

PLAT OF INDIAN CREEK HEIGHTS

IN A PORTION OF GOV. LOT 4
SEC. 35, T.3N., R.10E., W.M.
HOOD RIVER COUNTY, OREGON

PAGE 2 OF 2

LINE	BEARING	DISTANCE
L1	N89°59'38"E	15.12'
L2	S89°57'55"W	6.96'
L3	S89°57'55"W	7.03'
L4	S30°10'59"E	16.25'
L5	N33°24'26"E	26.42'
L6	S29°45'43"E	17.18'
L7	S88°35'36"E	85.78'
L8	N44°59'30"E	32.96'
L9	S00°04'10"E	10.01'
L10	S00°01'29"E	32.14'
L11	N89°34'27"E	7.87'
L12	N61°17'39"E	16.13'
L13	N89°59'09"E	26.54'

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C1	75.00'	46.82'	35°45'53"	24.20'	46.06'	N72°04'59"E
C2	125.00'	77.86'	35°41'13"	40.24'	76.60'	N72°02'39"E
C3	100.00'	60.52'	34°40'40"	31.22'	59.60'	N72°37'35"E
C4	100.00'	1.90'	1°05'12"	0.95'	1.90'	N54°44'39"E
C5	100.00'	62.29'	35°41'13"	32.19'	61.28'	N72°02'39"E
C6	125.00'	30.21'	13°50'50"	15.18'	30.14'	N83°02'30"E
C7	75.00'	46.71'	35°41'13"	24.14'	45.96'	N72°02'39"E
C8	25.00'	32.16'	73°41'56"	18.74'	29.99'	S67°01'57"E
C9	25.00'	36.82'	84°23'01"	22.66'	33.58'	S12°00'32"W
C10	25.00'	33.74'	77°19'11"	20.00'	31.23'	N68°50'34"W
C11	57.00'	50.65'	50°54'35"	27.13'	49.00'	S82°02'52"E
C12	57.00'	109.65'	110°13'22"	81.74'	93.51'	N01°28'53"W
C13	57.00'	52.84'	53°07'05"	28.49'	50.97'	N80°11'20"E
C14	57.00'	33.53'	33°41'59"	17.26'	33.04'	S56°24'08"E
C15	57.00'	9.32'	9°22'10"	4.67'	9.31'	N34°52'04"W

BASIS OF BEARING
NORTH LINE OF PARCEL 1
AS PER REFERENCE 3
N89°59'41"E

SCALE 1"=50'

NOTES

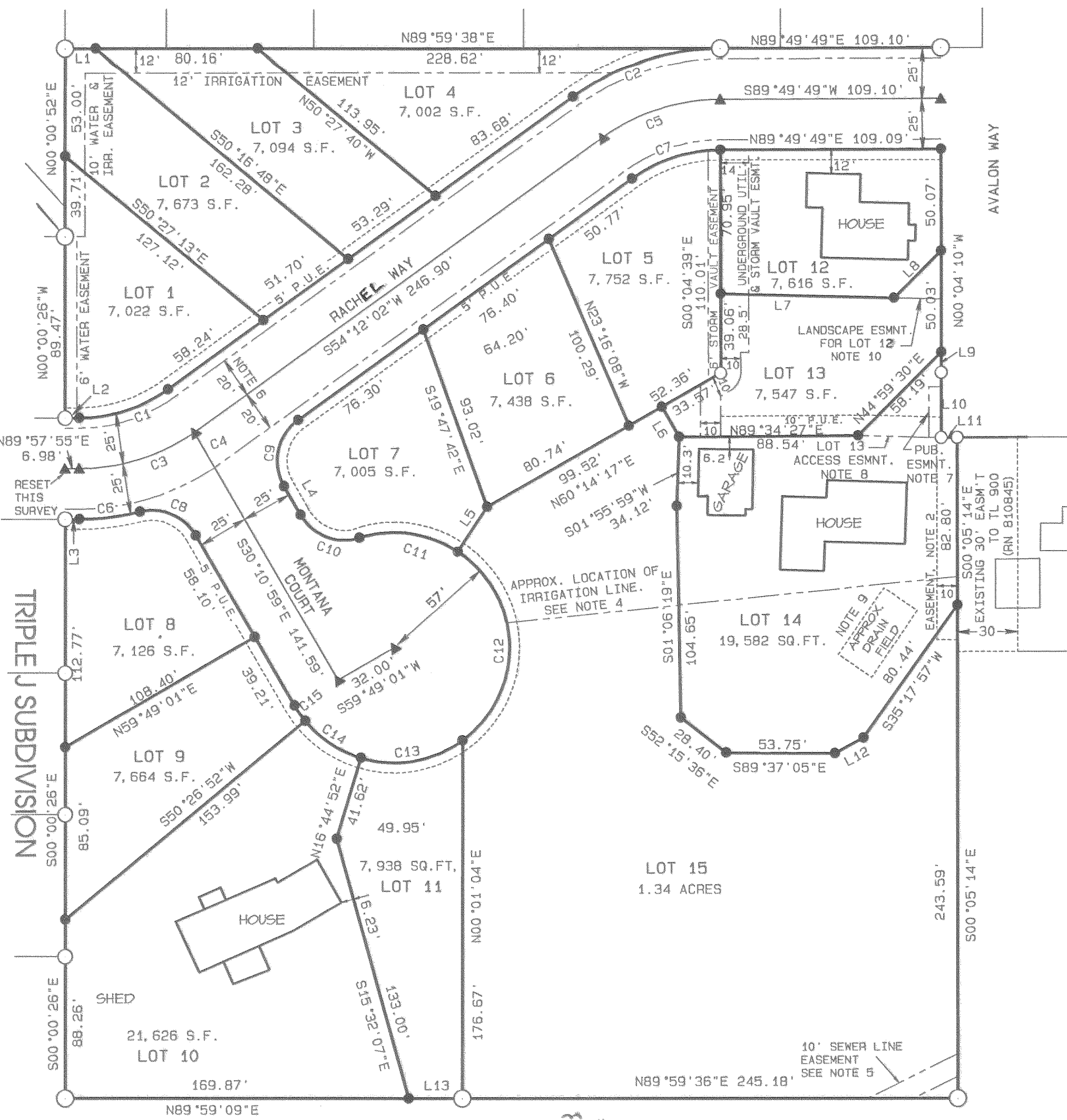
- PIPE LINE EASEMENT WEST FROM TAX PARCEL 1100 BK. 48 OF DEEDS, PG. 32, ALSO BK. 51, PG. 85. IRRIGATION WAS RELOCATED TO BE IN THE 12' EASEMENT AS SHOWN ON PAGE 2.
- ROAD PURPOSE, INGRESS AND EGRESS, BK. 43, PG. 493 ALSO BK. 61, PG. 234.
- TEMPORARY TURNAROUND EASEMENT, RESCINDED UPON ACCEPTANCE OF THIS SUBDIVISION RECORD NUMBER 2004-5264
- IRRIGATION PIPELINE BK. 65, PG. 313, RELINQUISHED AND REPLACED WITH EASEMENT RECORDED IN RECORD NO. 20054869
- 10' SEWER PIPELINE EASEMENT RECORD NO. 691646 AND 700484
- SANITARY SEWER RIGHT OF WAY, RECORD NO. 20045262
- A 6'x25' PUBLIC TURNAROUND EASEMENT FOR THE USE OF THE PUBLIC TO TURN AROUND AT THE SOUTH END OF AVALON WAY. REVERSION OF EASEMENT TO LOT 14 IN THE EVENT OF AVALON WAY BEING EXTENDED. THIS AREA IS A NO PARKING ZONE.
- EASEMENT FOR INGRESS AND EGRESS TO BENEFIT LOT 13, MORE SPECIFICALLY DESCRIBED AS COMMENCING AT THE MOST NORTHERLY AND EASTERLY CORNER OF LOT 14; THENCE SOUTH 44°54'30" WEST, A DISTANCE OF 58.19 FEET; THENCE SOUTH 88°37'04" EAST, A DISTANCE OF 41.8 FEET; THENCE NORTH 00°01'29" WEST, A DISTANCE OF 32.14 FEET; THENCE NORTH 00°04'10" WEST, A DISTANCE OF 10.01 FEET TO THE POINT OF COMMENCEMENT.
- EXISTING SEPTIC SYSTEM FUNCTION MUST BE VERIFIED OR BE HOOKED UP TO CITY SEWER. IF SYSTEM FAILS TO FUNCTION IN THE FUTURE, SYSTEM MUST BE DECOMMISSIONED AS PER COUNTY HEALTH DEPARTMENT STANDARDS AND HOOKED UP TO CITY SEWER.
- DECLARATION OF DEED RESTRICTION RECORDED IN RECORD NO. 20054867
- LANDSCAPE EASEMENT FOR THE BENEFIT OF LOT 12, COMMENCING AT SE CORNER OF LOT 12; THENCE SOUTH 44°54'30" WEST, A DISTANCE OF 32.96 FEET; THENCE SOUTH 88°35'36" EAST, A DISTANCE OF 23.34 FEET; THENCE NORTH 00°09'36" WEST, A DISTANCE OF 23.85 FEET; THENCE NORTH 31°05'02" EAST, A DISTANCE OF 17.44 FEET TO THE POINT OF COMMENCEMENT.

9-2-05
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard W. Bell
OREGON
JULY 11, 2000
RICHARD W. BELL
62662LS

EXPIRATION DATE: 12/31/09

FILED

SEP 21 2005
Paula J. Latta
COUNTY CLERK



LEGEND

- FOUND SURVEY MARKER
- SET YELLOW PLASTIC CAP ON 5/8" REBAR OR AS NOTED
- ▲ SET 2 1/2" ALUMINUM CAP ON 5/8" REBAR

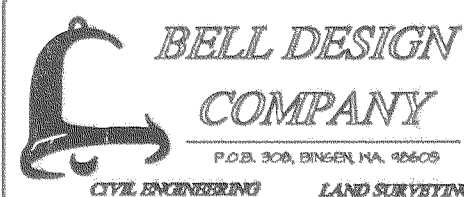
Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF TAX LOTS 900, (DEED RN 911090), 1000 (DEED RN 2004 3588) AND 1100 (DEED RN 2003 4021). SAID PARCELS WERE THEN DIVIDED INTO A 15 LOT SUBDIVISION. REFERENCE 1, 4 AND 5 SURVEYS AND THEIR PERTINENT MONUMENTS WERE ACCEPTED AS CONTROL FOR THE PARCELS OF THIS SUBDIVISION. REFERENCE 4 SURVEY HELD FOUND COUNTY BRASS CAPS AS THE EAST LINE OF THE HUNTER PARCEL (TL900). THE TRUE DLC LINE IS EAST AS SHOWN ON THE REFERENCE 4 SURVEY. ACTUAL FIELD TIES TO FOUND MONUMENTS TO BE WITHIN ACCEPTABLE TOLERANCES AND WERE HELD FOR THIS SURVEY.

COVENANTS AND RESTRICTIONS

RECORD NUMBER 20054868



DATE	DESCRIPTION	BY
10/04	DRAFT	ARB
10/04	CHECK	RWB
8/05	FINAL	RWB

INDIAN CREEK HEIGHTS

FOR Donald Lariza,
Jeffrey Hunter, Margery Dogatch Hunter,
and Windcove Properties, LLC

SHEET: 2 OF 2
PROJECT: 04B144
DATE: Sep 2005