

BRONCO MEADOW SUBDIVISION

THE EAST 1/2 OF THE SOUTH 1/2 OF THE
NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4
SEC. 34, T.3N., R.10E., W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

PAGE 1 OF 2

SURVEYOR'S CERTIFICATE

I, AUSTIN R. BELL, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE VERIFIED THE EXISTING FOUND EXTERIOR CONTROL MONUMENTS, DEPICTED IN THE FILED REFERENCED SURVEYS, BY SURVEY AS CORRECTLY REPRESENTING THE LAND ON THE PLAT ENTITLED "BRONCO MEADOW SUBDIVISION", CITY OF HOOD RIVER STATE OF OREGON AND THAT THE LOT CORNERS HAVE BEEN MARKED WITH LEGAL MONUMENTS AND THAT A FOUND RED PLASTIC CAP SET ON A 5/8" DIA. REBAR L5 NUMBER 72306 WAS HELD FOR THE INITIAL POINT OF SAID SURVEY, SAID POINT BEING THE MOST NORTH AND EAST CORNER OF SUNBURST VALLEY SUBDIVISION (REF. 8).

THE TRACT IS DESCRIBED AS FOLLOWS; THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 SEC. 34, T.3N., R.10E., W.M., CITY OF HOOD RIVER, OREGON, AS PER BARGAIN AND SALE DEED 2021-04516.

SURVEY NARRATIVE

THIS SURVEY IS FOR THE PURPOSE OF DIVIDING THE SUBJECT TRACT INTO 5 LOTS AS SHOWN ON THIS PLAT.

SHOWN FOUND MONUMENTS WERE HELD FOR BOUNDARY CONTROL. THE SE CORNER OF BRONCO MEADOW WAS ESTABLISHED BY HOLDING THE REF. 8 DISTANCE FROM THE FOUND SE CORNER OF SUNBURST VALLEY PLAT AND HOLDING THE REF. 8 DISTANCE SOUTH FROM THE FOUND REF. 3, 1/2" REBAR, AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34.

THE NE CORNER OF THE SUBJECT TRACT WAS CALCULATED BY HOLDING THE REF. 8 DISTANCE NORTH ALONG THE EASTERLY LINE AS DESCRIBED ABOVE. THIS RENDERED A DISTANCE ALONG THE NORTH LINE OF THE SUBJECT PARCEL WITHIN 0.01' OF THE REF. 8 DISTANCE.

EXCEPTIONS AS PER TITLE REPORT

1) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE- GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED AUGUST 19, 1986 AS DOC. #061566. THIS SURVEY WAS NOT ABLE TO DETERMINE IF THE EASEMENT AFFECTED THE TRACT AS THE DOCUMENT'S EXHIBIT MAP WAS NOT SUFFICIENT TO LOCATE THE EASEMENT. NO POWER UTILITIES WERE LOCATED ON SUBJECT PARCEL AS PER FIELD OBSERVATION AND/OR UTILITY LOCATE.

EASEMENT AND COVENANT NOTES

STORM WATER DISTRIBUTION AREA:
EACH LOT OWNER IS RESPONSIBLE TO MAINTAIN THE AREA SHOWN AS "SMD" ON THIS PLAT AS A COVENANT FOREVER FOR THE FREE FLOW OF STORM WATER. NO BARRIER TO THE FREE FLOW OF STORM WATER IS ALLOWED WITHIN THE AREA. THIS AREA IS A NO BUILD AREA AND NO NON-PERMEABLE SURFACES ALLOWED, IT IS TO BE A NATIVE VEGETATED AREA. SEE THE STORM WATER PLAN PREPARED FOR BRONCO MEADOWS SUBDIVISION.

ROOF DRAIN INFILTRATION AREA:
EACH LOT OWNER IS RESPONSIBLE TO MAINTAIN THE AREA SHOWN AS "RDI" ON THIS PLAT AS A COVENANT FOREVER FOR THE INFILTRATION OF ROOF DRAIN STORM WATER. THIS AREA IS A NO BUILD AREA AND NO NON-PERMEABLE SURFACES ALLOWED, SEE THE STORM WATER PLAN PREPARED FOR BRONCO MEADOWS SUBDIVISION.

PUBLIC ACCESS PEDESTRIAN PATHWAY AND STORM WATER EASEMENT:
PRIVATE MAINTENANCE OBLIGATION. THE OWNER(S) OF LOTS 1-5 OF BRONCO MEADOW SUBDIVISION ACKNOWLEDGE AND AGREE THAT THE STORMWATER OPEN CHANNEL AND THE STORMWATER DETENTION FACILITY LOCATED AT THE BOTTOM OF SAID CHANNEL ON THE EASTERN AND NORTHERN PORTIONS OF LOT 5, INSIDE THE EASEMENT THAT IS DEPICTED ON PAGE 2 OF THE BRONCO MEADOW SUBDIVISION PLAT SHALL BE PRIVATE FACILITIES MAINTAINED BY THE OWNERS OF LOTS 1-5. THIS PLAT GRANTS TO THE CITY OF HOOD RIVER A PERPETUAL PUBLIC STORMWATER/DRAINAGE/PATHWAY AND ACCESS EASEMENT FOR THE PURPOSES OF PUBLIC ACCESS THROUGH THE SITE AND FOR ACCESS TO STORMWATER FACILITIES FOR MAINTENANCE THE STORMWATER FACILITIES IN THE EVENT THAT THE HOMEOWNERS OF LOTS 1-5 FAILS TO PERFORM REQUIRED SHARED MAINTENANCE RESPONSIBILITIES.

TEMPORARY FIRE APPARATUS TURN-AROUND EASEMENT:
K2-PAGE LLC IS RESPONSIBLE FOR REPLACING THE DRIVEWAY APPROACH TO THE TEMPORARY FIRE APPARATUS TURN-AROUND WITH CURB, GUTTER, PAVEMENT, PLANTER STRIP, SIDEWALK (IF DAMAGED), STREET TREES AND ANY RELATED PUBLIC IMPROVEMENTS. REPLACEMENT OF THE DRIVEWAY APPROACH TO THE FIRE APPARATUS TURN-AROUND WITH CURB AND RELATED STREET IMPROVEMENTS IS TO BE COMPLETED BY K2-PAGE LLC AFTER CARR DRIVE IS CONNECTED TO STREETS IN THE WILLOW PONDS PLANNED UNIT DEVELOPMENT (WILLOW PONDS PHASE 5). THE TEMPORARY FIRE APPARATUS TURN-AROUND EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 5 AND SHALL BE KEPT FREE AND CLEAR OF ANY OBSTACLES FOR ITS USE IN CASE OF EMERGENCY NEEDS. SEE PLANNING DECISION FILE NO. 2022-09. SEE IMPROVEMENT AGREEMENT BELOW.

DECLARATION OF COVENANTS AND RESTRICTIONS OF BRONCO MEADOW SUBDIVISION

IN DOCUMENT RECORDING NUMBER 2026-00609

DECLARATION OF DEED RESTRICTIONS/ RESTRICTIVE COVENANT (IMPROVEMENT AGREEMENT)

IN DOCUMENT RECORDING NUMBER 2026-00608

REFERENCES

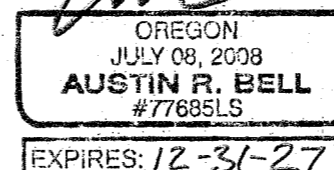
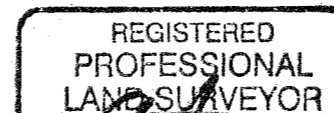
- 1) HOOD RIVER COUNTY SURVEY CS 1972039, BY NORMAN NEWTON, FOR DON NUNAMAKER, FILED JUNE 12, 1972
- 2) HOOD RIVER COUNTY SURVEY CS 1973004, BY RICHARD KING, FOR DON NUNAMAKER, FILED MARCH 27, 1973
- 3) HOOD RIVER COUNTY SURVEY CS 1983068, BY DANNY CRON, FOR RON KRIEG, FILED DEC. 16, 1983
- 4) HOOD RIVER COUNTY SURVEY CS 1985055, BY DANNY CRON, FOR CHARLES LUTZ, FILED SEP. 9, 1985
- 5) HOOD RIVER COUNTY SURVEY CS 1986036, BY KLEIN AND ASSOC., FOR H.C. YOUNKINS, FILED JUNE 30, 1986
- 6) PARTITION PLAT 9122, CS 1991053, BY DANNY CRON, FOR BENJAMIN AND GRACE FOSTER, FILED AUG. 8, 1991
- 7) SURVEY OF A LOT LINE ADJUSTMENT, CS 1994087, BY DANNY CRON, FOR MARCUS BERGEN, FILED AUG. 22, 1994
- 8) HOOD RIVER COUNTY SURVEY CS 2015039, BY TERRA SURVEYING, FOR RICHARD AND KASI GRIGGS, FILED SEPT. 16, 2015
- 9) SUNBURST VALLEY SUBD., CS 2016041, BY TERRA SURVEYING, FOR MICHAEL KETLER, FILED JUNE 30, 2016
- 10) WILLOW PONDS P.U.D. PHASE 4, CS 2023011, BY KLIEN AND ASSOCIATES, FOR BARONE HOLDINGS LLC, FILED 3/22/2023.

MAP 3N 10E 34AC LOT 4400



DATE	DESCRIPTION	BY
01/22	DRAFT	JMR
01/22	CHECK	ARB
01/26	DRAFT	TLW
01/26	CHECK	ARB

BRONCO MEADOW SUBDIVISION
FOR K2-PAGE LLC
CITY OF HOOD RIVER, OREGON



SHEET: 1 OF 2
PROJECT: 218302
DATE: Mar 2026

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO: 2026011
FILED: 5/21/2026
BY: g

RECORDING INFORMATION
RECORDING INFORMATION: 2026-012258
INSTRUMENT RECEIVED ON 21st DAY
OF May, 2026 AT 10am
[Signature]
HOOD RIVER COUNTY CLERK

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 "BRONCO MEADOW 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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT K2-PAGE LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY DEDICATE CARR DRIVE RIGHT OF WAY, PUBLIC ACCESS PEDESTRIAN PATHWAY AND STORM WATER EASEMENT, THE TEMPORARY FIRE APPARATUS TURN-AROUND EASEMENT AND THE PUBLIC UTILITY EASEMENT TO THE PUBLIC FOREVER, ALL OF OUR OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

[Signature]

CYNTHIA KURAHARA: MEMBER OF K2-PAGE LLC
This instrument was acknowledged before me on this 14th day of 04, 2026, by CYNTHIA KURAHARA.

Notary Name Printed Allison C. Cooper
Commission Number 22035869

Notary Public for the State of Oregon, WA
Hood River Co. Klickitat Cty.
My commission expires 08-18-2026

[Signature]

JON KURAHARA: MEMBER OF K2-PAGE LLC
This instrument was acknowledged before me on this 14th day of April, 2026, by JON KURAHARA.

Notary Name Printed Grant Cheney
Commission Number 22024711

Notary Public for the State of Oregon, Washington
Hood River Co.
My commission expires June 7, 2026

[Signature]

JESSICA PAGE: MEMBER OF K2-PAGE LLC
This instrument was acknowledged before me on this 17th day of April, 2026, by JESSICA PAGE.

Notary Name Printed Allison C. Cooper
Commission Number 22035869

Notary Public for the State of Oregon, WA
Hood River Co. Klickitat Cty.
My commission expires 08-18-2026

[Signature]

CALVIN PAGE: MEMBER OF K2-PAGE LLC
This instrument was acknowledged before me on this 17th day of 04, 2026, by CALVIN PAGE.

Notary Name Printed Allison C. Cooper
Commission Number 22035869

Notary Public for the State of Oregon, WA
Hood River Co. Klickitat Cty.
My commission expires 08-18-2026

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 29th DAY OF April, 2026.

[Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF May, 2026.

[Signature]
CITY OF HOOD RIVER MAYOR

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF May, 2026.

[Signature]
HOOD RIVER CITY PUBLIC WORKS / ENGINEER

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18 DAY OF May, 2026.

[Signature]
ICE FOUNTAIN WATER DISTRICT

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 12th DAY OF MAY, 2026.

[Signature]
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18 DAY OF MAY, 2026.

[Signature]
CHAIR, HOOD RIVER COUNTY COMMISSION

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18 DAY OF May, 2026.

[Signature]
HOOD RIVER COUNTY COMMISSION

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 19 DAY OF May, 2026.

[Signature]
HOOD RIVER COUNTY COMMISSION

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18 DAY OF May, 2026.

[Signature]
HOOD RIVER COUNTY COMMISSION

THE PLAT OF BRONCO MEADOW SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18 DAY OF May, 2026.

[Signature]
HOOD RIVER COUNTY COMMISSION

