

CENTERLINE OF VACATED MT. HOOD RIVER AVE.
S 88°55'40" E 352.11

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, MARKED LS 72306
 - SET 5/8" X 30" IRON ROD WITH 1/2" ALUMINUM CAP, STAMPED TERRA LS 72306
 - ◆ SET BRASS SCREW AND WASHER LS 72306
 - REFERENCE MONUMENT SET 1' NORTH OF TRUE CORNER (5/8" X 30" IRON ROD LS 72306)
- NOTE: ON C3 & C4: THE REFERENCE MONUMENT MEASURES 14' TO RADIUS POINTS SHOWN ON CURVE TABLE.

FOUND MONUMENT OF RECORD

CALCULATED, NOT FOUND OR SET

DEED OR PLAT CALL

PROTECTED DECIDUOUS TREE W/ DIAMETER

PROTECTED CONIFEROUS TREE W/ DIAMETER

PUBLIC UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT

P.U.E. PRIVATE UTILITY EASEMENT

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2008 021

DATE FILED: 3-24-08

BY: *Paul J. Jolly*

OWNER/DEVELOPER:

CREEKSIDE DEVELOPMENT GROUP, L.L.C.
RANDOLPH S. OLMSTEAD, MEMBER
FRANK S. AKIN JR., MEMBER
1401 BELMONT DRIVE
HOOD RIVER, OR. 97031
PHONE 541.490.5883

RECORDING INFORMATION:

PLAT NUMBER 200809161

INSTRUMENT RECEIVED ON THE 20th DAY

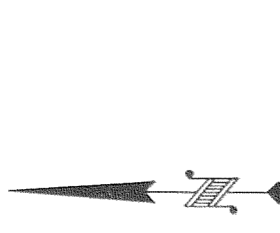
OF March 2008 AT

3:09 P.M.

Leah Day - Clerk
HOOD RIVER COUNTY CLERK

TAX LOT 2400

N 88°54'23" W 482.20



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 88°20'35" E	10.00
L2	N 01°32'39" E	10.00
L3	N 00°31'17" E	20.00
L4	N 88°52'22" W	10.00
L5	S 00°34'05" W	9.88
L6	S 00°34'05" W	9.38
L7	N 33°30'05" W	15.81
L8	N 88°50'20" W	8.23
L9	N 46°37'58" E	33.28
L10	N 03°09'59" E	10.14
L11	N 40°27'38" E	22.34
L12	N 55°02'43" E	18.83
L13	N 78°21'38" E	17.85
L14	N 66°45'38" E	26.42
L15	N 66°43'19" E	21.34
L16	N 61°49'39" E	33.38
L17	N 37°51'54" E	17.69
L18	N 45°00'37" E	5.83
L19	N 13°54'51" E	14.64
L20	N 51°22'38" E	27.46
L21	N 29°52'47" E	16.58
L22	N 38°48'39" E	26.00
L23	S 60°27'52" E	21.71
L24	N 65°07'22" E	22.21
L25	N 15°06'20" E	20.34
L26	N 58°12'53" E	24.08
L27	N 38°44'08" E	11.34
L28	S 88°52'18" E	7.61
L29	S 33°30'05" E	13.26

HOOD RIVER COUNTY SURVEY #2004-009

LOT ACRESAGES

LOT 1	2,262 Sq. Ft.
LOT 2	1,597 Sq. Ft.
LOT 3	1,587 Sq. Ft.
LOT 4	2,426 Sq. Ft.
LOT 5	2,462 Sq. Ft.
LOT 6	1,572 Sq. Ft.
LOT 7	1,572 Sq. Ft.
LOT 8	2,125 Sq. Ft.
LOT 9	2,125 Sq. Ft.
LOT 10	1,572 Sq. Ft.
LOT 11	2,125 Sq. Ft.
LOT 12	2,104 Sq. Ft.
LOT 13	1,580 Sq. Ft.
LOT 14	1,580 Sq. Ft.
LOT 15	2,135 Sq. Ft.
LOT 16	2,135 Sq. Ft.
LOT 17	1,580 Sq. Ft.
LOT 18	1,580 Sq. Ft.
LOT 19	2,445 Sq. Ft.
LOT 20	2,505 Sq. Ft.
LOT 21	1,560 Sq. Ft.
LOT 22	1,560 Sq. Ft.
LOT 23	2,145 Sq. Ft.
LOT 24	2,145 Sq. Ft.
LOT 25	5,965 Sq. Ft.
LOT 26	10,402 Sq. Ft.
LOT 27	5,007 Sq. Ft.
LOT 28	5,006 Sq. Ft.
LOT 29	5,006 Sq. Ft.
LOT 30	2,125 Sq. Ft.
LOT 31	1,572 Sq. Ft.
LOT 32	1,572 Sq. Ft.
LOT 33	2,125 Sq. Ft.
LOT 34	2,125 Sq. Ft.
LOT 35	1,572 Sq. Ft.
LOT 36	1,572 Sq. Ft.
LOT 37	2,194 Sq. Ft.

NOTE: THE CENTERLINE OF HENDERSON CREEKS SERVES AS THE BOUNDARY OF CREEKSIDE SUBDIVISION PHASE 1. A 10' NO BUILD PROTECTION EASEMENT FROM THE TOP OF BANK ON EITHER SIDE OF HENDERSON CREEK IS SHOWN ON PLAT.

THE PLAT SHOWS SIGNIFICANT TREES THAT ARE NOT TO BE REMOVED. THESE NATIVE TREES WILL BE REPLACED 3 TO 1 IF REMOVED OR DESTROYED.

THERE IS NO NEED FOR SLOPE EASEMENTS ON CREEKSIDE PHASE 1.

NOTE: THIS BOUNDARY LINE REPRESENTS THE WEST LINE OF THE VACATED EAST 20' OF MT. ADAMS AVENUE.

NEW TEMPORARY FIRE DEPARTMENT TURN-A-ROUND EASEMENT. # 2008 09160

THE THICK DASHED LINE IS THE DSL LOCATED WETLAND AREA.

PUBLIC UNDERGROUND UTILITY, INGRESS AND EGRESS EASEMENT

NEW: THIS LOT IS SUBJECT TO A 10' "NO BUILD" SET BACK REPRESENTED BY THIS LINE. THIS LINE IS 10' FROM THE TOP OF BANK OF HENDERSON CREEK.

FOUND 3 1/4" U.S.C.E. BRASS CAP @ QUARTER CORNER BETWEEN SECTIONS 27 & 34.

LINE LEGEND:

- 10' CREEK BUFFER AS MEASURED FROM THE TOP OF BANK OF HENDERSON CREEK
- - - - DSL WETLAND (WD #05.0661)
- CENTERLINE OF HENDERSON CREEK

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	11°35'26"	90.00	18.21	18.18	S 83°02'34" E
C2	34°04'10"	100.00	59.46	58.59	S 16°28'02" E
C3	94°35'08"	15.00	24.76	22.04	S 44°02'08" W
C4	93°18'55"	15.00	24.43	21.82	N 42°16'08" W
C5	34°04'07"	75.00	44.60	43.94	S 16°27'56" E
C6	18°23'23"	125.00	40.12	39.95	S 08°37'40" E
C7	15°40'18"	125.00	34.19	34.08	S 25°32'53" E
C8	13°25'32"	90.00	21.09	21.04	S 82°07'31" E

ACREAGE:
THE PHASE 1 OF CREEKSIDE SUBDIVISION CONTAINS 116,321 SQUARE FEET, MORE OR LESS.
THE TOTAL PARCEL CONTAINS 246,891 SQUARE FEET, MORE OR LESS.

CREEKSIDE SUBDIVISION PHASE 2

TAX LOT 2200

NEW: THIS LINE REPRESENTS A 10' "NO BUILD" SET BACK FROM TOP OF BANK OF HENDERSON CREEK.

FOOT PATH

PUBLIC USE EASEMENT AREA 20'

PRIVATE DRIVE

TRACT A

5,411 SQ. FT. ±

OPEN SPACE

WETLAND

CREEK

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

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WETLAND

WETLAND

WETLAND

WETLAND

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2009

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By *Leah Day* Deputy

PLAT OF

CREEKSIDE SUBDIVISION PHASE 1

RECEIVED MAR 21 2008

CS 2008 0211

TERRA SURVEYING

DATE MONUMENTED: AUGUST 28, 2007
SCALE: 1" = 40'
PROJECT: 206043PLAT1
ASSESSORS MAP: 3N-10E-27D
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

NOTE:
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this plat to be an exact copy of the original plat recorded in the county recorders office.

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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 AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "CREEKSIDE SUBDIVISION PHASE 1" HOOD RIVER COUNTY, STATE OF OREGON.

BEING LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS DISK AT THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 88°50'18" WEST ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 00°33'05" EAST A DISTANCE OF 490.03 FEET; THENCE NORTH 88°53'58" WEST A DISTANCE OF 482.33 FEET; THENCE SOUTH 00°32'00" WEST A DISTANCE OF 489.50 FEET TO A 1/2" REBAR; THENCE SOUTH 88°50'18" EAST A DISTANCE OF 482.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION INURED HERETO BY REASON OF THE VACATION OF A PORTION OF 30TH STREET, VACATED BY ORDINANCE 1866, FILED AS MICROFILM NO. 20050208 ON JANUARY 14, 2005.

Erik M. Carlson
ERIK M. CARLSON
PLS 72306

DECLARATION AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT CREEKSIDE DEVELOPMENT GROUP, L.L.C. DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "CREEKSIDE SUBDIVISION PHASE 1". SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND RANDY OLMSTEAD AS THE MANAGING MEMBER, DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL STREETS, STORM WATER DETENTION AREA, OPEN SPACE, AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT MAP.

Randy Olmstead
RANDY OLMSTEAD, MEMBER

Frank S. Akin Jr.
FRANK S. AKIN JR., MEMBER

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 "CREEKSIDE SUBDIVISION PHASE 1" 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 A. Ramsey
HOOD RIVER COUNTY DIRECTOR OF BUDGET
FINANCE & TAX COLLECTOR

Dandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF HOOD RIVER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12th DAY OF February, 2008, RANDY OLMSTEAD AND FRANK S. AKIN JR. AS MANAGING MEMBERS OF THE CREEKSIDE DEVELOPMENT GROUP, L.L.C.

Nancy J. White
Nancy J. White
PRINT NAME OF NOTARY
Nancy J. White
(Signature of Notary)
COMMISSION NUMBER: 411534
MY COMMISSION EXPIRES: November 2, 2010

RECORDING INFORMATION:

PLAT NUMBER: 20080961
INSTRUMENT RECEIVED ON THE 20th DAY
OF March, 2008 AT
3:09 P.M.
Spainlay - Clerk
HOOD RIVER COUNTY CLERK

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CREEKSIDE SUBDIVISION" TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE NO. 20080954 RECORDED

March 20, 2008, HOOD RIVER COUNTY DEED RECORDS.

REFERENCES:

- HOOD RIVER COUNTY SURVEY NO. 2006025
- HOOD RIVER COUNTY SURVEY NO. 2004009
- HOOD RIVER COUNTY SURVEY NO. 2003071
- HOOD RIVER COUNTY SURVEY NO. 89036
- HOOD RIVER COUNTY SURVEY NO. 80022
- HOOD RIVER COUNTY BOOK 16 OF DEEDS, PAGE 343.
- HOOD RIVER COUNTY BOOK 16 OF DEEDS, PAGE 483.
- HOOD RIVER COUNTY BOOK 21 OF DEEDS, PAGE 107.
- HOOD RIVER COUNTY BOOK 27 OF DEEDS, PAGE 28.
- HOOD RIVER COUNTY BOOK 57 OF DEEDS, PAGE 571.
- HOOD RIVER COUNTY BOOK 57 OF DEEDS, PAGE 574-575.
- HOOD RIVER COUNTY MICROFILM NO. 820880.
- HOOD RIVER COUNTY MICROFILM NO. 741554.
- HOOD RIVER COUNTY MICROFILM NO. 20052876.
- HOOD RIVER COUNTY MICROFILM NO. 712209.
- HOOD RIVER COUNTY MICROFILM NO. 20054223.
- HOOD RIVER COUNTY MICROFILM NO. 20062066.
- HOOD RIVER COUNTY MICROFILM NO. 20065575.
- HOOD RIVER COUNTY MICROFILM NO. 20050208.
- PLAT OF ERWIN & WATSON'S SECOND ADDITION FILED AUGUST 8TH 1890

OWNER/DEVELOPER:
CREEKSIDE DEVELOPMENT GROUP, L.L.C.
RANDOLPH S. OLMSTEAD, MEMBER
FRANK S. AKIN JR., MEMBER
1401 BELMONT DRIVE
HOOD RIVER, OR. 97031
PHONE 541.490.5883

APPROVALS:

THE PLAT OF "CREEKSIDE SUBDIVISION PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 15th DAY OF February, 2008.
Shirley A. Ramsey
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "CREEKSIDE SUBDIVISION PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 14th DAY OF FEBRUARY, 2008.
Randy Olmstead
HOOD RIVER CITY DIRECTOR OF PUBLIC WORKS & ENGINEERING

THE PLAT OF "CREEKSIDE SUBDIVISION PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 26th DAY OF February, 2008.
Randy Olmstead
FIRE DEPARTMENT, CITY OF HOOD RIVER

THE PLAT OF "CREEKSIDE SUBDIVISION PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 20th DAY OF February, 2008.
Guthrie Auldridge
PLANNING DIRECTOR, CITY OF HOOD RIVER

THE PLAT OF "CREEKSIDE SUBDIVISION PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 27th DAY OF February, 2008.
Edwin McHenry
REORDER, CITY OF HOOD RIVER

THE PLAT OF "CREEKSIDE SUBDIVISION PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 26th DAY OF February, 2008.
Spainlay - Clerk
MAYOR, CITY OF HOOD RIVER

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
CS# 2008 021
DATE FILED: 3-24-08
BY: *Shirley A. Ramsey*

THE PLAT OF "CREEKSIDE SUBDIVISION PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 15th DAY OF March, 2008.
Randy Olmstead
HOOD RIVER COUNTY COMMISSIONER CHAIRMAN

THE PLAT OF "CREEKSIDE SUBDIVISION PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 3rd DAY OF March, 2008.
Shirley A. Ramsey
HOOD RIVER COUNTY COMMISSIONER

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HOOD RIVER COUNTY COMMISSIONER

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HOOD RIVER COUNTY COMMISSIONER

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Shirley A. Ramsey
HOOD RIVER COUNTY COMMISSIONER

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PRODUCE A PLAT OF 37 LOTS IN PHASE 1 OF CREEKSIDE SUBDIVISION ON A PORTION OF TAX LOT 2200 OF HOOD RIVER TAX ASSESSORS MAP 3N 10E 27S. THE BASIS OF BEARING FOR THIS PLAT IS THE SOUTH LINE OF HOOD RIVER COUNTY SURVEY NO. 2004-009, WHICH IS ALSO THE SOUTH LINE OF SECTION 27. THE BOUNDARY SHOWING HAS BEEN SURVEYED AND MONUMENTED IN REFERENCE SURVEYS #89036 AND 2004-009. MEASUREMENTS WERE AGREED WITH OUR FIELD NOTES. TAX LOTS 2200 AND 2400 HAD A BOUNDARY ADJUSTMENT COMPLETED IN DECEMBER OF 2000 WITH A SURVEY FILED WITH THE COUNTY SURVEYOR ON MARCH 3RD, 2004. THERE WERE SOME SLIGHT DISCREPANCIES IN THE DEED DISTANCES SHOWN ON THE HISTORIC SURVEYS.
THE MONUMENTS WERE TIED AS SHOWN ON THIS PLAT. ONLY ONE MONUMENT SET FOR THE BOUNDARY LINE ADJUSTMENT WAS FOUND. I BELIEVE THAT THE MONUMENTS WERE DESTROYED DURING ROCK CRUSHING IN THE AREA. THE MONUMENT WE CHECKED INTO WAS AN IRON ROD FOUND AT THE NORTHWEST OF ADJUSTED TAX LOT 2400. AT THE NORTHEAST CORNER OF THE ERWIN & WATSON'S 2ND ADDITION I FOUND A 3/8" IRON ROD BURIED 1/2 FOOT DOWN AT THE SOUTH 1/16TH CORNER AS MENTIONED IN CS#2004-009. THIS AREA WAS SEARCH CAREFULLY FOR A SECOND MONUMENT WHICH WE DID NOT FIND. MEASUREMENTS MATCHED PREVIOUS RECORD DISTANCES WITHIN TOLERANCES.
IN THE DESCRIPTION OF THE NEWLY ADJUSTED TAX LOT 2200, HOOD RIVER COUNTY RECORDS #20052876 CALLS "TO A POINT ON THE SOUTH LINE OF SECTION 27 FROM WHICH A 1/2" IRON ROD BEARS N 73°13'09" E; 0.14 FEET" I ACCEPTED THE MONUMENT AS THE SOUTHWEST CORNER OF THIS TRACT OF LAND. THIS MONUMENT WAS SET TO MONUMENT THE PRE-EXISTING SOUTHWEST CORNER OF THIS TRACT OF LAND. CALLING THE CALCULATED POSITION 0.14 FEET FROM A 18 YEAR OLD MONUMENT WOULD SEEM TO CAUSE CONFUSION IN THE FUTURE.

NOTE ABOUT HOMEOWNERS ASSOCIATION:

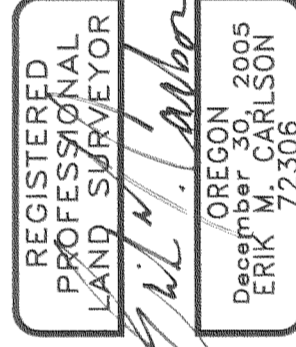
THERE ARE A VARIETY OF EASEMENTS THAT ARE SHOWN ON PAGE 1 OF THIS PLAT. THE MAINTENANCE AND RESTRICTIONS ON OPEN SPACE, PRIVATE DRIVE PUBLIC UTILITY EASEMENTS AND PUBLIC USE EASEMENT AREA ARE TO BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

NOTE ABOUT SUBDIVISION LOTS:

LOTS "1-4, 5-8, 9-12, 13-16, 17-20, 21-24, 30-33, 34-37 SHALL BE USED ONLY FOR 4-UNIT TOWNHOUSE BUILDINGS, AS APPROVED THROUGH CITY PLANNING FILE #2005-53, UNLESS THE PLAT IS AMENDED IN CONFORMANCE WITH OREGON REVISED STATUTES AND CITY ORDINANCES.

NOTE:

As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this plat to be an exact copy of the original plat recorded in the county recorders office.



TERRA SURVEYING

DATE: AUGUST 28, 2007
SCALE: 1" = 40'
PROJECT: 206043PLAT1
ASSESSORS MAP: 3N-10E-27D
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E-Mail: terra@orange.net

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By E. Spainlay Deputy

PLAT OF
CREEKSIDE SUBDIVISION PHASE 1