

**TERRA SURVEYING**  
**BOUNDARY LINE ADJUSTMENT "3" SURVEY**  
 for  
**ORCHARD LAND CORPORATION**

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

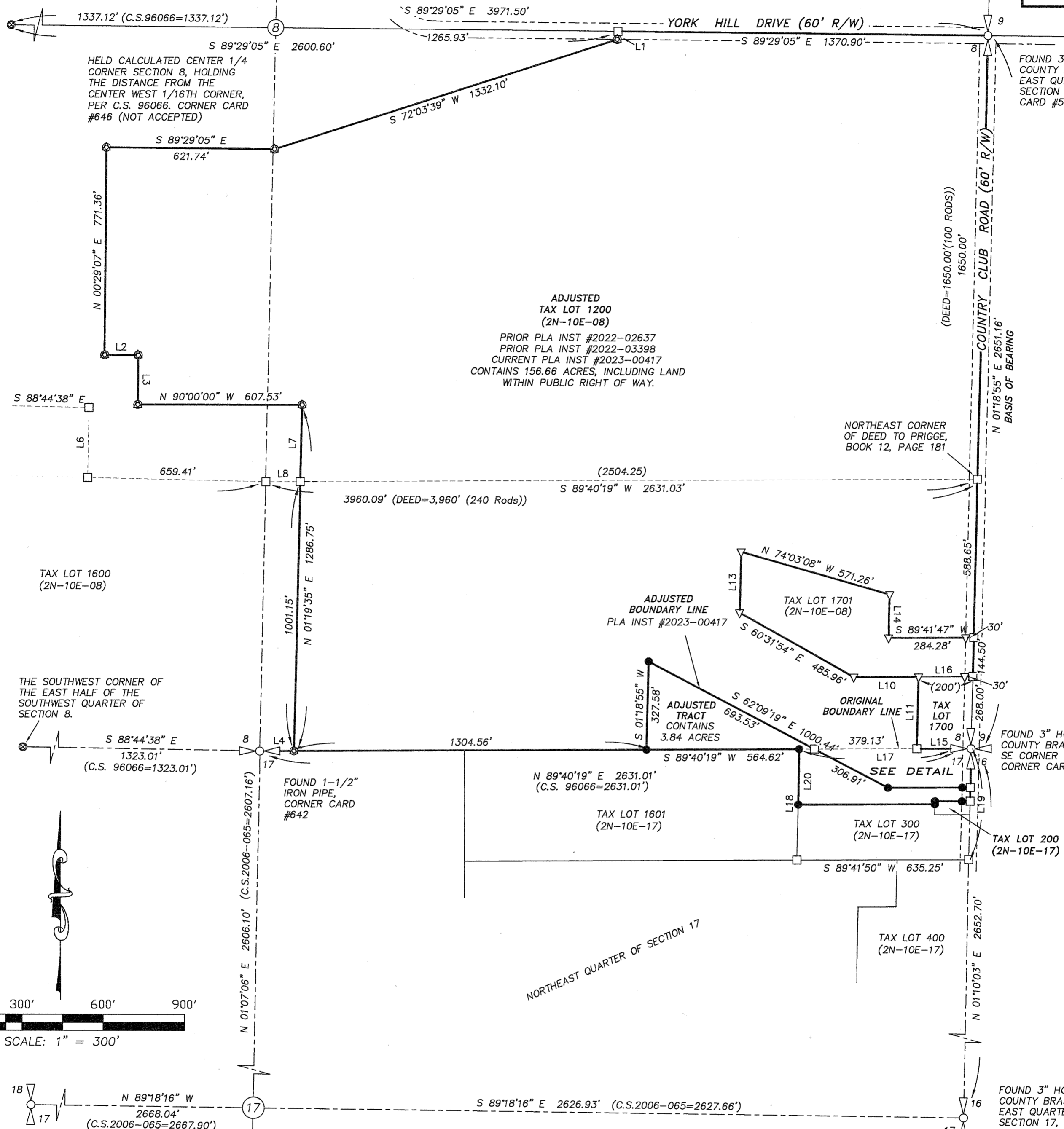
CS# 2023013

DATE FILED: 3/30/2023

BY: *BC*

C-544-2023-013

LOCATION OF SURVEY:  
 TRACTS OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 8 AND A PORTION OF THE  
 NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN  
 THE COUNTY OF HOOD RIVER AND STATE OF OREGON.



ADJUSTED  
 TAX LOT 1200  
 (2N-10E-08)  
 PRIOR PLA INST #2022-02637  
 PRIOR PLA INST #2022-03398  
 CURRENT PLA INST #2023-00417  
 CONTAINS 156.66 ACRES, INCLUDING LAND  
 WITHIN PUBLIC RIGHT OF WAY.

TAX LOT 1600  
 (2N-10E-08)

ADJUSTED  
 BOUNDARY LINE  
 PLA INST #2023-00417

ADJUSTED  
 TRACT  
 CONTAINS  
 3.84 ACRES

FOUND 3" HOOD RIVER  
 COUNTY BRASS CAP AT  
 SE CORNER SECTION 8,  
 CORNER CARD #560

FOUND 3" HOOD RIVER  
 COUNTY BRASS CAP AT  
 EAST QUARTER CORNER  
 SECTION 17, CORNER  
 CARD #612

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306

Expires: December 31, 2023

LINE	BEARING	DISTANCE
L1	N 00°30'55" E	30.00'
L2	N 89°30'53" W	123.67'
L3	S 00°00'00" E	183.99'
L4	S 89°40'19" W	126.57'
L5	N 00°59'27" E	75.40'
L6	N 00°59'27" E	260.00'
L7	S 01°19'35" W	285.52'
L8	S 89°40'19" W	126.78'
L9	S 89°40'19" W	56.13'
L10	N 89°34'02" E	240.08'
L11	S 01°18'55" W	268.00'
L13	N 01°18'57" E	225.91'
L14	S 01°18'57" W	161.20'
L15	S 89°40'19" W	200.00'
L16	N 89°34'02" E	170.00'
L17	S 89°40'19" W	635.25'
L18	S 01°05'04" W	412.50'
L19	N 01°10'03" E	412.50'
L20	N 01°10'03" E	206.25'
L21	N 01°10'03" E	206.25'
L22	S 01°10'03" W	195.00'
L23	S 89°41'50" W	130.00'
L24	S 89°41'50" W	130.00'
L25	S 01°10'03" E	50.00'
L26	S 01°10'03" W	11.25'
L27	N 01°10'03" E	50.37'

LINE TABLE DOES NOT  
 HAVE LINE L12.

**TERRA SURVEYING**

DATE: JANUARY 17, 2023  
 SCALE: 1" = 300'  
 PROJECT: 12071BLA3  
 ASSESSORS MAP: 2N-10E-8 T.L. 1200  
 2N-10E-17 T.L. 100  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net  
 www.terrandsurveying.com

**LEGEND:**

- SET 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (1/17/23)
- ▽ FOUND 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (C.S. 2022-072)
- ⊙ FOUND 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (C.S. 2022-045)
- FOUND MONUMENT OF RECORD, AS NOTED
- △ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. 78083)
- ⊙ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. 96067)
- FOUND 1/2" IRON ROD, L.S. 1028 (C.S. 96066)
- ⊙ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. 2017-035)
- ⊙ FOUND 5/8" IRON ROD, L.S. 59002 (C.S. 2011-041)
- FOUND 5/8" IRON ROD, L.S. 59002 (C.S. 2009-002)
- CALCULATED, NOT FOUND OR SET
- ( ) DEED/SURVEY/PLAT RECORD CALL

P.O.B. POINT OF BEGINNING

OWNER:  
 ORCHARD LAND CORPORATION  
 1850 COUNTRY CLUB ROAD  
 HOOD RIVER, OREGON 97031

TERRA SURVEYING  
 BOUNDARY LINE ADJUSTMENT "3" SURVEY  
 for  
 ORCHARD LAND CORPORATION

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

CS# 2023 013

DATE FILED: 3/30/2023

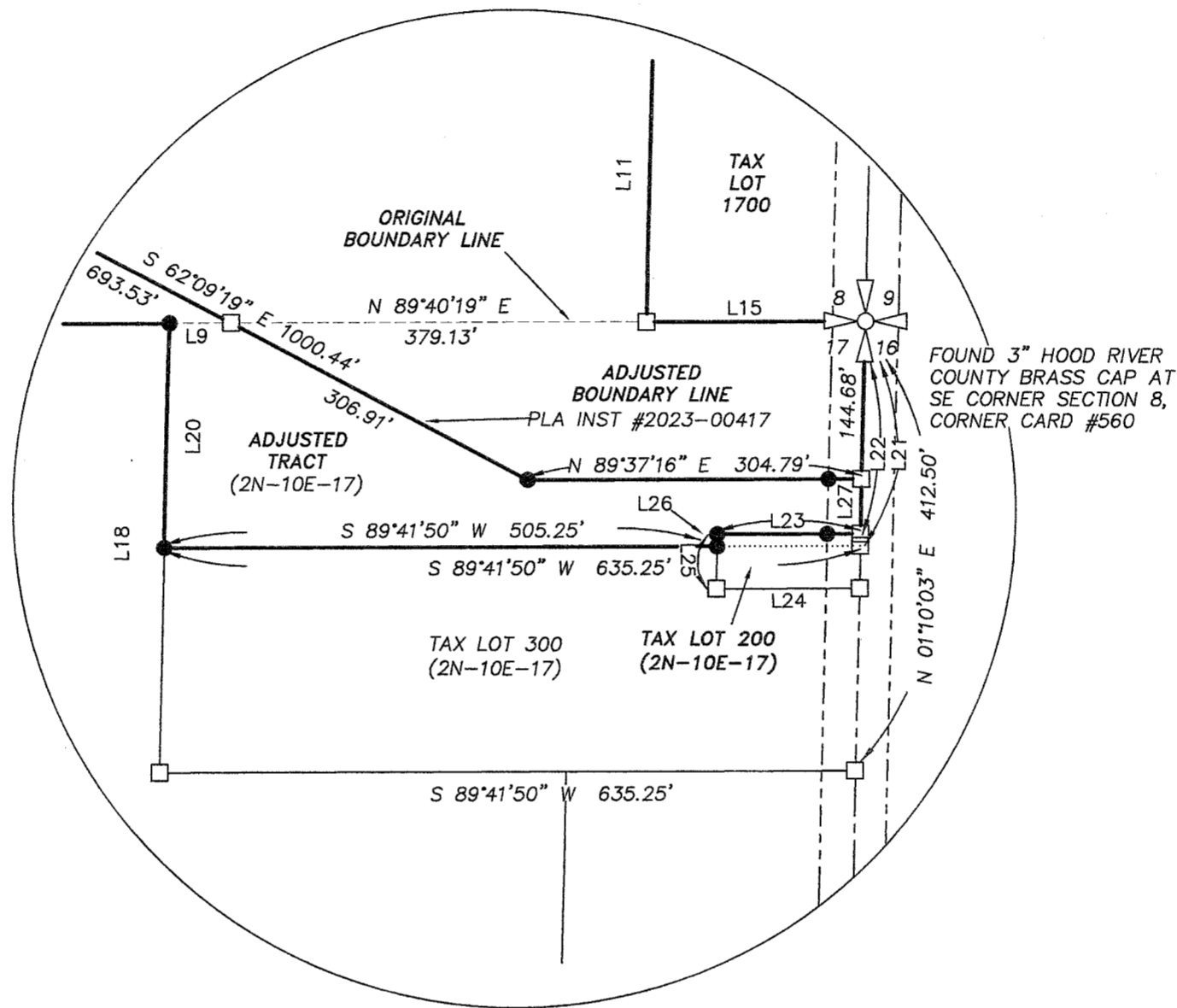
BY: *ma*

CS# 2023 013

LOCATION OF SURVEY:  
 TRACTS OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 8 AND A PORTION OF THE  
 NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN  
 THE COUNTY OF HOOD RIVER AND STATE OF OREGON.



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



DETAIL NOT TO SCALE

AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
1200	157.42 ACRES, ±	156.55 ACRES, ±
100	2.97 ACRES, ±	3.84 ACRES, ±

NOTE REGARDING ACERAGE: IT HAS BEEN DISCOVERED THAT A AREA CALCULATION ERROR OCCURED ON THE PRIOR BOUNDARY LINE ADJUSTMENT SURVEY, C.S.2022-072. THE ADJUSTED AREA ON TAX LOT 1200 WAS REPORTED TO BE 157.23 ACRES, THIS WAS INCORRECT, THE TRUE AREA ON EXISTING TAX LOT 1200 IS 157.42 AS REFLECTED ON THIS TABLE.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINE BETWEEN TAX LOTS 1200 (2N-10E-8) AND 100 (2N-10E-17). TAX LOT 1200 WAS ADJUSTED PRIOR TO THIS WORK (PLA INST#2022-03398 ON C.S.2022-072) WE HELD THE SAME DEED ELEMENTS FOR THIS BOUNDARY ON THE ADJUSTED PORTION OF TAX LOT 1200. TAX LOT 100 IS DESCRIBED AS PARCEL 6 OF INST#2004-1963, BEING THE NORTH HALF OF A TRACT DESCRIBED BY A METES AND BOUNDS DESCRIPTION WITH AN EXCEPTION TO LAND TO THE SOUTH. THE TRACT IS DESCRIBED AS A 412.5 FOOT BY 635.25 FOOT TRACT USING CARDINAL DIRECTIONS. TO RESOLVE THIS BOUNDARY, WE HELD A BRASS CAP AT THE NORTHEAST CORNER OF SECTION 17, AN IRON PIPE AT THE NORTH QUARTER OF SECTION 17 AND A BRASS CAP MONUMENTING THE EAST QUARTER CORNER OF SECTION 17. WE HELD THE DEED DISTANCE ALONG THE COMMON LINE TO SECTIONS 8 AND 17 TO POSITION THE NORTHWEST CORNER OF SAID TRACT. WE HELD DEED DISTANCE ALONG THE EAST LINE OF SECTION 17 TO POSITION THE SOUTHWEST CORNER. WE HELD THE INTERSECTION OF DEED DISTANCES TO PLACE THE SOUTHWEST CORNER OF SAID TRACT. THE TRACT WAS THEN DIVIDED INTO THE NORTH AND SOUTH HALVES. THE EXCEPTION MEASURES A DISTANCE SOUTH ALONG THE EAST LINE OF SECTION 17 FROM THE BRASS CAP FOUND AT THE SECTION CORNER, THEN DESCRIBES THE 130 FOOT BT 50 FOOT EXCEPTION USING CARDINAL DIRECTIONS. WE HELD THE LINES PARALLEL WITH AND OFFSET TO THE LINE SPLITTING THE NORTH AND SOUTH HALF OF DESCRIBED TRACT.

THE BASIS OF BEARING OF THIS SURVEY ARE 3" BRASS CAPS MONUMENTING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8.

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:
- C.S. No. 78083, BOUNDARY SURVEY FOR THOMAS MANFALL BY DLC SURVEYING, L.S. 1028, FILED: JULY 12, 1978.
  - C.S. No. 88054, BOUNDARY SURVEY FOR HOBBS AND FENWICK BY DLC SURVEYING, L.S. 1028, FILED: SEPTEMBER 13, 1988.
  - C.S. No. 96066, BOUNDARY SURVEY FOR ORCHARD MACHINERY CORPORATION BY DLC SURVEYING, L.S. 1028, FILED: SEPTEMBER 13, 1996.
  - C.S. No. 96067, BOUNDARY SURVEY FOR SMITH BY DLC SURVEYING, L.S. 1028, FILED: SEPTEMBER 13, 1996.
  - C.S. No. 98064, PARTITION PLAT No. 9824 FOR TIM ANNALA BY AP AND ASSOCIATES, L.S. 2537, FILED: OCTOBER 5, 1998.
  - C.S. No. 2000-040, BOUNDARY SURVEY FOR LUHR JENSEN BY KLEIN AND ASSOCIATES, L.S. 932, FILED: MAY 2, 2000.
  - C.S. No. 2002-056, BOUNDARY LINE ADJUSTMENT SURVEY FOR WIMMERS BY KLEIN AND ASSOCIATES, L.S. 932, FILED: AUGUST 13, 2002.
  - C.S. No. 2006-065, RECORD OF SURVEY FOR HASEGAWA BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: AUGUST 1, 2006.
  - C.S. No. 2009-002, RECORD OF SURVEY FOR CRAIG AND TRACY JONES BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: JANUARY 14, 2009.
  - C.S. No. 2011-041, PROPERTY LINE ADJUSTMENT FOR SARAH TRASK BY KLEIN AND ASSOCIATES, L.S. 59002, FILED: NOVEMBER 2, 2011.
  - C.S. No. 2017-027, PROPERTY LINE ADJUSTMENT FOR TODD AND JANET DEWITT BY KLEIN AND ASSOCIATES, L.S. 58608, FILED: JULY 13, 2017.
  - C.S. No. 2017-063, RECORD OF SURVEY FOR KRISTEN UHLER AND MATT KENNEDY BY 45TH PARALLEL, L.S.90079, FILED: DECEMBER 15, 2017.
  - C.S. No. 2018-031, PROPERTY LINE ADJUSTMENT FOR TRASK/LEE AND COOK BY TERRA SURVEYING, L.S. 72306, FILED: JUNE 7, 2018.
  - C.S. No. 2022-045, PROPERTY LINE ADJUSTMENT FOR ORCHARD LAND CORP BY TERRA SURVEYING, L.S. 72306, FILED: SEPTEMBER 6, 2022.
  - C.S. No. 2022-072, PROPERTY LINE ADJUSTMENT FOR ORCHARD LAND CORP BY TERRA SURVEYING, L.S. 72306, FILED: DECEMBER 15, 2022.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Erik M. Carlson*  
 OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306

Expires: December 31, 2023

TERRA SURVEYING

DATE: JANUARY 17, 2023  
 SCALE: 1" = 300'  
 PROJECT: 12071BLA3  
 ASSESSORS MAP: 2N-10E-8 T.L. 1200  
 2N-10E-17 T.L. 100  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net  
 www.terrandsurveying.com