



April 19, 2024

Maupin City Planning Commission  
507 Grant Avenue  
Maupin, Oregon 97037

**RE:    McLucas Upriver Estates Final Plat Review  
      Staff Report**

Dear Commissioners:

The primary purpose of the Planning Commission meeting on April 23, 2024, is the review of the Final Plat of the McLucas Upriver Estates Subdivision. This is an administrative procedure, not a public hearing. The Commission is simply reviewing the Final Plat to ensure that it correctly follows the previously approved Preliminary Plat with respect to the lot configurations and dimensions, street design and improvement requirements. The Developer, Mr. Rob Miles, is requesting Final Plat approval so that he may file the Final Plat with the Wasco County 'Clerks Office and thus, create saleable lots. The wastewater collection system has not yet been constructed and Mr. Miles is offering a Bond in lieu of the final construction of that system. This is fairly common practice and is addressed in the City's Subdivision Ordinance. The Developer and the City Engineer have agreed on an estimated construction cost for completing the wastewater collection facilities along with a contingency fund to cover unexpected costs occurring during the actual construction. The completion of the project is tied to a "time and date certain" and must be completed by then, or the City may call in the Bond and complete the work through its own contractor. We should have a copy of the proposed Bond at the Planning Commission Meeting.

It should be noted that the public improvements in this Subdivision Development consist of the domestic water system to the lots and that system has been constructed and inspected and accepted by the City Engineer. The Street serving the lots is privately owned by the developer along with the wastewater collection system. Once the collection system main connects to the existing City System, combination of the two becomes the City's responsibility.

The review of the Final Plat by the City Engineer and City Staff has been completed and the recommendation is for approval by the Planning Commission. A motion to approve the Final Plat and grant the Planning Commission Chair the authority to sign the Final Plat would be in order once any questions or concerns of the Commission are satisfied.

City Representatives sign the Final Plat in three places, the Planning Commission Chair, the Mayor along with a certification by the City Recorder.

This brings up a small issue that needs to be addressed in the City's Subdivision Ordinance. This is a long range issue and this discussion is provided to serve as a reminder that the City needs to address this particular issue. The City's long time Subdivision Ordinance is based upon a Bureau of Governmental Research Model of 50+ years ago. It needs to be updated in several places and the Preliminary Plat and Final Plat processes are a couple of good examples.

Back in the day, the thinking was that a Planning Commission should take the Land Use issues off the City Council's workload. Therefore, the Subdivision Ordinances of that time did not require City Council review of Preliminary Plat or Final Plat approvals. However, in most subdivisions, there are City Streets involved along with public utilities, water, sewer and storm water systems. The City Council should be aware of the direction of the City's services and transportation improvements are moving at the Preliminary Plat stage of a given development. Further, the approval of a Final Subdivision Plat usually means the City will now be responsible for the maintenance of these systems, including the acceptance of new streets and roads into the City's ownership. For many years now, I have always taken the Planning Commission approval of a Preliminary Plat to the City Council of a given City to at least inform the Council of what's the Planning Commission has approved. I've maintained the same practice with the Final Plats and have asked the Mayor to sign the Final Plat as well. The City needs to consider revising these two procedures to include the Council, even if only on an informational basis.

I look forward to seeing all of you on Tuesday.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

*/s/ Dan Meader*

Dan Meader, Senior Land Use Planner  
3775 Crates Way, The Dalles, OR 97058  
(541) 296-9177 | meaderd@aks-eng.com



FOR REVIEW

PLOTTED: 4/17/2024
SAVED: 4/17/2024

PLAT OF
McLUCAS UPRIVER ESTATES

LOCATED IN THE N.E. 1/4 N.E. 1/4
SECTION 5, T. 5S., R. 14E., W.M.
AND S.E. 1/4 S.E. 1/4
SECTION 32, T. 4S., R.14E., W.M.
CITY OF MAUPIN, COUNTY WASCO, STATE OF OREGON
JAN. 30, 2024

WASCO COUNTY
SURVEYOR'S OFFICE

SURVEY NO.
FILED
BY

DOCUMENT NO.
SLIDE NO.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THOSE CERTAIN PARCELS OF LAND CONVEYED TO ROBERT MILES AND SUSAN MILES AND DANIEL CARVER AND EVELYN CARVER, AS DESCRIBED IN WARRANTY DEED, RECORDED JANUARY 8, 2001, INSTRUMENT NO. 20010086, ALONG WITH THAT CERTAIN TRACT CONVEYED TO GLORIA MCLUCAS, TRUSTEE OF THE REVOCABLE LIVING TRUST OF GLORIA JEAN MCLUCAS, AS DESCRIBED IN BARGAIN AND SALE DEED, RECORDED MAY 7, 2012, INSTRUMENT NO. 2012-001597.

A PORTION OF THE MILES AND CARVER TRACTS WERE PREVIOUSLY SURVEY BY TENNESON ENGINEERING CORPORATION, FILED AS COUNTY SURVEY E-13-15; SAID SURVEY WAS USED TO COMPUTE THE BOUNDARY OF TAX LOTS 5600, 5700 OF WASCO COUNTY ASSESSOR MAP 04S14E32DD ALONG WITH TAX LOTS 1800 AND 1900 OF WASCO COUNTY ASSESSOR MAP 05S14E05AA. MONUMENTS WERE RECOVERED FROM SAID SURVEY, ALONG THE NORTH LINE OF SECTION 5, AND A BRASS CAP, HELD FOR THE SECTION CORNER COMMON TO SECTIONS 4, 5, 32 AND 33. MONUMENTS WERE ALSO RECOVERED AND HELD ALONG THE ABANDONED DESCHUTES RAILROAD, LOCATED ON PREVIOUSLY MENTIONED TAX LOT 1800 AND 1900.

ANOTHER SURVEY PERFORMED BY TENNESON ENGINEERING CORPORATION, FILED AS COUNTY SURVEY BOOK 7, PAGE 8, WAS USED TO COMPUTE THE BOUNDARY OF TAX LOTS 5900 OF WASCO COUNTY ASSESSOR MAP 04S14E32DD, ONE MONUMENT WAS RECOVERED AND HELD FROM SAID SURVEY WHICH WAS LOCATED AT THE SOUTHEAST CORNER OF TAX LOT 5900.

THE RIGHT-OF-WAY OF HIGHWAY 197 WAS COMPUTED BASED ON A SURVEY PERFORMED BY DLC SURVEYING, FILED AS COUNTY SURVEY, BOOK 9, PAGE 120. HIGHWAY 197 RIGHT-OF-WAY WAS COMPUTED AND ORIENTATED ALONG THE COMPUTED NORTH LINE OF SAID SECTION 5, WHICH AGREED WITH RECOVERED MONUMENTS FROM SAID SURVEY.

THE ORDINARY HIGH WATER WAS FIELD TIED ON APRIL 29, 2022, AND USED FOR THE NET AREA CALCULATION FOR LOTS 8, 9, 10 AND 11.

REFERENCED DEEDS

BARGAIN AND SALE DEED, INSTRUMENT NO. 2012-001597
WARRANTY DEED, INSTRUMENT NO. 20010086

REFERENCED SURVEYS

- R1 SURVEY PERFORMED BY DLC SURVEYING; FOR MR. SHAPARD; FILED JAN. 28, 2016; COUNTY SURVEY, BK 9, PG 120
R2 SURVEY PERFORMED BY TENNESON ENGINEERING CORPORATION; FOR CITY OF MAUPIN; FILED AS COUNTY SURVEY, BK 7, PG. 8
R3 SURVEY PERFORMED BY TENNESON ENGINEERING; FOR JIM WICKS, FILED AS COUNTY SURVEY, BK. 18, PG. 113
R4 BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN AND ASSOCIATES, FOR BERCKLEY HOMES, FILED AS COUNTY SURVEY BK. 11, PG. 182
R5 SURVEY PERFORMED BY TENNESON ENGINEERING, FOR KATHRYN HUITT. FILED AS COUNTY SURVEY BK 4, PG 32
R6 SURVEY PERFORMED BY TENNESON ENGINEERING & SURVEYING, FOR CLARENCE HUNT, FILED AS COUNTY SURVEY, E-7-10
R7 SURVEY PERFORMED BY HORIZON ENGINEERING, FOR MRS. DARLENE O'BRIEN, FILE AS COUNTY SURVEY, F-15-01
R8 SURVEY PERFORMED BY TENNESON ENGINEERING CORP, FOR THOMAS BALTZ & WALLACE YOST, FILED AS COUNTY SURVEY, E-13-15-A

NEW EASEMENTS NOTES

- 1. 20-FOOT PUBLIC UTILITY EASEMENT (PUE)
2. NEW 15-FOOT PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF MAUPIN
3. NEW PRIVATE VARIED WIDTH ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-7, 10 AND 11 AND A PUBLIC UTILITY EASEMENT
4. NEW 10 FOOT NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENT

EASEMENTS AND ENCUMBRANCES

EXCEPTIONS LISTED BELOW ARE EASEMENTS ONLY AND DOES NOT INCLUDED EXCEPTIONS 1-5 AND 18-20 OF THOSE CERTAIN RECORD MATTERS, LISTED ON STATUS OF RECORD TITLE REPORT, PREPARED BY AMERTITLE, TITLE NO. 623820AM, DATED MARCH 15, 2024

- 6) RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE LOW/HIGH WATER MARK OF DESCHUTES RIVER.
7) EASEMENT FOR EXISTING PUBLIC UTILITIES IN VACATED AREA BY COUNTY COURT AND THE CONDITIONS. DATED JANUARY 2, 1935.
8) PRIVATE AGREEMENT BETWEEN ARABELLE S STAATS AND WILLIAM H STAATS HER HUSBAND AND OREGON TRUNK RAILWAY, RECORDED DECEMBER 24, 1917 IN BOOK 63, PAGE 386
9) PUBLIC ROADWAY AND BRIDGE EASEMENT IN FAVOR OF WASCO COUNTY RECORDED AUGUST 28, 1928 IN BOOK 80, PAGE 199, (AS SHOWN)
10) EXCEPTIONS AND RESERVATION BY UNION PACIFIC RAILROAD CO., RECORDED MAY 4, 1938 IN BOOK 89, PAGE 206. NOT SHOWN IN THIS SURVEY.
11) PUBLIC ROADWAY EASEMENT, 60' IN WIDTH IN FAVOR OF WASCO COUNTY, RECORDED AUGUST 12, 1941 IN BOOK 92, PAGE 619. (AS SHOWN)
12) PRIVATE DRAINAGE FIELD FOR SEPTIC TANK EASEMENT, RECORDED MARCH 3, 1958 IN BOOK 136, PAGE 514. UNKNOWN LOCATION.
13) PUBLIC SEWER EASEMENT IN FAVOR OF THE TOWN OF MAUPIN, RECORDED MARCH 13, 1978 IN MICROFILM 780770. (AS SHOWN) DRAWING.
14) AN EASEMENT IN FAVOR OF CHARLES L. HOLMES AND LORITA D. HOLMES, RECORDED MAY 25, 1978 IN MICROFILM 781653. (AS SHOWN)
15) EASEMENT IN FAVOR OF THE TOWN OF MAUPIN, RECORDED MAY 25, 1978 IN MICROFILM 784151. (AS SHOWN)
16) MATTERS AS DISCLOSED BY SURVEY E-13-15A
17) AN EASEMENT AN EASEMENT IN FAVOR OF WASCO ELECTRIC COOPERATIVE, RECORDED FEB. 14, 2006. IN MICROFILM 2006-000958 (BLANKET EASEMENT NOT LOCATABLE)
(NOT DISCLOSED IN TITLE REPORT) PRIVATE INGRESS AND EGRESS EASEMENT SOUTHERLY 25 FEET OF PARCEL 1 AND 2 AS DESCRIBE IN WARRANTY DEED, INSTRUMENT NO. 20010086.

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM, NORTH ZONE, GRID NORTH, GROUND DISTANCE, ESTABLISHED BY G.P.S. OBSERVATION BETWEEN SURVEY MONUMENT POINT (1577) AND (253) BEARS N89°01'13"W

SHEET INDEX

SHEET 1: SIGNATURES, NARRATIVE, NOTES, AND SURVEYORS CERTIFICATE
SHEET 2: EXTERIOR BOUNDARY
SHEET 3: LOT DETAIL
SHEET 4: EASEMENTS

OWNERS

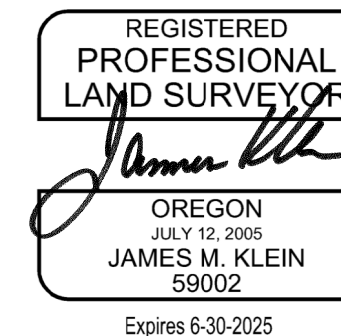
ROB & SUSAN MILES
DANIEL & EVELYN CARVER
GLORIA MCLUCAS

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE PLAT OF McLUCAS UPRIVER ESTATES. LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 14 EAST, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTERS OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32 TOWNSHIP 4 SOUTH, RANGE 14 EAST; THENCE NORTH 01°20'00" EAST, 483.53 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 TO THE INITIAL POINT BEING A 5/8" REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "KLEIN & ASSOC. 59002 PLS; THENCE SOUTH 01°18'34" WEST, A DISTANCE OF 31.93 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, HAVING A RADIUS OF 1306.94 FEET, A RADIAL THAT BEARS SOUTH 48°10'59" EAST, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF BAKEOVEN ROAD; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BAKEOVEN ROAD ON A CURVE RIGHT, THROUGH A CENTRAL ANGLE OF 25°58'12", AN ARC LENGTH OF 592.38 FEET, AND WHOSE LONG CHORD BEARS SOUTH 54°48'07" WEST FOR A DISTANCE OF 587.32 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 67°48'47" WEST, 206.41 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY OF BAKEOVEN ROAD TO THE INTERSECTION WITH RIGHT-OF-WAY OF THE DALLES-CALIFORNIA (US-HWY 197); THENCE SOUTH 66°40'53" WEST, 241.02 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE DALLES-CALIFORNIA (US-HWY 197); THENCE SOUTH 66°53'24" WEST, 363.81 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF THE DALLES-CALIFORNIA (US-HWY 197); THENCE NORTH 22°33'03" WEST, 88.93 FEET; THENCE SOUTH 67°26'03" WEST, 73.96 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE NORTH 00°17'52" EAST, 171.99 FEET, ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF GOVERNMENT LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 TO THE INTERSECTION WITH THE CENTER CHANNEL OF THE DESCHUTES RIVER; THENCE NORTHEASTERLY DOWN STREAM ALONG THE CENTER CHANNEL OF THE DESCHUTES RIVER TO THE NORTHEAST CORNER OF PARCEL 5, AS DESCRIBED IN WARRANTY DEED, RECORDED JAN. 8, 2001, IN INSTRUMENT 20010086, WASCO COUNTY RECORDS, WHICH POINT BEARS NORTH 40°54'13" WEST, FROM A 5/8" REBAR LOCATED AT THE SOUTHEAST CORNER OF SAID PARCEL 5; THENCE SOUTH 40°54'13" EAST, 320 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PARCEL 5 AND THE BEGINNING OF A NON-TANGENTIAL CURVE, HAVING A RADIUS OF 1498.92, A RADIAL THAT BEARS SOUTH 38°24'12" EAST; THENCE ALONG SAID CURVE THE LEFT, THROUGH A CENTRAL ANGLE OF 03°32'36", AN ARC LENGTH OF 92.69 FEET, AND WHOSE LONG CHORD BEARS NORTH 49°41'09" EAST, 92.68 FEET BACK TO POINT OF BEGINNING.

JAMES M. KLEIN PLS. 59002



APPROVALS

I HEREBY CERTIFY THIS PLAT OF "McLUCAS UPRIVER ESTATES" IN WASCO COUNTY, OREGON WAS EXAMINED AND APPROVED AS OF \_\_\_\_ DAY OF \_\_\_\_\_, 2024

CITY OF MAUPIN PLANNING COMMISSION CHAIR DATE

CITY OF MAUPIN - MAYOR DATE

ATTEST BY: CITY RECORDER DATE

I HEREBY CERTIFY THIS PLAT OF "McLUCAS UPRIVER ESTATES" IN WASCO COUNTY, OREGON WAS EXAMINED AND APPROVED AS OF \_\_\_\_ DAY OF \_\_\_\_\_, 2024

WASCO COUNTY SURVEYOR DATE

THIS PLAT OF "McLUCAS UPRIVER ESTATES" IN WASCO COUNTY, OREGON WAS EXAMINED AND APPROVED BY:

WASCO COUNTY COMMISSIONER DATE

WASCO COUNTY COMMISSIONER DATE

WASCO COUNTY COMMISSIONER DATE

FILE NO.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF "McLUCAS UPRIVER ESTATES" IN WASCO COUNTY, OREGON AND THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN WASCO COUNTY AND FURTHER CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE OR WILL BECOME DUE THEREON DURING THE CALENDAR YEAR HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND I HEREBY APPROVE SAID PLAT.

WASCO COUNTY ASSESSOR DATE

WASCO COUNTY TAX COLLECTOR DATE

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT WE, THE OWNERS OF THE LAND SHOWN ON THIS PLAT OF "McLUCAS UPRIVER ESTATES" AND DO HEREBY MAKE, ESTABLISH AND DECLARE THAT THIS PLAT MAP IS A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THIS PLAT OF "McLUCAS UPRIVER ESTATES". SAID PLAT BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

WE HEREBY DECLARE THAT THIS PLAT IS A LEGAL PLAT AND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. THIS PLAT COMPLIES WITH CHAPTER 92 AND 97 OF THE OREGON REVISED STATUES FURTHERMORE WE HEREBY GRANT THE PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENTS SHOWN HEREUNTO.

Table with 2 columns: Name (ROB MILES, SUSAN MILES, DANIEL CARVER, EVELYN CARVER, GLORIA MCLUCAS, TRUSTEE) and Date.

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 2024, BY ROB MILES, SUSAN MILES, DANIEL CARVER, AND EVELYN CAVER,

NOTARY SIGNATURE

NOTARY PUBLIC--(NAME)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 2024, BY GLORIA MCLUCAS, TRUSTEE OF THE REVOCABLE LIVING TRUST OF GLORIA MCLUCAS

NOTARY SIGNATURE

NOTARY PUBLIC--(NAME)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SURVEY PERFORMED FOR: CLIENT NAME: ROB MILES DATE OF MONUMENTS: DEC. 10, 2023 PROJECT: 22-04-18 DRAFT: TA, CD FILE: 220418.DWG LAYOUT TAB: LAYOUT1

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



SHEET 1 OF 4 WILLAMETTE MERIDIAN WASCO COUNTY, OREGON

Table with 2 columns: Section (1/4 SEC T. R.) and Range (5 5S. 14E., 32 4S. 14E.)

# McLUCAS UPRIVER ESTATES

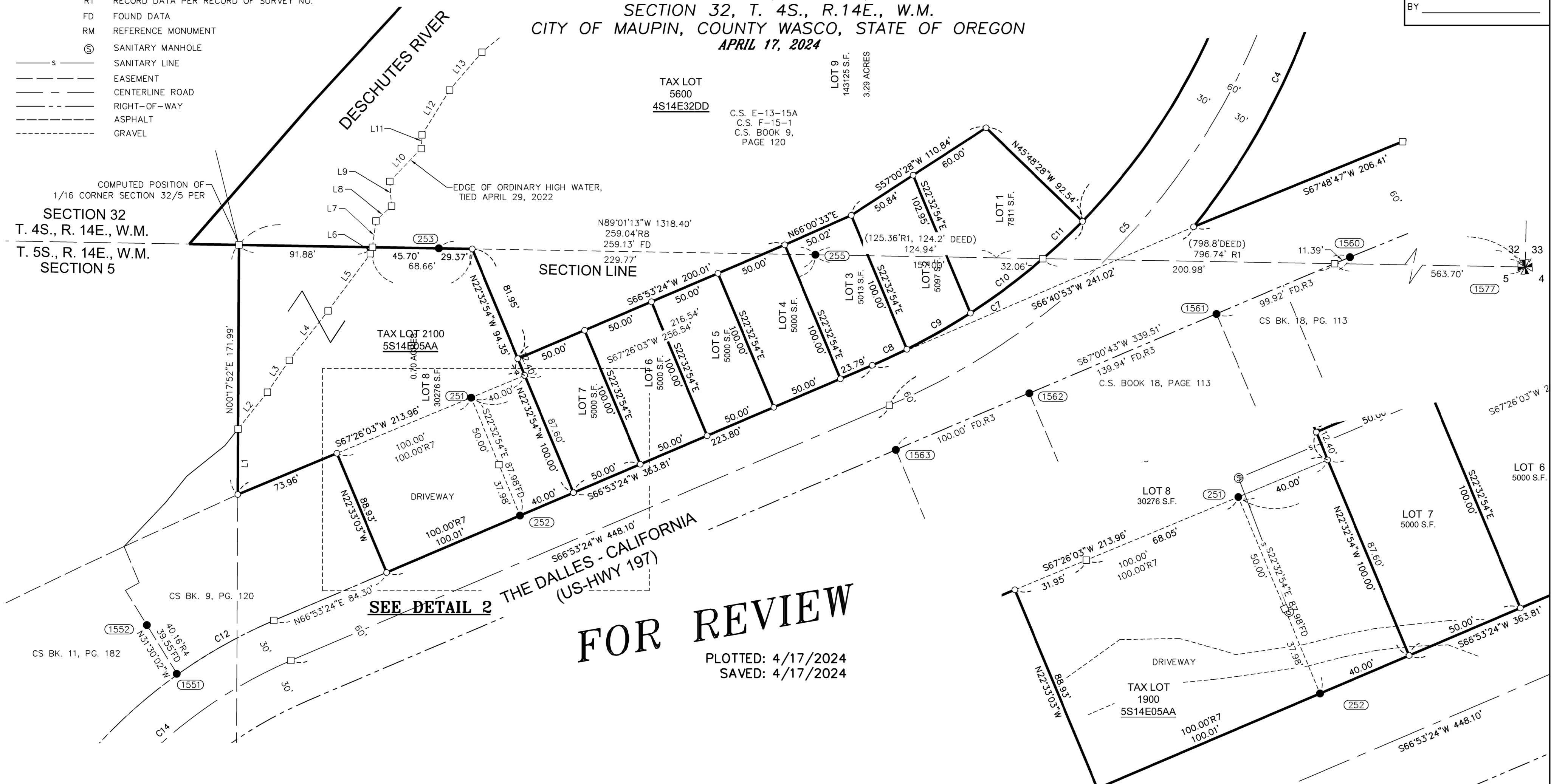
PLAT OF  
 LOCATED IN THE N.E. 1/4 N.E. 1/4  
 SECTION 5, T. 5S., R. 14E., W.M.  
 AND S.E. 1/4 S.E. 1/4  
 SECTION 32, T. 4S., R. 14E., W.M.  
 CITY OF MAUPIN, COUNTY WASCO, STATE OF OREGON  
 APRIL 17, 2024

WASCO COUNTY  
 SURVEYOR'S OFFICE

SURVEY NO. \_\_\_\_\_  
 FILED \_\_\_\_\_  
 BY \_\_\_\_\_

## LEGEND

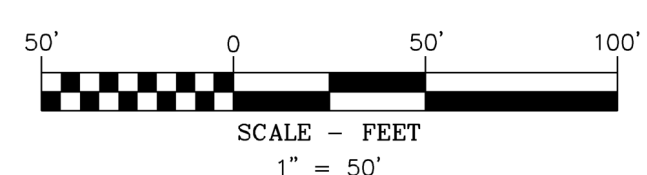
- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. OR59002)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS COUNTY SURVEY
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- RM REFERENCE MONUMENT
- Ⓢ SANITARY MANHOLE
- s— SANITARY LINE
- — — — — EASEMENT
- — — — — CENTERLINE ROAD
- — — — — RIGHT-OF-WAY
- — — — — ASPHALT
- · — · — · — GRAVEL



**FOR REVIEW**  
 PLOTTED: 4/17/2024  
 SAVED: 4/17/2024

## AREA NOTE

LOT AREA OF LOTS 8-11 DO NOT INCLUDE THAT AREA LYING BETWEEN THE ORDINARY HIGH WATER AND THE CENTER OF CHANNEL OF THE DESCHUTES RIVER.



## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN SURVEY MONUMENT POINT (1577) AND (253) BEARS N89°01'13"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	284.79'	507.55'	32°08'57"	N22°27'53"E	281.07'
C5	504.26'	477.55'	60°29'59"	N36°38'24"E	481.16'
C6	195.79'	447.55'	25°03'54"	N18°55'21"E	194.23'
C7	176.66'	447.55'	22°36'58"	N55°34'55"E	175.52'
C8	26.24'	447.55'	3°21'33"	N65°12'37"E	26.24'
C9	50.42'	447.55'	6°27'16"	N60°18'13"E	50.39'
C10	62.49'	447.55'	8°00'01"	N53°04'34"E	62.44'
C11	37.51'	447.55'	4°48'08"	N48°40'29"E	37.50'
C12	228.32'	353.84'	36°58'12"	N48°24'18"E	224.37'
C13	92.69'	1498.92'	3°32'36"	N49°41'09"E	92.68'
C14	208.96'	323.84'	36°58'12"	N48°24'18"E	205.35'

## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N0°17'52"E	45.11'
L2	N38°30'11"E	32.47'
L3	N34°25'19"E	26.62'
L4	N38°07'06"E	43.26'
L5	N36°23'15"E	50.90'
L6	S36°23'15"W	50.90'
L7	S7°14'23"W	18.27'
L8	S46°16'35"W	14.79'
L9	S3°57'40"E	16.98'
L10	S43°41'53"W	31.34'
L11	S3°49'50"W	9.48'
L12	S31°28'21"W	36.21'
L13	S40°36'02"W	34.37'

## MONUMENT INFORMATION

- (251) FOUND TENNESON ENG. 5/8" REBAR WITH YELLOW PLASTIC CAP; INSCRIBED PLS NO. 872; FILED AS COUNTY SURVEY E-13-15A
- (252) FOUND TENNESON ENG. 5/8" REBAR WITH YELLOW PLASTIC CAP; INSCRIBED PLS NO. 872; FILED AS COUNTY SURVEY E-13-15A
- (253) FOUND TENNESON ENG. 5/8" REBAR WITH YELLOW PLASTIC CAP; INSCRIBED PLS NO. 872; FILED AS COUNTY SURVEY E-13-15A
- (255) FOUND TENNESON ENG. 5/8" REBAR WITH RED PLASTIC CAP; INSCRIBED "PLS NO. 872"; FILED AS COUNTY SURVEY E-13-15A
- (1551) FOUND DLC SURVEYING 1/2" REBAR; FILED AS COUNTY SURVEY BOOK 9, PAGE 120
- (1552) FOUND KLEIN & ASSOC. 5/8" REBAR WITH YELLOW PLASTIC CAP; INSCRIBED "OR 932, WA 22098"; FILED AS COUNTY SURVEY BOOK 11, PAGE 182.
- (1560) FOUND TENNESON ENG. 5/8" REBAR WITH YELLOW PLASTIC CAP; INSCRIBED "HUFFMON PLS 2786" FILED AS COUNTY SURVEY BOOK 18, PAGE 113
- (1561) FOUND 5/8" IRON ROD, SHOWN ON COUNTY SURVEY NO. 18-113
- (1562) FOUND RAILROAD SPIKE; FILED AS COUNTY SURVEY NO. 1656
- (1563) FOUND 5/8" IRON ROD, SHOWN ON COUNTY SURVEY NO. 18-113
- (1577) FOUND USGS 2 1/2" BRASS CAP, HELD FOR SECTION CORNER

## DETAIL 2

SCALE 1" = 30'

## OWNERS

ROB & SUSAN MILES  
 DANIEL & EVELYN CARVER  
 MICHAEL & GLORIA MCLUCAS

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 12, 2005  
 JAMES M. KLEIN  
 59002

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

Expires 6-30-2025  
 SHEET 3 OF 4  
 WILLAMETTE MERIDIAN  
 WASCO COUNTY, OREGON

1/4 SEC	T.	R.
5	5S.	14E.
32	4S.	14E.

SURVEY PERFORMED FOR:  
 CLIENT NAME: ROB MILES  
 DATE OF MONUMENT: DEC. 15, 2023  
 PROJECT: 22-04-18 DRAFT: TA, GD  
 FILE: 220418.DWG LAYOUT TAB: LAYOUT1

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