

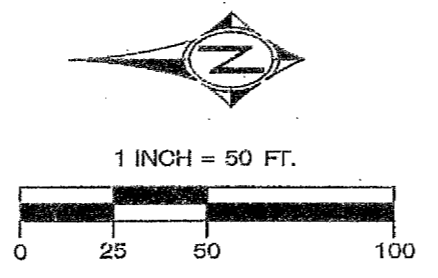
# BARRETT VISTA

LOCATED IN THE NORTHWEST 1/4 OF SECTION 26,  
TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON

PREPARED FOR CONSOLIDATED LAND & CATTLE, LLC  
HOOD RIVER COUNTY PLANNING FILE #16-0219

SURVEYED: MAY 15, 2017  
SUMMIT LAND SURVEYORS JOB NO. 161-009

SHEET 1 OF 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	31.19'	20.00'	89°21'16"	N44°20'37"W	28.12'
C2	31.64'	20.00'	90°38'44"	S45°39'23"W	28.44'

### SURVEY REFERENCES

- (R1) DENOTES RECORD DATA PER "HOLLY MEADOWS" RECORDED NOV. 21, 2006 BY WYEAST SURVEYS FOR HRV GROUP, INC.
- (R2) DENOTES RECORD DATA PER "ANNA ACRES ESTATES SUBDIVISION" RECORDED ON OCT. 23, JUNE 29, 2002 BY TERRA SURVEYING FOR HOUSING FOR PEOPLE, INC.
- (R3) DENOTES RECORD DATA PER COUNTY SURVEY CS 2006-094 FILED ON OCT. 27, 2007 BY WYEAST SURVEYS FOR HRV GROUP, INC.
- (R4) DENOTES RECORD DATA PER COUNTY SURVEY CS 7203 FILED ON JAN 17, 1972 BY NEWTON SURVEYING CO. FOR KEN FOSTER

### LEGEND:

- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "SUMMIT LS 59999"
- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "SUMMIT LS 59999" TO BE SET DURING REMAINING MONUMENTATION
- △ DENOTES 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP INSCRIBED "SUMMIT LS 59999" TO BE SET DURING REMAINING MONUMENTATION
- ⊗ DENOTES A 1.17" COPPER DISK INSCRIBED "SUMMIT LS59999" TO BE SET DURING REMAINING MONUMENTATION
- DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" SET PER THE PLAT OF "HOLLY MEADOWS" RECORDED NOV. 21, 2006 BY WYEAST SURVEYS FOR HRV GROUP, INC. HELD UNLESS OTHERWISE NOTED
- ▲ DENOTES FOUND 5/8" IRON ROD WITH RED PLASTIC CAP SET PER THE PLAT OF "ANNA ACRES ESTATES" RECORDED ON OCT. 23, JUNE 29, 2002 BY TERRA SURVEYING FOR HOUSING FOR PEOPLE, INC. HELD UNLESS OTHERWISE NOTED
- ⊗ DENOTES FOUND MONUMENT AS NOTED
- SQ. FT. DENOTES "SQUARE FEET"
- DOC. NO. DENOTES "DOCUMENT NUMBER"
- P.U.E. DENOTES "PUBLIC UTILITY EASEMENT"

### LEGEND (CONT.):

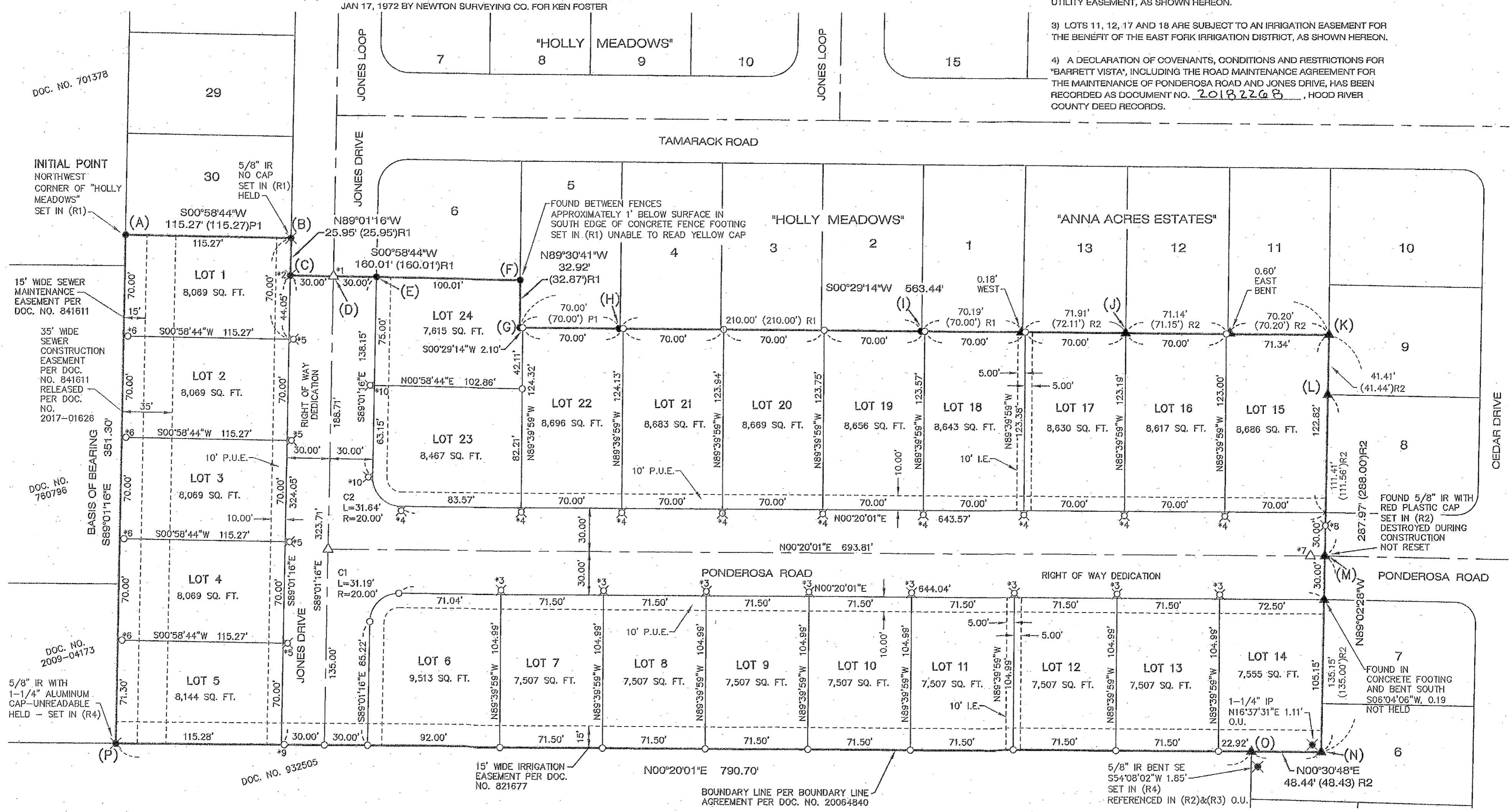
- I.E. DENOTES "IRRIGATION EASEMENT FOR THE BENEFIT OF THE EAST FORK IRRIGATION DISTRICT"
- O.U. DENOTES "ORIGIN UNKNOWN"
- IR DENOTES "IRON ROD"
- IP DENOTES "IRON PIPE"
- \*1 DENOTES "FOUND 5/8" IR WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" SET IN (R1), DESTROYED DURING CONSTRUCTION RESET AS SHOWN"
- \*2 DENOTES "FOUND 5/8" IR SET IN (R1), DESTROYED DURING CONSTRUCTION, NOT RESET."
- \*3 DENOTES MONUMENT OFFSET 889°39'59"E, 3.00 FEET DUE TO GAS LINE
- \*4 DENOTES MONUMENT OFFSET 889°39'59"W, 3.00 FEET DUE TO GAS LINE
- \*5 DENOTES MONUMENT OFFSET 900°58'44"W, 3.00 FEET DUE TO GAS LINE
- \*6 DENOTES MONUMENT OFFSET 800°58'44"W, 3.00 FEET DUE TO FENCE LINE
- \*7 DENOTES MONUMENT OFFSET N00°20'01"E, 10.00 FEET DUE TO MANHOLE
- \*8 DENOTES MONUMENT OFFSET N89°02'28"W, 9.00 FEET DUE TO FENCE POST AND UTILITIES
- \*9 DENOTES MONUMENT OFFSET S00°20'01"W, 2.00 FEET DUE TO FENCE POST
- \*10 DENOTES MONUMENT OFFSET N00°58'44"E, 3.00 FEET DUE TO GAS LINE

### NOTES:

- 1) THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY HOOD RIVER COUNTY PLANNING DEPARTMENT FILE #16-0219.
- 2) LOTS 1 THROUGH 24 ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON.
- 3) LOTS 11, 12, 17 AND 18 ARE SUBJECT TO AN IRRIGATION EASEMENT FOR THE BENEFIT OF THE EAST FORK IRRIGATION DISTRICT, AS SHOWN HEREON.
- 4) A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "BARRETT VISTA", INCLUDING THE ROAD MAINTENANCE AGREEMENT FOR THE MAINTENANCE OF PONDEROSA ROAD AND JONES DRIVE, HAS BEEN RECORDED AS DOCUMENT NO. 20182269, HOOD RIVER COUNTY DEED RECORDS.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
CS# 2018 036  
DATE FILED: 7/26/2018  
BY: *[Signature]*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
FEBRUARY 08, 2000  
JOHN R. WADE  
59999 LS  
EXPIRES: 06/30/20



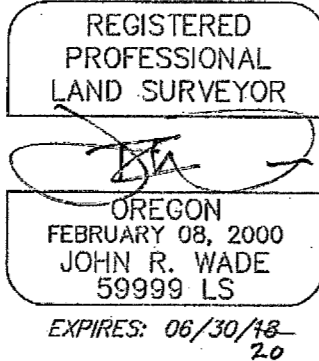
# BARRETT VISTA

LOCATED IN THE NORTHWEST 1/4 OF SECTION 26,  
TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON

PREPARED FOR CONSOLIDATED LAND & CATTLE, LLC  
PLANNING FILE NUMBER: 16-0219

SURVEYED: MAY 15, 2017  
SUMMIT LAND SURVEYORS JOB NO. 161-009

SHEET 2 OF 2



HOOD RIVER COUNTY SURVEYOR'S OFFICE	
CS#	2018 036
DATE FILED:	7/26/2018
BY:	BA

RECORDING INFORMATION  
PLAT NUMBER: 20182269  
INSTRUMENT RECEIVED ON THE 12 DAY  
OF July, 2018, AT 9:51 A.M.  
*Robert Willey*  
HOOD RIVER COUNTY CLERK

## SURVEYORS CERTIFICATE:

I, JOHN R. WADE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED IN THE ANNEXED MAP OF 'BARRETT VISTA', LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393", LOCATED AT THE NORTHWEST CORNER OF LOT 30, 'HOLLY MEADOWS', A PLAT OF RECORD IN HOOD RIVER COUNTY,

THENCE ALONG SAID WEST BOUNDARY LINE OF 'HOLLY MEADOWS' THE FOLLOWING COURSES:

S 00°58'44" W, 115.27 FEET TO A 5/8" IRON ROD WITH NO CAP;

THENCE N 89°01'16" W, 25.95 FEET TO A 5/8" IRON ROD WITH NO CAP;

THENCE S 00°58'44" W, 160.01 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "SUMMIT LS59999";

THENCE N 89°30'41" W, 32.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393";

THENCE CONTINUING ALONG SAID WEST LINE OF SAID HOLLY MEADOWS AND ALONG THE WEST LINE OF 'ANNA ACRES ESTATES', S 00°29'14" W, 563.44 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP;

THENCE LEAVING SAID WEST LINE, ALONG THE NORTH BOUNDARY LINE OF SAID PLAT OF 'ANNA ACRES ESTATES', N 89°02'28" W, 287.97 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP;

THENCE N 00°30'48" E, 48.44 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP;

THENCE LEAVING SAID BOUNDARY LINE OF 'ANNA ACRES ESTATES', N 00°20'01" E, 790.70 FEET TO A 5/8" IRON ROD WITH A 1-1/4" UNREADABLE ALUMINUM CAP;

THENCE S 89°01'16" E, 351.30 FEET TO THE INITIAL POINT.

CONTAINING: 254,819 SQ.FT. OR 5.85 ACRES OF LAND

AS PER O.R.S. 92.060 (5) AND 92.070 (2), I CERTIFY THAT THE REMAINING MONUMENTS IN THIS SUBDIVISION PLAT WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF PAVING IMPROVEMENTS TO ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

MONUMENTATION COMPLETED 8/14/2018 AS PER AFFIDAVIT OF REMAINING MONUMENTATION RECORDED 10/23/2018 AS DOCUMENT No. 2018-03688.

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO 24 LOTS, THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NO. 2017-00580, HOOD RIVER COUNTY DEED RECORDS.

TO ESTABLISH THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY, I HELD THE WESTERLY BOUNDARY OF 'HOLLY MEADOWS' AND 'ANNA ACRES ESTATES'. MORE PARTICULARLY, FOR THE WESTERLY BOUNDARY OF LOT 30 AND THE WESTERLY TERMINUS OF JONES DRIVE IN 'HOLLY MEADOWS', I HELD MONUMENTS (A), (B), (C), (D), AND (E). FOR THE WEST BOUNDARY OF LOT 6, SAID 'HOLLY MEADOWS', I HELD MONUMENTS (E) AND (F). FOR THE NORTHERLY BOUNDARY OF LOT 5, SAID 'HOLLY MEADOWS', I HELD MONUMENT (F) AT THE SOUTHWEST CORNER OF LOT 6 AND MONUMENT (G) FOUND AT THE NORTHWEST CORNER OF SAID LOT 5. FOR THE WESTERLY BOUNDARY OF LOTS 5 THROUGH 11, 'HOLLY MEADOWS' AND LOTS 13 THROUGH 11, 'ANNA ACRES ESTATES', I HELD A BEST FIT LINE BETWEEN MONUMENTS (G), (H), (I), (J), AND (K).

FOR THE SOUTHERLY BOUNDARY, I HELD THE NORTHERLY BOUNDARY OF LOTS 6 THROUGH 9 OF 'ANNA ACRES ESTATES'. MORE PARTICULARLY, I HELD MONUMENTS (N), (M), (L), AND (K).

THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING MONUMENTS (N), (O), AND (P). MONUMENTS (N) AND (O) WERE HELD ALONG THE MOST NORTHERLY EAST LINE OF LOT 6, 'ANNA ACRES ESTATES'. MONUMENTS (P) AND (O) WERE HELD IN POSITION IN ACCORDANCE WITH THE MUTUAL AGREEMENT CONCERNING LOCATION OF COMMON BOUNDARY LINES AS RECORDED IN DOCUMENT NUMBER 20064840.

THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING MONUMENT (P) AND (A) AT THE RESPECTIVE NORTHWEST AND NORTHEAST CORNERS OF THE SUBJECT PROPERTY. MONUMENT (P) IS THE COMMONLY ACCEPTED MONUMENT SET FOR KEN FOSTER IN COUNTY SURVEY CS 7203 BY NORMAN A. NEWTON IN 1971. MONUMENT (A) WAS SET AT THE NORTHWEST CORNER OF LOT 30, 'HOLLY MEADOWS' AND IS ON THE NORTH BOUNDARY OF THE PARENT PARCEL OF THE SUBJECT PROPERTY WHICH WAS RETRACED AND MONUMENTED BY KEVIN DOWD IN COUNTY SURVEY CS 2006-094 IN 2006.

THE BASIS OF BEARINGS HOLDS A STATE PLANE GRID BEARING OF S89°01'16"E BETWEEN THE INITIAL POINT AND THE 1-1/4" IRON ROD WITH AN UNREADABLE ALUMINUM CAP LOCATED AT THE NORTHWEST CORNER OF THE PLAT AS DEPICTED HEREON. GPS WAS USED TO ACQUIRE AN UNCONSTRAINED LATITUDE AND LONGITUDE BASED UPON WGS 84 (G1150) DATUM. TOPCON GPS SOFTWARE WAS USED TO CONVERT SAID LATITUDE AND LONGITUDE TO A LOCAL DATUM PLANE UTILIZING THE NAD 83 OREGON NORTH ZONE COORDINATE SYSTEM. BEARINGS DEPICTED HEREON RELATE TO THE OREGON STATE PLANE GRID AND DISTANCES DEPICTED HEREON ARE GROUND. GRID DISTANCES CAN BE ESTABLISHED BY APPLYING A SCALE FACTOR OF 0.9998958 TO GO FROM GROUND TO GRID MEASUREMENTS.

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CONSOLIDATED LAND & CATTLE, LLC IS THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THE ANNEXED MAP OF 'BARRETT VISTA' TO BE A TRUE AND ACCURATE PLAT THEREOF; HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92; ALL LOTS BEING THE DIMENSIONS SHOWN AND ALL EASEMENTS OF THE WIDTHS THEREIN SET FORTH, AND HEREBY DEDICATES THE STREET TO THE PUBLIC FOR PUBLIC USE FOREVER, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

CONSOLIDATED LAND & CATTLE, LLC

BY: *N Kenneth A. Randall*  
KENNETH A. RANDALL, MEMBER

## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF Clackamas } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 25<sup>th</sup> 2017  
BY KENNETH A. RANDALL AS MEMBER OF CONSOLIDATED LAND & CATTLE, LLC, ON BEHALF OF SAID LLC.

*Sara Gabriela Garcia-Carter*  
NOTARY SIGNATURE

Sara Gabriela Garcia-Carter  
NOTARY PUBLIC - OREGON

COMMISSION NO. 962090

MY COMMISSION EXPIRES May 24, 2021

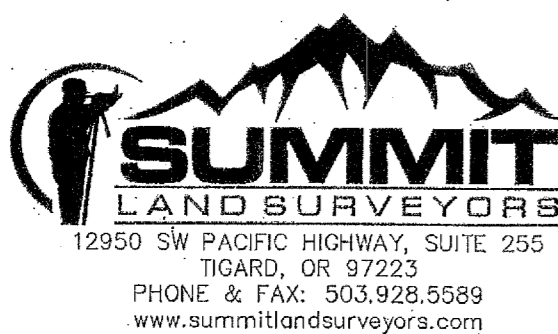
## HOOD RIVER COUNTY APPROVALS:

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE EXAMINED THE ANNEXED MAP OF BARRETT VISTA, AND THAT THE NAME ADOPTED FOR SAID PLAT IS 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 OF SAID PLAT.

*David Brown*  
HOOD RIVER COUNTY DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR  
*Donna Smith*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF 'BARRETT VISTA' IN HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

<i>Chris Hill</i>	07/10/18
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS	DATE
<i>Brass</i>	12/7/2017
HOOD RIVER COUNTY SURVEYOR	DATE
<i>John P. Rube</i>	7-10-2018
HOOD RIVER COUNTY PLANNING DIRECTOR	DATE
<i>John S. Sings</i>	6/15/18
HOOD RIVER COUNTY PLANNING COMMISSION CHAIR	DATE
<i>Karen R. Runkus</i>	6/18/2018
CHAIRPERSON, HOOD RIVER COUNTY COMMISSION	DATE
<i>John A. ...</i>	6/18/2018
HOOD RIVER COUNTY COMMISSIONER	DATE
<i>Karen</i>	6/18/2018
HOOD RIVER COUNTY COMMISSIONER	DATE
<i>W.H.</i>	6/18/2018
HOOD RIVER COUNTY COMMISSIONER	DATE
<i>he</i>	6/18/2018
HOOD RIVER COUNTY COMMISSIONER	DATE
<i>John W. ...</i>	11-21-17
ODELL SANITARY DISTRICT MANAGER	DATE
<i>Richard W. ...</i>	11-21-17
CRYSTAL SPRINGS WATER DISTRICT MANAGER	DATE
<i>John R. Buckley</i>	3-22-2018
EAST FORK IRRIGATION DISTRICT MANAGER	DATE
<i>Ang Barton</i>	6-12-2018
WYEAST FIRE CHIEF	DATE



CS# 2018036

**AFTER RECORDING, RETURN TO:**

HOOD RIVER COUNTY SURVEYOR  
918 18<sup>TH</sup> STREET  
HOOD RIVER, OR 97031

HOOD RIVER COUNTY, OR **2018-03588**  
 PLAT-APM  
 Cnt=1 Stn=2 COUNTER 10/23/2018 01:14 PM  
 \$5.00 \$11.00 \$64.00 \$10.00 \$25.00 \$115.00



00083986201800035880010015

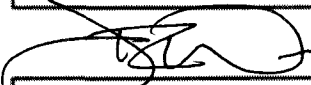
I certify that this instrument was received and recorded in the records of said county.  
 Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**AFFIDAVIT OF REMAINING MONUMENTATION**

I, John R. Wade, P.L.S. No. 59999LS, being duly sworn, depose and say that in accordance with O.R.S. 92.070, I have correctly surveyed and marked with proper monuments the remaining corners as indicated on the plat of "Barrett Vista" as recorded in Document Number 20182269 (CS#2018 036), Hood River County Plat Records. Said remaining corners were set on August 14, 2018.

Summit Land Surveyors, LLC  
12950 SW Pacific Hwy, Suite 255  
Tigard, OR 97281

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR




OREGON  
FEBRUARY 08, 2000  
JOHN R. WADE  
59999 LS


EXPIRES: 06/30/20

**NOTARY CERTIFICATE**

STATE OF OREGON            )  
  ) SS  
COUNTY OF WASHINGTON    )

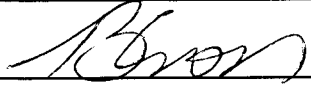
Subscribed and sworn to before me this 28<sup>th</sup> day of September, 2018, by John R. Wade.

  
\_\_\_\_\_  
Notary Public for the State of Oregon  
My Commission Expires February 1, 2020

OFFICIAL STAMP  

**NANCY LYNNE FURGESON**  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 947022  
 MY COMMISSION EXPIRES FEBRUARY 01, 2020

**COUNTY SURVEYOR APPROVAL**

I, Bradley Cross, Hood River County Surveyor, do hereby certify that said Affidavit of Remaining Monumentation for "Barrett Vista" has been examined by me and that it complies with ORS 92.070(3)(b).

Approved OCTOBER 18, 2018.  
  
\_\_\_\_\_  
Bradley Cross, Hood River County Surveyor