

TERRA SURVEYING
PROPERTY LINE ADJUSTMENT SURVEY

OWNERS:

(TAX LOT 1600)
THOMAS AND GARY GOE
2180 HIGHWAY 35
HOOD RIVER, OREGON
97031

(TAX LOT 1700)
THOMAS AND GARY GOE
2292 HIGHWAY 35
HOOD RIVER, OREGON
97031

ZONING:

HOOD RIVER COUNTY
EFU
EXCLUSIVE FARM USE

for
THOMAS C. GOE AND GARY D. GOE

LOCATION OF SURVEY:

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.

AREA TABLE: *AREAS EXCLUDE HIGHWAY RIGHT OF WAY.

TAX LOT	EXISTING TRACT SIZE	ADJUSTED TRACT SIZE
1600	9.70 ACRES, ±	13.42 ACRES, ±
1700	11.04 ACRES, ±	7.34 ACRES, ±

NORTH QUARTER CORNER POSITION IS
BASED ON HOLDING RECORD DISTANCE
FROM THE SOUTH QUARTER CORNER
(C.S.82014) AND RECORD DISTANCE
FROM NORTHEAST SECTION CORNER
DISTANCE (C.S.95111) PROVIDING FOR
AN ANGLE POINT AT THIS POSITION.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025017

DATE FILED: 4/7/2025

BY: TC
FOUND BRASS CAP AT
NORTHEAST CORNER
SECTION 13
(C.C. 593)

TAX LOT 1300
BICKFORD ORCHARD, INC
(2N-10E-13)

NARRATIVE:

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 SURVEY IS THE NORTH-SOUTH CENTER QUARTER LINE CONTROLLED BY A STONE RECOVERED AT THE SOUTH QUARTER AND THE CALCULATED POSITION OF THE NORTH QUARTER. THE CALCULATION OF THE NORTH QUARTER WAS HOLDING THE RECORD DISTANCE INTERSECTION FROM A BRASS CAP AT THE NORTHEAST CORNER OF SECTION 13 AND THE SAID STONE AT THE SOUTH 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 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 88-22-13, 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 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 MONUMENTS ON THE NORTH LINE, USING AN IRON ROD RECOVERED ON THE SOUTHWEST CORNER OF TAX LOT 2000 (C.S.89008) FOR ALIGNMENT.

THE BASIS OF BEARING IS THE MONUMENTED SOUTH LINE OF TAX LOT 1700.

TAX LOT 1500
ANGOSTURA FARMS, LLC
(2N-10E-13)

0' 200' 400' 600'

SCALE 1" = 200'

BASIS OF BEARING:

OREGON STATE PLANE NORTH ZONE (3601),
GRID BEARINGS N.A.D. 83

LINE	BEARING	DISTANCE
L1	N 89°12'00" W	43.22'
L2	N 89°48'10" W	218.00'

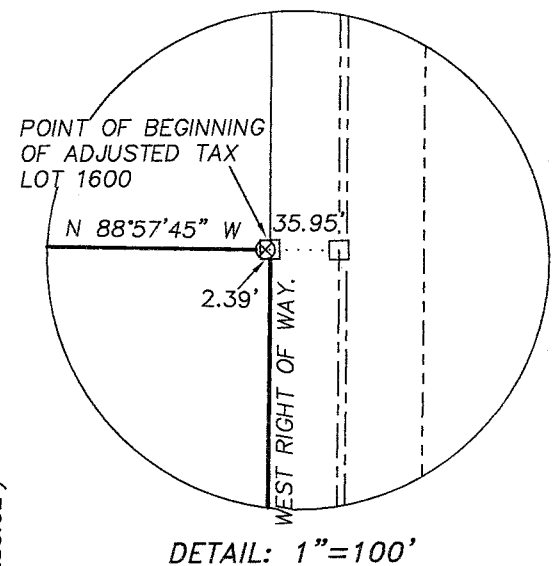
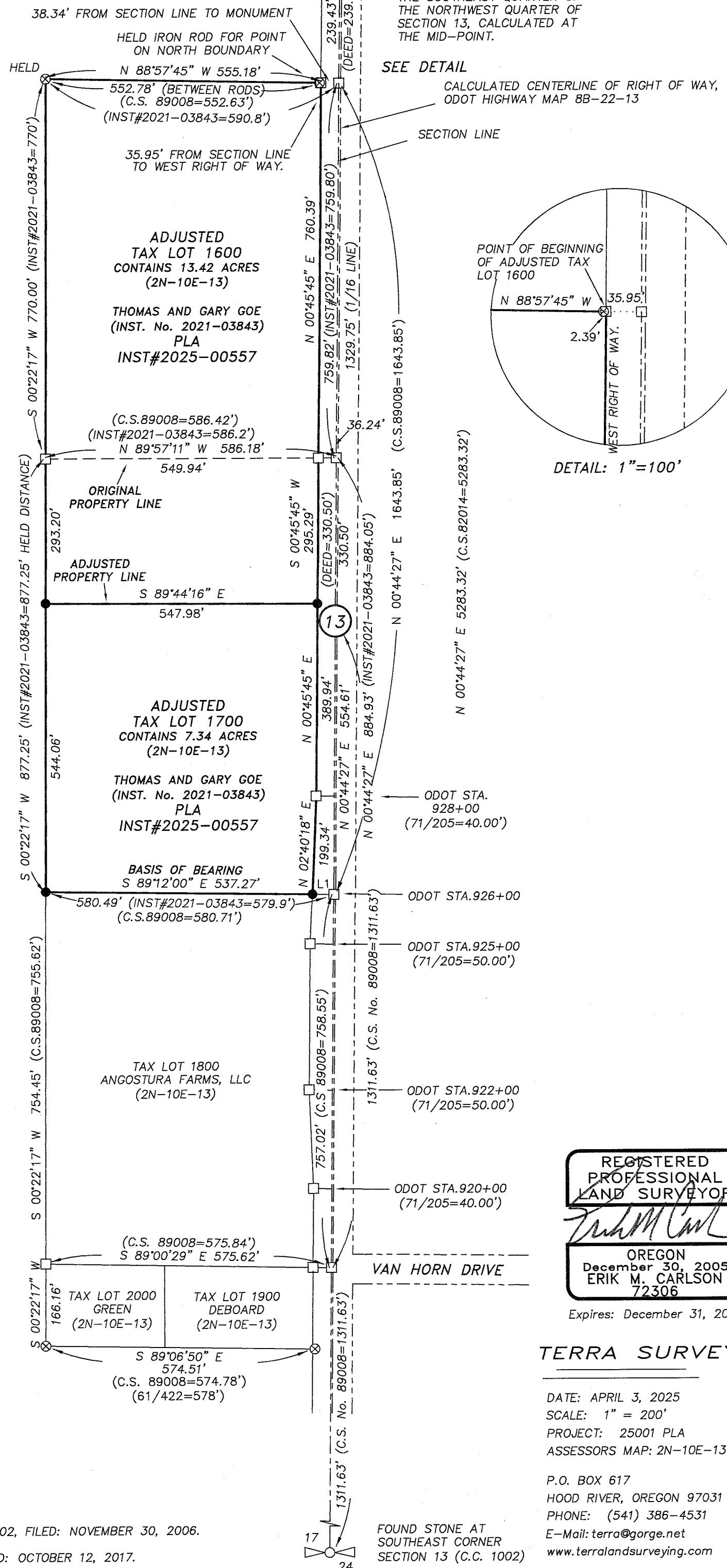
(C.S.2017-051=218.00')

LEGEND:

- SET 5/8" X 30" IRON ROD, L.S. 72306 (2/19/25)
- FOUND MONUMENT OF RECORD AS NOTED
- ✕ FOUND AND HELD 1/2" IRON ROD, L.S. 1028 (C.S. No. 82014)
- ⊙ FOUND 5/8" IRON ROD, L.S. 2786 (C.S. No. 2017-051)
- ⊗ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. No. 89008)
- CALCULATED, NOT FOUND OR SET
- () REFERENCE DOCUMENT AND DISTANCE
- C.C. CORNER CARD REFERENCE
- ##/## BOOK/PAGE

REFERENCES:

FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE.
ODOT HIGHWAY MAP, 88-22-13, 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. 89008, BOUNDARY SURVEY FOR STU WALTON BY DLC SURVEYING L.S. 1028, FILED: MARCH 13, 1989.
C.S. No. 95111, SURVEY PACIFICORP BY HEIDECHE, L.S.2132, FILED: NOVEMBER 7, 1995.
C.S. No. 2000-036, BOUNDARY SURVEY FOR MOONEY BY TURNER L.S. 2753, FILED: APRIL 21, 2000.
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. 2007-066 BOUNDARY LINE ADJUSTMENT FOR HUKARI BY KLEIN, L.S.59002, FILED JUNE 5, 2007.
C.S. No. 2017-051, BOUNDARY SURVEY FOR COLUMBIA LAND TRUST BY TENNESON ENGINEERING, L.S. 2786, FILED: OCTOBER 12, 2017.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025

TERRA SURVEYING

DATE: APRIL 3, 2025
SCALE: 1" = 200'
PROJECT: 25001 PLA
ASSESSORS MAP: 2N-10E-13 T.L. 1600/1700

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CS# 2025017