

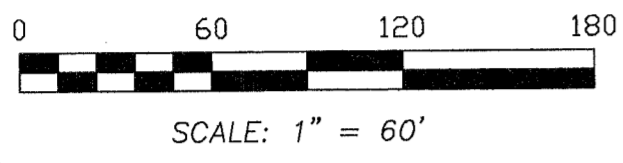
PROPERTY LINE ADJUSTMENT SURVEY  
for  
MT. ADAMS HOLDINGS, LLC.  
TAX LOTS 2400 & 2201 (3N-10E-27D & 27DD)

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
CS# 2016 046  
DATE FILED: 8/11/16  
BY: B.C.

LOCATION OF SURVEY:  
TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3  
NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.



BASIS OF BEARING  
COUNTY SURVEY No. 2004-009  
BASED ON NAD83, STATE PLANE COORDINATES, OREGON NORTH  
ANGLE ADJUSTMENT 0'13.00"



FOUND 5/8" IRON  
ROD, HELD POSITION  
FOR THE SOUTH  
1/16TH CORNER.

2"x2" BOLT FOUND, HELD  
AS NORTHEAST CORNER  
OF ORCUTT DEED, PAGE  
33, PAGE 571.

CS# 2016 046

OLD COLUMBIA RIVER HIGHWAY (VARIABLE WIDTH R/W)

FOUND AND HELD FOR STATE RIGHT OF WAY  
A 1/2" IRON ROD WITH CAP L.S. 1028. THIS  
MONUMENT MEASURES N 58°02'37" W A  
DISTANCE OF 1.03 FEET FROM A 1" PIPE.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY  
BETWEEN TAX LOTS 2201 AND 2400. IN THE FIELD I RESOLVED THE  
BOUNDARIES BY RECOVERING THE DEED CORNER OF TAX LOT 2400, WHICH  
COMMENCES AT A BRASS CAP MONUMENTING THE SOUTHEAST CORNER OF  
SECTION 27. PRIOR SURVEYS HAVE MONUMENTED THIS DESCRIPTION, WE  
RECOVERED MOST OF SAID MONUMENTS. THE CONTROLLING MONUMENTS WERE  
RECOVERED FROM ON SURVEY C.S. 2004-009. WE RECOVERED 1/2" IRON  
RODS AT THE NORTHWEST CORNER OF TAX LOT 2400 AND 5/8" IRON ROD  
FOUND ALONG THE WEST LINE. THESE MONUMENTS HELD THE NORTH AND  
WEST LINE AS WELL AS MEASURES WELL TO THE BRASS CAP MONUMENTING THE  
SOUTHEAST CORNER OF SECTION 27 AS SHOWN IN C.S. 2004-009. WE HELD A  
1/2" IRON ROD AND A 5/8" IRON ROD BOTH SHOWN ON C.S. #2004-009 ON  
THE WEST LINE OF TAX LOT 2400 AS OUR BASIS OF BEARINGS.

SEE FACE OF SURVEY FOR SPECIFIC BOUNDARY DETAILS.

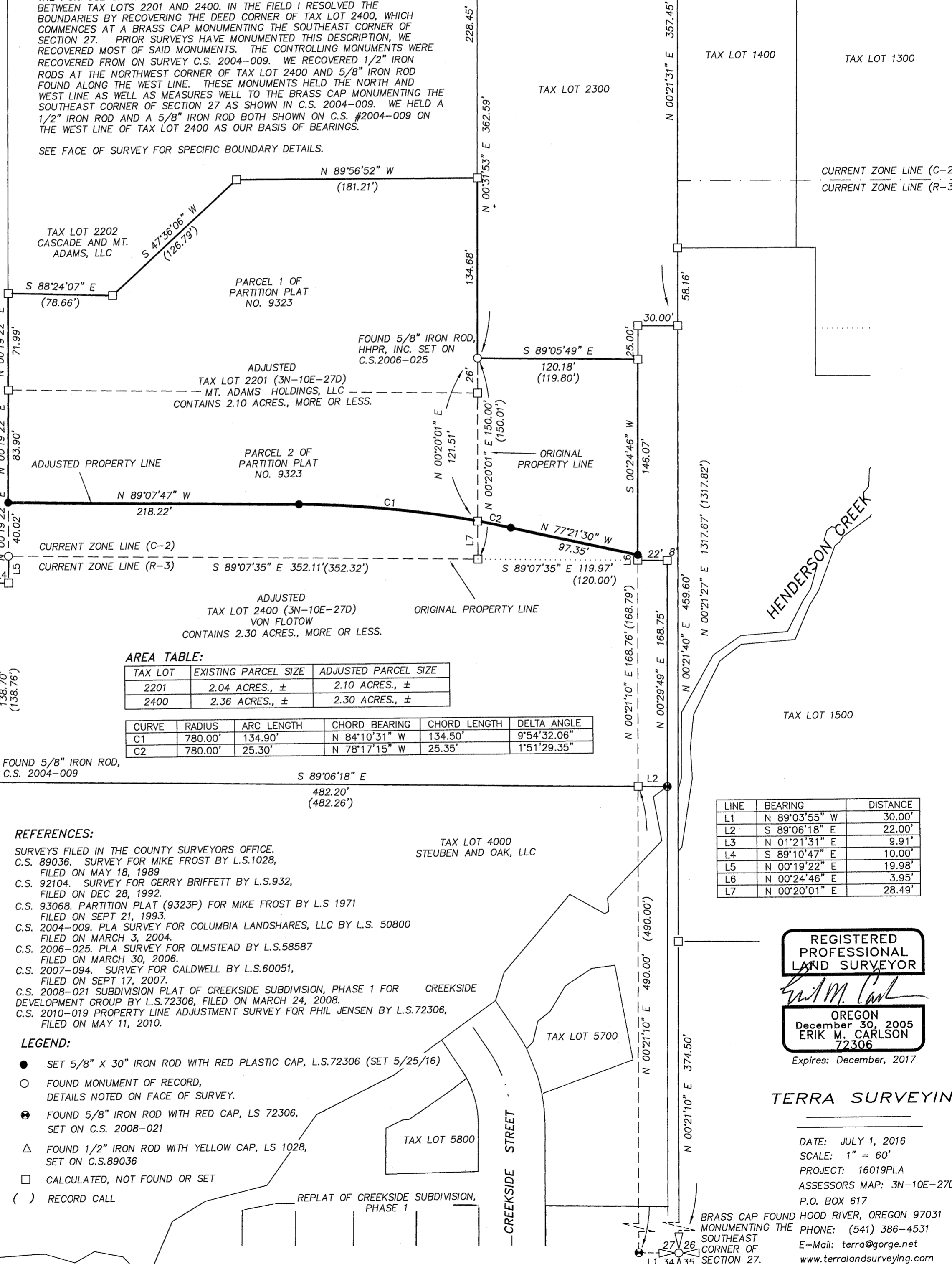
LOT 39	LOT 10
LOT 38	LOT 11
LOT 37	LOT 12
LOT 36	LOT 13
LOT 35	TAX LOT 800 JD & AC PROPERTIES, LLC
LOT 34	LOT 15
LOT 33	LOT 16
LOT 32	LOT 17
LOT 31	LOT 18
LOT 30	LOT 19
LOT 29	LOT 20
LOT 28	LOT 21

MT. ADAMS AVE. (VARIABLE WIDTH R/W)

WINE COUNTRY AVENUE  
(VARIABLE WIDTH R/W)

BASIS OF BEARING  
(N 00°33'05" E)  
N 00°20'05" E

TAX LOT 1800	LOT 48	LOT 1	
	LOT 47	TAX LOT 1900	LOT 2
	LOT 46	LOT 3	
	LOT 45	LOT 4	
	LOT 44	LOT 5	
	LOT 43	LOT 6	
	LOT 42	ERWIN & WATSON ADDITION	
	LOT 41	TAX LOT 2000	
	LOT 40	LOT 9	
	LOT 39	LOT 10	
	LOT 38	LOT 11	
	LOT 37	LOT 12	
	LOT 36	LOT 13	
	LOT 35	LOT 14	
	LOT 34	LOT 15	
	LOT 33	LOT 16	
	LOT 32	TAX LOT 2100	LOT 17
	LOT 31	LOT 18	
	LOT 30	LOT 19	
	LOT 29	LOT 20	



**AREA TABLE:**

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
2201	2.04 ACRES., ±	2.10 ACRES., ±
2400	2.36 ACRES., ±	2.30 ACRES., ±

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	780.00'	134.90'	N 84°10'31" W	134.50'	9°54'32.06"
C2	780.00'	25.30'	N 78°17'15" W	25.35'	1°51'29.35"

**REFERENCES:**

- SURVEYS FILED IN THE COUNTY SURVEYORS OFFICE.
- C.S. 89036. SURVEY FOR MIKE FROST BY L.S.1028, FILED ON MAY 18, 1989
- C.S. 92104. SURVEY FOR GERRY BRIFFETT BY L.S.932, FILED ON DEC 28, 1992.
- C.S. 93068. PARTITION PLAT (9323P) FOR MIKE FROST BY L.S. 1971 FILED ON SEPT 21, 1993.
- C.S. 2004-009. PLA SURVEY FOR COLUMBIA LANDSHARES, LLC BY L.S. 50800 FILED ON MARCH 3, 2004.
- C.S. 2006-025. PLA SURVEY FOR OLMSTEAD BY L.S.58587 FILED ON MARCH 30, 2006.
- C.S. 2007-094. SURVEY FOR CALDWELL BY L.S.60051, FILED ON SEPT 17, 2007.
- C.S. 2008-021 SUBDIVISION PLAT OF CREEKSIDE SUBDIVISION, PHASE 1 FOR CREEKSIDE DEVELOPMENT GROUP BY L.S.72306, FILED ON MARCH 24, 2008.
- C.S. 2010-019 PROPERTY LINE ADJUSTMENT SURVEY FOR PHIL JENSEN BY L.S.72306, FILED ON MAY 11, 2010.

**LEGEND:**

- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP, L.S.72306 (SET 5/25/16)
- FOUND MONUMENT OF RECORD, DETAILS NOTED ON FACE OF SURVEY.
- ⊙ FOUND 5/8" IRON ROD WITH RED CAP, LS 72306, SET ON C.S. 2008-021
- △ FOUND 1/2" IRON ROD WITH YELLOW CAP, LS 1028, SET ON C.S.89036
- CALCULATED, NOT FOUND OR SET
- ( ) RECORD CALL

LINE	BEARING	DISTANCE
L1	N 89°03'55" W	30.00'
L2	S 89°06'18" E	22.00'
L3	N 01°21'31" E	9.91'
L4	S 89°10'47" E	10.00'
L5	N 00°19'22" E	19.98'
L6	N 00°24'46" E	3.95'
L7	N 00°20'01" E	28.49'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ERIK M. CARLSON  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2017

TERRA SURVEYING

DATE: JULY 1, 2016  
SCALE: 1" = 60'  
PROJECT: 16019PLA  
ASSESSORS MAP: 3N-10E-27D  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terrandsurveying.com

BRASS CAP FOUND HOOD RIVER, OREGON 97031  
MONUMENTING THE  
SOUTHEAST  
CORNER OF  
SECTION 27.