

PROPERTY LINE ADJUSTMENT SURVEY  
for  
B.B.K. HOLDINGS, L.L.C.

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 2 NORTH, RANGE 11 EAST,  
WILLAMETTE MERIDIAN, HOOD RIVER COUNTY,  
OREGON.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

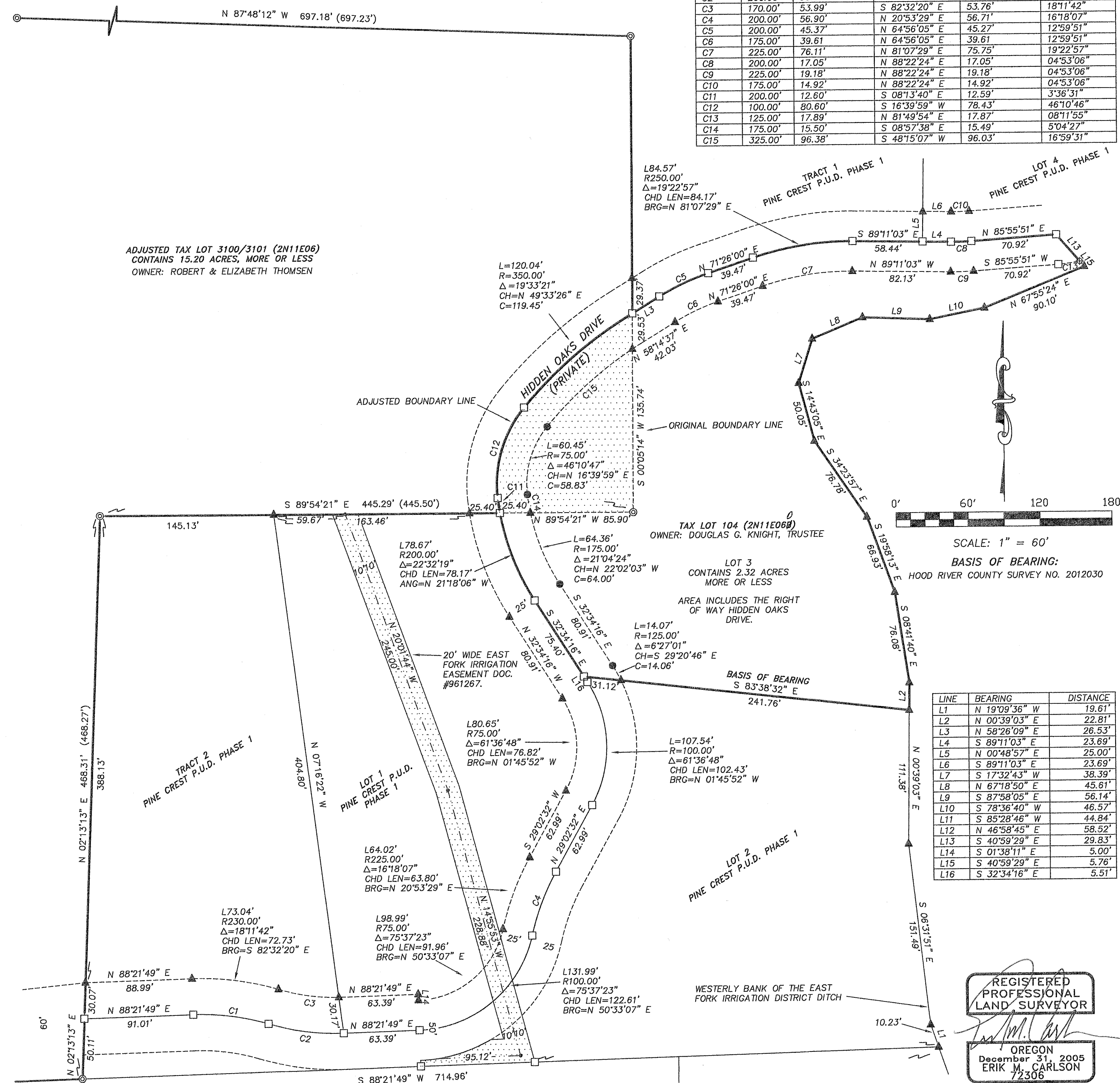
CS# 2018 007

DATE FILED: 2/26/18

BY: *ML*

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
104	2.01 ACRES., ±	2.32 ACRES., ±
3100/3101	15.51 ACRES., ±	15.20 ACRES., ±

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	200.38'	63.25'	S 82°32'20" E	63.25'	18°09'36"
C2	200.00'	63.51'	S 82°32'20" E	63.25'	18°11'42"
C3	170.00'	53.99'	S 82°32'20" E	53.76'	18°11'42"
C4	200.00'	56.90'	N 20°53'29" E	56.71'	16°18'07"
C5	200.00'	45.37'	N 64°56'05" E	45.27'	12°59'51"
C6	175.00'	39.61'	N 64°56'05" E	39.61'	12°59'51"
C7	225.00'	76.11'	N 81°07'29" E	75.75'	19°22'57"
C8	200.00'	17.05'	N 88°22'24" E	17.05'	04°53'06"
C9	225.00'	19.18'	N 88°22'24" E	19.18'	04°53'06"
C10	175.00'	14.92'	N 88°22'24" E	14.92'	04°53'06"
C11	200.00'	12.60'	S 08°13'40" E	12.59'	3°36'31"
C12	100.00'	80.60'	S 16°39'59" W	78.43'	46°10'46"
C13	125.00'	17.89'	N 81°49'54" E	17.87'	08°11'55"
C14	175.00'	15.50'	S 08°57'38" E	15.49'	5°04'27"
C15	325.00'	96.38'	S 48°15'07" W	96.03'	16°59'31"



LINE	BEARING	DISTANCE
L1	N 19°09'36" W	19.61'
L2	N 00°39'03" E	22.81'
L3	N 58°26'09" E	26.53'
L4	S 89°11'03" E	23.69'
L5	N 00°48'57" E	25.00'
L6	S 89°11'03" E	23.69'
L7	S 17°32'43" W	38.39'
L8	N 67°18'50" E	45.61'
L9	S 87°58'05" E	56.14'
L10	S 78°36'40" W	46.57'
L11	S 85°28'46" W	44.84'
L12	N 46°58'45" E	58.52'
L13	S 40°59'29" E	29.83'
L14	S 01°38'11" E	5.00'
L15	S 40°59'29" E	5.76'
L16	S 32°34'16" E	5.51'

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN TAX LOT 3100/3101 AND 104. THE HOOD RIVER COUNTY PLANNING DEPARTMENT HAS DETERMINED TAX LOTS 3100 AND TAX LOT 3101 TOGETHER COMPRISE ONE LEGAL PARCEL. TAX LOT 104 WAS CREATED ON THE PLAT FOR PINE CREST, P.U.D. PHASE 1 AS LOT 3. THE BOUNDARY DID NOT INCLUDE A TRIANGULAR WEDGE WHICH IS A PORTION OF TAX LOT 3100/3101. TAX LOT 3100 WAS SURVEYED BY DANNY CRON IN 1994 (C.S.94133) THIS ADJUSTMENT WILL BE MOVING THE WESTERN BOUNDARY OF LOT 3 OF PINE CREST P.U.D. PHASE 1 TO THE CENTERLINE OF HIDDEN OAKS DRIVE. WE RECOVERED THE BOUNDARIES OF BOTH TAX LOT 104 AND 3100/3101 (DIMENSIONS ORIGINATED ON C.S.2012030). WE HELD THE SOUTH LINE OF LOT 3 AS THE BASIS OF BEARING. NO MONUMENTS WERE SET ON THIS SURVEY DUE TO THE NEW BOUNDARY WILL FALL INTO THE MIDDLE OF THE EXISTING GRAVEL ROADWAY WHICH WOULD BE A HAZZARD. THE FOUND MONUMENTS ARE HELD AS REFERENCE TO THE NEW BOUNDARY LINE. THE FACE OF THE SURVEY SHOWS FURTHER DETAILS.

- LEGEND:**
- SET 5/8" IRON ROD WITH PLASTIC CAP, L.S.72306, (SET FEBRUARY 22, 2018)
  - ▲ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET ON C.S. 2012-030
  - ⊙ FOUND 1/2" IRON ROD WITH PLASTIC CAP, L.S. 1028, SET ON C.S. 94133
  - ⊕ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET ON C.S. 2016-062
  - CALCULATED BOUNDARY CORNER (ORIGIN OF DIMENSION C.S.2012030)
  - ( ) DEED OR SURVEY DIMENSION

- REFERENCES:**
- SURVEYS FILED IN HOOD RIVER COUNTY SURVEYORS OFFICE.
  - C.S.1462, SURVEY FOR WUEST BY HRC, DATED JULY 18, 1939.
  - C.S.1463, SURVEY FOR WUEST/AXFORD BY HRC, DATE UNKNOWN
  - C.S.94133, SURVEY FOR THOMSEN BY CRON, L.S.1028, FILED DECEMBER 12, 1994.
  - C.S.2007125, PARTITION PLAT NO. 2007-39P FOR THOMSEN BY TERRA, L.S.72306, FILED DECEMBER 5, 2007.
  - C.S.2012030, SUBDIVISION PLAT OF PINE CREST P.U.D. PHASE 1 FOR B.B.K. HOLDINGS, LLC BY L.S.72306, FILED JULY 9, 2012
  - C.S.2016062, SUBDIVISION PLAT OF PINE CREST P.U.D. PHASE 2 FOR B.B.K. HOLDINGS, LLC BY L.S.72306, FILED OCTOBER 5, 2016

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
December 31, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2019

TERRA SURVEYING

REVISION DATE: FEBRUARY 22, 2018  
SCALE: 1" = 60'  
PROJECT: 16115PLA  
ASSESSORS MAP: 2N-11E-06 TL3100/3101  
2N-11E-06 TL104  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
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CS# 2018 007