

TERRA SURVEYING
PROPERTY LINE ADJUSTMENT SURVEY
 for
MARY SUE BENTON, TRUSTEE

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

CS# 2026 006
 DATE FILED: 2/24/2026
 BY: EC

OWNERS:

(2N-10E-11D) T.L. 2000
 MARY SUE BENTON-TRUSTEE
 1865 PIONEER ROAD
 HOOD RIVER, OREGON
 97031

(2N-10E-11D) T.L. 2100
 MARY SUE BENTON-TRUSTEE
 1865 PIONEER ROAD
 HOOD RIVER, OREGON
 97031

(2N-10E-11D) T.L. 2101
 MARY SUE BENTON-TRUSTEE
 1865 PIONEER ROAD
 HOOD RIVER, OREGON
 97031

(2N10E-14) T.L. 701
 MARY SUE BENTON-TRUSTEE
 1865 PIONEER ROAD
 HOOD RIVER, OREGON
 97031

(2N-10E-14) T.L. 801
 MARY SUE BENTON-TRUSTEE
 1865 PIONEER ROAD
 HOOD RIVER, OREGON
 97031

ZONING:

HOOD RIVER COUNTY
 EFU
 EXCLUSIVE FARM USE

LOCATION OF SURVEY:
 TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST
 QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF THE NORTHEAST
 QUARTER OF SECTION 14, ALL IN TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE
 WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

AXLE FOUND AT
 THE CENTER
 QUARTER OF
 SECTION 11
 (C.C. 577)

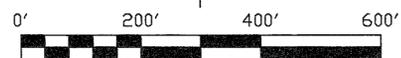
3 1/2" BRASS
 CAP FOUND AT
 CE 1/16 CORNER
 (C.C. 508)

FOUND BRASS CAP
 AT THE WEST
 QUARTER CORNER
 SECTION 12
 (C.C. 910)

AREA TABLE:

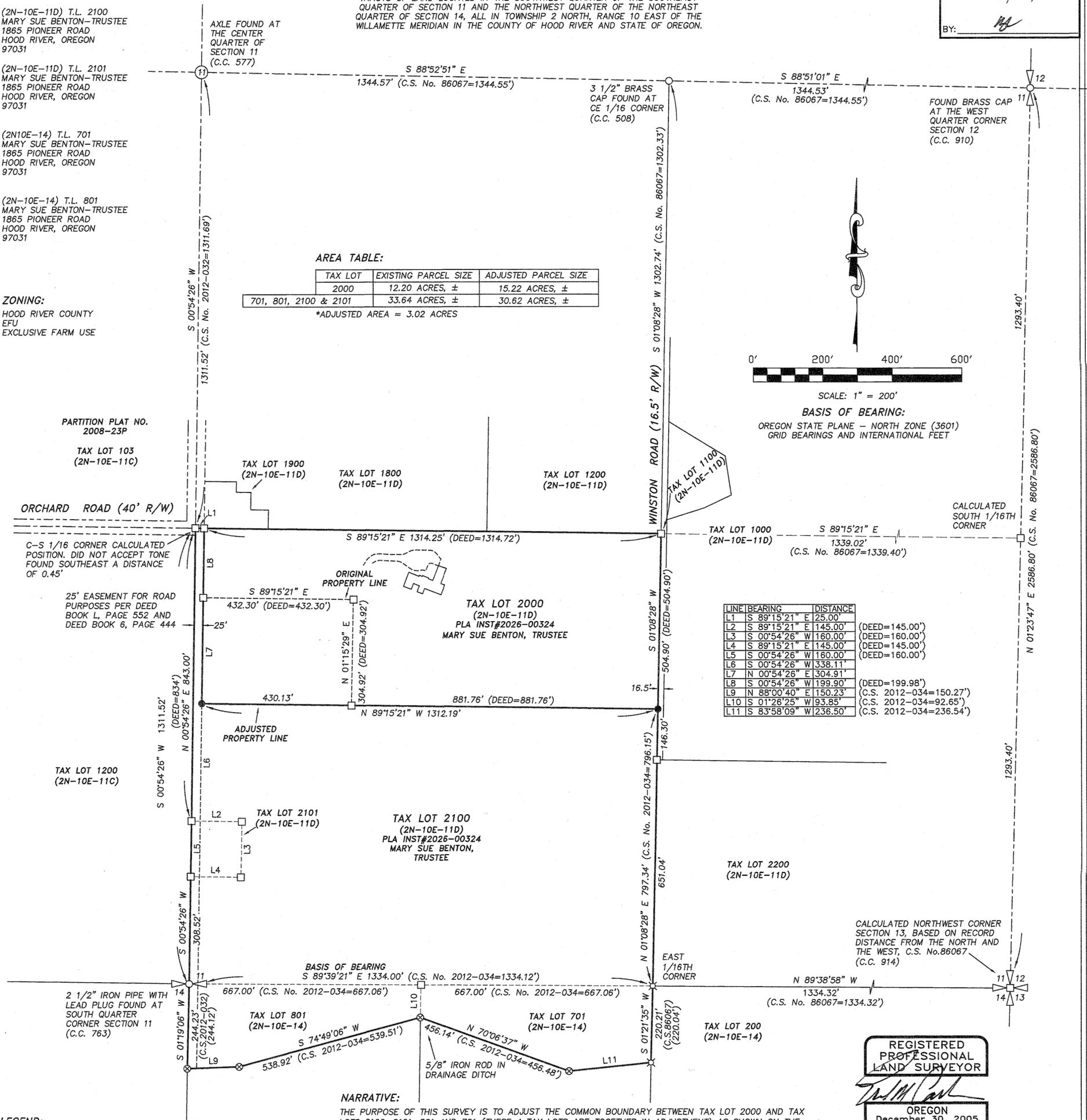
TAX LOT	EXISTING PARCEL SIZE	ADJUSTED PARCEL SIZE
2000	12.20 ACRES, ±	15.22 ACRES, ±
701, 801, 2100 & 2101	33.64 ACRES, ±	30.62 ACRES, ±

*ADJUSTED AREA = 3.02 ACRES



SCALE: 1" = 200'

BASIS OF BEARING:
 OREGON STATE PLANE - NORTH ZONE (3601)
 GRID BEARINGS AND INTERNATIONAL FEET



LINE	BEARING	DISTANCE
L1	S 89°15'21" E	25.00' (DEED=145.00')
L2	S 89°15'21" E	145.00' (DEED=160.00')
L3	S 00°54'26" W	160.00' (DEED=145.00')
L4	S 89°15'21" E	145.00' (DEED=160.00')
L5	S 00°54'26" W	160.00' (DEED=145.00')
L6	S 00°54'26" W	338.11'
L7	N 00°54'26" E	304.91'
L8	S 00°54'26" W	199.90' (DEED=199.98')
L9	N 88°00'40" E	150.23' (C.S. 2012-034=150.27')
L10	S 01°26'25" W	93.85' (C.S. 2012-034=92.65')
L11	S 83°58'09" W	236.50' (C.S. 2012-034=236.54')

LEGEND:

- SET 5/8" X 30" IRON ROD WITH CAP, L.S. 72306 (11/17/2025)
- FOUND MONUMENT OF RECORD, AS NOTED
- ⊗ FOUND 5/8" IRON ROD OF RECORD, L.S. 2393 (C.S. No. 2012-032)
- ⊗ FOUND 1/2" IRON ROD OF RECORD, L.S. 1028 (C.S. No. 86067)
- CALCULATED CORNER
- C.C. CORNER CARD
- () REFERENCE DOCUMENT AND DISTANCE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN TAX LOT 2000 AND TAX LOTS 2100, 2101, 801 AND 701 (THESE 4 TAX LOTS ARE TOGETHER IN ADJUSTMENT) AS SHOWN ON THE SURVEY. THE DEED ELEMENTS THAT CONTROL THE ADJUSTED BOUNDARY OF THESE LOTS IS THE BREAKDOWN OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11. WE RECOVERED MONUMENTS AT THE CENTER QUARTER, THE EAST QUARTER AND SOUTH QUARTER CORNERS. WE CALCULATED THE SOUTHEAST SECTION CORNER BY HOLDING RECORD DISTANCE TO THE EAST QUARTER AND THE SOUTH QUARTER CORNER BASED ON C.S.86067. THE SOUTHEAST QUARTER WAS PROTRACTED, HOLDING A 3-1/2" BRASS CAP AT THE CENTER EAST 1/16TH TO THE NORTH AND A 1/2" IRON ROD, L.S.1028 AT THE EAST 1/16TH (C.S.86067) TO THE SOUTH AND QUARTER MID-POINTS ON THE EAST AND WEST LINE OF THE QUARTER. THE DEEDS FOR TAX LOT 2000 IS DESCRIBED IN METES AND BOUNDS FORMAT WITH MORE OR LESS CALLS TO ALIQUOT CORNERS, WE HELD DEED DISTANCES FOR TAX LOT 2000 AND HELD THE COMMON LINE PARALLEL WITH THE NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. TAX LOT 2100 DESCRIBES THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER WITH EXCEPTION OF THE METES AND BOUNDS OF TAX LOT 2000, PUTTING THE EXCESS IN TAX LOT 2100. TAX LOTS 801 AND 701 ARE SOUTH IN SECTION 14, THEY ARE PART OF A PREVIOUS ADJUSTMENT (C.S.2012-032). WE RECOVERED AND HELD MONUMENTS SET ON THAT SURVEY, AS THEY WERE CALLED FOR IN THE ADJUSTMENT DEEDS.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTH WEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11.

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE.
 C.S. No. 86067, BOUNDARY SURVEY FOR COPPER BY DLC SURVEYING, L.S. 1028, FILED: DECEMBER 19, 1986.
 C.S. No. 89094, BOUNDARY SURVEY FOR COPPER BY DLC SURVEYING, L.S. 1028, FILED: OCTOBER 24, 1989.
 C.S. No. 2012-032, PROPERTY LINE ADJUSTMENT SURVEY FOR BENTON LAND & LIVESTOCK, LLC BY WYEAST SURVEYS, L.S. 2393, FILED: AUGUST 13, 2012.
 C.S. No. 2012-034, PROPERTY LINE ADJUSTMENT SURVEY FOR BENTON LAND & LIVESTOCK, LLC BY WYEAST SURVEYS, L.S. 2393, FILED: SEPTEMBER 11, 2012.
 C.S. No. 2014-005, RECORD OF SURVEY FOR BOB ACRES, LLC AND HAMADA BY WYEAST SURVEYS, L.S. 2393, FILED: MARCH 18, 2014.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

ERIK M. CARLSON
 72306
 Expires: December 31, 2027

TERRA SURVEYING

DATE: FEBRUARY 10, 2026
 SCALE: 1" = 200'
 PROJECT: 25057PLA
 ASSESSORS MAP: 2N-10E-11D T.L. 2000/2100/2101
 2N-10E-14 T.L. 701/801
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net
 www.terrandsurveying.com

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