

2014-01192

# PLAT OF FAIRWAY ESTATES SUBDIVISION

IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON  
02N10E03A TAX LOTS 800, 900, 1000 & 1100

PAGE 1 OF 4

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT HPC PROPERTIES, INC., JANET PRINCEHOUSE, MANAGER, IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY GRANT TO THE PUBLIC FOREVER ALL STREETS, RIGHTS OF WAY AND PUBLIC UTILITY EASEMENTS WITH OUR OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

*Janet Princehouse, Manager*  
JANET PRINCEHOUSE, MANAGER OF HPC PROPERTIES, INC.

This instrument was acknowledged before me on this 22 day of April, 2014, by  
JANET PRINCEHOUSE.

*Sandra A. Scholtz*  
Notary Name Printed *Sandra L. Scholtz*

Commission Number 4404768

Notary Public for the State of Oregon, Hood River Co.  
My commission expires February 11, 2016

## REFERENCES

- HOOD RIVER COUNTY SURVEY NO. CS 2007-025
- HOOD RIVER COUNTY SURVEY NO. CS 2006-042
- HOOD RIVER COUNTY SURVEY NO. CS 2008-005(9)
- HOOD RIVER COUNTY SURVEY NO. 910719
- HOOD RIVER COUNTY SURVEY NO. 920006
- HOOD RIVER COUNTY SURVEY NO. 920005
- HOOD RIVER COUNTY SURVEY NO. 840404
- HOOD RIVER COUNTY SURVEY NO. 810004
- HOOD RIVER COUNTY SURVEY NO. 760712
- HOOD RIVER COUNTY SURVEY NO. 19552
- HOOD RIVER COUNTY SURVEY NO. 13661
- HOOD RIVER COUNTY SURVEY NO. 13546
- HOOD RIVER COUNTY SURVEY NO. 13445
- HOOD RIVER COUNTY SURVEY NO. 06710
- HOOD RIVER COUNTY BOOK 15 OF DEEDS, PAGE 334-335.
- HOOD RIVER COUNTY SURVEY NO. 830403
- HOOD RIVER COUNTY B.L.A. 2007-01336
- HOOD RIVER COUNTY SURVEY NO. CS 2018 050

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 "FAIRWAY ESTATES" 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.

HOOD RIVER COUNTY DIRECTOR OF BUDGET, FINANCE & TAX COLLECTOR

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS



THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 22 DAY OF April, 2014.

*Neil Brock*  
FARMERS IRRIGATION DISTRICT

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 23 DAY OF April, 2014.

*R. S. ...*  
HOOD RIVER COUNTY PLANNING COMMISSION CHAIR

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 25 DAY OF April, 2014.

*M. ...*  
HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 15 DAY OF April, 2014.

*...*  
CHAIR, HOOD RIVER COUNTY COMMISSION

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 15 DAY OF April, 2014.

*...*  
HOOD RIVER COUNTY COMMISSION

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF April, 2014.

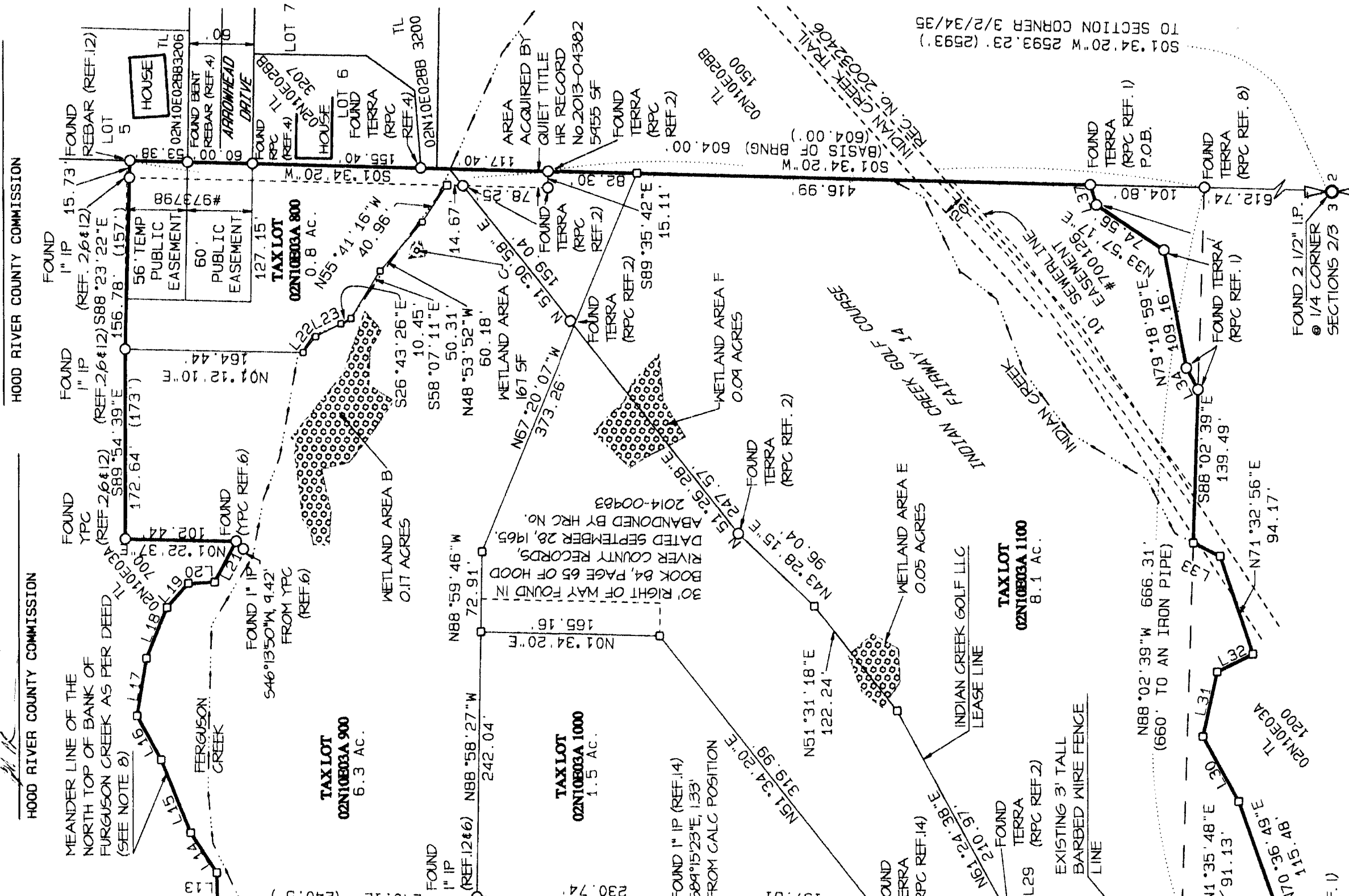
*...*  
HOOD RIVER COUNTY COMMISSION

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF April, 2014.

*...*  
HOOD RIVER COUNTY COMMISSION

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS    DAY OF   , 2014.

*...*  
HOOD RIVER COUNTY COMMISSION



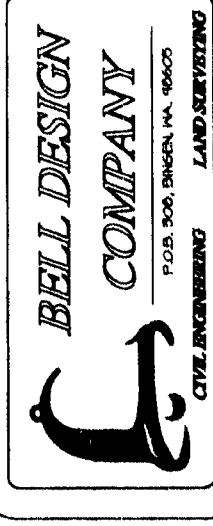
## PARENT PARCEL EXHIBIT

2N10E3A TAX LOTS 800, 900, 1000 & 1100

## FAIRWAY ESTATES SUBDIVISION

FOR HPC PROPERTIES, INC., HOOD RIVER COUNTY, OREGON

DATE	DESCRIPTION	BY
7/14	DRAFT	AK
7/14	CHECK	AK



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MAP THE PROPERTY BOUNDARIES OF TAX LOTS 800, 900, 1000, & 1100 (AS DEFINED IN STATUTORY WARRANTY DEED, HRC RECORD NO. 2014-00953) AND THEN TO SUBDIVIDE THE TOTAL PARCEL INTO T. LOTS AS PER THE FINAL ORDER FOR SUBDIVISION NO. 07-341 BY HOOD RIVER COUNTY PLANNING COMMISSION MONUMENTS WERE FOUND AND NOTED ON THE PLAT. NO MAJOR DISCREPANCIES WERE FOUND. A CLOSED TRAVERSE WAS PERFORMED AROUND THE PARCEL WITH CLOSURE ERRORS WITHIN ACCEPTABLE LIMITS.

## EASEMENTS:

EASEMENTS LOCATED ON THIS SURVEY WERE PROVIDED BY OUR CLIENT IN THE AMERITITLE TITLE REPORT. BLANKET EASEMENTS: AN EASEMENT IN FAVOR OF VALLEY IMPROVEMENT COMPANY FOR A CANAL OR DITCH 25 FOOT IN WIDTH IS RECORDED IN BOOK H, PAGE 462 OF HOOD RIVER COUNTY RECORDS DATED MARCH 27, 1947. AN EASEMENT FOR A DOMESTIC WATER LINE FOR TAX LOT 800 IS RECORDED IN BOOK 30, PAGE 621 OF HOOD RIVER COUNTY RECORDS, DATED MAY 6, 1944. AN EASEMENT FOUND IN HOOD RIVER COUNTY RECORDS MICROFILM NO. 661668, DATED SEPTEMBER 5, 1986 AND APPEARING ON THE TITLE REPORT IS A WATERLINE EASEMENT LOCATED ADJACENT TO THE SUBJECT PARCEL. HOOD RIVER COUNTY RECORD NO. 20224 DOES NOT PERTAIN TO PARCEL DUE TO A BOUNDARY LINE ADJUSTMENT. ENTIRE PARCEL IS SUBJECT TO DEED RESTRICTIONS AS PER HOOD RIVER COUNTY RECORD NO. 840086, LEASE AGREEMENT IN HOOD RIVER COUNTY RECORDS NO. 201204140.

## LEGEND

- FOUND SURVEY MARKER
- (RPC) RED PLASTIC CAP
- (YPC) YELLOW PLASTIC CAP
- (I.P.) IRON PIPE
- ◊ CALCULATED CORNER;
- ◊ NOT SET OR FOUND.
- ▲ CALCULATED CORNER;
- ▲ FALLS IN CREEK.

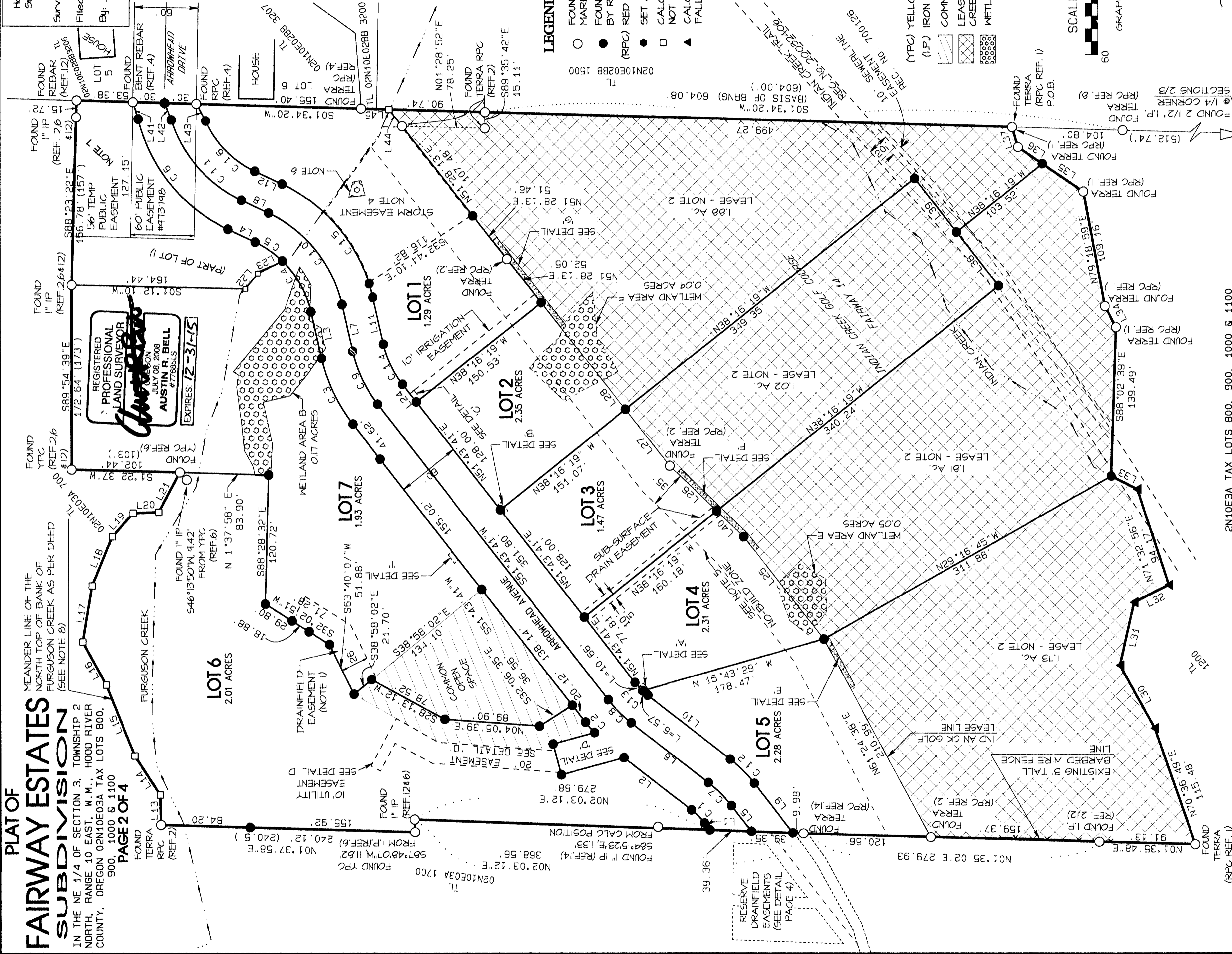
CS 2014 010-1

SHEET: 1 OF 4  
PROJECT: 068183  
DATE: APR 2014

2014-01192

Hood River County  
Surveyor's Office  
Survey No: **CS 2014 010**  
Filed Date: **7-7-14**  
Bj: *[Signature]*

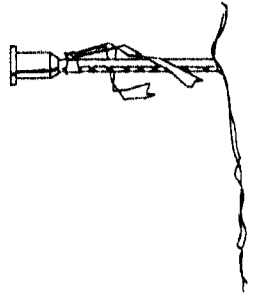
**BASIS OF BEARING**  
N01°34'20"E  
A6 PER REFERENCE  
CS 2007 025 N01°34'20"E



**LEGEND**

- FOUND SURVEY MARKER
- FOUND MONUMENT SET BY REF. 20 SURVEY (RPC) RED PLASTIC CAP
- SET ALUM. CAP
- CALCULATED CORNER; NOT SET OR FOUND.
- ▲ CALCULATED CORNER; FALLS IN CREEK.

- (YFC) YELLOW PLASTIC CAP
- (I.P.) IRON PIPE
- COMMON OPEN SPACE
- LEASE TO INDIAN CREEK LLC
- WETLAND AREAS



Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

O:\2006\B183\06B183SUB\_PLAT.pro

CS 2014 010-2

**PLAT OF FAIRWAY ESTATES SUBDIVISION**  
IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON 02N10E03A TAX LOTS 800, 900, 1000 & 1100  
**PAGE 2 OF 4**

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*[Signature]*  
AUSTIN R. BELL  
#77685LS  
EXPIRES: 12-31-15

SHEET: 2 OF 4  
PROJECT: 06B183  
DATE: Apr 2014

**FAIRWAY ESTATES SUBDIVISION**  
FOR HPC PROPERTIES, INC.  
HOOD RIVER COUNTY, OREGON

DATE	DESCRIPTION	BY
4/14	DRAFT	AKK
4/14	CHECK	AKK

**BELL DESIGN COMPANY**  
CIVIL ENGINEERING LAND SURVEYING  
1725.505, CHEW, WA, 90005

2N10E3A TAX LOTS 800, 900, 1000 & 1100

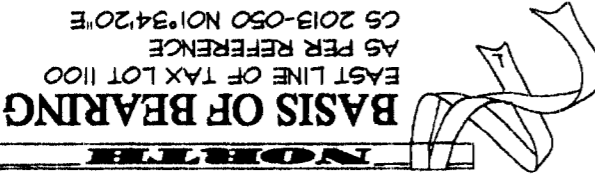
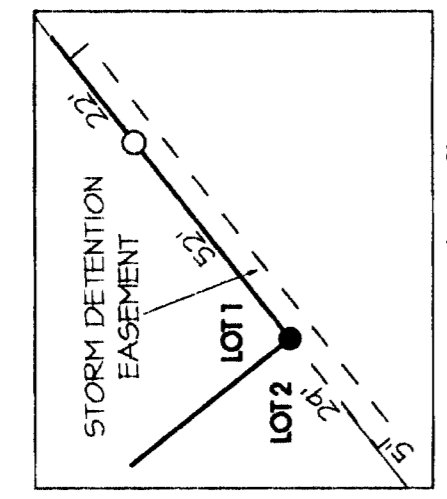
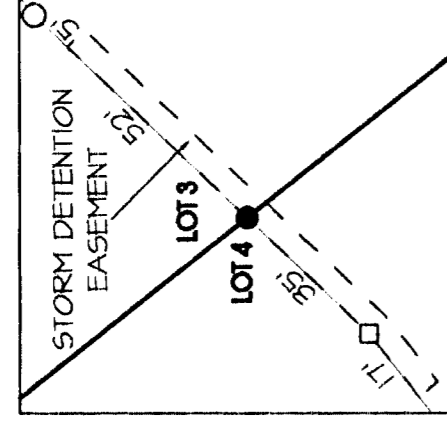
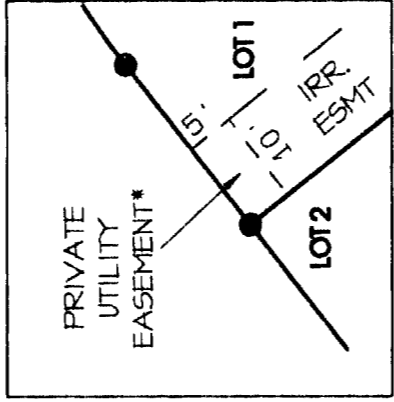
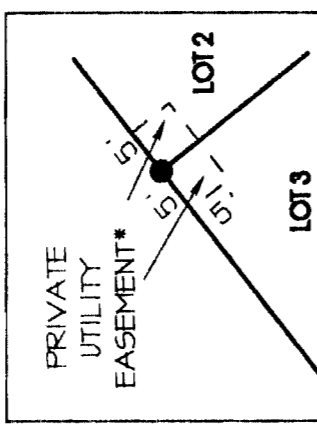
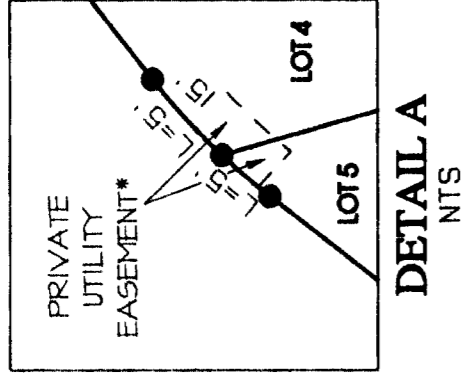
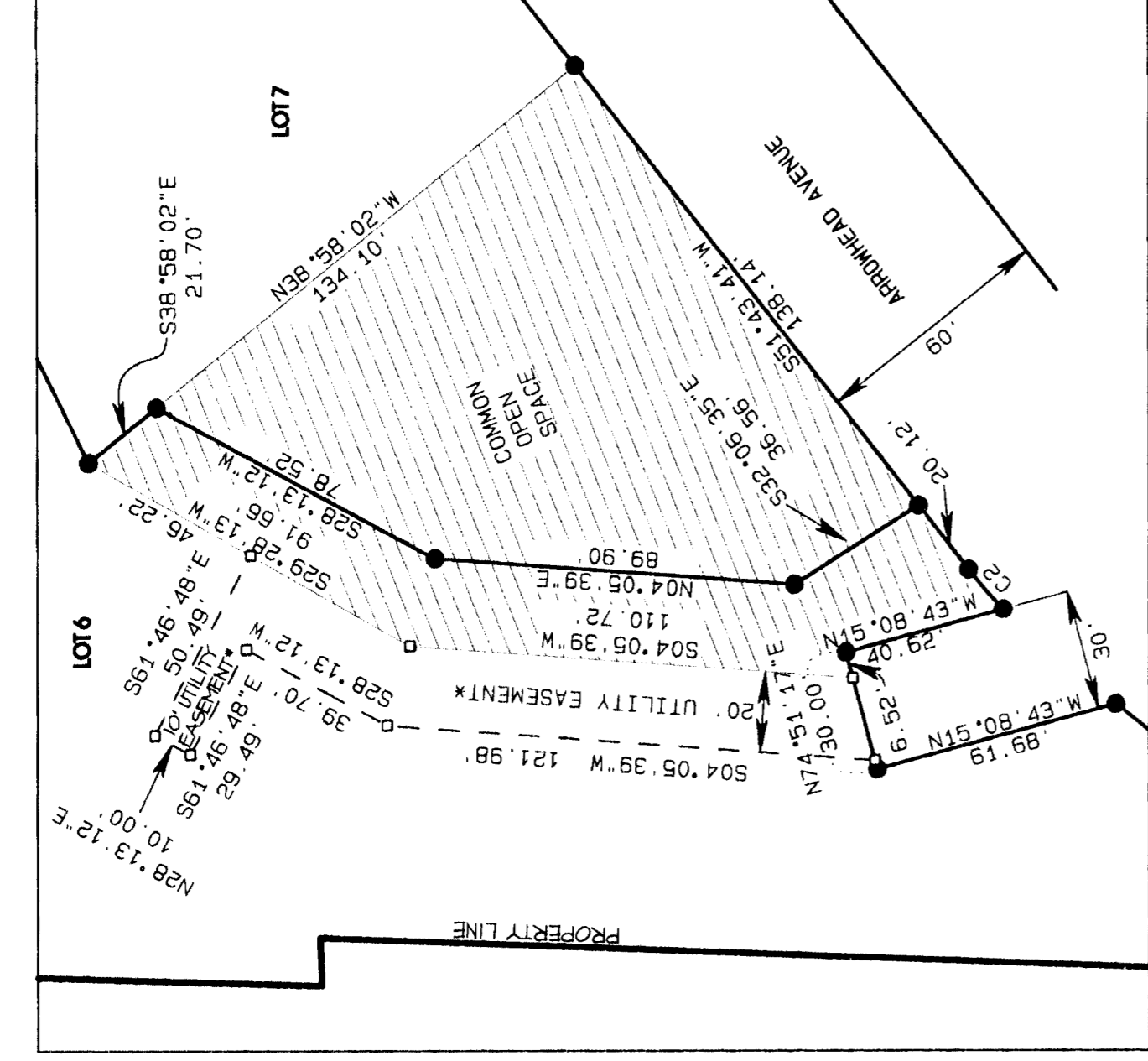
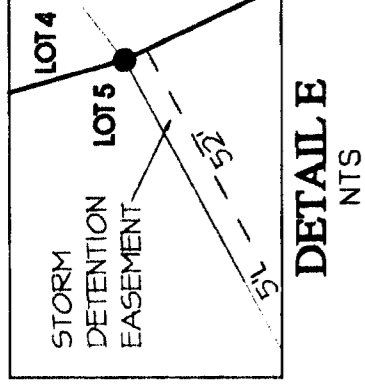
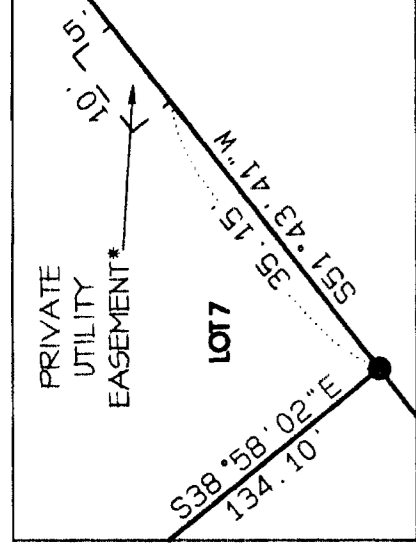
CS2014 010-2

2014 01192

# PLAT OF FAIRWAY ESTATES SUBDIVISION

IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH,  
RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON  
02N10E03A TAX LOTS 800, 900, 1000 & 1100  
PAGE 3 OF 4

Hood River County  
Surveyor's Office  
Survey No: **CS 2014 010**  
Filed Date: **9/2/14**  
By: *[Signature]*



- ### LEGEND
- FOUND SURVEY MARKER
  - FOUND MONUMENT SET BY REF. 20 SURVEY
  - (RPC) RED PLASTIC CAP (YPC) YELLOW PLASTIC CAP (I.P.) IRON PIPE
  - ◻ CALCULATED CORNER; NOT SET OR FOUND.
  - ▨ COMMON OPEN SPACE

## SURVEYOR'S CERTIFICATE

I, AUSTIN R. BELL, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAID THAT I HAVE VERIFIED THE EXISTING FOUND EXTERIOR CONTROL MONUMENTS, DEPICTED IN THE FILED SURVEYS ( REF. 1261214 & 20) BY SURVEY AS CORRECTLY REPRESENTING THE LAND ON THE PLAT ENTITLED "FAIRWAY ESTATES", HOOD RIVER COUNTY, STATE OF OREGON AND THAT THE LOT CORNERS HAVE BEEN MARKED WITH LEGAL MONUMENTS AND THAT A FOUND YELLOW PLASTIC CAP SET ON A 5/8" DIA. REBAR WAS HELD FOR THE POINT OF BEGINNING OF SAID SURVEY, SAID POINT BEING N01°34'20"E T1154' FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 2N, RANGE 10E, N.M. AND A 2 1/2" IRON PIPE.

## NOTES

- 1) THIS AREA IS FOR THE PRIMARY DRAINFIELD FOR LOT 6.
- 2) CURRENT LEASE AGREEMENT TO INDIAN CREEK GOLF COURSE WILL BE MODIFIED TO REFLECT EACH INDIVIDUAL LOTS PORTION OF SAID LEASE AT THE TIME OF SALE OF EACH SUBDIVISION LOT.
- 3) SEE COVENANTS, CONDITIONS AND RESTRICTIONS AS PER THE USE OF SHOWN COMMON SPACE.
- 4) EASEMENT (WEST OF FERGUSON CREEK) FOR ACCESS TO AND MAINTENANCE OF STORM POND & ASSOCIATED FACILITIES.
- 5) SEE RECORDED COVENANTS, CONDITIONS & RESTRICTIONS FOR NO-BUILT ZONE REQUIREMENTS.
- 6) WETLAND AREA, C - 167 SF.
- 7) A PORTION OF THE GRAVELED CUL-DE-SAC CURRENTLY LOCATED AT THE END OF ARROWHEAD AVENUE AND OUTSIDE OF THE ROAD RIGHT-OF-WAY SHALL BE ADEQUATELY MAINTAINED IN ORDER TO ALLOW FOR A TURNAROUND OF COUNTY MAINTENANCE AND SNOW REMOVAL VEHICLES UNLESS OR UNTIL SUCH TIME AS THE EXTENSION OF ARROWHEAD AVENUE IS ACCEPTED INTO THE COUNTY ROAD MAINTENANCE SYSTEM. SAID TURNAROUND IS COVERED BY A 56' TEMPORARY PUBLIC EASEMENT AS SHOWN ON THIS PLAT THAT WILL AUTOMATICALLY BECOME PART OF LOT 1 UPON ACCEPTANCE OF THE ROAD INTO THE COUNTY'S MAINTENANCE SYSTEM.
- 8) DEED DEFINES BOUNDARY AS THE MEANDER LINE OF THE NORTH TOP OF BANK OF FERGUSON CREEK. MONUMENTS NOT SET DUE TO THE NATURAL BOUNDARY BEING SUBJECT TO GRADUAL MOVEMENT AND INTERPRETATION.

Thence South 79°10'11" West, a distance of 14.50 feet; thence South 39°57'11" West, a distance of 74.56 feet; thence South 79°19'59" West, a distance of 109.16 feet; thence South 61°31'25" West, a distance of 22.39 feet; thence North 88°02'39" West, a distance of 139.49 feet; thence South 26°24'50" West, a distance of 27.56 feet; thence South 71°32'56" West, a distance of 44.17 feet; thence North 26°19'55" West, a distance of 36.12 feet; thence North 71°16'24" West, a distance of 60.52 feet; thence South 60°54'02" West, a distance of 61.44 feet; thence South 70°36'49" West, a distance of 115.49 feet to a Terra RPC; thence North 01°35'48" East, a distance of 41.15 feet to an iron pipe; thence North 01°35'02" East, a distance of 274.45 feet to a Terra RPC; thence North 02°03'12" East, a distance of 368.56 feet to a 1" iron pipe; thence South 87°49'07" West, a distance of 11.82 feet to a Terra RPC; thence North 01°31'59" East, a distance of 240.12 feet to a Terra RPC; thence along the meander line of the North Top of Ferguson Creek North 89°35'03" East, a distance of 27.44 feet; thence North 56°40'40" East, a distance of 43.66 feet; thence North 67°49'06" East, a distance of 71.76 feet; thence North 61°04'05" East, a distance of 45.43 feet; thence South 80°25'46" East, a distance of 53.11 feet; thence South 67°31'10" East, a distance of 50.03 feet; thence South 47°50'07" East, a distance of 24.56 feet; thence South 02°15'51" East, a distance of 24.35 feet; thence South 61°46'51" East, a distance of 42.15 feet to a Terra RPC; thence North 01°22'57" East, a distance of 102.44 feet to a Terra RPC; thence South 84°54'39" East, a distance of 172.64 feet to an iron pipe; thence South 88°23'22" East, a distance of 156.18 feet to a 1" iron pipe; thence South 88°23'22" East, a distance of 15.72 feet to a Terra rebar; thence South 01°34'20" West, a distance of 53.39 feet to a Terra rebar; thence South 01°34'20" West, a distance of 60.00 feet to a Terra RPC; thence South 01°34'20" West, a distance of 155.40 feet to a Terra RPC; thence South 01°34'20" West, a distance of 117.32 feet to a Terra RPC; thence South 01°34'20" West, a distance of 449.21 feet to the Point of Beginning. Containing 14.91 ACRES, more or less.

## COVENANTS, CONDITIONS & RESTRICTIONS

HOOD RIVER COUNTY RECORD NO. 201204142 & AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS HRC RECORD NO. 2014-00496

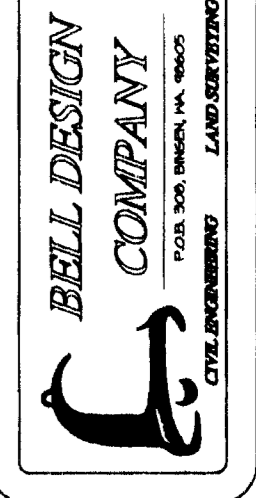
LINE	RADIUS	ARC	CHORD	BEARING	CHORD	DELTA
C1	70.00'	17.23'	S44°40'33"W	17.19'	14°06'17"	
C2	130.00'	13.05'	S48°51'07"W	13.05'	5°45'10"	
C3	155.00'	68.73'	N64°25'54"E	68.17'	25°24'25"	
C4	95.00'	55.19'	N60°29'41"E	54.41'	33°16'50"	
C5	95.00'	31.21'	N34°26'30"E	31.07'	18°49'32"	
C6	155.00'	137.96'	S50°31'41"W	133.45'	50°59'54"	
C7	125.00'	30.77'	N44°40'33"E	30.69'	14°06'17"	
C8	125.00'	55.43'	N44°40'33"E	54.98'	25°24'25"	
C9	125.00'	113.68'	N51°04'56"E	109.80'	52°06'22"	
C10	125.00'	102.88'	S48°36'30"W	100.00'	47°09'30"	
C11	130.00'	32.00'	N44°40'33"E	31.92'	14°06'17"	
C12	130.00'	17.23'	S44°40'33"W	17.19'	14°06'17"	
C13	95.00'	42.13'	N64°25'54"E	41.78'	25°24'25"	
C14	155.00'	140.95'	N51°04'56"E	136.15'	52°06'22"	
C15	95.00'	67.45'	N45°22'13"E	66.05'	40°40'57"	

LINE	BEARING	DISTANCE
L1	S61°43'41"W	8.26'
L2	N37°37'24"E	80.61'
L3	N77°08'07"E	45.05'
L4	N85°01'45"E	28.32'
L5	S51°43'41"W	30.63'
L6	S37°37'24"W	92.18'
L7	N77°08'07"E	45.05'
L8	N85°01'45"E	28.32'
L9	N51°43'41"E	59.18'
L10	S37°37'24"W	98.36'
L11	N77°08'07"E	45.05'
L12	N85°01'45"E	28.32'
L13	N88°35'03"E	27.94'
L14	S66°40'40"W	43.66'
L15	S67°49'06"W	71.76'
L16	S61°04'05"W	45.93'
L17	N80°25'46"W	53.11'
L18	N67°31'10"W	50.03'
L19	N47°50'07"W	29.56'
L20	N02°13'51"W	24.35'
L21	N61°46'51"W	42.15'

LINE	BEARING	DISTANCE
L1	S61°43'41"W	8.26'
L2	N37°37'24"E	80.61'
L3	N77°08'07"E	45.05'
L4	N85°01'45"E	28.32'
L5	S51°43'41"W	30.63'
L6	S37°37'24"W	92.18'
L7	N77°08'07"E	45.05'
L8	N85°01'45"E	28.32'
L9	N51°43'41"E	59.18'
L10	S37°37'24"W	98.36'
L11	N77°08'07"E	45.05'
L12	N85°01'45"E	28.32'
L13	N88°35'03"E	27.94'
L14	S66°40'40"W	43.66'
L15	S67°49'06"W	71.76'
L16	S61°04'05"W	45.93'
L17	N80°25'46"W	53.11'
L18	N67°31'10"W	50.03'
L19	N47°50'07"W	29.56'
L20	N02°13'51"W	24.35'
L21	N61°46'51"W	42.15'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
AUSTIN R. BELL  
JULY 08, 2008  
#77868LS  
OREGON  
EXPIRES: 12-13-15

*[Signature]*  
AUSTIN R. BELL  
71605 LS



Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

FAIRWAY ESTATES SUBDIVISION  
FOR HPC PROPERTIES, INC.  
HOOD RIVER COUNTY, OREGON

DATE	DESCRIPTION	BY
4/14	DRAFT	ARB
4/14	CHECK	ARB

SHEET: 3 OF 4  
PROJECT: 06B183  
DATE: Apr 2014

CS 2014 010.3

CS 2014 010.3

