

TERRA SURVEYING  
PROPERTY LINE ADJUSTMENT SURVEY  
for  
BORTON-RIGGS

LOCATION OF SURVEY:  
TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION  
28, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON.

ZONING:  
HOOD RIVER COUNTY  
EFU  
EXCLUSIVE FARM USE

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2025 001

DATE FILED: 1/8/2025

BY: *[Signature]*

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN TAX LOTS 1500 (INST#2014-02443/#2016-01612) AND 1900 (INST#2023-02149). THESE PROPERTIES ARE DESCRIBED AS PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28. IN ORDER TO RESOLVE THESE ALIQUOT PARTS WE TIED INTO THE NORTH AND EAST QUARTER CORNERS OF SECTION 28, BOTH MONUMENTED BY BRASS CAPS. WE CALCULATED THE CENTER QUARTER BY HOLDING SURVEYED DISTANCES FROM THESE TWO MONUMENTS BASED ON RECORD DISTANCES ON C.S. 2023-015. THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER WAS MONUMENTED BY A HELD 5/8" IRON ROD, L.S.50800 (C.S.2023-015). THE SOUTH LINE OF ADJUSTED PROPERTY WAS DETERMINED BY HOLDING 5/8" IRON RODS, L.S.72306 (C.S.2016-031, DEED#2016-01612). THE OTHER DEED ELEMENTS CONTROLLING THE SURVEY ARE THE GEOMETRY OF KOLLAS ROAD AS IT IS USED AS EXCEPTIONS TO BOTH DEEDS, WE RECOVERED AND HELD A 5/8" IRON ROD, L.S.50800 (C.S.#2023-015) ON THE SOUTH LINE, ON THE WEST RIGHT OF WAY OF KOLLAS ROAD. WE RECOVERED A SIMILAR 5/8" IRON ROD ON THE SOUTH LINE, EAST RIGHT OF WAY, BEING THE WEST END OF THE ADJUSTED LINE, WE ALSO RECOVERED A SIMILAR IRON ROD ALONG THE EAST LINE OF SUBJECT TO THE NORTH OF THE ADJUSTED LINE, ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY. THESE MONUMENTS ALLOWED US TO CALCULATE THE KOLLAS RIGHT OF WAY AS IT IS A DEED EXCEPTION FOR THE PROPERTIES BEING ADJUSTED. THE ROAD GEOMETRY WAS WELL DEFINED FROM C.S.2023-015 AND C.S.2016-031 AS THEY MATCHED RECORDS WE PULLED FROM HOOD RIVER COUNTY ROAD DEPARTMENT.

THE BASIS OF BEARING WAS IRON RODS RECOVERED ON THE EAST LINE OF TAX LOT 1300, C.S.2016-031.

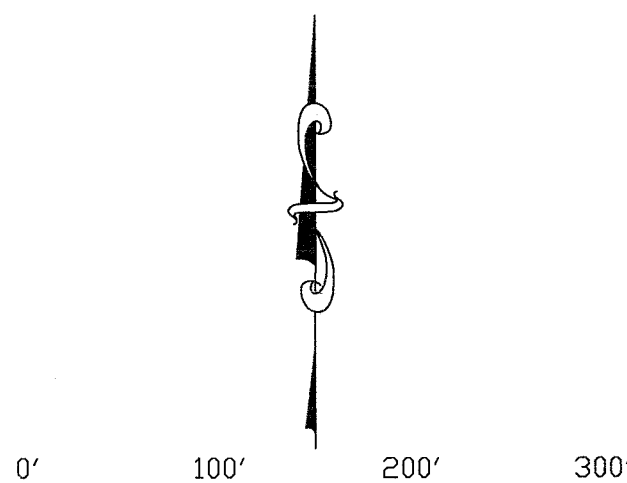
AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
1500	0.78 ACRES, ±	1.56 ACRES, ±
1900	5.80 ACRES, ±	5.02 ACRES, ±

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.11'	221.23'	12°43'11"	N 31°41'42" E	49.01'
C2	151.13'	138.70'	62°25'43"	N 50°35'10" E	143.76' {143.76'}
C3	96.84'	111.85'	49°36'22"	N 36°31'22" E	93.84'
C4	63.91'	41.85'	87°29'30"	N 45°09'43" E	57.88' {57.88'}
C5	140.53'	193.70'	41°34'08"	S 76°20'10" W	137.47' {137.47'}
C6	87.95'	183.70'	27°25'51"	N 33°05'09" E	87.11' {87.11'}
C7	99.15'	210.97'	26°55'42"	N 23°23'23" W	98.24'
C8	161.49'	210.97'	43°51'25"	S 00°21'36" E	157.57'
C9	145.08'	79.59'	104°26'24"	N 31°31'04" W	125.81'
C10	33.01'	178.80'	10°34'45"	N 78°25'54" W	32.97' {32.97'}
C11	108.64'	165.97'	37°30'15"	S 10°06'33" E	106.71' {106.71'}
C12	106.94'	111.85'	54°46'59"	N 09°05'26" W	102.92'
C13	117.71'	178.24'	37°50'16"	S 54°12'24" E	115.58' {115.58'}
C14	29.53'	178.24'	9°29'29"	S 30°32'31" E	29.49' {29.49'}
C15	34.91'	297.36'	6°43'33"	N 46°14'42" E	34.89'
C16	20.68'	49.95'	23°42'59"	S 25°48'20" E	20.53' {20.48'}
C17	84.02'	178.21'	27°00'43"	N 37°44'20" E	83.24' {83.43'}
C18	16.76'	116.85'	8°13'13"	S 86°59'17" E	16.75' {106.71'}

{C7 & C8 HAVE RECORD RADIUS=210.97'}

LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE	
L1	S 88°50'29" E	24.53'	{24.73'}	L19	S 25°32'39" E	25.50'	{25.50'}
L2	S 01°07'25" W	24.48'	{24.48'}	L20	S 36°51'14" E	48.36'	{48.36'}
L3	S 01°07'25" W	82.54'	{81.86'}	L21	S 89°52'34" W	53.40'	{53.42'}
L4	S 31°33'01" W	27.45'	{27.45'}	L22	S 22°34'42" W	35.99'	
L5	S 19°22'16" W	21.63'	{21.63'}	L23	N 09°57'23" W	28.71'	
L6	N 80°19'57" W	21.37'	{21.37'}	L24	N 83°44'16" W	20.74'	
L7	S 71°34'09" E	25.50'	{25.50'}	L25	N 74°28'31" E	72.64'	{72.64'}
L8	S 82°52'44" E	13.26'	{13.26'}	L26	N 15°55'02" E	24.39'	{24.39'}
L9	N 87°54'09" E	36.65'	{36.65'}	L27	S 09°47'19" W	8.69'	{8.69'}
L10	N 47°06'58" E	36.90'	{36.90'}	L28	S 02°00'06" W	17.57'	{17.57'}
L11	S 88°44'54" E	72.19'	{72.19'}	L29	S 62°05'28" W	11.23'	{11.23'}
L12	S 36°57'31" W	12.02'	{12.02'}	L30	S 89°38'53" E	7.88'	{7.88'}
L13	N 82°52'44" W	44.49'	{44.49'}	L31	N 45°44'40" W	21.96'	{21.96'}
L14	S 32°04'24" W	30.47'	{30.47'}	L32	N 25°31'34" E	21.96'	{21.96'}
L15	S 19°37'51" W	24.12'	{24.96'}	L33	N 21°34'06" E	39.14'	
L16	S 11°27'29" W	16.73'		L34	S 22°09'45" W	20.33'	{20.33'}
L17	S 37°17'16" W	21.10'	{21.10'}	L35	N 64°36'06" E	30.00'	{30.00'}
L18	S 36°51'14" E	37.66'	{37.66'}	L36	N 75°31'05" E	70.27'	{70.27'}
				L37	S 01°08'30" W	15.00'	{15.00'}



SCALE: 1" = 100'  
BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2016-031

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (9/10/2024)
- ⊕ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. 2016-031)
- FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
- ⊗ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. 2016-032)
- ⊙ FOUND 5/8" IRON ROD, L.S. 50800 (C.S. 2023-015)
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- { } RECORD DISTANCE FROM C.S. 2023-015
- [ ] RECORD DISTANCE FROM C.S. 2016-031
- LC LAND CORNER CARD, ON FILE AT COUNTY SURVEYORS OFFICE
- ROW RIGHT OF WAY

REFERENCES:

FILED FOR IN COUNTY SURVEYORS OFFICE.  
C.S. No. 0560, PARTITION PLAT OF THE T.J. LOE PROPERTY, BY GEORGE FREY ENG. No. 2319 FOR T.J. LOE. DATE N/A.  
C.S. No. 7321, BOUNDARY SURVEY, BY TENNESON ENGINEERING CORP, L.S. 872 FOR E.L. LEWIS et al. FILED: JULY 27, 1973.  
C.S. No. 7311, BOUNDARY SURVEY, BY DIELSCHNEIDER ASSOC. INC., L.S. 932 FOR HARRY Y. IWATSUKI FILED: JULY 27, 1973.  
C.S. No. 83028, BOUNDARY SURVEY, BY DANNY L. CROAN, L.S.1028 FOR COURTNEY IWATSUKI FILED: JULY 28, 1983.  
C.S. No. 2016-031, PROPERTY LINE ADJUSTMENT SURVEY FOR WOOLERY BY TERRA SURVEYING, L.S. 72306, FILED: MAY 9, 2016.  
C.S. No. 2016-032, PROPERTY LINE ADJUSTMENT SURVEY FOR WOOLERY BY TERRA SURVEYING, L.S. 72306, FILED: MAY 9, 2016.  
C.S. No. 2023-015, BOUNDARY SURVEY FOR PEDERSEN BY T.E.C., L.S. 50800, FILED: MAY 2, 2023.

CALCULATED  
POSITION BASED  
ON C.S. No.  
2023-015

665.37' (2023-015=665.37')

S 89°02'41" E 2661.48' (C.S.#2023-015=2661.48')

BRASS CAP  
FOUND  
(LC No. 554)

DATE: OCTOBER 29, 2024  
SCALE: 1" = 100'  
PROJECT: 23018PLA  
ASSESSORS MAP: 2N-10E-28 T.L. 1500/1900  
P.O. BOX 617  
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CS#2025001