

PLAT OF  
"ELAN ESTATES" SUBDIVISION  
PAGE 1 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
CS# 2010 063  
DATE FILED: 12-2-10  
BY: RA

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO CREATE ELAN ESTATES SUBDIVISION, CONSISTING OF SIX LOTS. MONUMENTS FOUND ARE NOTED ON THIS PLAT. PROPERTY CORNERS, RESULTING FROM THE FORMATION OF NEW LOTS, WERE SET AS NOTED.

\*NOTE: NO PARKING IS PERMITTED IN THE FIRE-ACCESS TURN EASEMENT. IN ADDITION THIS EASEMENT SHALL BE VALID UNTIL THE PUBLIC STREET (ELAN DRIVE) IS EXTENDED WEST AND CONNECTS TO FRANKTON ROAD.

**LOCATION OF SURVEY:**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34 OF TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD RIVER COUNTY, STATE OF OREGON.

5/8" IRON ROD FOUND AT THE 1/16th CORNER IN MON. BOX

MAY STREET  
BASIS OF BEARING  
S 88°55'56" E 1322.33' (1322.36')

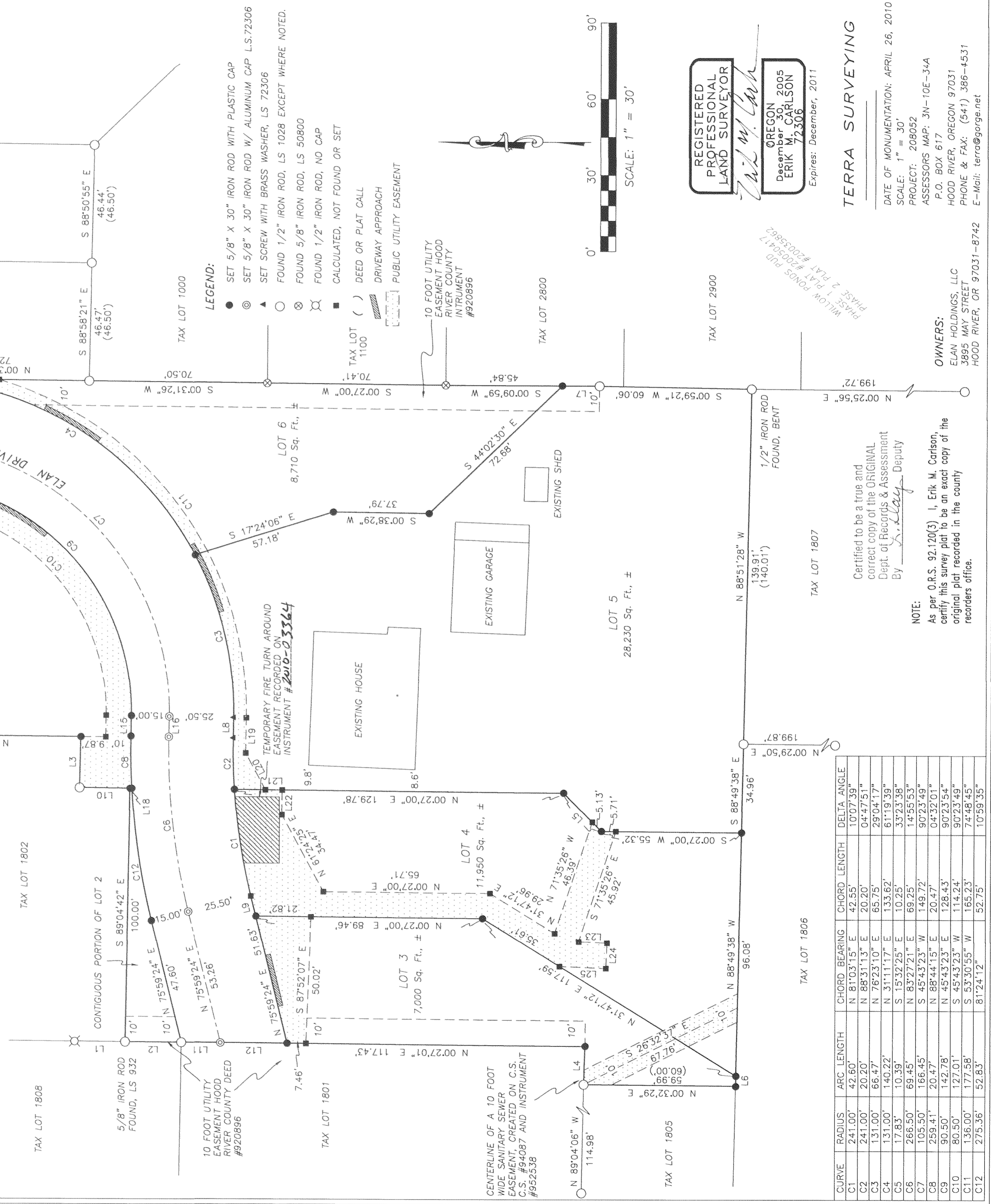
FOUND BRASS CAP AT THE 1/16th CORNER IN MON. BOX.

LINE	BEARING	DISTANCE
L1	S 00°28'21" W	20.01'
L2	S 00°24'50" W	22.23'
L3	S 88°54'55" E	20.00'
L4	N 87°44'19" W	15.02'
L5	N 45°26'56" E	21.21'
L6	S 88°49'38" E	3.95'
L7	N 00°10'02" E	14.71'
L8	S 89°04'37" E	8.05'
L9	N 75°59'32" E	8.21'
L10	N 00°38'50" E	19.92'
L11	N 00°26'58" E	15.49'
L12	N 00°26'58" E	26.33'
L13	S 88°54'57" E	17.84'
L14	N 88°54'57" E	25.50'
L15	N 89°04'43" W	8.05'
L16	N 89°04'43" W	8.05'
L17	N 00°31'28" E	12.39'
L18	N 00°39'41" E	0.74'
L19	S 89°04'43" E	13.85'
L20	N 61°24'25" E	16.41'
L21	S 00°27'00" W	6.66'
L22	N 89°04'43" W	9.79'
L23	S 02°21'08" W	11.15'
L24	S 87°38'52" E	10.00'
L25	S 02°21'08" W	18.29'

**NOTE ABOUT TREE PRESERVATION:**  
NATIVE TREES AND SHRUBS WITH TRUNK DIAMETER OF SIX INCHES AND GREATER, AND NATIVE PLANTS WITHIN THEIR DRIP LINES, ARE SUBJECT TO THE CITY OF HOOD RIVER'S LANDSCAPE CONSERVATION STANDARDS. THE LOCATION OF NATIVE TREES AND SHRUBS ARE IDENTIFIED ON A TREE PROTECTION MAP FILED WITH THE CITY OF HOOD RIVER PLANNING DEPARTMENT (FILE #2008-11). ANY NATIVE TREE OR SHRUB IDENTIFIED ON THE TREE PROTECTION MAP SHALL BE PRESERVED UNLESS REMOVAL IS APPROVED BY THE CITY PLANNING DEPARTMENT IN ACCORDANCE WITH APPLICABLE LANDSCAPE CONSERVATION STANDARDS.

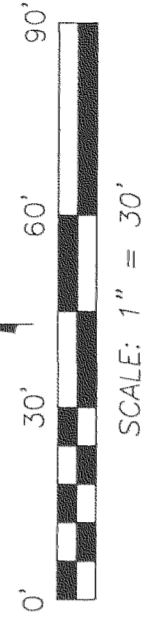
VEHICLE ACCESS RESTRICTION FOR LOT 1

INGRESS, EGRESS EASEMENT AS RECORDED IN HOOD RIVER COUNTY RECORDS INSTRUMENT #2000-2733



**LEGEND:**

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- ⊙ SET 5/8" X 30" IRON ROD W/ ALUMINUM CAP L.S.72306
- ▲ SET SCREW WITH BRASS WASHER, LS 72306
- FOUND 1/2" IRON ROD, LS 1028 EXCEPT WHERE NOTED.
- ⊗ FOUND 5/8" IRON ROD, LS 50800
- ⊘ FOUND 1/2" IRON ROD, NO CAP
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- ▨ DRIVEWAY APPROACH
- ▩ PUBLIC UTILITY EASEMENT



REGISTERED PROFESSIONAL LAND SURVEYOR  
Erik M. Carlson  
OREGON 2005  
December 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2011

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	241.00'	42.60'	N 81°03'15" E	42.55'	100°7'39"
C2	241.00'	20.20'	N 88°31'13" E	20.20'	04°47'51"
C3	131.00'	66.47'	N 76°23'10" E	65.75'	29°04'17"
C4	131.00'	140.22'	N 31°11'11" E	133.62'	61°19'39"
C5	17.83'	10.39'	S 15°32'25" E	10.25'	33°23'38"
C6	266.50'	69.45'	N 83°27'21" E	69.25'	14°55'53"
C7	105.50'	166.45'	S 45°43'23" W	149.72'	90°23'49"
C8	259.41'	20.47'	N 88°44'15" E	20.47'	04°32'01"
C9	90.50'	142.78'	N 45°43'23" E	128.43'	90°23'54"
C10	80.50'	172.01'	S 45°43'23" W	114.24'	90°23'49"
C11	136.00'	177.58'	S 53°30'55" W	165.23'	74°48'45"
C12	275.36'	52.83'	N 81°24'12" E	52.75'	10°59'35"

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By: *[Signature]* Deputy

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

**OWNERS:**  
ELAN HOLDINGS, LLC  
3895 MAY STREET  
HOOD RIVER, OR 97031-8742  
E-Mail: terra@gorge.net

TERRA SURVEYING

DATE OF MONUMENTATION: APRIL 26, 2010  
SCALE: 1" = 30'  
PROJECT: 208052  
ASSESSORS MAP: 3N-10E-34A  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

PLAT OF  
**"ELAN ESTATES" SUBDIVISION**  
 PAGE 2 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICECS# 2010 063DATE FILED: 12-2-10BY: RJ

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Erik M. Carlson*  
 ERIK M. CARLSON  
 72306

OREGON  
 December 30, 2009  
 ERIK M. CARLSON  
 72306

Expires: December, 2011

FILED FOR RECORD THIS 29<sup>th</sup> DAY  
 OF NOVEMBER, 2010  
 INSTRUMENT NO. 2010-1113

**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 THE LAND REPRESENTED ON THE PLAT OF "ELAN ESTATES SUBDIVISION", HOOD RIVER COUNTY, STATE OF OREGON.

*Erik M. Carlson*  
 ERIK M. CARLSON  
 PLS 72306

**NOTE:**

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

**LEGAL DESCRIPTION OF THE SUBDIVISION:**

The East 260 feet of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon.

**EXCEPTING THEREFROM:**

The South 260 feet thereof and the West 120 feet of the North 200 feet thereof and the North 30 feet of the East 140 feet thereof.

**TOGETHER WITH:**

The North 60 feet of Parcel 2, & 3 of Partition Plat No. 9316 as filed May 26, 1993 and being a portion of the Southwest quarter of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon.

**EXCEPTING THEREFROM:**

The South 20 feet of the North 220 feet of the West 100 feet of the East 260 feet of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon.

**APPROVALS:**

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 25<sup>th</sup> DAY OF October, 2010*David H. Bird*

HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 25<sup>th</sup> DAY OF OCTOBER, 2010*David H. Bird*

CITY OF HOOD RIVER ENGINEER

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 28<sup>th</sup> DAY OF October, 2010*Cheryl Gray*

CITY OF HOOD RIVER RECORDER

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 26<sup>th</sup> DAY OF October, 2010*Cynthia Walbridge*

CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 27<sup>th</sup> DAY OF October, 2010*Keith B. G.*

CITY OF HOOD RIVER MAYOR

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 15<sup>th</sup> DAY OF November, 2010*David Rivers*

CHAIRMAN HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 15<sup>th</sup> DAY OF November, 2010*Michelle*

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 15<sup>th</sup> DAY OF November, 2010*Michelle*

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 15<sup>th</sup> DAY OF November, 2010*Chuck Johnson*

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "ELAN ESTATES SUBDIVISION"

WAS EXAMINED AND APPROVED BY ME

THIS 15<sup>th</sup> DAY OF November, 2010*Keith B. G.*

HOOD RIVER COUNTY COMMISSIONER

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 "ELAN ESTATES 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.

*David A. Brown*  
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE, TREASURER/TAX COLLECTOR

*James S. Smith*  
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS.

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS THAT ELAN HOLDINGS, LLC, DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE PLAT OF "ELAN ESTATES SUBDIVISION" IN ACCORDANCE WITH ORS CHAPTER 92 AND HEREBY DEDICATES THE ROAD NAMED ELAN DRIVE AND PUBLIC EASEMENTS TO THE CITY OF HOOD RIVER SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AND AS SHOWN ON THIS PLAT MAP.

*Rael Isacowitz*  
 RAEL ISACOWITZ, MANAGING MEMBER, ELAN HOLDINGS, LLC

**ACKNOWLEDGMENT:**STATE OF Oregon } SS:COUNTY OF Hood River }THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-25-10BY Rael Isacowitz AS A REPRESENTATIVE OF ELAN HOLDINGS, LLC.NAME OF NOTARY (PRINT) Nicole Maria PlazemkSIGNATURE OF NOTARY *Nicole Maria Plazemk*COMMISSION NUMBER 416991MY COMMISSION EXPIRES: 5/2/11**COVENANTS AND RESTRICTIONS:**

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "ELAN ESTATES SUBDIVISION" TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE FEE NO. \_\_\_\_\_ RECORDED \_\_\_\_\_ IN OF FINAL PLAT NONE AT TIME OF \_\_\_\_\_ HOOD RIVER COUNTY DEED RECORDS.

**BASIS OF BEARING:**

HOOD RIVER COUNTY SURVEY #94087

**REFERENCES:**

HOOD RIVER COUNTY SURVEY NO. 94087  
 HOOD RIVER COUNTY PARTITION PLAT NO. 9316  
 HOOD RIVER COUNTY SURVEY NO. 2003-066  
 HOOD RIVER COUNTY SURVEY NO. 96044  
 HOOD RIVER COUNTY SURVEY NO. 89090  
 HOOD RIVER COUNTY SURVEY NO. 83068  
 HOOD RIVER COUNTY SURVEY NO. 90075  
 HOOD RIVER COUNTY PARTITION PLAT NO. 200111P  
 HOOD RIVER COUNTY SURVEY NO. 92031  
 HOOD RIVER COUNTY SURVEY NO. 2005-011  
 HOOD RIVER COUNTY SURVEY NO. 98020  
 HOOD RIVER COUNTY SURVEY NO. 94059  
 HOOD RIVER COUNTY QUITCLAIM DEED NO. 20064332  
 HOOD RIVER COUNTY INSTRUMENT NO. 20002733  
 HOOD RIVER COUNTY DEED RECORDS NO. 952538

**EASEMENT REFERENCES:**

1. HOOD RIVER COUNTY RECORD EASEMENT MICROFILM NO. 952538.  
 2. HOOD RIVER COUNTY RECORD EASEMENT OF INGRESS AND EGRESS, MICROFILM NO. 20002733.

**OWNERS:**

ELAN HOLDINGS, LLC  
 3895 MAY STREET  
 HOOD RIVER, OR 97031-8142

**TERRA SURVEYING**

DATE OF MONUMENTATION: APRIL 26, 2010  
 SCALE: 1" = 30'  
 PROJECT: 208052  
 ASSESSORS MAP: 3N-10E-34A  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE & FAX: (541) 366-4531  
 E-Mail: terra@gorge.net

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