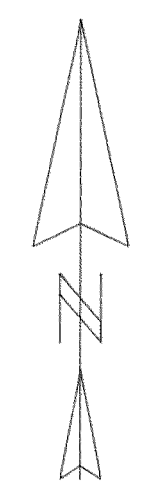


Certified to be a true and correct copy of the ORIGINAL Department of Records & Assessment by *[Signature]* Deputy

# PLAT OF GREEN MOUNTAIN RANCH



SCALE 1" = 100 FEET

## LEGEND

BASIS OF BEARING: CS# 94131  
SEE CS# 94131 FOR BOUNDARY RESOLUTION

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393"
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393" AS PER CS# 94131
- FOUND 5/8" IRON ROD AS PER O.S.H.D. STRIP MAP 9B-30-5

SOUTHWEST CORNER SECTION 10  
FD 1 1/2" IRON PIPE WITH ALUMINUM DISC

100 FOOT WIDE FOREST LAND BUFFER ZONE

INITIAL POINT  
SOUTH 1/4 CORNER SECTION 10  
FD 1 1/2" IRON PIPE

SOUTHEAST CORNER SECTION 10  
FD AXLE

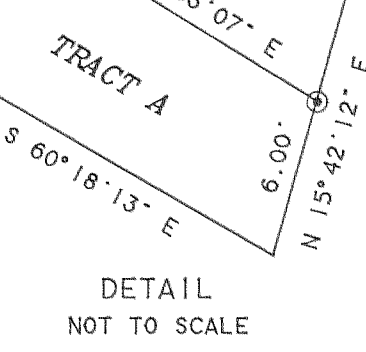
## MAINTENANCE OF STREETS:

ALL PROPERTY OWNERS OF EACH LOT IN THE SUBDIVISION SHALL SHARE EQUALLY WITH THE OTHER LOT OWNERS... 1/16TH OF THE EXPENSES FOR MAINTENANCE, REPAIR, REPLACEMENT AND UPKEEP OF THE STREETS IN THE SUBDIVISION INCLUDING ALL DRAINAGE SYSTEMS, UNTIL SUCH TIME AS THEY ARE MAINTAINED BY THE COUNTY OR APPLICABLE AGENCY.

LINE	BEARING	DISTANCE
L 1	N 15° 42' 12" E	42.28'
L 2	N 60° 45' 10" W	5.00'
L 3	S 89° 59' 56" W	68.39'
L 4	S 76° 57' 32" W	68.55'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	39° 11' 42"	70.00'	47.89'	24.92'	46.96'	N 54° 41' 57" W
C 2	39° 11' 42"	100.00'	68.41'	35.60'	67.08'	N 54° 41' 57" W
C 3	39° 11' 42"	130.00'	88.93'	46.28'	87.21'	N 54° 41' 57" W
C 4	39° 11' 42"	70.00'	47.89'	24.92'	46.96'	N 54° 41' 57" W
C 5	39° 11' 42"	100.00'	68.41'	35.60'	67.08'	N 54° 41' 57" W
C 6	39° 11' 42"	130.00'	88.93'	46.28'	87.21'	N 54° 41' 57" W
C 7	90° 00' 00"	20.00'	31.42'	20.00'	28.28'	S 60° 42' 12" W
C 8	90° 00' 00"	20.00'	31.42'	20.00'	28.28'	N 29° 17' 48" W
C 9	104° 41' 40"	75.00'	137.04'	97.20'	118.76'	N 36° 38' 38" W
C 10	104° 41' 40"	100.00'	182.73'	129.61'	158.35'	N 36° 38' 38" W
C 11	49° 53' 35"	125.00'	108.85'	58.15'	105.44'	N 09° 14' 35" W
C 12	23° 29' 57"	125.00'	55.63'	28.28'	55.17'	N 46° 56' 21" W
C 13	24° 10' 20"	125.00'	52.74'	26.77'	52.35'	N 71° 46' 30" W
C 14	05° 07' 48"	125.00'	11.19'	5.60'	11.19'	N 86° 25' 34" W
C 15	51° 44' 25"	30.00'	27.09'	14.55'	26.18'	N 63° 07' 15" W
C 16	106° 41' 42"	55.00'	102.42'	73.92'	88.25'	S 89° 24' 06" W
C 17	52° 05' 13"	55.00'	50.00'	26.88'	48.30'	S 10° 00' 39" W
C 18	68° 04' 18"	55.00'	65.34'	37.15'	61.57'	S 50° 04' 06" E
C 19	52° 26' 28"	55.00'	50.34'	27.09'	48.60'	N 69° 40' 31" E
C 20	47° 33' 16"	30.00'	24.90'	13.22'	24.19'	N 67° 13' 55" E
C 21	103° 59' 34"	75.00'	136.13'	95.98'	118.20'	S 67° 41' 59" W
C 22	103° 59' 34"	100.00'	181.50'	127.98'	157.59'	S 67° 41' 59" W
C 23	05° 59' 17"	125.00'	13.06'	6.54'	13.06'	S 18° 41' 51" W
C 24	23° 40' 18"	125.00'	51.64'	26.20'	51.28'	S 33° 31' 38" W
C 25	25° 06' 33"	125.00'	54.78'	27.84'	54.34'	S 57° 55' 04" W
C 26	49° 13' 26"	125.00'	107.39'	57.26'	104.12'	N 84° 54' 56" W
C 27	42° 44' 15"	100.00'	74.59'	39.13'	72.87'	N 81° 40' 21" W
C 28	29° 41' 51"	125.00'	64.79'	33.14'	64.07'	N 75° 09' 09" W
C 29	66° 26' 32"	55.00'	63.78'	36.02'	60.27'	S 56° 46' 18" W
C 30	91° 00' 05"	55.00'	87.36'	55.97'	78.46'	S 21° 57' 00" E
C 31	79° 14' 27"	55.00'	76.07'	45.53'	70.15'	N 72° 55' 43" E
C 32	86° 23' 29"	55.00'	82.93'	51.64'	75.29'	N 76° 30' 02" E

LINE	BEARING	DISTANCE
D 1	S 57° 58' 29" W	102.48'
D 2	S 29° 51' 42" W	17.31'
D 3	S 55° 15' 04" W	71.66'
D 4	S 30° 20' 48" W	102.07'
D 5	S 15° 57' 47" W	95.78'
D 6	S 28° 32' 40" E	27.80'
D 7	S 05° 08' 52" E	53.44'
D 8	S 00° 11' 01" E	24.30'
D 9	S 17° 53' 10" W	66.97'
D 10	S 36° 36' 55" W	92.92'
D 11	S 15° 24' 11" W	25.25'
D 12	S 54° 32' 19" W	79.08'
D 13	S 67° 11' 28" W	74.20'
D 14	S 36° 13' 42" W	79.32'
D 15	S 19° 15' 41" W	30.51'
D 16	S 57° 27' 00" W	21.62'
D 17	S 34° 23' 23" W	46.99'
D 18	S 27° 11' 50" W	41.85'
D 19	S 19° 10' 07" W	335.51'
D 20	S 16° 08' 11" W	38.65'
D 21	S 17° 03' 52" W	64.27'
D 22	S 29° 50' 28" W	64.83'
D 23	S 22° 51' 27" W	31.15'
D 24	S 5° 57' 51" W	30.21'
D 25	S 48° 21' 06" W	68.84'
D 26	S 48° 45' 31" W	48.42'



TRACT A  
0.139 ACRES

SEE DETAIL

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Kevin Dowd*  
OREGON  
JULY 26, 1988  
KEVIN DOWD  
2393  
Renew 12-31-97

## LOCATION:

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTH HALF OF SECTION 15 T11 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

## FOR:

GREAT AMERICAN DEVELOPMENT CO.

## DATE:

JULY 15, 1996

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DR.  
MT HOOD, OR 97041  
(541) 352-6065

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

APPROVALS

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 18<sup>th</sup> DAY OF July, 1996

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 18 DAY OF July, 1996

[Signature]  
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 19 DAY OF August, 1996

[Signature]  
CHAIR, HOOD RIVER COUNTY COMMISSIONERS

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 19 DAY OF August, 1996

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 19 DAY OF August, 1996

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 19<sup>th</sup> DAY OF August, 1996

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996

HOOD RIVER COUNTY COMMISSIONER

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 14 DAY OF August, 1996

[Signature]  
CHAIR, HOOD RIVER COUNTY PLANNING COMMISSION

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 20 DAY OF August, 1996

[Signature]  
HOOD RIVER COUNTY PLANNING DEPARTMENT

PLAT OF  
GREEN MOUNTAIN RANCH  
SURVEYOR'S CERTIFICATE

I, KEVIN DOWD, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "GREEN MOUNTAIN RANCH" SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTH HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A 1 1/2" IRON PIPE SITUATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 10 WAS FOUND AT THE INITIAL POINT OF SAID SURVEY; AND THAT THE PROPERTY PLATTED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE AFORESAID INITIAL POINT: THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, NORTH 87°31'44" WEST, A DISTANCE OF 1324.74 FEET; THENCE SOUTH 60°18'13" EAST, A DISTANCE OF 2244.96 FEET; THENCE NORTH 15°42'12" EAST, A DISTANCE OF 215.00 FEET; THENCE SOUTH 60°18'13" EAST, A DISTANCE OF 215.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE RELOCATED MT HOOD HIGHWAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 15°42'12" EAST, A DISTANCE OF 134.74 FEET; THENCE NORTH 04°23'36" EAST, A DISTANCE OF 152.97 FEET; THENCE NORTH 15°42'12" EAST, A DISTANCE OF 919.91 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, NORTH 89°20'45" WEST, A DISTANCE OF 117.46 FEET; THENCE NORTH 00°59'47" EAST, A DISTANCE OF 418.96 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE ALONG SAID NORTH LINE, NORTH 88°59'28" WEST, A DISTANCE OF 1047.28 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SOUTH 01°00'19" WEST, A DISTANCE OF 652.02 FEET TO THE POINT OF BEGINNING.



APPROVALS

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF GREEN MOUNTAIN RANCH 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 AND FINANCE & TAX COLLECTOR

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 9<sup>th</sup> DAY OF August, 1996

[Signature]  
HOOD RIVER COUNTY SANITARIAN

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 18 DAY OF July, 1996

[Signature]  
PARKDALE RURAL FIRE PROTECTION DISTRICT

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 24 DAY OF July, 1996

[Signature]  
EAST FORK IRRIGATION DISTRICT

THE ANNEXED PLAT OF GREEN MOUNTAIN RANCH WAS EXAMINED AND APPROVED BY ME

THIS 18<sup>th</sup> DAY OF July, 1996

[Signature]  
CRYSTAL SPRINGS WATER DISTRICT

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE GREAT AMERICAN DEVELOPMENT CO., AN OREGON CORPORATION, JOSEPH F. SPAZIANI, PRESIDENT, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY DEDICATE TO THE PUBLIC AS PUBLICWAYS FOREVER ALL STREETS AND RIGHTS OF WAY AS SHOWN HEREON.

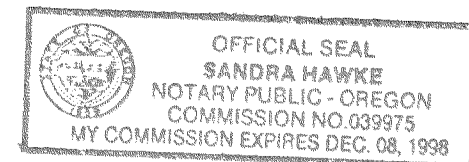
[Signature]  
JOSEPH F. SPAZIANI, PRESIDENT  
GREAT AMERICAN DEVELOPMENT CO.

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 25<sup>th</sup> DAY OF July, 1996, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED JOSEPH F. SPAZIANI, PRESIDENT OF GREAT AMERICAN DEVELOPMENT CO., KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAY THAT HE IS DULY AUTHORIZED BY GREAT AMERICAN DEVELOPMENT CO. AND THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT ON BEHALF OF GREAT AMERICAN DEVELOPMENT CO., AN OREGON CORPORATION.

[Signature]  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES Dec 8, 1998

COVENANTS, CONDITIONS AND RESTRICTIONS TO BE FILED AND RECORDED AS A SEPARATE DOCUMENT BUT ARE HEREBY INCORPORATED AS PART OF THIS PLAT.



FILED

AUG 29, 1996  
[Signature]  
COUNTY CLERK

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DR.  
MT. HOOD, OR 97041  
(541) 352-6065