08854
3 = INSTRUMENT NO. 2024-05287

LEGEND

- FOUND MONUMENT AS NOTED
- SET A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC."
- [X] MONUMENT POINT NO
- () RECORD SURVEY DATA
- [] RECORD DEED DATA
- CS NO. SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP
- LINE MARKED WITH WOOD STAKES AND RED & WHITE FLAGGING ON TRUE LINE AND TREES WITHIN 10' +/- OF OUR CLIENTS BOUNDARY LINE WERE MARKED WITH BLUE TREE MARKING PAINT



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace, Jr.

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601
RENEWS 6/30/26

K S L

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K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

RECORD OF SURVEY FOR
LANCE HOFMANN
IN THE NW QUARTER OF SECTION 10,
T4N, R4W, W.M.,
COLUMBIA COUNTY, OREGON
FEBRUARY 10, 2025

DRAWN BY: DDW
FIELD: SWMJR/BTD
EQUIPMENT: NOMAD/NIKON
JOB No. 13-211 CRW
DRAWING NAME: 25-016 ROS
REVISED: 3-13-2025