

PROPERTY LINE ADJUSTMENT SURVEY FOR KAHLER FARMS RANCH #2, LLC

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE EAST HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

PAGE 1 OF 2

OWNER: KAHLER FARMS RANCH #2, LLC, 4201 CHAMBERLIN DR. HOOD RIVER, OR 97031

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2022044

DATE FILED: 9/6/2022

BY: [Signature]

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN TAX LOT 100 AND TAX LOT 1300 AS SHOWN ON THE SURVEY. THE ORIGINAL FIELD SURVEY PORTION OF THIS ADJUSTMENT WAS CONDUCTED IN 1994 BY DAN CRON (C.S. No. 94088). THE SURVEY WAS CONDUCTED AND MONUMENTED, BUT NO DEED CONVEYANCE OCCURRED. WE ARE HOLDING THE 1994 ADJUSTMENT GEOMETRY AS THAT WAS THE INTENT AT THE TIME. WE RECOVERED 2 UNDISTURBED 1/2" IRON RODS, L.S.1028, AT THE NORTHWEST CORNER AND AT THE EAST END OF SAID 1994 ADJUSTMENT. THE MONUMENTS IN BETWEEN WERE DISTURBED, WE RESET NEW MONUMENTS AT THE ORIGINAL POSITIONS.

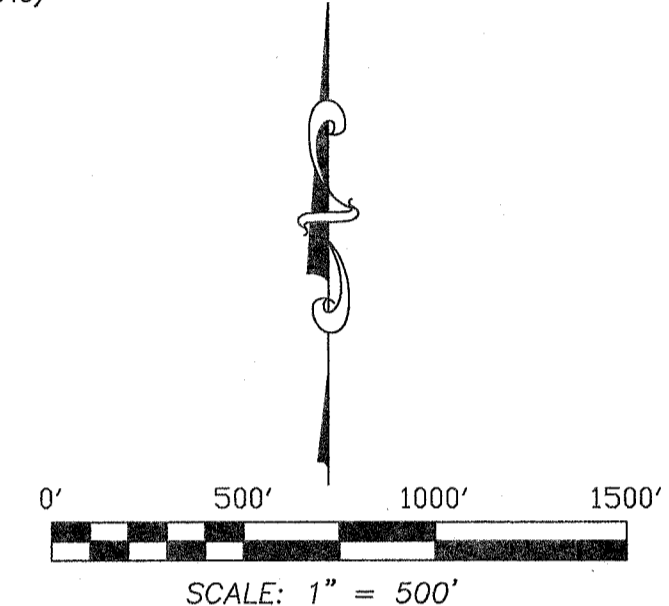
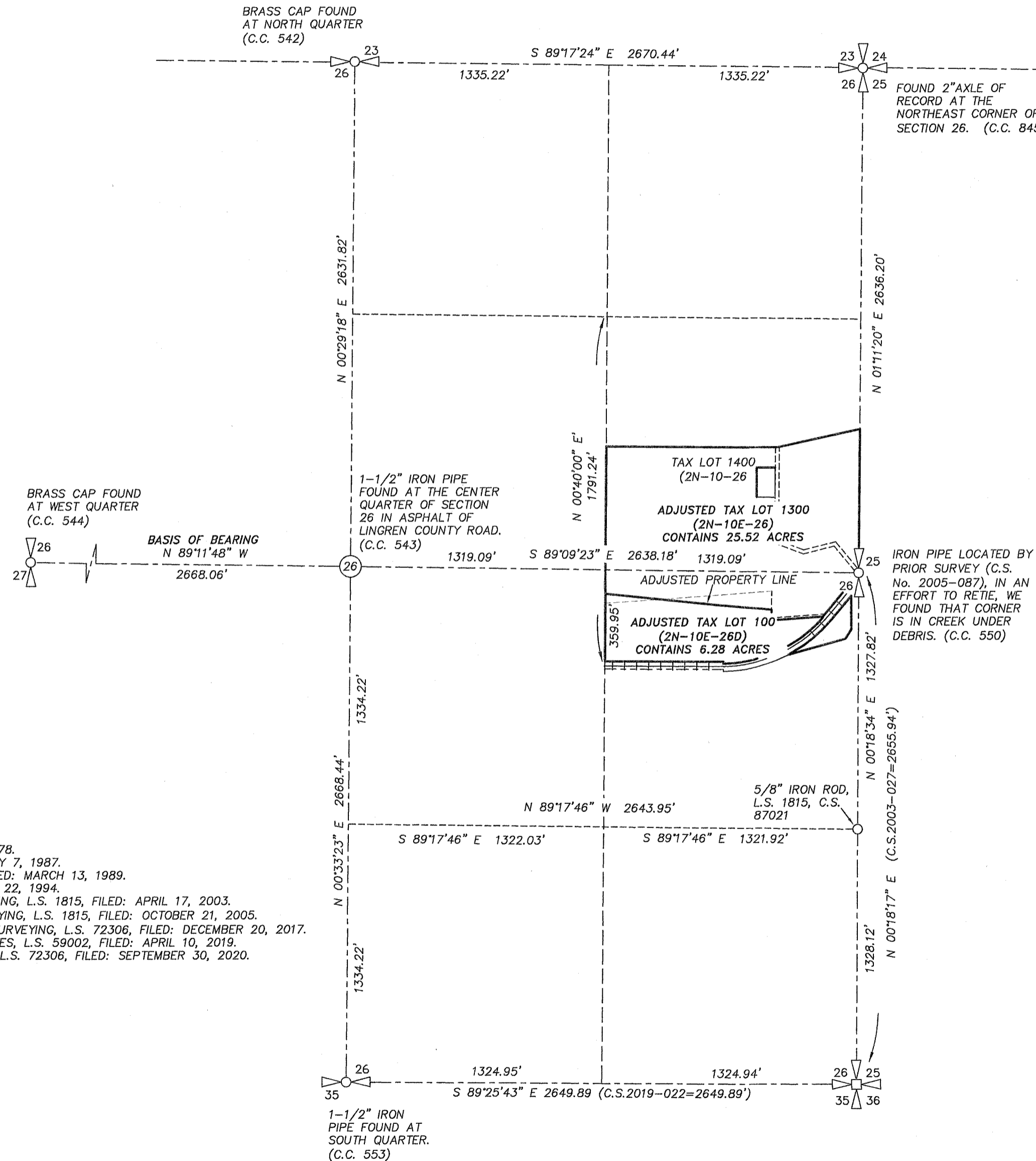
THE DEED ELEMENTS CONTROLLING THE BOUNDARIES OF TAX LOT 100 (INST #2011-03057) AND TAX LOT 1300 (INST #2015-04041) TO RESOLVE THE ORIGINAL BOUNDARY WAS FIRST TO BREAKDOWN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 26. WE TIED A 1-1/2" PIPE AT THE CENTER OF SECTION 26, A BRASS CAP AT THE NORTH QUARTER OF SECTION 26, AN AXLE AT THE NORTHEAST CORNER, A 1-1/2" IRON PIPE FOUND AT THE SOUTH QUARTER, A BRASS CAP AT THE WEST QUARTER OF SECTION 26. THE EAST QUARTER WAS TIED PREVIOUSLY ON C.S. 2005087, WE POSITIONED THAT QUARTER BASED ON REFERENCE MONUMENTATION FROM SAID SURVEY. WE RECOVERED A 5/8" IRON ROD, L.S. 1815 AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER. MONUMENT WAS SET ON C.S.87021. THE DEED FOR TAX LOT 1300 DESCRIBES A LARGE AREA NORTH OF THE NORTH RIGHT OF WAY OF THE MT. HOOD RAILROAD, WHICH EXCEPTS TAX LOT 100, DESCRIBED ON INST#2011-03057. THIS DEED BEGINS AT THE INTERSECTION OF THE WEST LINE OF SAID QUARTER-QUARTER AND THE NORTH LINE OF RIGHT OF WAY OF MT. HOOD RAILROAD, BEING 25 FEET NORTH OF THE CENTERLINE OF THE FIELD TIED TRACKS. IN THE 1994 SURVEY, CRON CALLED THE NORTHERN RIGHT OF WAY TO BE 15 FEET. FOR OUR PURPOSES IT DOES NOT MATTER AS THE PROPOSED BOUNDARY WE ARE ADJUSTING WILL REMAIN THE SAME. THE DEED FOR TAX LOT 100 FOLLOWS A METES AND BOUND DESCRIPTION, THEN CALLS TO THE NORTH RIGHT OF WAY OF SAID MT. HOOD RAILROAD, THENCE FOLLOWING THE NORTHERN RIGHT OF WAY A DISTANCE OF 1180 FEET TO THE POINT OF BEGINNING. TO KEEP THIS DEED GEOMETRY CORRECT WITH THE CRON SURVEY, WE HELD THE BEARINGS AND ROTATED INTO THE 2 DURABLE 1/2" IRON RODS FOUND. THE BASIS OF BEARING IS THE MONUMENTED NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26.

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE. C.S. No. 78039, SURVEY FOR JULES STANTON BY DLC SURVEYING, L.S. 1028, FILED: MAY, 1978. C.S. No. 87021, SURVEY FOR HINMAN ORCHARDS BY TERRA SURVEYING, L.S. 1815, FILED: MAY 7, 1987. C.S. No. 89023, SURVEY FOR ODELL SANITARY DISTRICT BY TERRA SURVEYING, L.S. 1815, FILED: MARCH 13, 1989. C.S. No. 94088, SURVEY FOR BROAD MILL Co. BY DLC SURVEYING, L.S. 1028, FILED: AUGUST 22, 1994. C.S. No. 2003-027, BOUNDARY SURVEY FOR HANEL DEVELOPMENT GROUP BY TERRA SURVEYING, L.S. 1815, FILED: APRIL 17, 2003. C.S. No. 2005-087, PLAT OF "LOWER MILL INDUSTRIAL PARK" SUBDIVISION BY TERRA SURVEYING, L.S. 1815, FILED: OCTOBER 21, 2005. C.S. No. 2017-070 (PARTITION PLAT No. 201724P) FOR D & P ORCHARDS INC., BY TERRA SURVEYING, L.S. 72306, FILED: DECEMBER 20, 2017. C.S. No. 2019-022, PROPERTY LINE ADJUSTMENT FOR DALE HINMAN BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: APRIL 10, 2019. C.S. No. 2020-037, BOUNDARY SURVEY FOR STADELMAN FRUIT, LLC., BY TERRA SURVEYING, L.S. 72306, FILED: SEPTEMBER 30, 2020.

LEGEND:

- SET 5/8" x 30" IRON ROD WITH CAP, L.S. 72306 (5/19/2022)
○ FOUND MONUMENT OF RECORD, AS NOTED
⊗ FOUND 5/8" IRON ROD, L.S. 1028 (C.S. No. 94088)
⊙ FOUND 5/8" IRON ROD, L.S. 1815 (C.S. No. 87021)
⊕ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. No. 94088)
⊗ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2020-037)
□ CALCULATED CORNER
C.C. CORNER CARD
() DEED DISTANCE



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

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
ERIK M. CARLSON
72306
Expires: December 31, 2023

TERRA SURVEYING

DATE: MAY 19, 2022
SCALE: 1" = 100'
PROJECT: 21195PLA
ASSESSORS MAP: 2N-10E-26 T.L. 1300
2N-10E-26D T.L. 100
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

CS# 2022044

OWNER:
KAHLER FARMS RANCH #2, LLC.
4201 CHAMBERLIN DR.
HOOD RIVER, OR
97031

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

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BY: *[Signature]*

NORTH PROPERTY LINE OF
TAX LOT 1300 AS PER
DEED INST #2015-04041

**PROPERTY LINE ADJUSTMENT SURVEY
FOR
KAHLER FARMS RANCH #2, LLC**

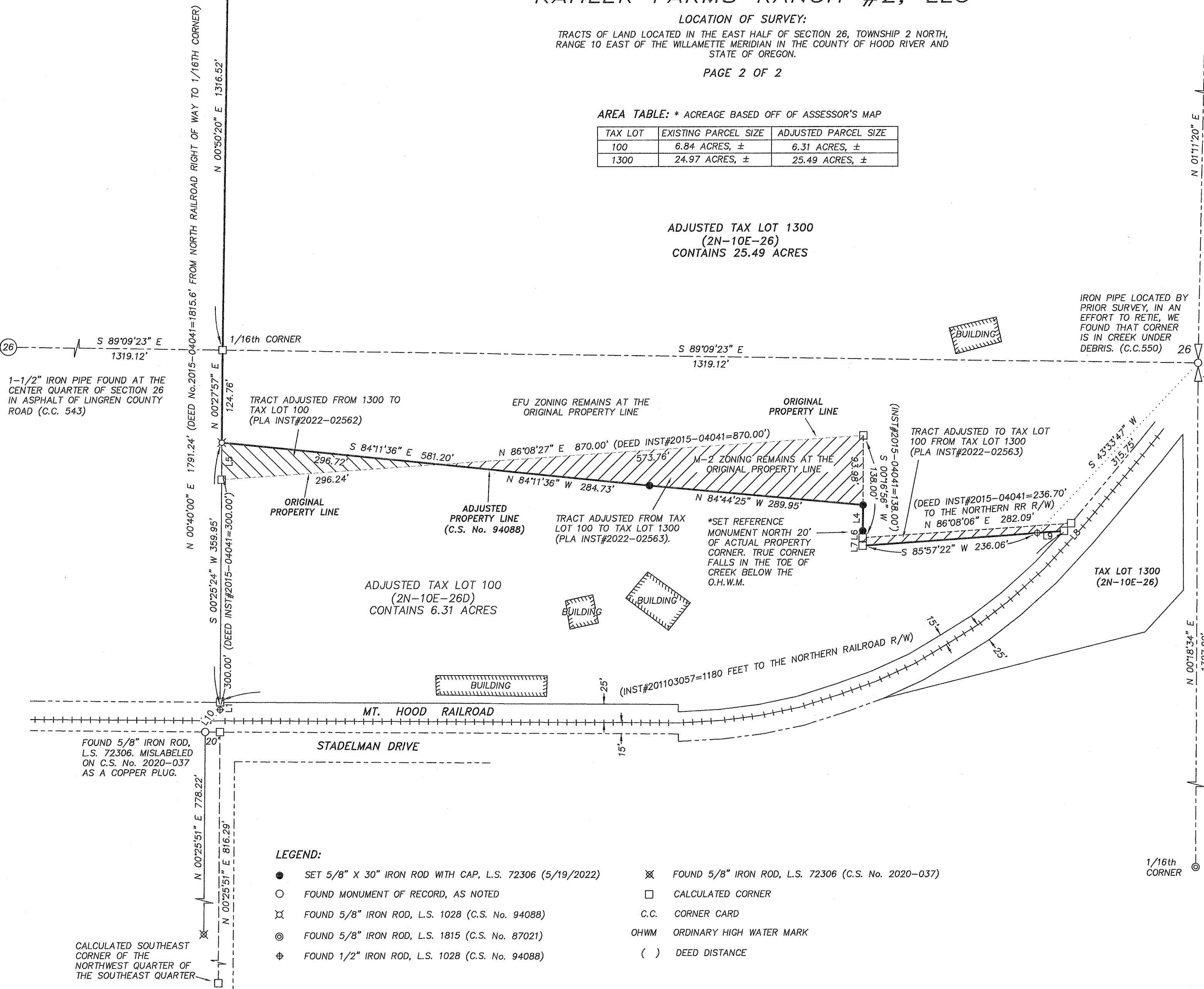
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RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND
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PAGE 2 OF 2

AREA TABLE: * ACREAGE BASED OFF OF ASSESSOR'S MAP

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
100	6.84 ACRES, ±	6.31 ACRES, ±
1300	24.97 ACRES, ±	25.49 ACRES, ±

ADJUSTED TAX LOT 1300
(2N-10E-26)
CONTAINS 25.49 ACRES



FOUND 2" AXLE OF
RECORD AT THE
NORTHEAST CORNER OF
SECTION 26. (C.C. 845)



SCALE: 1" = 100'

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

LINE	BEARING	DISTANCE
L1	N 00°25'24" E	9.98'
L2	S 00°50'20" W	677.90'
L3	S 77°40'00" W	458.50'
L4	S 00°30'17" W	34.76'
L5	N 00°25'24" E	49.97'
L6	S 00°16'56" W	9.26'
L7	S 00°16'56" W	10.74'
L8	S 42°43'36" W	14.30'
L9	S 85°57'22" W	36.42'
L10	S 34°05'35" W	36.04'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2023

TERRA SURVEYING

DATE: MAY 19, 2022
SCALE: 1" = 100'
PROJECT: 21195PLA
ASSESSORS MAP: 2N-10E-26 T.L. 1300
2N-10E-26D T.L. 100

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- CALCULATED CORNER
- C.C. CORNER CARD
- O.H.W.M. ORDINARY HIGH WATER MARK
- () DEED DISTANCE

CALCULATED SOUTHEAST
CORNER OF THE
NORTHWEST QUARTER OF
THE SOUTHEAST QUARTER

CS#2022044