

OWNER:

(2N-10E-12)
TAX LOT 3401WILLIS FAMILY, INC.
2165 HWY. 35
HOOD RIVER, OR 97031(2N-10E-13)
TAX LOTS 600, 700, 800,
900 AND 1000WILLIS FAMILY, INC.
2165 HWY. 35
HOOD RIVER, OR 97031

ZONING:

HOOD RIVER COUNTY
EFU
EXCLUSIVE FARM USEPLAT OF
"WILLIS FAMILY" SUBDIVISION

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND
IN THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 2 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 1 OF 6

REGISTERED
PROFESSIONAL
LAND SURVEYOROREGON
December 31, 2005
ERIK M. CARLSON
72306

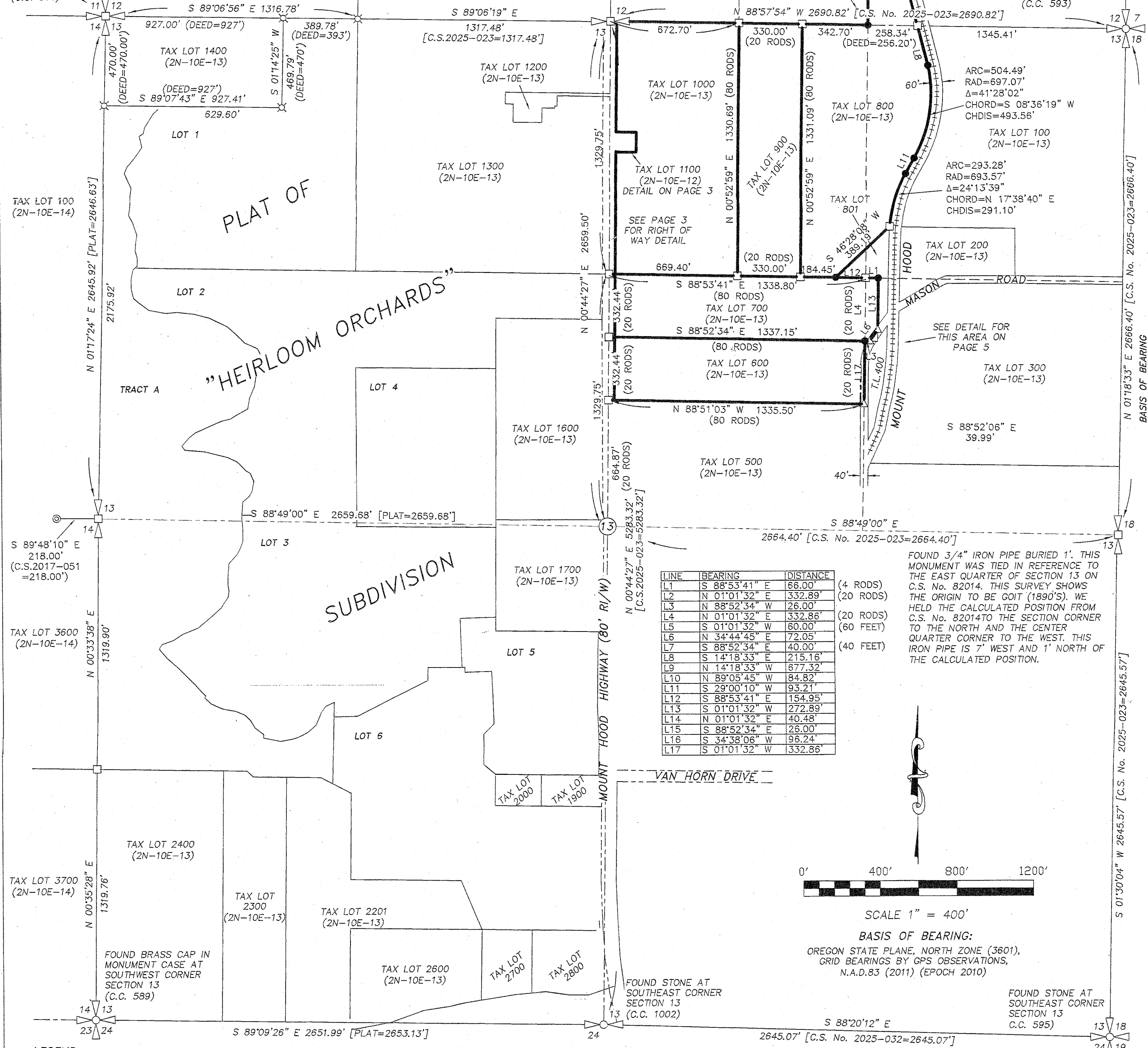
Expires: December 31, 2025

SHEET INDEX:

PAGE 1: EXTERIOR PLAT BOUNDARY (SECTION 13)
PAGE 2: EXTERIOR PLAT BOUNDARY (SECTION 12)
PAGE 3: LOT 1-5 DETAILS
PAGE 4: NEW EASEMENT DETAILS
PAGE 5: BOUNDARY DETAILS
PAGE 6: SIGNATURE BLOCK AND SURVEYOR'S CERTIFICATE
AND SIGNATURESHOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025050

DATE FILED: 11/18/2025

BY: *ME*NOTE:
SEE PAGE 2 FOR
SECTION 12 BREAKDOWNCALCULATED NORTHWEST
CORNER SECTION 13, BASED
ON HOLDING RECORD
DISTANCES FROM RECOVERED
IRON RODS.
(C.C. 914)

LINE	BEARING	DISTANCE	
L1	S 88°53'41" E	66.00'	(4 RODS)
L2	N 01°01'32" E	332.89'	(20 RODS)
L3	N 88°52'34" W	26.00'	
L4	N 01°01'32" E	332.86'	(20 RODS)
L5	S 01°01'32" W	60.00'	(60 FEET)
L6	N 34°44'45" E	72.05'	
L7	S 88°52'34" E	40.00'	(40 FEET)
L8	S 14°18'33" E	215.16'	
L9	N 14°18'33" W	677.32'	
L10	N 89°05'45" W	84.82'	
L11	S 29°00'10" W	93.21'	
L12	S 88°53'41" E	154.95'	
L13	S 01°01'32" W	272.89'	
L14	N 01°01'32" E	40.48'	
L15	S 88°52'34" E	26.00'	
L16	S 34°38'06" W	96.24'	
L17	S 01°01'32" W	332.86'	

FOUND 3/4" IRON PIPE BURIED 1'. THIS
MONUMENT WAS TIED IN REFERENCE TO
THE EAST QUARTER OF SECTION 13 ON
C.S. No. 82014. THIS SURVEY SHOWS
THE ORIGIN TO BE GOIT (1890'S). WE
HELD THE CALCULATED POSITION FROM
C.S. No. 82014 TO THE SECTION CORNER
TO THE NORTH AND THE CENTER
QUARTER CORNER TO THE WEST. THIS
IRON PIPE IS 7' WEST AND 1' NORTH OF
THE CALCULATED POSITION.

0' 400' 800' 1200'

SCALE 1" = 400'

BASIS OF BEARING:
OREGON STATE PLANE, NORTH ZONE (3601),
GRID BEARINGS BY GPS OBSERVATIONS,
N.A.D.83 (2011) (EPOCH 2010)FOUND STONE AT
SOUTHEAST CORNER
SECTION 13
C.C. 595)

LEGEND:

- SET 5/8" X 30" IRON ROD, L.S. 72306 (SEPTEMBER 22, 2025)
- △ SET BP-1 COOPER PLUG, L.S. 72306 (SEPTEMBER 22, 2025)
- FOUND MONUMENT OF RECORD AS NOTED
- ✕ FOUND 1/2" IRON ROD, L.S. 1028, C.S. 82014
- ⊙ FOUND 5/8" IRON ROD, L.S. 2786, C.S. 2017-051
- ⊗ FOUND 1/2" IRON ROD, L.S. 1028, C.S. 89008
- CALCULATED, NOT FOUND OR SET
- () SURVEY OR DEED DISTANCE
- [] HEIRLOOM ORCHARD SUBDIVISION (C.S.2025023)
- C.C. CORNER CARD REFERENCE

TERRA SURVEYING

DATE: OCTOBER 1, 2025

SCALE: 1" = 400'

PROJECT: 24067

ASSESSORS MAP: 2N-10E-13

P.O. BOX 617

HOOD RIVER, OREGON 97031

PHONE: (541) 386-4531

E-Mail: terra@gorge.net

CS# 2025050

OWNER:

(2N-10E-12)
TAX LOT 3401

WILLIS FAMILY, INC.
2165 HWY. 35
HOOD RIVER, OR 97031

(2N-10E-13)
TAX LOTS 600, 700, 800,
900 AND 1000

WILLIS FAMILY, INC.
2165 HWY. 35
HOOD RIVER, OR 97031

ZONING:

HOOD RIVER COUNTY
EFU
EXCLUSIVE FARM USE

"WILLIS FAMILY" SUBDIVISION

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND
IN THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 2 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 2 OF 6

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 31, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025

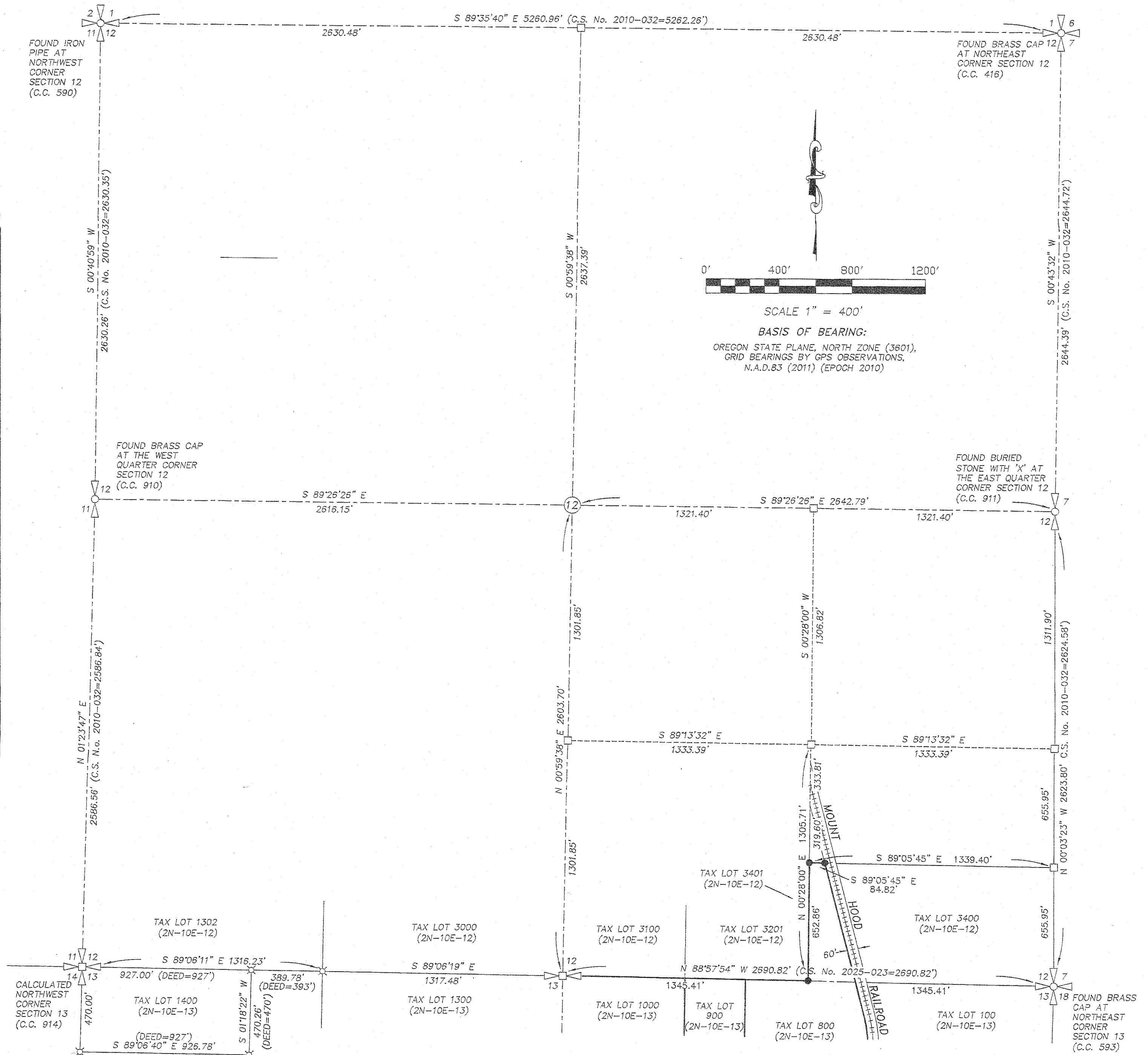
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025050

DATE FILED: 11/18/2025

BY: 44

CS# 2025050



LEGEND:

- SET 5/8" X 30" IRON ROD, L.S. 72306 (SEPTEMBER 22, 2025)
- FOUND MONUMENT OF RECORD AS NOTED
- ✕ FOUND 1/2" IRON ROD, L.S. 1028, C.S. 82014
- ⊙ FOUND 5/8" IRON ROD, L.S. 2786, C.S. 2017-051
- ⊗ FOUND 1/2" IRON ROD, L.S. 1028, C.S. 89008
- CALCULATED, NOT FOUND OR SET
- () SURVEY OR DEED DISTANCE
- C.C. CORNER CARD REFERENCE

NOTE:
SEE PAGE 1 FOR
SECTION 13 BREAKDOWN

TERRA SURVEYING

DATE: OCTOBER 1, 2025

SCALE: 1" = 400'

PROJECT: 24067

ASSESSORS MAP: 2N-10E-13

P.O. BOX 617

HOOD RIVER, OREGON 97031

PHONE: (541) 386-4531

E-Mail: terra@gorge.net

OWNER:

(2N-10E-12)
TAX LOT 3401

WILLIS FAMILY, INC.
2165 HWY. 35
HOOD RIVER, OR 97031

(2N-10E-13)
TAX LOTS 600, 700, 800,
900 AND 1000

WILLIS FAMILY, INC.
2165 HWY. 35
HOOD RIVER, OR 97031

ZONING:

HOOD RIVER COUNTY
EFU
EXCLUSIVE FARM USE

PLAT OF "WILLIS FAMILY" SUBDIVISION

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND
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RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 3 OF 6

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025050

DATE FILED: 11/18/2025

BY: *ME*

NORTH QUARTER CORNER POSITION IS BASED
ON HOLDING RECORD DISTANCE FROM THE
SOUTH QUARTER CORNER (C.S. No. 82014)
AND RECORD DISTANCE FROM NORTHEAST
SECTION CORNER OF SECTION 13 DISTANCE
(C.S. No. 95111) PROVIDING FOR AN ANGLE
POINT AT THIS POSITION AS SHOWN ON THE
GOE PLA.

0' 200' 400' 600'

SCALE 1" = 200'

BASIS OF BEARING:
OREGON STATE PLANE, NORTH ZONE (3601),
GRID BEARINGS BY GPS OBSERVATIONS,
N.A.D.83 (2011) (EPOCH 2010)

TAX LOT 3400
(2N-10E-12)

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

TAX LOT 100
(2N-10E-13)TAX LOT 200
(2N-10E-13)TAX LOT 300
(2N-10E-13)

DETAIL: SCALE 1" = 100'

FOUND 1/2" IRON RODS,
NOT OF RECORD 0.74 FEET
NORTH OF CALCULATED
POSITION, DID NOT ACCEPT.

FOUND 1" IRON PIPE,
UNKNOWN ORIGIN BEARS
SOUTH 89°34'28" EAST,
6.35 FEET.

EXISTING LANDSCAPE
EASEMENT BENEFITING
TAX LOT 1100,
INST#2025-02122

FOUND 3/4" IRON PIPE,
UNKNOWN ORIGIN, BEARS
NORTH 87°24'17" EAST,
5.24'

FOUND 1/2" IRON RODS,
NOT OF RECORD 0.74 FEET
SOUTH OF CALCULATED
POSITION, DID NOT ACCEPT.

FOUND 3/4" IRON PIPE BURIED 1'. THIS MONUMENT
WAS TIED IN REFERENCE TO THE EAST QUARTER OF
SECTION 13 ON C.S. No. 82014. THIS SURVEY
SHOWS THE ORIGIN TO BE GOIT (1890'S). WE HELD
THE CALCULATED POSITION FROM C.S. No. 82014 TO
THE SECTION CORNER TO THE NORTH AND THE
CENTER QUARTER CORNER TO THE WEST. THIS IRON
PIPE IS 7' WEST AND 1' NORTH OF THE
CALCULATED POSITION.

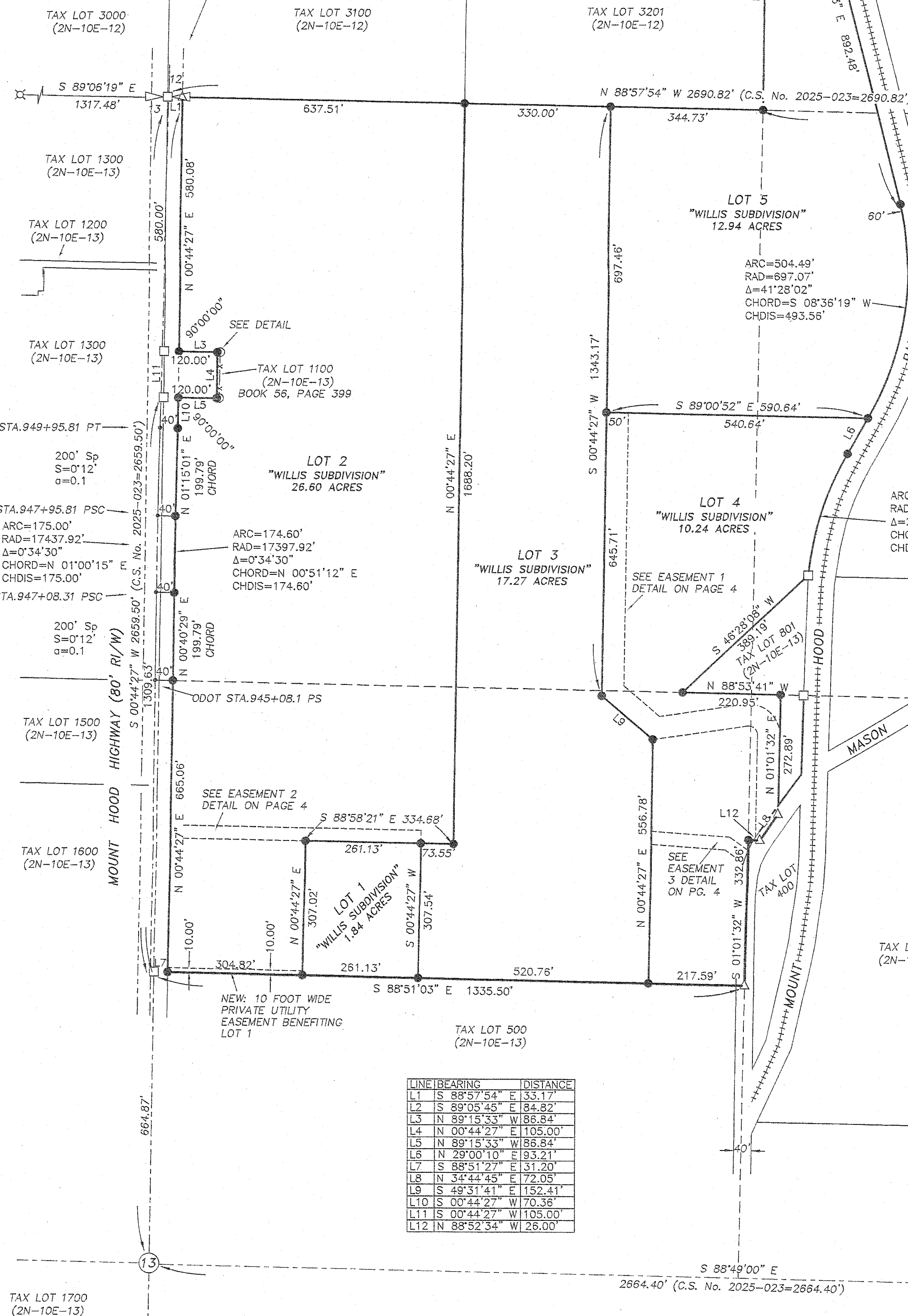
TERRA SURVEYING

DATE: OCTOBER 1, 2025
SCALE: 1" = 200'
PROJECT: 24067
ASSESSORS MAP: 2N-10E-13
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

December 31, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025



LINE	BEARING	DISTANCE
L1	S 88°57'54" E	33.17'
L2	S 89°05'45" E	84.82'
L3	N 89°15'33" W	86.84'
L4	N 00°44'27" E	105.00'
L5	N 89°15'33" W	86.84'
L6	N 29°00'10" E	93.21'
L7	S 88°51'27" E	31.20'
L8	N 34°44'45" E	72.05'
L9	S 49°31'41" E	152.41'
L10	N 00°44'27" W	70.36'
L11	S 00°44'27" W	105.00'
L12	N 88°52'34" W	26.00'

LEGEND:

- SET 5/8" X 30" IRON ROD, L.S. 72306 (SEPTEMBER 22, 2025)
- △ SET BP-1 COOPER PLUG, L.S. 72306 (SEPTEMBER 22, 2025)
- FOUND MONUMENT OF RECORD AS NOTED
- ⊗ FOUND 1/2" IRON ROD, L.S. 1028, C.S. 82014
- CALCULATED, NOT FOUND OR SET
- CALCULATED CENTERLINE ON SPIRAL CURVE STATIONING, ODOT MAP 88-22-13
- () SURVEY OR DEED DISTANCE
- ⊙ FOUND 5/8" IRON ROD, L.S. 2786, C.S. 2017-051
- C.C. CORNER CARD REFERENCE

2025-02315

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025060

DATE FILED: 11/18/2025

BY: [Signature]

OWNER:

(2N-10E-12)
TAX LOT 3401

WILLIS FAMILY, INC.
2165 HWY. 35
HOOD RIVER, OR 97031

(2N-10E-13)
TAX LOTS 600, 700, 800,
900 AND 1000

WILLIS FAMILY, INC.
2165 HWY. 35
HOOD RIVER, OR 97031

ZONING:

HOOD RIVER COUNTY
EFU
EXCLUSIVE FARM USE

LEGEND:

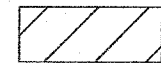
● SET 5/8" X 30" IRON ROD, L.S. 72306 (9/22/25)

△ SET BP-1 COOPER PLUG, L.S. 72306 (9/22/25)

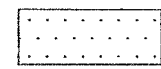
□ CALCULATED, NOT FOUND OR SET

□ EASEMENT CORNER, NOT FOUND OR SET

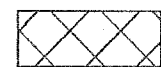
EASEMENT LEGEND:



EASEMENT 1:
NEW: 50' PRIVATE ACCESS AND UTILITY EASEMENT, BENEFITING
LOT 5 OF THIS PLAT.



EASEMENT 2:
NEW: 30' PRIVATE ACCESS AND UTILITY EASEMENT, BENEFITING
LOT 1 OF THIS PLAT.



EASEMENT 3:
NEW: 30' PRIVATE ACCESS AND UTILITY EASEMENT, BENEFITING
LOT 3 OF THIS PLAT.

NOTE:

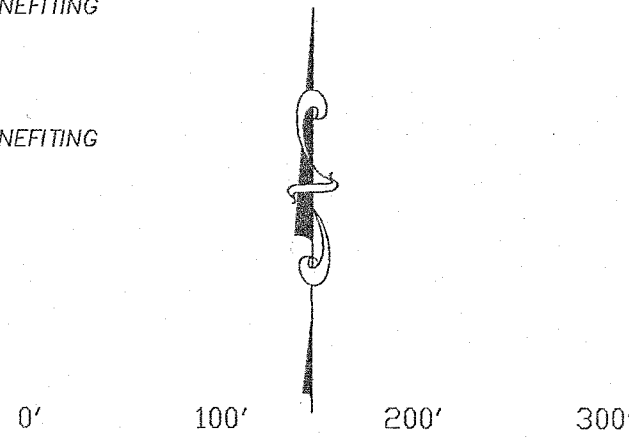
PRIVATE ACCESS EASEMENTS CREATED ON THIS PLAT WILL BE
CONSTRUCTED AND MAINTAINED BY THE OWNERS THEY BENEFIT.

TERRA SURVEYING
PLAT OF
"WILLIS FAMILY" SUBDIVISION

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND
IN THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 2 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

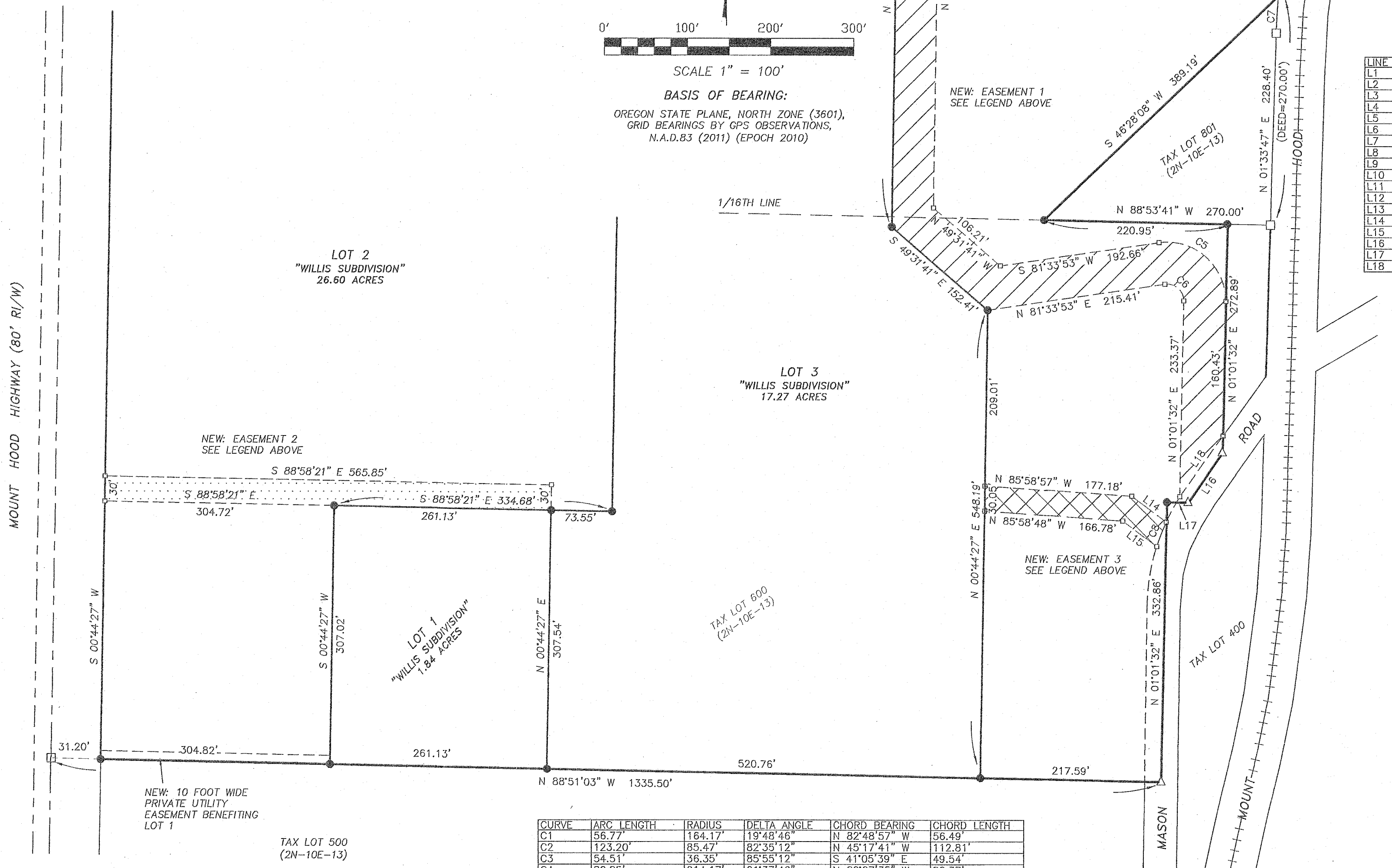
PAGE 4 OF 6



SCALE 1" = 100'

BASIS OF BEARING:

OREGON STATE PLANE, NORTH ZONE (3601),
GRID BEARINGS BY GPS OBSERVATIONS,
N.A.D.83 (2011) (EPOCH 2010)



LINE	BEARING	DISTANCE
L1	N 49°31'41" W	56.11'
L2	N 62°46'24" W	21.37'
L3	S 82°50'34" W	33.86'
L4	S 79°22'38" W	88.15'
L5	S 88°14'28" W	85.51'
L6	N 01°33'41" E	90.75'
L7	N 35°51'36" E	87.31'
L8	N 01°33'41" E	153.45'
L9	N 88°14'28" E	78.29'
L10	N 79°22'38" E	85.78'
L11	N 82°50'34" E	37.18'
L12	S 62°46'24" E	31.31'
L13	S 49°31'41" E	85.37'
L14	N 53°40'42" W	51.40'
L15	N 53°40'42" W	50.90'
L16	N 34°44'45" E	72.05'
L17	S 88°52'34" E	26.00'
L18	S 35°34'49" W	89.23'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 31, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025

TERRA SURVEYING

DATE: OCTOBER 1, 2025

SCALE: 1" = 100'

PROJECT: 24067

ASSESSORS MAP: 2N-10E-13

P.O. BOX 617

HOOD RIVER, OREGON 97031

PHONE: (541) 386-4531

E-Mail: terra@gorge.net

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.77'	184.17'	19°48'46"	N 82°48'57" W	56.49'
C2	123.20'	85.47'	82°35'12"	N 45°17'41" W	112.81'
C3	54.51'	36.35'	85°55'12"	S 41°05'39" E	49.54'
C4	80.85'	214.17'	21°37'46"	N 82°27'35" W	80.37'
C5	121.15'	70.09'	97°54'24"	N 49°08'08" W	106.94'
C6	34.71'	20.00'	99°27'00"	N 48°41'58" W	30.52'
C7	41.60'	693.57'	3°26'13"	S 03°31'24" W	41.60'
C8	31.12'	250.00'	7°07'54"	S 21°03'10" W	31.10'

CS# 2025060

TERRA SURVEYING
PLAT OF
"WILLIS FAMILY" SUBDIVISION

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND
IN THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 2 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

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2025-02315

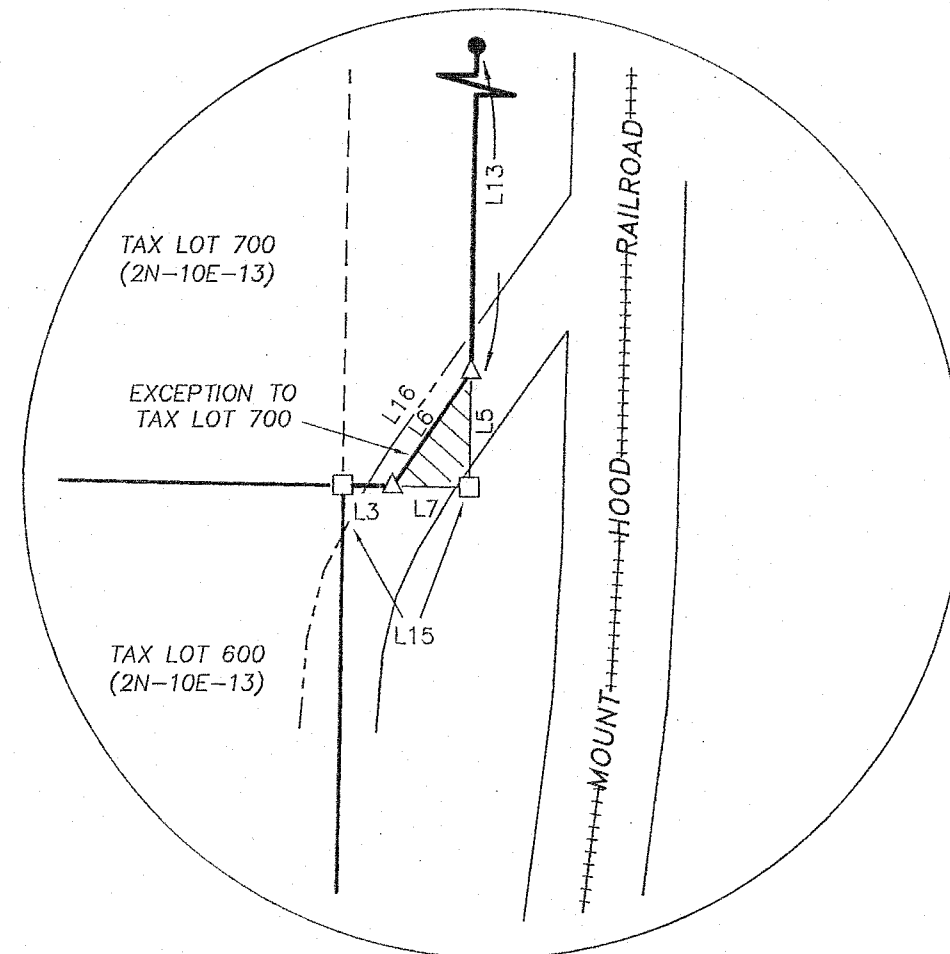
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025060

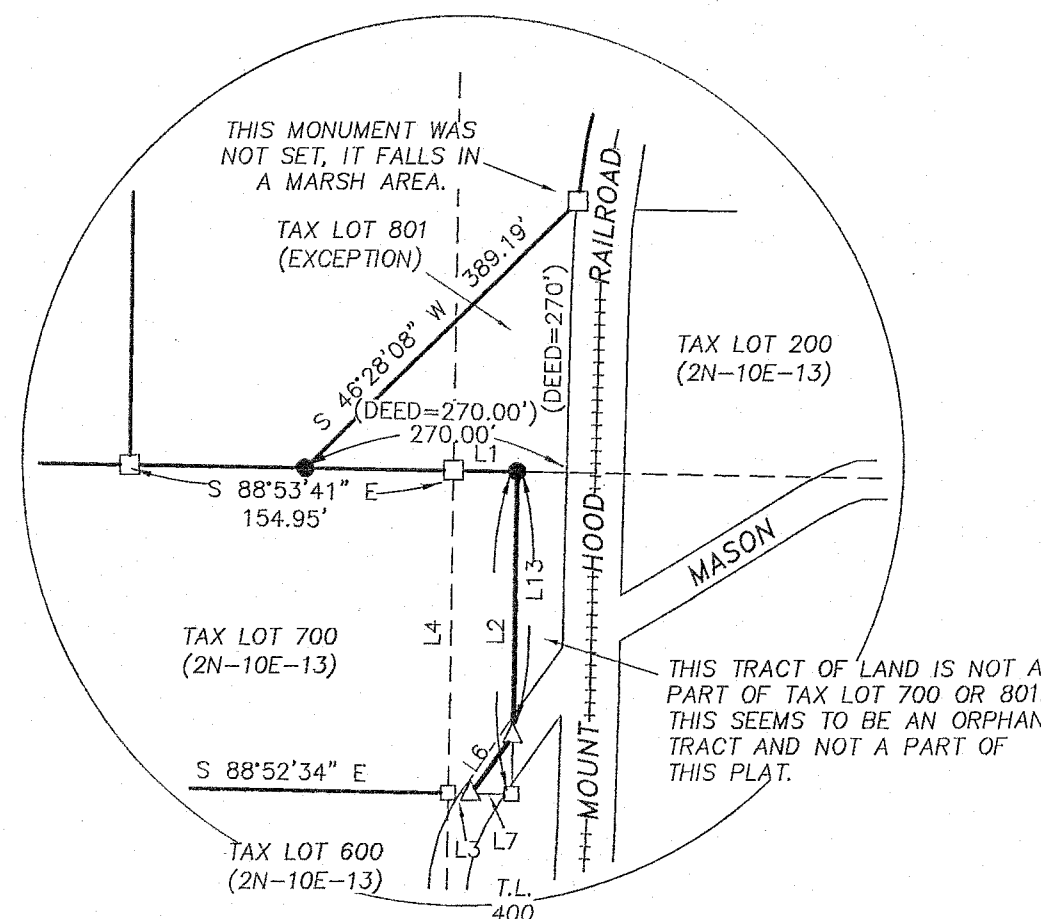
DATE FILED: 11/18/2025

BY: *KS*

DETAIL: SCALE 1" = 100'



DETAIL: SCALE 1" = 200'



LINE	BEARING	DISTANCE
L1	S 88°53'41" E	66.00'
L2	N 01°01'32" E	332.89'
L3	N 88°52'34" W	26.00'
L4	N 01°01'32" E	332.86'
L5	S 01°01'32" W	60.00'
L6	N 34°44'45" E	72.05'
L7	S 88°52'34" E	40.00'
L8	S 14°18'33" E	215.15'
L9	N 14°18'33" W	677.32'
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L11	S 29°00'10" W	93.21'
L12	N 88°53'41" W	154.95'
L13	N 01°01'32" E	272.89'
L14	N 01°01'32" E	40.48'
L15	S 88°52'34" E	66.00'
L16	S 34°38'06" W	96.24'
L17	N 01°01'32" E	332.86'

(60 FEET)
(40 FEET)

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE A 5 LOT SUBDIVISION ON TAX LOT 3401 (ASSESSORS MAP 2N-10E-12) AND TAX LOTS 600, 700, 800, 900 AND 1000 (ASSESSORS MAP 2N-10E-13). THE CONTROLLING ELEMENTS FOR THE BOUNDARY IS THE SECTION BREAKDOWN OF THE SECTION 13 TO UNDERSTAND THE NORTHEAST QUARTER. THE DEED DIMENSIONING IS BASED ON THE ALIQUOT PARTS FOR THE BREAKDOWN OF THIS QUARTER, WE SHOW THE ACTUAL DIMENSIONS RELATIVE TO THE ALIQUOT DIMENSIONS. THIS BREAKDOWN FOLLOWS AND HOLDS THE SECTION TIES ON THE PLAT OF HEIRLOOM ORCHARDS SUBDIVISION. THESE MONUMENTS ARE STONES TIED AT THE SOUTH QUARTER AND THE SOUTHEAST SECTION CORNER, BRASS CAPS FOUND AT THE SOUTHWEST CORNER, AND NORTHEAST CORNERS. THE NORTH QUARTER WAS POSITIONED BY HOLDING DISTANCES TO THE SOUTH QUARTER AND AN IRON ROD MONUMENTING THE WEST 1/16TH WHICH WAS RECOVERED WEST OF SAID CALCULATED NORTH QUARTER. THE NORTHWEST SECTION CORNER WAS RESOLVED USING THE SAME METHOD AS THE PLAT OF HEIRLOOM ORCHARDS SUBDIVISION, WHICH IS HOLDING RECORD DISTANCES FROM MONUMENTS RECOVERED AT THE NORTHEAST AND SOUTHWEST CORNERS OF TAX LOT 1400. THE WEST QUARTER CORNER IS BASED ON THE DISTANCE-DISTANCE INTERSECTION BASED ON RECORD DISTANCES FROM A 5/8" IRON ROD TO THE WEST (C.S.2017-051) AND A BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SECTION 13 (C.S.2017-051). THE SOUTH LINE OF THE PLAT IS THE 1/16TH LINE AS PROTRACTED AND MONUMENTED. THE WEST LINE OF THE PLAT IS DESCRIBED ON THE TITLE AS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13. THIS LINE IS WITHIN THE STATE RIGHT OF WAY BASED ON OREGON HIGHWAY MAP 88-22-13, BEING AN 80 FOOT WIDE RIGHT OF WAY. HIGHWAY 35 WAS ORIGINALLY A COUNTY ROAD, ON MAY 26, 1961 THE HIGHWAY WAS ADOPTED AND APPROVED BY THE STATE HIGHWAY COMMISSION, THEREFORE, I AM MONUMENTING GEOMETRY OF THE EASTERN RIGHT OF WAY AS THE PROPERTY BOUNDARY AS SHOWN ON SAID HIGHWAY MAP. ACRESAGES SHOWN DO NOT INCLUDE THE AREA WITHIN THE HIGHWAY RIGHT OF WAY. TAX LOT 1100 IS AN EXCEPTION TO THE LEGAL DESCRIPTION OF TAX LOT 1000 AND WAS RESOLVED BY HOLDING DEED DISTANCE OF 580 FEET SOUTH OF CALCULATED NORTH QUARTER AND HOLDING 90' TO THE SECTION LINE EAST A DEED DISTANCE OF 120 FEET. WE RECOVERED AND DID NOT HOLD IRON RODS NEAR OUR CALCULATED CORNERS AT THE NORTHEAST AND SOUTHEAST OF TAX LOT 1100. THESE MONUMENTS WERE NOT OF RECORD, OUR POSITIONS FIT EXISTING FENCE LINE BETTER THAN RECOVERED MONUMENTS. THE EAST LINE OF THE PLAT WAS DETERMINED BY ALIQUOT LINE FROM THE DESCRIPTIONS OF TAX LOT 600 AND 700 AND THE CONTROLLING TIES FOR THE MOUNT HOOD RAILROAD WERE CENTERLINE TIES WITH OFFSETS TO ESTABLISH THE RIGHT OF WAY. THE LEGAL DESCRIPTION FOR TAX LOT 800 DID GIVE SOME DIMENSIONING FOR THE RAILROAD, WHICH DID NOT FIT AS WELL AS OFFSETTING THE FIELD TIED CENTERLINE, AS THE INTENT OF THE DESCRIPTION WAS CLEARLY TO BE A 30 FOOT OFFSET FROM THE CENTERLINE OF THE TRACKS. AS FOR THE RIGHT OF WAY OF MASON ROAD, THE LOCATION WAS ALSO BASED ON OFFSET FROM FIELD TIED CENTERLINE. THE ROAD FILE AT THE COUNTY DOES NOT GIVE SPECIFIC GEOMETRY. PORTIONS OF THE DESCRIBED PROPERTY ARE WITHIN SAID OFFSET LINE AND ARE INCLUDED IN THE AREA CALCULATIONS.

THE BASIS OF BEARING IS THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER, BASED ON OREGON NORTH STATE PLANE COORDINATE SYSTEM.

REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:
OREGON STATE HIGHWAY DEPARTMENT MAP, DRG. NO.88-22-13, DATED MAY 1961
C.S. No. 82014, SURVEY FOR M.S. WALTON BY DLC SURVEYING, L.S. 1028, FILED: DECEMBER 2, 1982.
C.S. No. 89008, SURVEY FOR STU WALTON BY DLC SURVEYING L.S. 1028, FILED: MARCH 13, 1989.
C.S. No. 2006-106, BOUNDARY LINE ADJUSTMENT FOR CAMILLE HUKARI BY KLEIN AND ASSOC., L.S. 59002, FILED: NOVEMBER 30, 2006.
C.S. No. 2007-066, BOUNDARY LINE ADJUSTMENT FOR CAMILLE HUKARI BY KLEIN AND ASSOC., L.S. 59002, FILED: JUNE 5, 2007.
C.S. No. 2010-032, BOUNDARY LINE ADJUSTMENT FOR PAASCH BY KLEIN AND ASSOC., L.S. 59002, FILED: AUGUST4, 2010.
C.S. No. 2017-051, SURVEY FOR COLUMBIA LAND TRUST BY TENNESON ENGINEERING, L.S. 2786, FILED: OCTOBER 12, 2017.
C.S. No. 2021-009, BOUNDARY LINE ADJUSTMENT FOR WILLIS BY TERRA SURVEYING, L.S. 72306, FILED: FEBRUARY 24, 2021.
C.S. No. 2025-017, PROPERTY LINE ADJUSTMENT FOR GOE BY TERRA SURVEYING, L.S.72306, FILED: APRIL 7, 2025.
C.S. No. 2025-023, "HEIRLOOM ORCHARDS" SUBDIVISION BY TERRA SURVEYING, L.S. 72306, FILED: MAY 29, 2025.

EASEMENTS:

FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:

BOOK 15, PAGE 616, RIGHT OF WAY EASEMENT BENEFITING HOOD RIVER COUNTY, DATE: NOVEMBER 12, 1921. THIS EASEMENT IS LOCATED WITHIN THE EAST RIGHT OF WAY OF HIGHWAY 35, BEING THE SOUTH 308 FEET. THIS RIGHT OF WAY IS SHOWN TO BE 40 FOOT ON EITHER SIDE OF THE ROAD CENTERLINE, THEREFORE THIS EASEMENT IS WITHIN EXISTING RIGHT OF WAY.

BOOK 32, PAGE 80, UTILITY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE BENEFITING PACIFIC POWER AND LIGHT COMPANY, DATE: JULY 2, 1945. THIS LOCATION OF THIS EASEMENT IS DESCRIBED WITH A GENERAL COURSE AS LOCATED ALONG TAX LOT 600, WITHIN EXISTING 80 FOOT RIGHT OF WAY.

INST#892635, 20 FOOT WIDE UTILITY EASEMENT FOR DOMESTIC WATER LINE BENEFITING CRYSTAL SPRINGS WATER DISTRICT, DATE: SEPTEMBER 19, 1989. THE LOCATION IS HANDWRITTEN ON DOCUMENT TO BE 30 FEET FROM WEST BOUNDARY OF TAX LOT 1000.

INST#892643, 20 FOOT WIDE UTILITY EASEMENT FOR DOMESTIC WATER LINE BENEFITING CRYSTAL SPRINGS WATER DISTRICT, DATE: SEPTEMBER 19, 1989. EASEMENT AFFECTS TAX LOT 600, EASEMENT LOCATION IS NOT SPECIFIC.

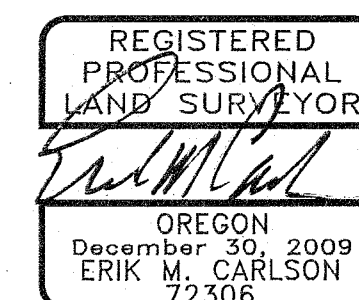
INST#902344, 20 FOOT WIDE UTILITY EASEMENT FOR IRRIGATION BENEFITING EAST FORK DISTRICT, DATE: SEPTEMBER 6, 1990. THE EASEMENT AFFECTS TAX LOT 700, EASEMENT LOCATION NON-SPECIFIC.

INST#902346, 20 FOOT WIDE UTILITY EASEMENT FOR IRRIGATION BENEFITING EAST FORK DISTRICT, DATE: SEPTEMBER 6, 1990. THE LOCATION IS HANDWRITTEN ON DOCUMENT TO BE 30 FEET FROM WEST BOUNDARY OF TAX LOT 1000, EASEMENT LOCATION IS NON-SPECIFIC.

INST#902349, 20 FOOT WIDE UTILITY EASEMENT FOR IRRIGATION BENEFITING EAST FORK DISTRICT, DATE: SEPTEMBER 6, 1990. EASEMENT AFFECTS TAX LOT 600, EASEMENT LOCATION IS NOT SPECIFIC.

INST#2018-01743, DECLARATION OF DEED RESTRICTION/FARM, DATE: JUNE 6, 2018.

TERRA SURVEYING



Expires: December 31, 2025

DATE: OCTOBER 1, 2025
SCALE: 1" = 400'
PROJECT: 24067
ASSESSORS MAP: 2N-10E-13
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

CS# 2025060

TERRA SURVEYING
PLAT OF
"WILLIS FAMILY" SUBDIVISION

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND
IN THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 2 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 6 OF 6

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025 050

DATE FILED: 11/18/2025

BY: [Signature]

APPROVALS:

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 14th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 17th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 15th DAY OF October, 2025.
[Signature]
MANAGER EAST FORK IRRIGATION DISTRICT

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 14th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENT

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 20th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 15th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 15th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY SANITARIAN

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 15th DAY OF October, 2025.
[Signature]
WYEAST RURAL FIRE CHIEF

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 20th DAY OF October, 2025.
[Signature]
CHAIR HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 20th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 16th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY PLANNING COMMISSION CHAIR

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 15th DAY OF October, 2025.
[Signature]
MANAGER CRYSTAL SPRINGS WATER DISTRICT

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 24th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 20th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "WILLIS FAMILY" SUBDIVISION
WAS EXAMINED AND APPROVED BY ME
THIS 20th DAY OF October, 2025.
[Signature]
HOOD RIVER COUNTY COMMISSIONER

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST
DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY
DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS IN ACCORDANCE
WITH ORS CHAPTER 92 AS THE LAND REPRESENTED ON THE PLAT OF "WILLIS FAMILY"
SUBDIVISION HOOD RIVER COUNTY, STATE OF OREGON.

THIS TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND IN
THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 2 NORTH, RANGE 10 EAST,
WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH
88°57'54" EAST ALONG THE NORTH LINE OF SECTION 13 A DISTANCE OF 1,345.41 FEET
TO THE EAST 1/16TH CORNER COMMON TO SECTION 12 AND SECTION 13, MONUMENTED
BY A 5/8" IRON ROD, L.S.72306 (INITIAL POINT); THENCE NORTH 00°28'00" EAST
ALONG THE 1/16TH LINE A DISTANCE OF 652.86 FEET TO A 5/8" IRON ROD, L.S.72306
MONUMENTING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 89°05'45" EAST
A DISTANCE OF 84.82 FEET TO THE WESTERN RIGHT OF WAY OF MOUNT HOOD
RAILROAD; THENCE SOUTH 14°18'33" EAST ALONG SAID RAILROAD A DISTANCE OF
892.48 FEET TO A 5/8" IRON ROD, L.S.72306 MONUMENTING THE BEGINNING OF A
CURVE CONCAVED WESTERLY WHOSE CHORD BEARS SOUTH 08°36'19" WEST A DISTANCE
OF 493.56 FEET TO A 5/8" IRON ROD, L.S.72306, RADIUS MEASURES 697.07 FEET.
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 504.49 FEET TO A 5/8" IRON ROD,
L.S.72306; THENCE SOUTH 29°00'10" WEST A DISTANCE OF 93.21 FEET TO A 5/8" IRON
ROD, L.S.72306 MONUMENTING THE BEGINNING OF A CURVE CONCAVED SOUTHEASTERLY
WHOSE CHORD BEARS SOUTH 17°38'40" WEST A DISTANCE OF A 291.10 FEET TO A
POINT. RADIUS MEASURES 693.57 FEET. THENCE ALONG SAID CURVE AN ARC DISTANCE
OF 293.28 FEET TO A POINT; THENCE SOUTH 46°28'08" WEST A DISTANCE OF 389.19
FEET TO A 5/8" IRON ROD, L.S.72306 MONUMENTING A POINT ON THE SOUTH LINE OF
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88°53'41"
EAST ALONG SAID SOUTH LINE A DISTANCE OF 220.95 FEET TO A 5/8" IRON ROD,
L.S.72306; THENCE SOUTH 01°01'32" WEST A DISTANCE OF 272.89 FEET TO A COPPER
BP-1 MONUMENT, L.S. 72306; THENCE SOUTH 34°44'45" WEST A DISTANCE OF 72.05
FEET TO A COPPER BP-1 MONUMENT, L.S.72306; THENCE NORTH 88°52'34" WEST A
DISTANCE OF 26.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE
NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION
13; THENCE SOUTH 01°01'32" WEST A DISTANCE OF 332.86 FEET TO THE SOUTHEAST
CORNER OF SAID SOUTH HALF; THENCE NORTH 88°51'03" WEST A DISTANCE OF 1335.50
FEET TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE NORTH 00°44'27" EAST
A DISTANCE OF 1309.63 TO THE SOUTHWEST CORNER OF HOOD RIVER DEED BOOK 56,
PAGE 399; THENCE SOUTH 89°15'33" EAST A DISTANCE OF 120.00 FEET TO A POINT;
THENCE NORTH 00°44'27" EAST A DISTANCE OF 105.00 FEET TO A POINT; THENCE
NORTH 89°15'33" WEST A DISTANCE OF 120.00 FEET TO A POINT; THENCE NORTH
00°44'27" EAST A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LAND WITHIN THE RIGHT OF WAY OF HIGHWAY 35.

[Signature]
ERIK M. CARLSON PLS 72306

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE
DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR,
RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY
CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "WILLIS
FAMILY" SUBDIVISION IN THE COUNTY OF HOOD RIVER AND
THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME
AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER
COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE
HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE
HEREBY APPROVE SAID PLAT.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET
FINANCE & TAX COLLECTOR

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS,
AND ASSESSMENTS

FILED FOR RECORD THIS 24th DAY
OF October, 2025

INSTRUMENT NO. 2025-02315

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS,
AND ASSESSMENTS

DECLARATION OF DEED RESTRICTION:

THE "DECLARATION OF DEED RESTRICTION" FOR THE PLAT OF "WILLIS FAMILY" SUBDIVISION, IS MADE BY WILLIS
FAMILY, INC. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS INSTRUMENT
No.2025-02112, HOOD RIVER COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT WILLIS FAMILY, INC., DO HEREBY MAKE, ESTABLISH & DECLARE
THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE PLAT OF "WILLIS
FAMILY" SUBDIVISION IN ACCORDANCE WITH ORS CHAPTER 92 AND HEREBY GRANTS PRIVATE ACCESS AND
UTILITY EASEMENTS WITHIN PLAT; SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S
CERTIFICATE HERETO AND AS SHOWN ON THIS PLAT MAP.

[Signature]
ERIN ROBY, SECRETARY OF WILLIS FAMILY, INC.

ACKNOWLEDGMENT:

STATE OF Oregon)
COUNTY OF Hood River) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 14, 2025

BY ERIN ROBY, SECRETARY OF WILLIS FAMILY, INC.

[Signature]
NAME OF NOTARY (PRINT)

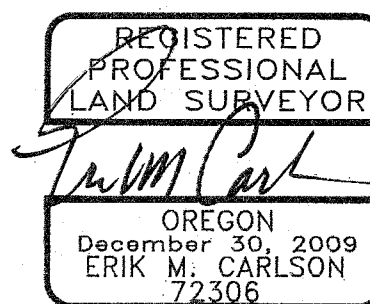
[Signature]
SIGNATURE OF NOTARY

1051753
COMMISSION NUMBER

MY COMMISSION EXPIRES: September 15, 2028

TERRA SURVEYING

DATE: OCTOBER 1, 2025
SCALE: 1" = 400'
PROJECT: 24067
ASSESSORS MAP: 2N-10E-13
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net



CS# 2025050