====TERRA SURVEYING HOOD RIVER COUNTY PROPERTY LINE ADJUSTMENT SURVEY SURVEYOR'S OFFICE NORTH QUARTER CORNER POSITION IS for **OWNERS:** BASED ON HOLDING RECORD DISTANCE cs# 2015017 THOMAS C. GOE AND GARY D. GOE FROM THE SOUTH QUARTER CORNER (TAX LOT 1600) (C.S.82014) AND RECORD DISTANCE THOMAS AND GARY GOE 2180 HIGHWAY 35 FROM NORTHEAST SECTION CORNER LOCATION OF SURVEY: DISTANCE (C.S.95111) PROVIDING FOR HOOD RIVER, OREGON AN ANGLE POINT AT THIS POSITION. TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON. (TAX LOT 1700) THOMAS AND GARY GOE N 88\*57'54" W 2292 HIGHWAY 35 2690.82" AREA TABLE: \*AREAS EXCLUDE HIGHWAY RIGHT OF WAY. HOOD RIVER, OREGON (C.S.95111=2690.82') 97031 TAX LOT EXISTING TRACT SIZE ADJUSTED TRACT SIZE (C.S.2000036=2690.82') FOUND BRASS CAP AT 9.70 ACRES, ± 1600 13.42 ACRES, ± NORTHEAST CORNER 11.04 ACRES, ± 7.34 ACRES, ± SECTION 13 1700 (C.C. 593) ZONING: HOOD RIVER COUNTY EXCLUSIVE FARM USE TAX LOT 1300 BICKFORD ORCHARD, INC (2N-10E-13)ODOT STA. 945+08.1 71/205=40.00') THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF 38.34' FROM SECTION LINE TO MONUMENT SECTION 13. CALCULATED AT NARRATIVE: THE MID-POINT. HELD IRON ROD FOR POINT THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN TAX LOT 1600 AND TAX LOT 1700 AS SHOWN ON THE SURVEY. THE DEED ELEMENTS CONTROLLING THIS ON NORTH BOUNDARY SURVEY IS THE NORTH-SOUTH CENTER QUARTER LINE CONTROLLED BY A STONE RECOVERED AT SEE DETAIL HELD N 88°57'45" W 555.18' THE SOUTH QUARTER AND THE CALCULATED POSITION OF THE NORTH QUARTER. THE CALCULATED CENTERLINE OF RIGHT OF WAY. 552.78' (BETWEEN RODS) CALCULATION OF THE NORTH QUARTER WAS HOLDING THE RECORD DISTANCE INTERSECTION FROM ODOT HIGHWAY MAP 8B-22-13 (C.S. 89008=552.63') A BRASS CAP AT THE NORTHEAST CORNER OF SECTION 13 AND THE SAID STONE AT THE SOUTH (INST#2021-03843=590.8') QUARTER. IN 1989, DANNY CRON (L.S.1028) SURVEYED THESE TRACTS (C.S.89008). WE RECOVERED MONUMENTATION SET ON C.S.89008, TWO 1/2" IRON RODS, L.S. 1028 (C.S.89008) WERE RECOVERED ON THE NORTH LINE OF TAX 1600. THESE MONUMENTS CONTROLLED THE EAST—WEST LOCATION OF THE NORTH LINE. THE EASTERN MONUMENT WAS NOT HELD AS THE SECTION LINE 35.95' FROM SECTION LINE TO WEST RIGHT OF WAY. WEST RIGHT OF WAY, THIS MONUMENT MEASURED 2.39 FEET WEST OF THE CALCULATED RIGHT OF WAY. THE RIGHT OF WAY OF HIGHWAY 35 WAS COMPUTED USING THE GEOMETRY ODOT HIGHWAY MAP 8B-22-13, WHICH DID NOT GIVE CLEAR RELATIONSHIP TO THE EAST LINE OF THE WEST HALF OF SECTION 13. THIS RELATIONSHIP WAS PROVIDED ON DEEDS TO THE STATE HIGHWAY COMMISSION, STARTING AT THE SOUTH QUARTER CORNER THE CENTERLINE WAS **ADJUSTED** DESCRIBED AND GIVEN STATIONING AND DEED CALLS THAT MATCHED OUR BOUNDARY RESOLUTION. THE SECTION LINE AND THE CENTERLINE ARE NOT COINCIDENT, DEED BOOK 69, PAGE 597 CALLS AN OFFSET OF 3.39 FEET. THE SOUTH LINE OF TAX LOT 1700 WAS POSITIONED BY HOLDING THE DEED DISTANCE FROM THE ABOVE DESCRIBED RECOVERED POINT OF BEGINNING TAX LOT 1600 OF ADJUSTED TAX CONTAINS 13.42 ACRES LOT 1600 #2021 (2N-10E-13)MONUMENTS ON THE NORTH LINE, USING A IRON ROD RECOVERED ON THE SOUTHWEST CORNER N 88°57'45" W 35.95 OF TAX LOT 2000 (C.S.89008) FOR ALIGNMENT. THOMAS AND GARY GOE (INST. No. 2021-03843) THE BASIS OF BEARING IS THE MONUMENTED SOUTH LINE OF TAX LOT 1700. 2.39 INST#2025-00557 (C.S.89008=586.42') (INST#2021-03843=586.2') N 89'57'11" W 586.18' DISTANCE) DETAIL: 1"=100' 549.94' ORIGINAL PROPERTY LINE HELD **ADJUSTED** S PROPERTY LINE S 89°44'16" E TAX LOT 1500 ANGOSTURA FARMS, LLC 547.98 [13] (2N-10E-13)(INST 389.9 554.61 884.93' ADJUSTED 389 554. 200' 400′ 600' TAX LOT 1700 CONTAINS 7.34 ACRES 877.25 (2N-10E-13)00\*44'27" SCALE 1" = 200"THOMAS AND GARY GOE BASIS OF BEARING: (INST. No. 2021-03843) ODOT STA. OREGON STATE PLANE NORTH ZONE (3601), 928+00 GRID BEARINGS N.A.D. 83 (71/205=40.00')INST#2025-00557 ± "≥ BASIS OF BEARING LINE BEARING DISTANCE
L1 N 89\*12'00" W 43.22'
L2 N 89\*48'10" W 218.00' (C.S.2017-051=218.00') S 8912'00" E 537.27' ODOT STA.926+00 ~580.49" (INST#2021-03843=579.9") (C.S.89008=580.71') ODOT STA.925+00 (71/205=50.00') 55') TAX LOT 1800 LEGEND: ANGOSTURA FARMS, LLC ODOT STA.922+00 (2N-10E-13)SET 5/8" X 30" IRON ROD, L.S. 72306 (2/19/25) (71/205=50.00') FOUND MONUMENT OF RECORD AS NOTED FOUND AND HELD 1/2" IRON ROD, L.S. 1028 (C.S. No. 82014) 757 **REGISTERED** FOUND 5/8" IRON ROD, L.S. 2786 (C.S. No. 2017-051) PROFESSIONAL ODOT STA.920+00 FOUND 1/2" IRON ROD, L.S. 1028 (C.S. No. 89008) (71/205=40.00') S CALCULATED, NOT FOUND OR SET (C.S. 89008=575.84') REFERENCE DOCUMENT AND DISTANCE S 89°00'29" E 575.62' **OREGON** December 30, 2005 ERIK M. CARLSON 72306 VAN HORN DRIVE C.C. CORNER CARD REFERENCE € TAX LOT 2000 ##/## BOOK/PAGE TAX LOT 1900 DEBOARD GREEN Expires: December 31, 2025 (2N-10E-13)(2N-10E-13)311. TERRA SURVEYING S 89°06'50" E 89008 (C.S. 89008=574.78')

(61/422=578')

REFERENCES:

FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE. ODOT HIGHWAY MAP, 8B-22-13, DATED MAY 1961

C.S. No. 82014, BOUNDARY SURVEY FOR M.S. WALTON BY DLC SURVEYING, L.S. 1028, FILED: DECEMBER 2, 1982.

C.S. No. 2006-106, BOUNDARY LINE ADJUSTMENT SURVEY FOR CAMILLE HUKARI BY KLEIN AND ASSOC., L.S. 59002, FILED: NOVEMBER 30, 2006.

C.S. No. 2017-051, BOUNDARY SURVEY FOR COLUMBIA LAND TRUST BY TENNESON ENGINEERING, L.S. 2786, FILED: OCTOBER 12, 2017.

C.S. No. 89008, BOUNDARY SURVEY FOR STU WALTON BY DLC SURVEYING L.S. 1028, FILED: MARCH 13, 1989.

C.S. No. 2000-036, BOUNDARY SURVEY FOR MOONEY BY TURNER L.S. 2753, FILED APRIL 21, 2000.

C.S. No. 2007-066 BOUNDARY LINE ADJUSTMENT FOR HUKARI BY KLEIN, L.S.59002, FILED JUNE 5, 2007.

C.S. No. 95111, SURVEY PACIFCORP BY HEIDECKE, L.S.2132, FILED: NOVEMBER 7, 1995.

No.

17

FOUND STONE AT

SOUTHEAST CORNER

SECTION 13 (C.C. 1002)

DATE: APRIL 3, 2025

HOOD RIVER, OREGON 97031

PHONE: (541) 386-4531

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E-Mail: terra@gorge.net

ASSESSORS MAP: 2N-10E-13 T.L. 1600/1700

SCALE: 1" = 200' PROJECT: 25001 PLA

P.O. BOX 617