

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

LOCATION OF SURVEY:

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025010

DATE FILED: 3/10/2025

BY: BL

OWNERS:

(TAX LOT 1002)
KATHERINE A. SETTJE-KAHLER, TRUSTEE
OF THE MARGARET E. KAHLER TRUST,
DATED APRIL 24TH, 2017,
4201 CHAMBERLIN DRIVE
HOOD RIVER, OREGON
97031

(TAX LOT 1004)
KAHLER FARMS RANCH #2, LLC
4201 CHAMBERLIN DRIVE
HOOD RIVER, OREGON
97031

ZONING:

HOOD RIVER COUNTY
EFU
EXCLUSIVE FARM USE

NORTHEAST CORNER
OF THE SOUTHWEST
QUARTER OF THE
NORTHEAST QUARTER
OF SECTION 26
(NE 1/16 CORNER),
PROJECTED NORTH
ALONG 1/16TH LINE.

NORTHEAST CORNER
OF THE SOUTH HALF
OF THE SOUTHWEST
QUARTER OF THE
NORTHEAST QUARTER
OF SECTION 26
(NE 1/16 CORNER)

TAX LOT 1200
(2N-10E-26)

NORTH PROPERTY LINE OF
TAX LOT 1300 AS PER DEED
INST No. 2015-04041

LINE	BEARING	DISTANCE	
L1	N 89°18'04" W	17.46'	(C.S. 78024=18.00')
L2	N 89°09'53" W	16.15'	
L3	N 00°50'20" E	18.00'	(DEED=18.00')

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN TAX LOT 1002 AND TAX LOT 1004 AS SHOWN ON THE SURVEY. TAX LOT 1002 IS DESCRIBED AS THE WEST 251 FEET OF THE EAST 440 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE NORTH 136.00 FEET. TAX LOT 1004 IS DESCRIBED AS A PART OF THE SAME SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER USING A METES AND BOUNDS DESCRIPTION. THE COMMON LINE BETWEEN THE TWO TAX LOTS ARE MATHEMATICALLY COINCIDENT PER DESCRIPTIONS. WE HELD A 1/2" IRON ROD (C.S. 78024) AT THE NORTHEAST CORNER OF TAX LOT 1002, WHICH MAKES THE COMMON LINE TO NOT BE PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER SECTION AS DEED CALLS. ADDITIONAL DEED ELEMENTS HELD TO RESOLVE THE BOUNDARY WHERE DETERMINING THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26 AND LOCAL SURVEY MONUMENTS RECOVERED. WE RECOVERED AND HELD A 1/2" IRON ROD (C.S. 78024) AT THE THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26. WE ALSO RECOVERED A 1-1/2" IRON PIPE AT THE CENTER SECTION AND A BRASS CAP AT THE NORTH QUARTER CORNER. THESE MONUMENTS FIT VERY WELL WITH THE EAST-WEST DIMENSION OF C.S. 78024 AND WITHIN A COUPLE OF FEET NORTH-SOUTH COMPARED TO SAID C.S. 78024. MONUMENTS FROM SAID 1978 SURVEY WERE RECOVERED AND HELD ON THE NORTH LINE OF THE ADJUSTED TRACTS AS MENTIONED EARLIER.

THE BASIS OF BEARING IS THE NORTH LINE OF ADJUSTED TAX LOT 1002.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (5/21/2024)
- FOUND MONUMENT OF RECORD, AS NOTED
- ✕ FOUND 5/8" IRON ROD, L.S. 1028 (C.S. No. 94088)
- ⊕ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. No. 78024)
- ⊗ FOUND 5/8" IRON ROD, L.S. 72306 (C.S. No. 2022-044)
- CALCULATED CORNER
- C.C. CORNER CARD
- R.M. REFERENCE MONUMENT
- () DEED DISTANCE

THIS CALCULATED POSITION IS THE
WEST 10 ACRES OF THE SOUTH 1/2
OF THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 26,
PER C.S. 79024.

AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
1002	3.01 ACRES, ±	2.81 ACRES, ±
1004	2.92 ACRES, ±	3.12 ACRES, ±

REFERENCES:

FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE.
C.S. No. 78024, SURVEY FOR SPELKER BY DLC SURVEYING, L.S. 1028, FILED: MARCH 28, 1978.
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.
C.S. No. 2022-044, PROPERTY LINE ADJUSTMENT FOR KAHLER FARMS BY TERRA SURVEYING, L.S. 72306, FILED: SEPTEMBER 6, 2022.



SCALE: 1" = 100'

BASIS OF BEARING:

OREGON STATE PLANE - NORTH ZONE (3601)
GRID BEARINGS AND INTERNATIONAL FEET

TERRA SURVEYING

DATE: MAY 21, 2024

SCALE: 1" = 100'

PROJECT: 23155PLA

ASSESSORS MAP: 2N-10E-26 T.L. 1002/1004

P.O. BOX 617

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CS# 2025010