$\equiv$  TERRA SURVEYING  $\equiv$ HOOD RIVER COUNTY SURVEYOR'S OFFICE PROPERTY LINE ADJUSTMENT SURVEY for **OWNERS:** COLLIER-WRIGHT AND THE HOME PLACE AT HOOD RIVER, LLC. 2025015 (TAX LOT 100) THE HOME PLACE AT HOOD RIVER, LLC 1840 ORCHARD ROAD HOOD RIVER, OREGON N 88°54'01" W 2667.94' (C.S. No. 2007-115=2668.43') FOUND 2" AXLE AT FOUND 3" BRASS CAP CENTER QUARTER, MONUMENTING THE WEST 1333.97' QUARTER CORNER OF SECTION 11 (C.C. 577) 1333.97' (TAX LOT 800) SECTION 11 (C.C. 579) ZACHARY COLLIER AND HEATHER WRIGHT 1879 TUCKER ROAD HOOD RIVER, OREGON NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINE BETWEEN TAX LOTS 100 (INST#952936) ZONING: 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 HOOD RIVER COUNTY PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST (EFU) EXCLUSIVE FARM USE 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 N 89°20'46" N 89°20'46" W SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTH HALF WAS CALCULATED BY MIDPOINT PROTRACTION. 1329.35 1329.35' THIS METHOD CREATES THE FRAMEWORK TO OFFSET DEED DISTANCES TO LOCATE THE SUBJECT BOUNDARIES. SCALE: 1" = 100'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 BASIS OF BEARING: RECOVERED MONUMENTS NEAR THE NORTH LINE OF TAX LOT 800 THAT WERE ORIGINALLY SET ON C.S. No. OREGON STATE PLANE - NORTH ZONE (3601) 0367 BY PERKINS, WHICH USED A ERRONEOUS POSITION OF THE WEST QUARTER OF SECTION 11, SINCE THAT GRID BEARINGS AND INTERNATIONAL FEET SURVEY SAID QUARTER CORNER POSITION WAS CORRECTED. SW 1/4 THE BASIS OF BEARING FOR THIS SURVEY IS THE TWO BRASS CAPS FOUND ON THE WEST LINE OF SAID LOCATION OF SURVEY: SW 1/4 SOUTHWEST QUARTER. 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 REFERENCES: SURVEYS FILED IN HOOD RIVER COUNTY SURVEYORS OFFICE. FOUND 3" BRASS CAP CALCULATED SOUTH MONUMENTING THE C.S. No. 0367, SURVEY BY PERKINS, DATED: SEPTEMBER 1961 QUARTER OF SECTION C.S. No. 78055, SURVEY FOR CARR BY BISHOP, L.S. 896, FILED: OCTOBER 14, 1978. SOUTHWEST CORNER OF 11 PER C.S. 2018-020 C.S. No. 81057, SURVEY FOR DECKER BY CRON, L.S. 1028, FILED: JULY 29, 1981. SECTION 11, (C.C. 580-A) AND 2019-034 FOUND 3" BRASS CAP C.S. No. 84000, SURVEY FOR FARMERS IRRIGATION BY FROST, L.S. 1971, FILED: FEBRUARY 2, 1984. MONUMENTING THE WEST 1324.81' C.S. No. 2007-115, PROPERTY LINE ADJUSTMENT FOR BARR BY CROSS, L.S. 60051, FILED: NOV 29, 2007. QUARTER CORNER OF C.S. No. 2012-027, PROPERTY LINE ADJUSTMENT FOR BARR BY CROSS, L.S. 60051, FILED: JUNE 28, 2012. \_ S 89°47'42" E 2649.63' (C.S. No. 2019-034=2649.63') ----SECTION 11 (C.C. 579) C.S. No. 2014-048, PROPERTY LINE ADJUSTMENT FOR BARR BY CROSS, L.S. 60051, FILED: DEC 4, 2014. SECTION BREAKDOWN 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. \*NOT TO SCALE TAX LOT 700 C.S. No. 2022-058, BOUNDARY SURVEY FOR COLLIER BY TERRA SURVEYING, L.S. 72306, FILED: NOVEMBER 14, 2022. (2N-10E-11C)TAX LOT 701 (2N-10E-11C)S 89°07'22" E 1331.66' (C.S.2022058=1331.66') CALCULATED THE NE CORNER OF THE SOUTH HALF OF THE S 89°07'22" E 422.94' 242.89° 665.83 NW QUARTER OF THE SW 392.94 S 89°07'22" E 908.72' QUARTER BY BREAKDOWN OF SW QUARTER OF SECTION 11 FOUND 5/8" IRON ROD MEASURES ~ADJUSTED SOUTH 05°25'02" EAST A DISTANCE PROPERTY LINE OF 10.20 FEET FROM SET CORNER, LIKELY BASED ON THE PERKINS ORIGINAL AREA TABLE: SURVEY (C.S. No. 0367). PROPERTY LINE TAX LOT EXISTING TRACT SIZE ADJUSTED TRACT SIZE P.O.B. / (DEED=294.00') 30' 8.91 ACRES, ± 6.91 ACRES, ± 100 N 8915'36" W 294.00' ADJUSTED TAX LOT 100 1.00 ACRES, ± 3.00 ACRES, ± 800 (ORIGINAL DEED #952936) -N 89°17'42" W 263.38'---10'--( THE ADJUSTED AREA EXCLUDES THE 30 FOOT RIGHT OF WAY (2N-10E-11C) OF TUCKER ROAD. PLA DEED INST#2025-00380 ADJUSTED TAX LOT 800 FOUND 5/8" IRON ROD MEASURES (ORIGINAL DEED#2022-01256) \$ 09 SOUTH 01°59'10" EAST A DISTANCE LEGEND: (2N-10E-11C)OF 9.99 FEET FROM SET CORNER, HELD ALUMINUM CAP AS THE PLA DEED INST#2025-00380 LIKELY BASED ON THE PERKINS ● SET 5/8" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET ON 2/5/25 SOUTHEAST CORNER OF THE SURVEY (C,S. No. 0367). NORTH HALF OF THE SOUTH △ SET 1-5/32"COPPER PLUG, L.S. 72306, SET ON 2/5/25 (DEED=294.00') HALF NORTHWEST QUARTER OF S 89"15'36" E 294.00' THE SOUTHWEST QUARTER. FOUND MONUMENT OF RECORD AS NOTED 242.86 907.51 N 89°15'43" W 272.86' S 89"14'03" E 1057.59' (C.S. No. 2019-034=1057.75') FOUND 2" ALUMINUM CAP, L.S. 60051, SET ON C.S. No. 2019-034 `DASHED LINE NEAR NORTH AND SOUTH PROPERTY LINES FROM THE 13') R/W) TAX LOT 901 FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 60051, SET ON C.S. No. 2012-027 PERKINS SURVEY (C.S. No. 0367). (2N-10E-11C)FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 72306, SET ON C.S. No. 2022-058 S 89°21'49" E CALCULATED BOUNDARY CORNER 200.00' (C.S. 2019-034=200') REFERENCE DOCUMENT AND DISTANCE TAX LOT C.C. CORNER CARD No. 1001 (2N-10E-11C) 333.11' (C.S.2. TUCKER H (STATE H1) 0000 188.00' 1000 188.00' TERRA SURVEYING TAX LOT 902 (2N-10E-11C)(2N-10E-11C)DATE: FEBRUARY 5, 2025 REGISTERED SCALE: 1" = 100'ROFESSIONAL LAND SURVEYOR PROJECT: 22097 PLA 90.00' 827.32' S 89'19'23" E S 89°21'49" E ASSESSORS MAP: 2N-10E-11C T.L. 100/800 S 89°21'07" E 917.32' (C.S. 2019-034=917.53') 200.06' 181.98' 5 181.98' 5 181.98' 5 181.98' 5 181.98' 5 181.98' 5 181.98' 5 181.98' 5 181.98' 5 181.98' 5 181.98' N 89'20'46" W 1329.35' --- ROAD (40' R/W) ----P.O. BOX 617 - ORCHARD -----OREGON December 30, 2005 ERIK M. CARLSON HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com Expires: December 31, 2025