

2025-0882

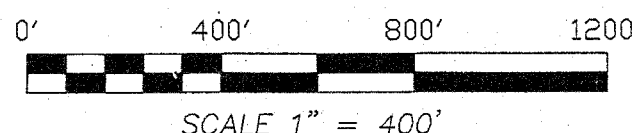
TERRA SURVEYING

PLAT OF
"HEIRLOOM ORCHARDS" SUBDIVISION

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE WEST HALF OF SECTION 13, TOWNSHIP 2
NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 1 OF 5



SHEET INDEX:

PAGE 1: EXTERIOR PLAT BOUNDARY,
EXCEPTIONS AND REFERENCES.
PAGE 2: LOT 3 DETAILS
PAGE 3: LOT 5 DETAILS
PAGE 4: LOT 6 DETAILS
PAGE 5: SIGNATURE BLOCKS AND NARRATIVE

OWNER:

ANGOSTURA FARMS, LLC
A CALIFORNIA LIMITED
LIABILITY COMPANY.
P.O. BOX 170
ODELL, OR 97044

ZONING:

HOOD RIVER COUNTY
EFU
FARM

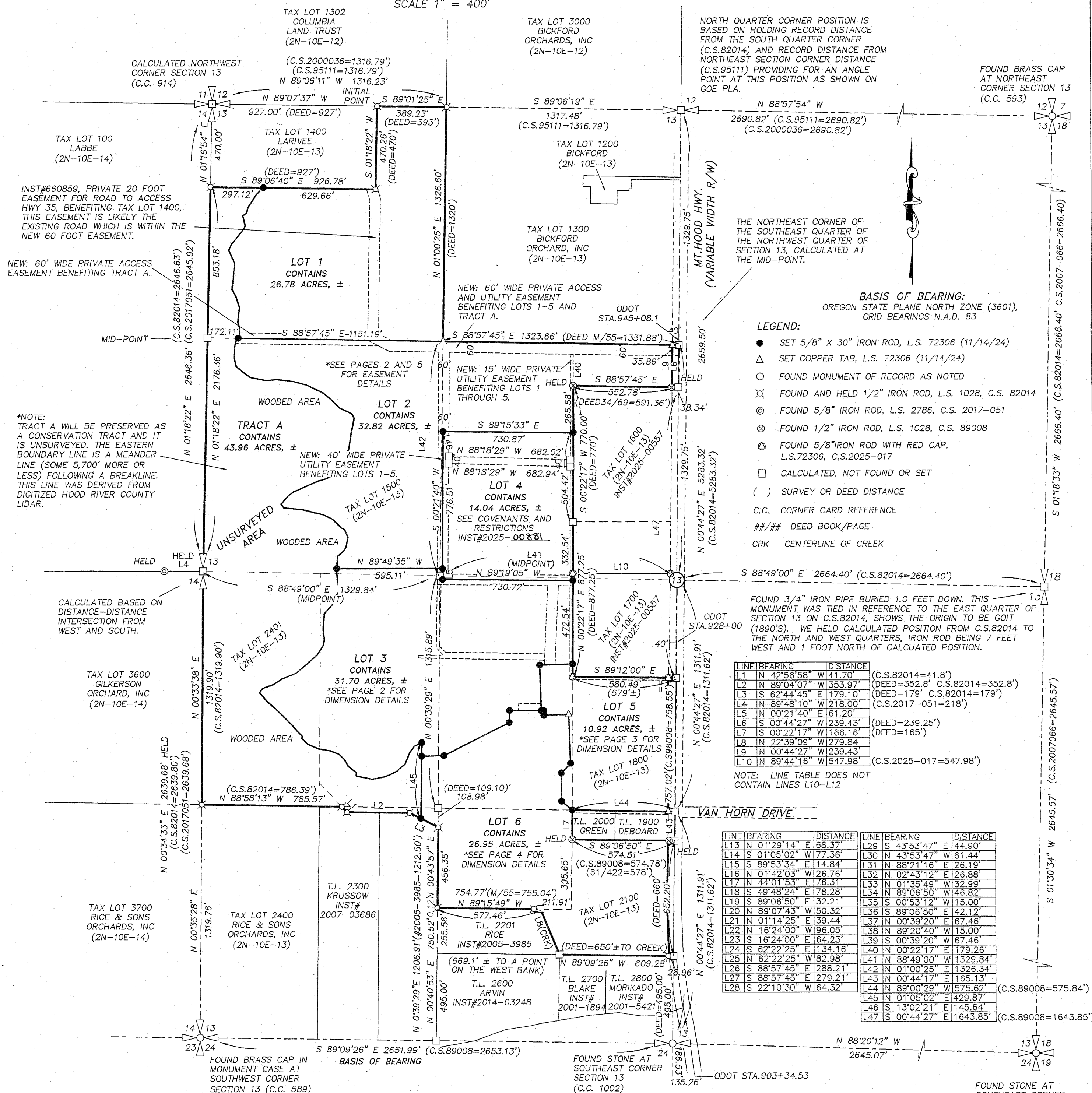
HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025023

DATE FILED: 5/29/2025

BY: 14

CS# 2025023



EXCEPTIONS THAT APPLY (SORT 592218AM, DATED: NOVEMBER 12, 2024):

- INST NO. 700379, AN EASEMENT GRANTED TO UNITED TELEPHONE CO., DATED APRIL 10, 1970. LOCATION EAST OF HWY 35.
- INST NO. 940936, AN EASEMENT GRANTED TO CRYSTAL SPRINGS WATER DISTRICT, DATED MARCH 18, 1994. LOCATION IS NOT IN SECTION 13.
- BOOK 23, PAGE 92, AN EASEMENT GRANTED TO BROOKS FOR ROAD AND IRRIGATION PURPOSES, DATED JUNE 30, 1931. LOCATION IS NOT IN SECTION 13.
- BOOK 71, PAGE 51, AN EASEMENT GRANTED TO EAST FORK IRRIGATION DIST., DATED JUNE 7, 1962. LOCATION NOT SPECIFIED, WE ARE CREATING A NEW EASEMENT TO COVER EXISTING IRRIGATION PIPE ON THE NORTH SIDE OF LOT 5.
- INST NO. 660859, EASEMENT GRANTED TO DOROTHY N. POOLEY FOR THE PURPOSE OF ROAD AS SHOWN, RECORDED APRIL 10, 1966.
- INST NO. 740238, AN EASEMENT GRANTED TO UNITED TELEPHONE CO., LOCATED GENERALLY IN THE SOUTHWEST QUARTER OF SECTION 13. DATED FEBRUARY 15, 1974.

REFERENCES:

- ODOT HIGHWAY MAP, 8B-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. 95111, SURVEY PACIFICORP BY HEIDECHE, L.S. 2132, FILED: NOVEMBER 7, 1995.
- C.S. No. 2000-036 SURVEY FOR MOONEY BY TURNER L.S. 2753, FILED APRIL 21, 2000.
- 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 HUKARI BY KLEIN, L.S. 59002, FILED JUNE 5, 2007.
- C.S. No. 2017-051 SURVEY FOR COLUMBIA LAND TRUST BY TENNESON ENGINEERING, L.S. 2786, FILED: OCTOBER 12, 2017.
- C.S. No. 2025-017 PROPERTY LINE ADJUSTMENT FOR GOE BY TERRA SURVEYING, L.S. 72306, FILED: APRIL 7, 2025.

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

Expires: December 31, 2025

TERRA SURVEYING

DATE: MARCH 31, 2025

SCALE: 1" = 400'

PROJECT: 21154

ASSESSORS MAP: 2N-10E-13

P.O. BOX 617

HOOD RIVER, OREGON 97031

PHONE: (541) 386-4531

E-Mail: terra@gorge.net

2025-0882

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025023

DATE FILED: 5/29/2025

BY: *ls*OWNER:
ANGOSTURA FARMS, LLC
P.O. BOX 170
ODELL, OR 97044
PHONE #541-308-0589ZONING:
HOOD RIVER COUNTY
EFU
FARMTAX LOT 1700
(2N-10E-13)NEW: VARIABLE WIDTH PRIVATE
UTILITY EASEMENT BENEFITING
LOTS 1 THROUGH 5.LOT 5
CONTAINS
11.62 ACRES, ±

TERRA SURVEYING

DATE: MARCH 31, 2025

SCALE: 1" = 100'

PROJECT: 21154

ASSESSOR'S MAP: 2N-10E-13

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PAGE 2 OF 5

LOT 2
CONTAINS
33.02 ACRES, ±LOT 4
CONTAINS
14.04 ACRES, ±NOTE: THIS 60 FOOT
EASEMENT IS CENTERED ON
THE COMMON LINE OF LOTS 2
AND 4. EASEMENT SIDELINES
ARE PROJECTED NORTHERLY.NEW: 15' WIDE PRIVATE
UTILITY EASEMENT BENEFITING
LOTS 1 THROUGH 5.NEW: 60' WIDE PRIVATE ACCESS AND UTILITY
EASEMENT BENEFITING LOTS 1 THROUGH 5.NEW: VARIABLE WIDTH PRIVATE ACCESS
AND UTILITY EASEMENT BENEFITING LOTS
1 THROUGH 5.NEW: PRIVATE SEPTIC FIELD
EASEMENT BENEFITING LOT 6

PACKING HOUSE

LINE	BEARING	DISTANCE
L5	N 00°21'40" E	61.20'
L13	N 01°29'14" E	68.37'
L14	S 01°05'02" W	77.36'
L29	S 43°53'47" E	44.90'
L30	N 43°53'47" W	61.44'
L31	N 88°21'16" E	26.19'
L32	N 02°43'12" E	26.88'
L33	N 01°35'49" W	32.99'

LOT 6
CONTAINS
26.95 ACRES, ±LOT 3
CONTAINS
31.70 ACRES, ±

0' 100' 200' 300'

SCALE 1" = 100'

BASIS OF BEARING:
OREGON STATE PLANE NORTH ZONE
(3601), GRID BEARINGS N.A.D. 83UNSURVEYED
AREAFOLLOWING THE TOP OF BANK/BREAK LINE 2,020,
MORE OR LESS, LINE IS DIGITIZED FROM HOOD
RIVER COUNTY LIDAR.

LEGEND:

- SET 5/8" X 30" IRON ROD, L.S.72306 (11/14/24)
- FOUND MONUMENT OF RECORD AS NOTED
- ⊙ FOUND 5/8" IRON ROD, L.S. 72306, C.S. 2025-017
- ⊗ 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

CS# 2025023

OWNER:

ANGOSTURA FARMS, LLC
P.O. BOX 170
ODELL, OR 97044

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EFU
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NEW: 15' WIDE
PRIVATE UTILITY
EASEMENT BENEFITING
LOTS 1 THROUGH 5.

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SCALE 1" = 60'

PAGE 3 OF 5

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025023

DATE FILED: 5/29/2025

BY: *NA*

CS# 2025023

ODOT STA. 928+00

40.00'

N 02°40'18" E

198.64'

TAX LOT 1700
(2N-10E-13)

N 89°12'00" W 580.49' (DEED BK. 48, PG. 558=579' MORE OR LESS)

537.27'

499.68'

NEW: VARIABLE WIDTH PRIVATE
UTILITY EASEMENT BENEFITING
LOTS 1 THROUGH 5.

S 02°40'18" W

15.01'

ODOT STA. 926+00

L39

L37

L38

N 02°40'18" E

100.84'

ODOT STA. 925+00

50.00'

SECTION LINE

RIGHT OF WAY CENTERLINE

N 00°45'45" E

296.22'

ODOT DEED BOOK 70, PAGE 148

MOUNT HOOD HIGHWAY (80' R/W)

ODOT STA. 922+00

50.00'

757.02' (C.S. 89008=758.55')

S 00°44'27" W

923.06'

ODOT STA. 920+00

40.00'

N 00°45'45" E

160.00'

VAN HORN DRIVE

ODOT STA. 916+80

ODOT DEED

BOOK 69, PAGE 597

148.63'

4.72'

32.21'

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ASSESSORS MAP: 2N-10E-13

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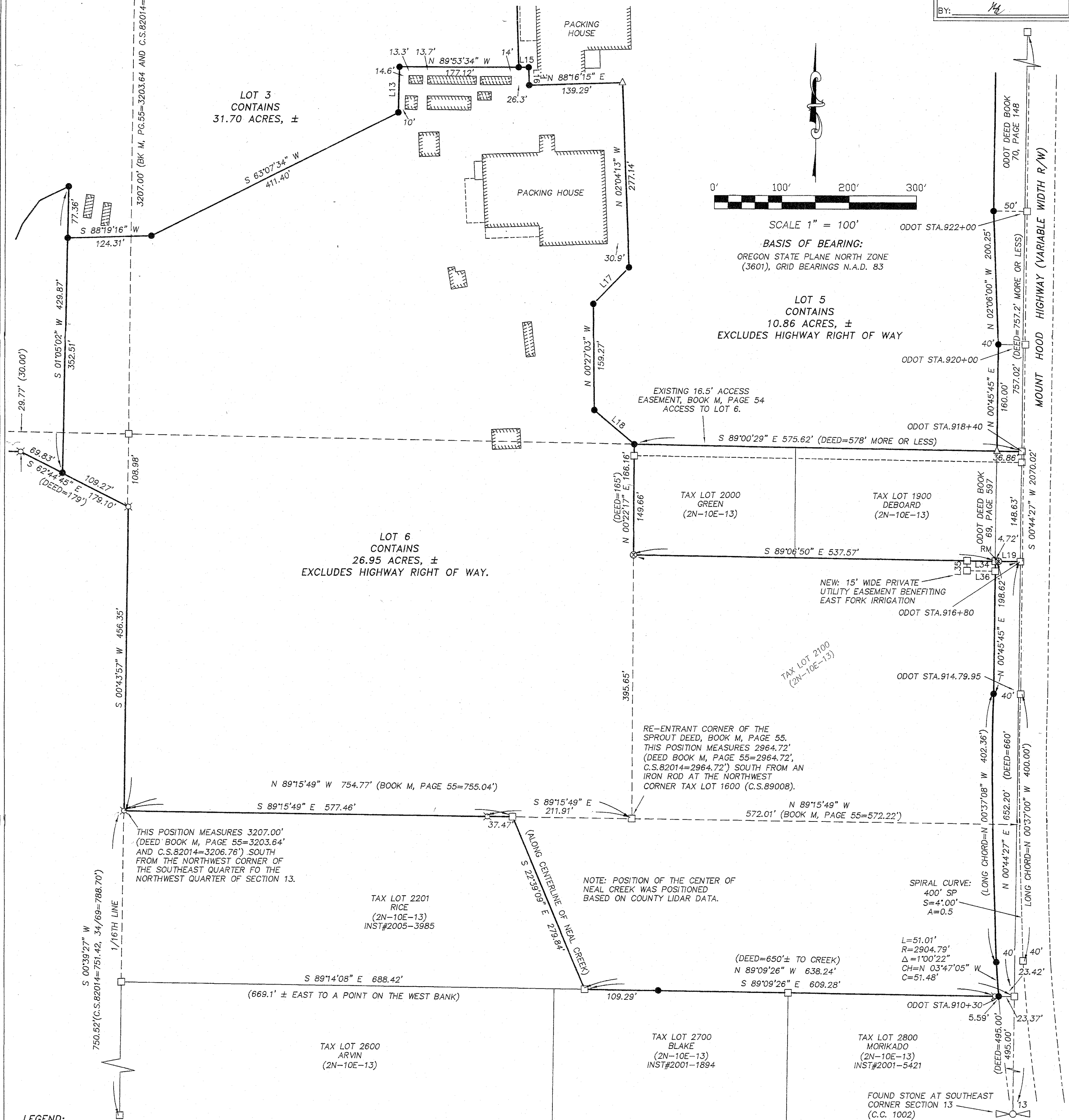
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PHONE: (541) 386-4531

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 DESCRIPTIONS AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION HOOD RIVER COUNTY, STATE OF OREGON.

TRACT OF LAND LOCATED IN A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD, L.S.1028 (INITIAL POINT) ON THE NORTH LINE OF SECTION 13, TOWNSHIP 2 NORTH OF RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, THAT IS SOUTH 89°07'37" EAST A DISTANCE OF 927.00 FEET OF THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°01'25" EAST ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 389.23 FEET A 1/2" IRON ROD, L.S.1028 MONUMENTING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 1326.60 FEET TO A COPPER TAB, L.S.72306 MONUMENTING THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°57'45" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 1323.66 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 00°44'27" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 239.43 FEET TO A POINT; THENCE NORTH 88°57'45" WEST A DISTANCE OF 38.34 FEET TO A 1/2" IRON ROD, L.S.1028; THENCE NORTH 88°57'45" WEST A DISTANCE OF 552.78 FEET TO A 1/2" IRON ROD, L.S.1028. MONUMENTING THE NORTHWEST CORNER OF BOOK 34, PAGE 69; THENCE SOUTH 00°22'17" WEST A DISTANCE OF 1647.25 FEET TO A 5/8" IRON ROD, L.S.72306 MONUMENTING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO POOLEY ORCHARDS, INC., BY DEED RECORDED OCTOBER 7, 1952, IN BOOK 48, PAGE 560, DEED RECORDS. THENCE SOUTH 89°12'00" EAST A DISTANCE OF 580.49 FEET ALONG THE NORTH LINE OF SAID LAST MENTIONED POOLEY TRACT TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 00°44'27" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 757.02 FEET TO A POINT 1311.91 FEET NORTH OF THE SOUTH QUARTER CORNER OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF SAID LAST MENTIONED POOLEY TRACT; THENCE NORTH 89°00'29" WEST ALONG THE SOUTH LINE OF SAID POOLEY TRACT 575.62 FEET TO 5/8" IRON ROD, L.S.72306 MONUMENTING THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00°22'17" WEST A DISTANCE OF 166.16 FEET TO A 1/2" IRON ROD, L.S.1028, MONUMENTING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO POOLEY ORCHARDS, INC., BY DEED RECORDED FEBRUARY 4, 1958 IN DEED BOOK 61, PAGE 422; THENCE SOUTH 89°06'50" EAST ALONG SAID POOLEY TRACT'S NORTH LINE 574.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°44'27" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 652.20 FEET TO THE SOUTHEAST CORNER OF SAID POOLEY TRACT, ALSO BEING THE NORTHEAST CORNER OF DEED TO MORIKADO INST#2001-5421 IN HOOD RIVER COUNTY RECORDS; THENCE NORTH 89°09'26" WEST ALONG THE SOUTH LINE OF SAID LAND REFERRED TO POOLEY TRACT A DISTANCE OF 28.96 FEET TO A 1/2" IRON ROD, L.S.1028; THENCE CONTINUING NORTH 89°09'26" WEST A DISTANCE OF 609.28 FEET TO THE SOUTHWEST CORNER THEREOF, BEING THE CENTERLINE OF NEAL CREEK, SAID CORNER IS REFERENCED BY A 5/8" IRON ROD, L.S.72306 SET 109.29 FEET EAST OF SAID CENTERLINE; THENCE NORTH 22°39'09" WEST ALONG THE CENTER OF NEAL CREEK 279.84 FEET TO THE MOST WESTERLY CORNER OF SAID POOLEY TRACT, BEING THE NORTHEAST CORNER OF PARCEL 2 ON DEED TO RICE AND SONS ORCHARD INST#2005-3985 IN HOOD RIVER COUNTY RECORDS, A 1/2" IRON ROD, L.S.1028 RECOVERED AS REFERENCE MONUMENT 37.47 FOOT WEST OF CORNER, BEING THE CENTERLINE OF NEAL CREEK; THENCE NORTH 89°15'49" WEST ALONG THE NORTH LINE OF SAID PARCEL 2 A DISTANCE OF 577.46 FEET TO A 1/2" IRON ROD, L.S.1028 MONUMENTING THE NORTHWEST CORNER THEREOF; THENCE NORTH 00°43'57" EAST ALONG THE WEST LINE OF PARCEL 1 OF SAID RICE AND SONS ORCHARD DEED A DISTANCE OF 456.35 FEET TO A 1/2" IRON ROD, L.S.1028 MONUMENTING THE NORTHEAST CORNER, SAID CORNER MEASURES 108.98 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE NORTH 62°44'45" WEST ALONG THE NORTH LINE OF SAID RICE AND SONS ORCHARD DEED A DISTANCE OF 179.10 FEET TO A 1/2" IRON ROD, L.S.1028, POINT BEING 30 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°04'07" WEST A DISTANCE OF 353.97 FEET TO A 1/2" IRON ROD, L.S.1028; THENCE NORTH 42°56'58" WEST A DISTANCE OF 41.70 FEET TO A 1/2" IRON ROD, L.S.1028 RECOVERED AT THE INTERSECTION TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE NORTH 88°58'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 785.57 FEET TO A 1/2" IRON ROD, L.S.1028 MONUMENTING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°33'38" EAST A DISTANCE OF 1319.90 FEET TO THE WEST QUARTER CORNER OF SECTION 13; THENCE NORTH 01°18'22" EAST A DISTANCE OF 2176.36 FEET TO A 1/2" IRON ROD, L.S.1028, BEING 470.00 FEET SOUTH OF THE NORTHWEST SECTION CORNER; THENCE SOUTH 89°06'40" EAST A DISTANCE OF 926.78 FEET TO A 1/2" IRON ROD, L.S.1028; THENCE NORTH 01°18'22" EAST A DISTANCE OF 470.26 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE MT. HOOD HIGHWAY.

Erik M. Carlson
ERIK M. CARLSON PLS 72306

APPROVALS:

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 21ST DAY OF APRIL, 2025.

Brandon
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 8TH DAY OF APRIL, 2025.

Corey Wilson
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 25 DAY OF APRIL, 2025.

U.D. Walker
HOOD RIVER COUNTY PLANNING COMMISSION CHAIR DIRECTOR

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF APRIL, 2025.

Jim
HOOD RIVER COUNTY PLANNING DIRECTOR COMMISSION CHAIR

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF APRIL, 2025.

Jennifer A. Ewens
CHAIR HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 21ST DAY OF April, 2025.

Keith B. G.
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 21ST DAY OF April, 2025.

Corey Wilson
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF April, 2025.

Jim
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF April, 2025.

Jim Maclellan
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 8TH DAY OF APRIL, 2025.

Mike Maffett
HOOD RIVER COUNTY SANITARIAN

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 8TH DAY OF April, 2025.

David Evans
MANAGER CRYSTAL SPRINGS WATER DISTRICT

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 7 DAY OF April, 2025.

Jim
MANAGER EAST FORK IRRIGATION DISTRICT

THE PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 8TH DAY OF April, 2025.

Wyeast Rural Fire Chief
WYEAST RURAL FIRE CHIEF

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 "HEIRLOOM ORCHARDS" 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.

Shirley Patterson
HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR
David Evans
HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

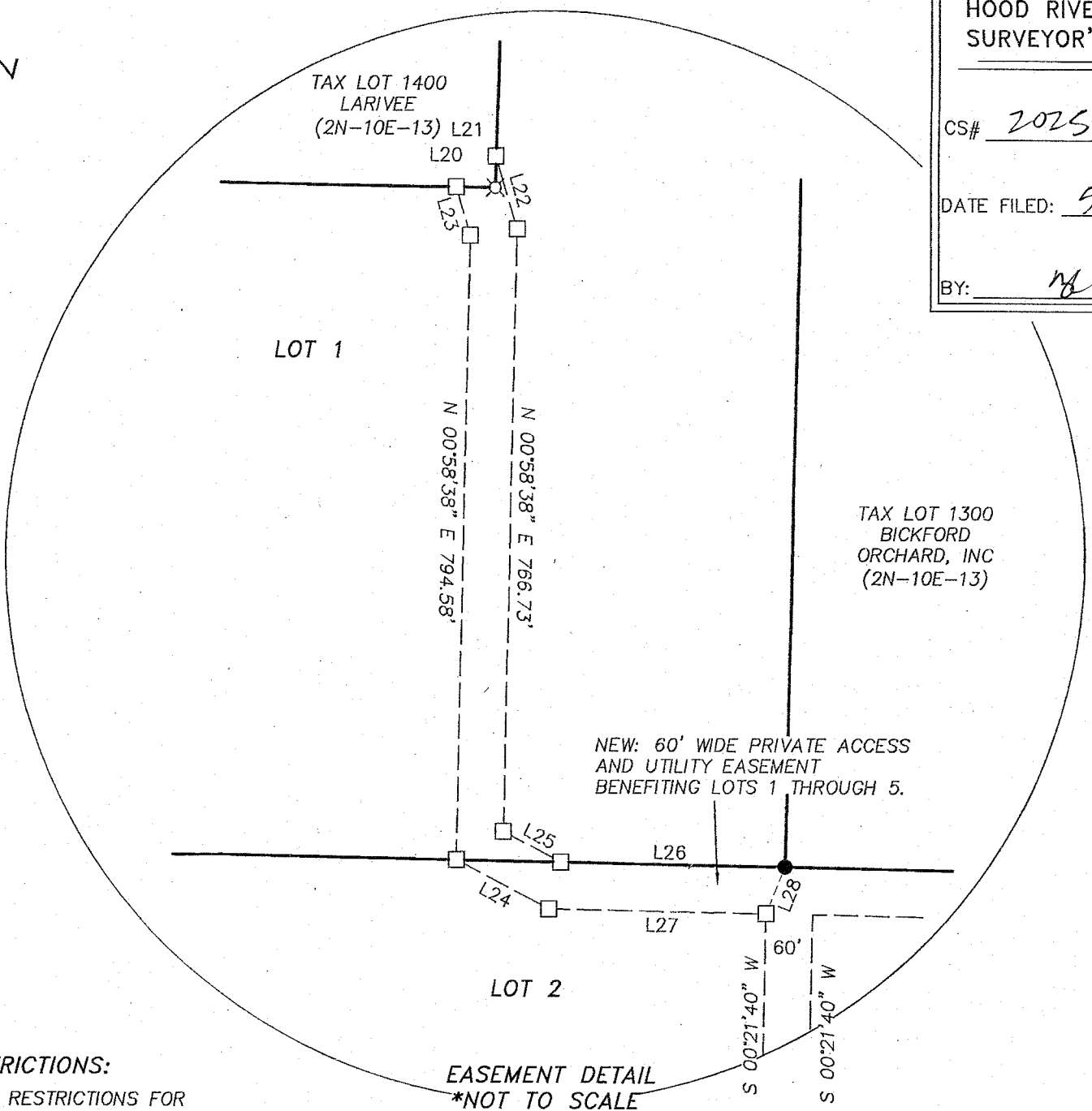
TERRA SURVEYING

PLAT OF "HEIRLOOM ORCHARDS" SUBDIVISION

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE WEST HALF OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 5 OF 5



COVENANTS AND RESTRICTIONS:

THE DECLARATION OF DEED RESTRICTIONS FOR HEIRLOOM ORCHARDS SUBDIVISION IS FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE FEE NO. 2025-00881, RECORDED IN HOOD RIVER COUNTY DEED RECORDS.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT ANGOSTURA FARMS, LLC., DO HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE PLAT OF "HEIRLOOM ORCHARDS" 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.

David Evans
DAVID EVANS, PRESIDENT OF ANGOSTURA FARMS, LLC A CALIFORNIA LIMITED LIABILITY COMPANY.

ACKNOWLEDGMENT:

STATE OF Oregon)
COUNTY OF Hood River) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON 7th April 2025 BY DAVID EVANS, PRESIDENT OF ANGOSTURA FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

Monica Rae Zorn Hockett
NAME OF NOTARY (PRINT)

Monica Rae Zorn Hockett
SIGNATURE OF NOTARY

1035560
COMMISSION NUMBER

MY COMMISSION EXPIRES: April 6, 2027

FILED FOR RECORD THIS 13th DAY

OF May, 2025

INSTRUMENT NO. 2025-00882

Jim Maclellan
HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2025023

DATE FILED: 5/29/2025

BY: ME

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE A 6 LOT AND 1 TRACT (A) SUBDIVISION PLAT ON TAX LOTS 1500, 1501, 1800, 2100 AND 2401, ASSESSORS MAP 2N-10E-13 (INST#2012-04542). THE DEED ELEMENTS CONTROLLING THIS SURVEY ARE MONUMENTS TIED FOR THE BOUNDARIES OF THE WEST HALF OF SECTION 13. WE TIED INTO A BRASS CAP MONUMENTING THE SOUTHWEST CORNER, A STONE RECOVERED AT THE SOUTH QUARTER CORNER. THE POSITION OF THE NORTHWEST SECTION CORNER WAS CALCULATED BY HOLDING RECORD DISTANCES FROM TWO 1/2" IRON RODS, L.S.1028 TO THE EAST AND SOUTH AS ESTABLISHED BY CRON ON C.S.82014. THE POSITION OF THE WEST QUARTER WAS DETERMINED BY A DISTANCE-DISTANCE INTERSECTION, TYING INTO A 5/8" IRON ROD, L.S.2786, WHICH WAS USED AS A REFERENCE MONUMENT TO A UNRECOVERED CHISELED 'X' AT THE WEST QUARTER OF SECTION 13 (C.S.2017051) AND RECOVERED DISTANCE FROM THE SOUTH 1/16TH AS MONUMENTED BY CRON ON C.S.82014. THE NORTH QUARTER CORNER WAS CALCULATED AT THE RECORD DISTANCE FROM A BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SECTION 13 (C.S.95111 AND C.S.2000-036) AND THE STONE RECOVERED AT THE SOUTH QUARTER OF SECTION 13, THIS METHOD PRODUCED AN ANGLE POINT AT THE NORTH QUARTER AS SHOWN ON RECORD SURVEYS. THE EAST QUARTER WAS CALCULATED BASED ON CALCULATED POSITION FROM C.S.82014 AND C.S.2007-066. HOLDING THE DISTANCE TO THE NORTHEAST SECTION CORNER AND THE CALCULATED WEST QUARTER. THE CENTER QUARTER OF SECTION 13 WAS CALCULATED BY HOLDING THE INTERSECTION OF THE ABOVE QUARTER CORNERS. THE EAST SIDE OF THE PLAT WE RECOVERED AND HELD MONUMENTS SET ON C.S.89008, SPECIFICALLY IRON RODS L.S.1028 ON SOUTHEAST AND SOUTHWEST OF TAX LOTS 1900 AND 2000 AND THE NORTHEAST AND NORTHWEST OF TAX LOT 1600. THE LINE OF COMMON TO TAX LOT 1700 AND TAX LOT 1800 WE RECOVERED AND HELD THE 5/8" IRON RODS L.S.72306 SET ON THE 2025 PROPERTY LINE ADJUSTMENT FOR GOE (C.S.2025017). THE SOUTH SIDE OF THE PLAT WE ANALYZED ADJACENT DEEDS, WHICH HAVE THE SAME COMMON DEED ELEMENTS WITH SUBJECT DEED, BEING RECORD DEED CALL OF 495 FEET NORTH OF THE SOUTH SECTION LINE FOR TAX LOTS 2700 AND 2800. WE DID FIND A DISCREPANCY ON THE DISTANCE CALL BETWEEN THE 1904 SPROAT DEED (BOOK M, PAGE 55) WITH THE CURRENT DEED FOR RICE FOR TL2201. (INST#2005-3985), WHICH CALLED FOR 788.70 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SECTION. I HAVE RECOVERED AND HELD 1/2" IRON RODS SET BY CRON (C.S.82014) 750.52 FEET NORTH. CRON USED ORIGINAL SPROAT DEED TO PLACE THESE CORNERS. I AGREE WITH CRON'S MONUMENTS. 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 BASIS OF BEARING IS THE MONUMENTED SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13.

TERRA SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson
OREGON
December 30, 2009
ERIK M. CARLSON
72306

Expires: December 31, 2025

DATE: MARCH 31, 2025
SCALE: 1" = 400'
PROJECT: 21154
ASSESSORS MAP: 2N-10E-13
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

CS# 2025023