

PROPERTY LINE ADJUSTMENT SURVEY

for
COLLIER-WRIGHT AND THE HOME PLACE AT HOOD RIVER, LLC.HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025015

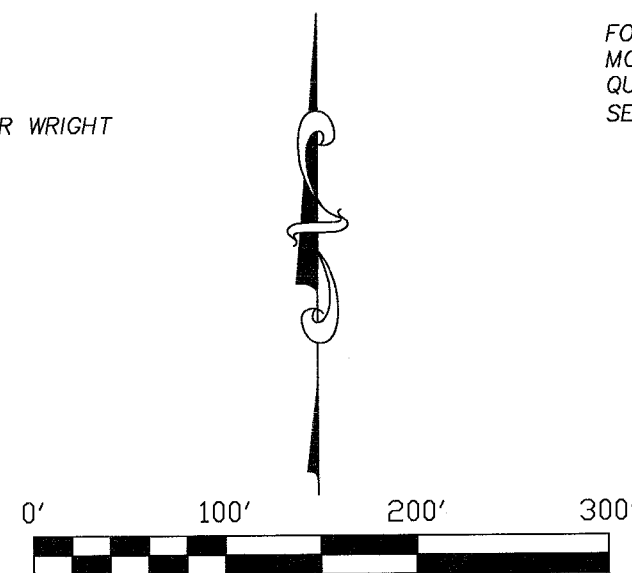
DATE FILED: 3/20/2025

BY: *ME*

OWNERS:

(TAX LOT 100)
THE HOME PLACE AT HOOD RIVER, LLC
1840 ORCHARD ROAD
HOOD RIVER, OREGON
97031(TAX LOT 800)
ZACHARY COLLIER AND HEATHER WRIGHT
1879 TUCKER ROAD
HOOD RIVER, OREGON
97031

ZONING:

HOOD RIVER COUNTY
(EFU) EXCLUSIVE FARM USE

SCALE: 1" = 100'

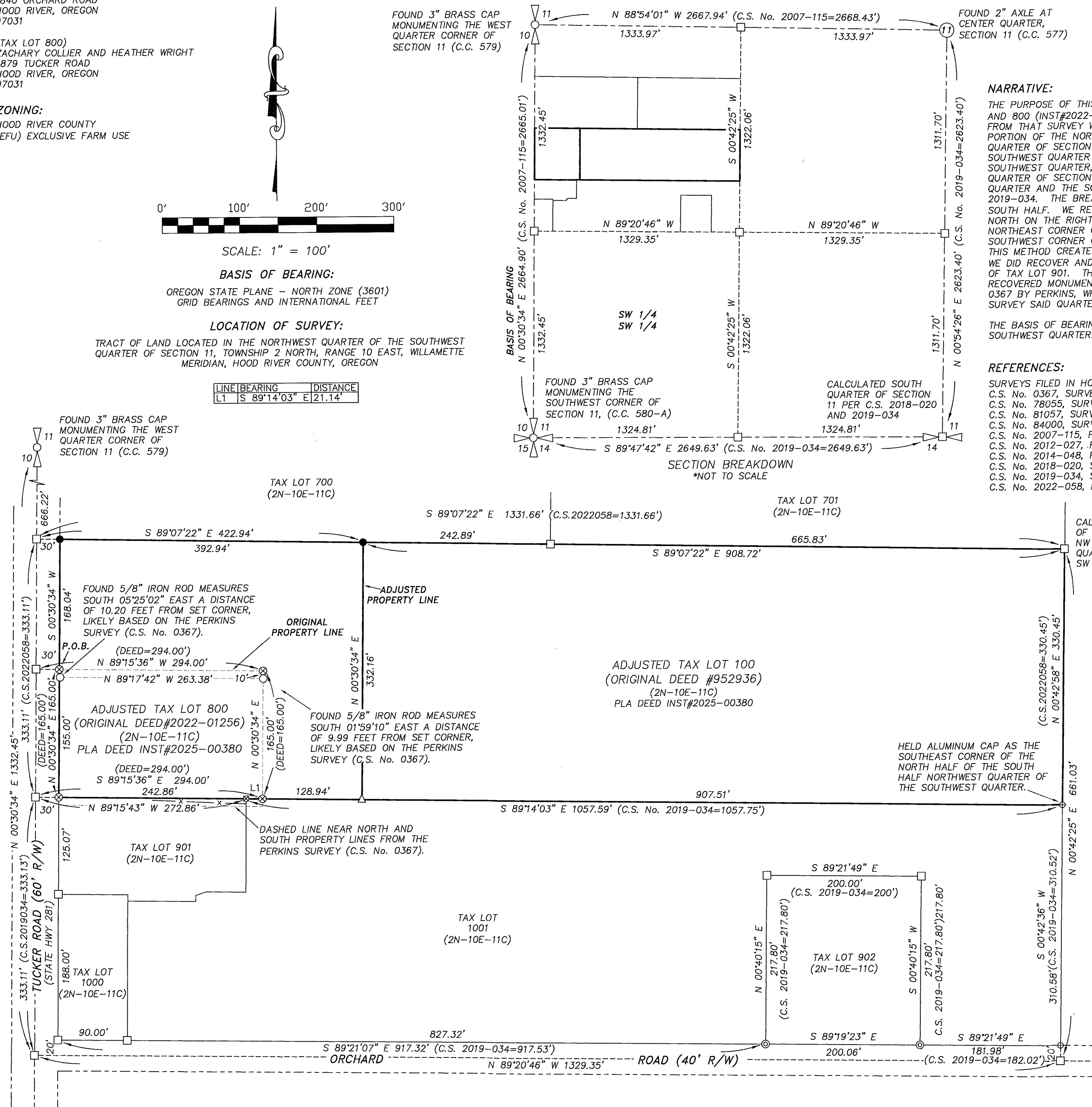
BASIS OF BEARING:

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

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE
MERIDIAN, HOOD RIVER COUNTY, OREGON

LINE	BEARING	DISTANCE
L1	S 89°14'03" E	21.14'



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINE BETWEEN TAX LOTS 100 (INST#952936) AND 800 (INST#2022-01256). IN 2022, WE DID A BOUNDARY SURVEY ON TAX LOT 800, THE RESOLUTION FROM THAT SURVEY WAS HELD FOR THIS PROPERTY LINE ADJUSTMENT. TAX LOT 800 IS DESCRIBED AS A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11. THE ELEMENTS CONTROLLING THE BOUNDARY IS THE BREAKING DOWN THE SOUTHWEST QUARTER OF SECTION 11. WE RECOVERED BRASS CAPS ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER, WE RECOVERED AN AXLE AT THE CENTER QUARTER OF SECTION 11. THE SOUTH QUARTER OF SECTION 11 WAS CALCULATED BY HOLDING THE DISTANCES FROM AXLE AT THE CENTER QUARTER AND THE SOUTHWEST CORNER OF SECTION 11 BASED ON C.S. No. 2018-020 AND C.S. No. 2019-034. THE BREAKDOWN ALLOWED US TO UNDERSTAND THE LOCATION OF THE NORTH HALF OF SAID SOUTH HALF. WE RECOVERED AND HELD AN ALUMINUM CAP, L.S. 60051 (C.S. No. 2019-034), 20 FEET NORTH ON THE RIGHT OF WAY OF ORCHARD ROAD, OF THE SOUTHEAST CORNER OF SAID SOUTH HALF. THE NORTHEAST CORNER OF SAID SOUTH HALF WAS HELD BY MIDPOINT PROTRACTION. THE NORTHWEST AND SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTH HALF WAS CALCULATED BY MIDPOINT PROTRACTION. THIS METHOD CREATES THE FRAMEWORK TO OFFSET DEED DISTANCES TO LOCATE THE SUBJECT BOUNDARIES. WE DID RECOVER AND HELD A 5/8" IRON ROD, L.S. 60051 (C.S. No. 2007-115) AT THE NORTHEAST CORNER OF TAX LOT 901. THIS MONUMENT CREATED A SLIGHT ANGLE POINT IN THE SUBJECT SOUTH LINE. WE RECOVERED MONUMENTS NEAR THE NORTH LINE OF TAX LOT 800 THAT WERE ORIGINALLY SET ON C.S. No. 0367 BY PERKINS, WHICH USED AN ERRONEOUS POSITION OF THE WEST QUARTER OF SECTION 11, SINCE THAT SURVEY SAID QUARTER CORNER POSITION WAS CORRECTED.

THE BASIS OF BEARING FOR THIS SURVEY IS THE TWO BRASS CAPS FOUND ON THE WEST LINE OF SAID SOUTHWEST QUARTER.

REFERENCES:

SURVEYS FILED IN HOOD RIVER COUNTY SURVEYORS OFFICE.
C.S. No. 0367, SURVEY BY PERKINS, DATED: SEPTEMBER 1961
C.S. No. 78055, SURVEY FOR CARR BY BISHOP, L.S. 896, FILED: OCTOBER 14, 1978.
C.S. No. 81057, SURVEY FOR DECKER BY CRON, L.S. 1028, FILED: JULY 29, 1981.
C.S. No. 84000, SURVEY FOR FARMERS IRRIGATION BY FROST, L.S. 1971, FILED: FEBRUARY 2, 1984.
C.S. No. 2007-115, PROPERTY LINE ADJUSTMENT FOR BARR BY CROSS, L.S. 60051, FILED: NOV 29, 2007.
C.S. No. 2012-027, PROPERTY LINE ADJUSTMENT FOR BARR BY CROSS, L.S. 60051, FILED: JUNE 28, 2012.
C.S. No. 2014-048, PROPERTY LINE ADJUSTMENT FOR BARR BY CROSS, L.S. 60051, FILED: DEC 4, 2014.
C.S. No. 2018-020, SURVEY FOR PORT OF HOOD RIVER BY TERRA, L.S. 72306, FILED: APRIL 26, 2018.
C.S. No. 2019-034, SURVEY FOR BARR BY CROSS, L.S. 60051, FILED: JULY 24, 2019.
C.S. No. 2022-058, BOUNDARY SURVEY FOR COLLIER BY TERRA SURVEYING, L.S. 72306, FILED: NOVEMBER 14, 2022.

AREA TABLE:

TAX LOT	EXISTING TRACT SIZE	ADJUSTED TRACT SIZE
100	8.91 ACRES, ±	6.91 ACRES, ±
800	1.00 ACRES, ±	3.00 ACRES, ±

THE ADJUSTED AREA EXCLUDES THE 30 FOOT RIGHT OF WAY
OF TUCKER ROAD.

LEGEND:

- SET 5/8" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET ON 2/5/25
- △ SET 1-5/32" COPPER PLUG, L.S. 72306, SET ON 2/5/25
- FOUND MONUMENT OF RECORD AS NOTED
- ⊙ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 60051, SET ON C.S. No. 2019-034
- ⊕ FOUND 2" ALUMINUM CAP, L.S. 60051, SET ON C.S. No. 2019-034
- ⊗ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 60051, SET ON C.S. No. 2012-027
- ⊗ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET ON C.S. No. 2022-058
- CALCULATED BOUNDARY CORNER
- () REFERENCE DOCUMENT AND DISTANCE
- C.C. CORNER CARD No.

TERRA SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOROREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025

DATE: FEBRUARY 5, 2025
SCALE: 1" = 100'
PROJECT: 22097 PLA
ASSESSORS MAP: 2N-10E-11C T.L. 100/800
P.O. BOX 617
HOOD RIVER, OREGON 97031
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E-Mail: terra@gorge.net
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CS# 2025015