

PROPERTY LINE ADJUSTMENT SURVEY FOR WILLIS FAMILY, INC.

LOCATION OF SURVEY:
TRACTS OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2021 051

DATE FILED: 12/20/2021

BY: *MB*

FOUND COUNTY BRASS CAP OF RECORD AT THE NORTHWEST CORNER OF SECTION 18. (C.C.593)

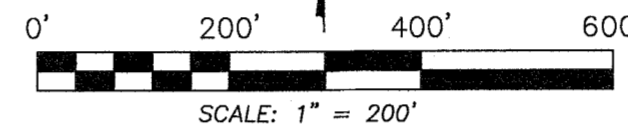
FOUND 2" BY 2" IRON BAR AT THE NORTH QUARTER CORNER OF SECTION 18.

FOUND AND HELD 5/8" IRON ROD, L.S.72306, THIS MONUMENT WAS SET ON C.S. 2008064 AND REPRESENTS THE SECTION BREAKDOWN FROM C.S.2002041.

FOUND 1/2" IRON ROD, L.S.1028. C.S.94126

FOUND 3/4" IRON PIPE BURIED 1.0 FEET DOWN. THIS MONUMENT WAS REFERENCED, BUT NOT HELD ON C.S.82014, WHICH SHOWS A DIFFERENCE POSITION FROM THE GOIT POSITION (1890'S), HELD THE MID-POINT POSITION FOR WEST QUARTER CORNER.

LINE	BEARING	DISTANCE
L1	N 01°14'15" E	2656.16'
L2	N 00°50'28" E	2645.06'
L3	S 88°51'40" E	2678.68'
L4	S 88°51'40" E	1339.34'
L5	S 40°59'42" W	200.00'
L6	S 11°10'13" W	155.67'
L7	N 89°00'18" W	10.00'
L8	N 89°00'18" W	91.06'



BASIS OF BEARING:
OREGON STATE PLANE - NORTH ZONE (3601)
GRID BEARINGS AND INTERNATIONAL FEET

LEGEND:

- SET 5/8" X 30" IRON ROD, L.S. 72306 (9/1/2021)
- FOUND MONUMENT OF RECORD, AS NOTED.
- ⊗ FOUND 5/8" IRON ROD, L.S.72306 (C.S.2008-064)
- ⊙ FOUND 5/8" IRON ROD, L.S.2767 (C.S.2004-52)
- CALCULATED CORNER
- C.C. CORNER CARD.
- () DEED DISTANCE

AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
1800	34.22 ACRES, ±	17.57 ACRES, ±
1900	1.51 ACRES, ±	18.16 ACRES, ±

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2023

TERRA SURVEYING

DATE: DECEMBER 14, 2021
SCALE: 1" = 200'
PROJECT: 21075PLA
ASSESSORS MAP: 2N-11E-18

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN TAX LOT 1800 AND TAX LOT 1900. THE DEED ELEMENTS HELD FOR THIS SURVEY ARE MONUMENTS RECOVERED FROM THE BREAKDOWN OF THE SOUTHWEST QUARTER OF SECTION 18. THE DEED USES DIMENSIONED LINES PARALLEL TO SECTION LINES AND MORE OR LESS CALLS TO RECORD DEEDS AND ALIQUOT PARTS OF THE SOUTHWEST CORNER OF SECTION 18. IN THE FIELD, WE TIED INTO A STONE MONUMENTING THE SOUTHWEST CORNER OF SECTION 18, A BRASS CAP MONUMENTING THE SOUTH QUARTER CORNER OF SECTION 18, A 5/8" IRON ROD, L.S.72306 (C.S.2008-064) WAS HELD FOR THE CORNER. WE DID NOT RECOVER THE ORIGINAL STONE AT THE WEST QUARTER CORNER WHICH WAS REPORTED ON C.S.393, MARCH 16, 1904 OR EVIDENCE OF A POST FROM JOHN LELAND HENDERSON, PLAT OF SECTION 18 IN 1908. WE DID RECOVER A 3/4" IRON PIPE, BURIED 1 FOOT BELOW THE SURFACE. THIS PIPE WAS NOT EXCEPTED ON C.S.82014 BY CRON. THE QUARTER CORNER POSITION HELD ON C.S.82014 USED DISTANCES REPORTED BY GOIT IN THE 1980'S, I WORKED TO USE THESE DISTANCES, BUT COULD NOT FULLY UNDERSTAND HOW HE DERIVED HIS POSITION. WITHOUT ACCESSORIES TO THE ORIGINAL CORNER, I CALLED THIS CORNER LOST. THIS TRENDED WITH OTHER SURVEYS IN SECTION 18 (C.S.2002041), INCLUDING PRIOR SURVEYS I COMPLETED (2008064 AND 2009053). THE DEED FOR TAX LOT 1800 BEGINS AT A POSITION THAT MEASURES 932.3 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, THEN CALLS WEST 2,145 FEET, MORE OR LESS THE EAST LINE OF DEED BOOK H, PAGE 321 (MOUNTAIN HOME ORCHARD COMPANY), SAID DEED CALL IS TO A LINE 550 FEET EAST AND PARALLEL TO THE WEST LINE OF SECTION 18. THENCE NORTH AND PARALLEL TO SAID WEST LINE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, THENCE WEST ALONG SAID NORTH LINE 550 FEET TO THE WEST QUARTER. THE DEED THEN CONTINUES SOUTH ON THE WEST LINE OF THE SECTION TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 2,695 FEET, MORE OR LESS TO SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18. THE FINAL CALL IS NORTH ALONG THE EAST LINE OF SOUTHWEST QUARTER A MORE OR LESS DISTANCE OF 405 FEET TO THE PLACE OF BEGINNING. THE DEED DESCRIPTION EXCEPTS OUT A TRACT OF LAND GRANTED TO THE COUNTY FOR ROAD RIGHT OF WAY (BOOK 28, PAGE 462). THE EXCEPTION DEED WAS NOT STRAIGHT FORWARD TO PLACE. SAID DEED BEGINS AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, THENCE CALLS WEST 150 FEET; THENCE NORTH 40'00" A DISTANCE OF 200 FEET ALONG THE EAST RIGHT OF WAY OF EAST SIDE ROAD. THIS LINE WAS HELD WHICH SHORTENED THE 150 DISTANCE. THIS CALL DID NOT SPECIFICALLY SAY, "MORE OR LESS TO THE EAST RIGHT OF WAY", BUT IT IS IMPLIED. THE LOCATIONS OF COUNTY ROADS AND RIGHT OF WAYS WERE BASED ON FIELD LOCATING TRAVELED CENTERLINES. THE NEXT DEED CALLS SOUTH A MORE OR LESS CALL TO THE SOUTH LINE OF SAID QUARTER-QUARTER, THENCE WEST A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING. TAX LOT 1900 (DEED #671054 AND C.S.654), IS DESCRIBED AS A METES AND BOUNDS STARTING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, THENCE EAST A DISTANCE OF 35 FEET, BEING THE TRUE POINT OF BEGINNING. THE DEED BEARING AND DISTANCES ARE SHOWN ON THE FACE OF SURVEY, BASED ON THE "ASSUMED BEARING OF DUE EAST" ALONG THE SECTION LINE, I HELD BEARINGS AND ROTATED TO OUR SURVEY BEARING ON THE 1/16TH LINE. THESE DIMENSIONS FIT "MORE OR LESS" AS DEED CALLS TO THE CENTERLINE OF FIELD TIED COUNTY ROAD AS THE CENTERLINE AS A BOW IN THIS AREA. THE LAST CALL OF THIS DESCRIPTION CALLS DUE SOUTH A DISTANCE OF 153.75 FEET TO THE POINT OF BEGINNING, WE MEASURE 185.03 FEET TO THE POINT OF BEGINNING, BASED ON DEED GEOMETRY.

BASIS OF BEARING IS MONUMENTS FOUND MONUMENTING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, USING OREGON NORTH STATE PLANE COORDINATES (NAD83).

S 89°08'56" E 2704.40'
BASIS OF BEARING

STONE FOUND WITH X, SOUTHEAST CORNER OF SECTION 13. (C.C.595)

CS# 2021 051