

TERRA SURVEYING
PROPERTY LINE ADJUSTMENT SURVEY
 for
KENNETH KOLLAS

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

CS# 2025053
 DATE FILED: 11/20/2025
 BY: AB

OWNERS:
 (TAX LOT 3800)
 ELIZABETH KOLLAS
 3366 KOLLAS ROAD
 HOOD RIVER, OREGON
 97031
 (TAX LOT 3900)
 ELIZABETH KOLLAS
 3366 KOLLAS ROAD
 HOOD RIVER, OREGON
 97031

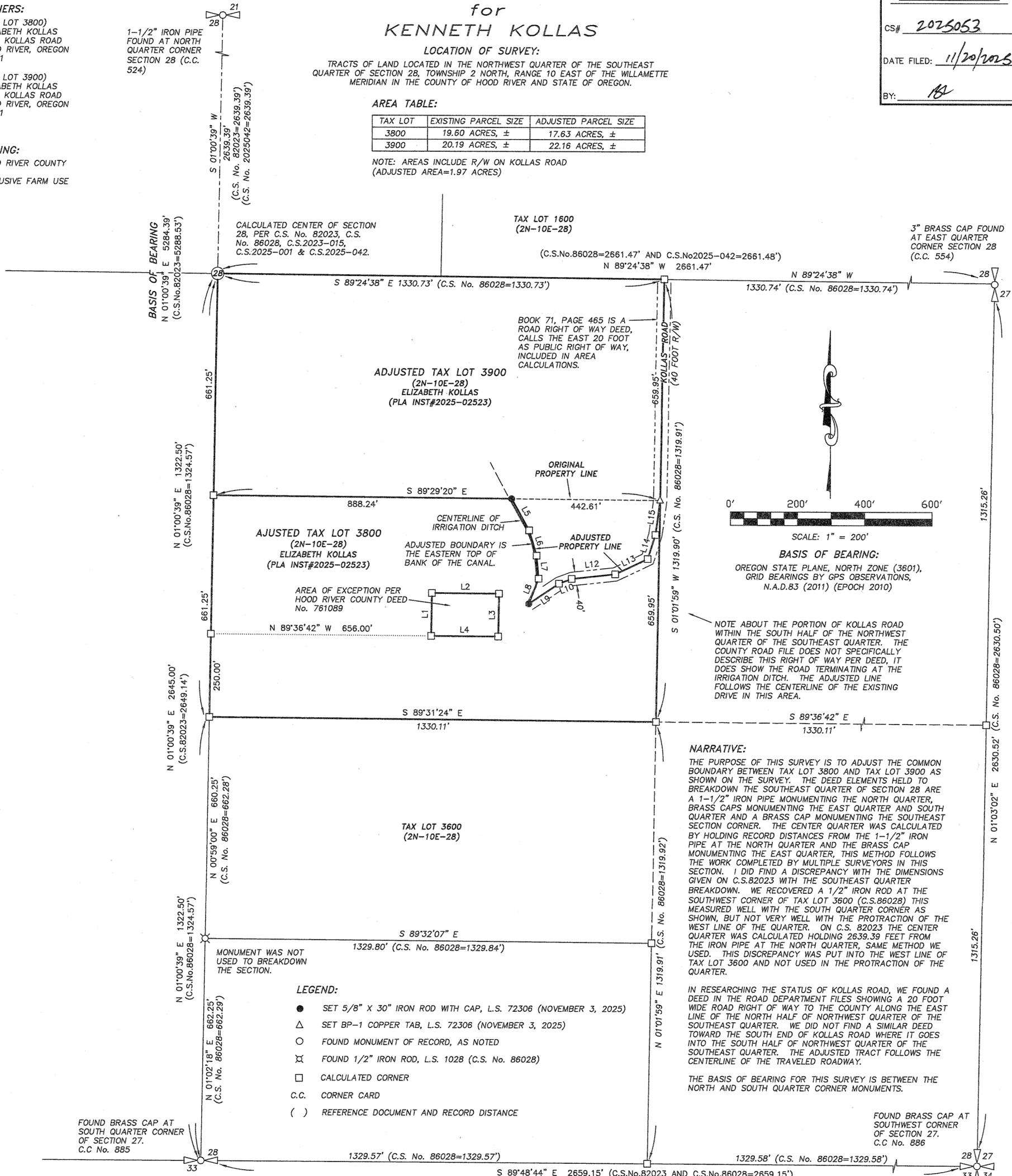
ZONING:
 HOOD RIVER COUNTY
 EFU
 EXCLUSIVE FARM USE

LOCATION OF SURVEY:
 TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST
 QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE
 MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

AREA TABLE:

TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
3800	19.60 ACRES, ±	17.63 ACRES, ±
3900	20.19 ACRES, ±	22.16 ACRES, ±

NOTE: AREAS INCLUDE R/W ON KOLLAS ROAD
 (ADJUSTED AREA=1.97 ACRES)



NOTE ABOUT THE PORTION OF KOLLAS ROAD
 WITHIN THE SOUTH HALF OF THE NORTHWEST
 QUARTER OF THE SOUTHEAST QUARTER.
 THE COUNTY ROAD FILE DOES NOT SPECIFICALLY
 DESCRIBE THIS RIGHT OF WAY PER DEED. IT
 DOES SHOW THE ROAD TERMINATING AT THE
 IRRIGATION DITCH. THE ADJUSTED LINE
 FOLLOWS THE CENTERLINE OF THE EXISTING
 DRIVE IN THIS AREA.

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON
 BOUNDARY BETWEEN TAX LOT 3800 AND TAX LOT 3900 AS
 SHOWN ON THE SURVEY. THE DEED ELEMENTS HELD TO
 BREAKDOWN THE SOUTHEAST QUARTER OF SECTION 28 ARE
 A 1-1/2" IRON PIPE MONUMENTING THE NORTH QUARTER,
 BRASS CAPS MONUMENTING THE EAST QUARTER AND SOUTH
 QUARTER AND A BRASS CAP MONUMENTING THE SOUTHEAST
 SECTION CORNER. THE CENTER QUARTER WAS CALCULATED
 BY HOLDING RECORD DISTANCES FROM THE 1-1/2" IRON
 PIPE AT THE NORTH QUARTER AND THE BRASS CAP
 MONUMENTING THE EAST QUARTER. THIS METHOD FOLLOWS
 THE WORK COMPLETED BY MULTIPLE SURVEYORS IN THIS
 SECTION. I DID FIND A DISCREPANCY WITH THE DIMENSIONS
 GIVEN ON C.S.82023 WITH THE SOUTHEAST QUARTER
 BREAKDOWN. WE RECOVERED A 1/2" IRON ROD AT THE
 SOUTHWEST CORNER OF TAX LOT 3600 (C.S.86028) THIS
 MEASURED WELL WITH THE SOUTH QUARTER CORNER AS
 SHOWN, BUT NOT VERY WELL WITH THE PROTRACTION OF THE
 WEST LINE OF THE QUARTER. ON C.S. 82023 THE CENTER
 QUARTER WAS CALCULATED HOLDING 2639.39 FEET FROM
 THE IRON PIPE AT THE NORTH QUARTER, SAME METHOD WE
 USED. THIS DISCREPANCY WAS PUT INTO THE WEST LINE OF
 TAX LOT 3600 AND NOT USED IN THE PROTRACTION OF THE
 QUARTER.

IN RESEARCHING THE STATUS OF KOLLAS ROAD, WE FOUND A
 DEED IN THE ROAD DEPARTMENT FILES SHOWING A 20 FOOT
 WIDE ROAD RIGHT OF WAY TO THE COUNTY ALONG THE EAST
 LINE OF THE NORTH HALF OF NORTHWEST QUARTER OF THE
 SOUTHEAST QUARTER. WE DID NOT FIND A SIMILAR DEED
 TOWARD THE SOUTH END OF KOLLAS ROAD WHERE IT GOES
 INTO THE SOUTH HALF OF NORTHWEST QUARTER OF THE
 SOUTHEAST QUARTER. THE ADJUSTED TRACT FOLLOWS THE
 CENTERLINE OF THE TRAVELED ROADWAY.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE
 NORTH AND SOUTH QUARTER CORNER MONUMENTS.

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (NOVEMBER 3, 2025)
 - △ SET BP-1 COPPER TAB, L.S. 72306 (NOVEMBER 3, 2025)
 - FOUND MONUMENT OF RECORD, AS NOTED
 - ⊗ FOUND 1/2" IRON ROD, L.S. 1028 (C.S. No. 86028)
 - CALCULATED CORNER
 - C.C. CORNER CARD
 - () REFERENCE DOCUMENT AND RECORD DISTANCE

REFERENCES:
 FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE.
 C.S. No. 7321, BOUNDARY SURVEY FOR LEWIS BY TENNESON ENGINEERING, L.S.872, FILED: JULY 27, 1973.
 C.S. No. 82023, BOUNDARY SURVEY FOR IWATSAKI BY DLC SURVEYING, L.S. 1028, FILED: DECEMBER 2, 1982.
 C.S. No. 86028, BOUNDARY SURVEY FOR GEHRIG BY DLC SURVEYING, L.S. 1028, DATED: MAY 6, 1986.
 C.S. No. 92094, BOUNDARY SURVEY FOR KOLLAS BY DLC SURVEYING, L.S. 1028, FILED: NOVEMBER 23, 1992.
 C.S. No. 99075, BOUNDARY SURVEY FOR BUBLITZ-STINER AND OLSON BY TERRA SURVEYING, L.S. 1815,
 FILED: OCTOBER 27, 1999.
 C.S. No. 2016-032, PROPERTY LINE ADJUSTMENT FOR WOOLERY BY TERRA SURVEYING, L.S. 72306, FILED: MAY 9, 2016.
 C.S. No. 2023-015, SURVEY FOR PEDERSEN BY TENNESON, L.S.50800, FILED: MAY 2, 2023.
 C.S. No. 2025-001, PROPERTY LINE ADJUSTMENT FOR BORTON-RIGGS BY TERRA SURVEYING, L.S. 72306,
 FILED: JANUARY 8, 2025.
 C.S. No. 2025-042, BOUNDARY SURVEY FOR GIDLEY BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S.60051,
 FILED SEPT 4, 2025.
 DEED REFERENCES FILED WITH HOOD RIVER COUNTY.
 MICROFILM No. 761089 (TAX LOT 3800).
 BOOK 41 OF DEEDS, PAGE 83 (TAX LOT 3900).

LINE	BEARING	DISTANCE
L1	N 01°00'39" E	128.00'
L2	S 89°31'24" E	200.00'
L3	S 01°00'39" W	128.00'
L4	N 89°31'24" W	200.00'
L5	S 28°53'39" E	107.53'
L6	S 16°46'35" E	78.76'
L7	S 05°05'52" E	69.06'
L8	S 21°17'28" W	80.27'
L9	N 56°12'25" E	108.59'
L10	N 69°24'21" E	40.18'
L12	N 83°46'21" E	130.49'
L13	N 64°33'58" E	106.58'
L14	N 17°36'21" E	75.42'
L15	S 07°54'16" W	103.83'

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

OREGON
 December 30, 2005
ERIK M. CARLSON
 72306
 Expires: December 31, 2025

TERRA SURVEYING

DATE: NOVEMBER 3, 2025
 SCALE: 1" = 200'
 PROJECT: 25093PLA
 ASSESSORS MAP: 2N-10E-28 T.L. 3800/3900
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net
 www.terralandsurveying.com

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