

Filed for Record:  
 Dec. 2, 1997  
 @ 11:16 A.M.  
 #973940

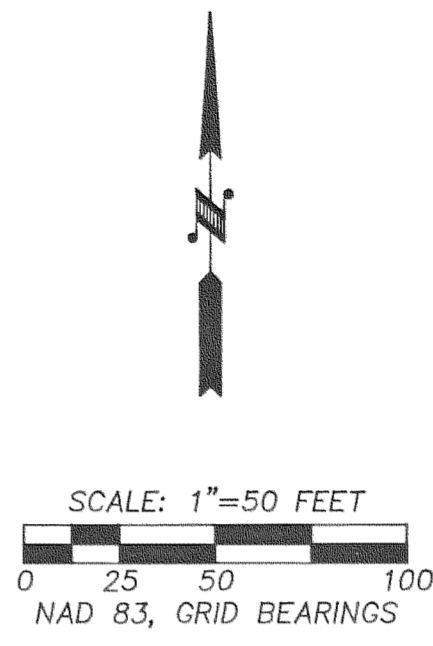
FILED  
 RECORDS AND ASSESSMENT  
 HOOD RIVER CO.  
 DEC 2 11 16 AM '97

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°59'08" E	26.07
L2	S 00°59'08" W	29.69
L3	S 72°01'30" W	37.82
L4	S 45°10'57" W	36.16
L5	S 43°02'25" W	29.94
L6	S 53°38'39" W	38.44
L7	N 73°51'31" W	38.10
L8	S 89°00'52" E	39.16
L10	S 10°36'15" W	11.47
L11	S 28°52'50" W	32.64
L12	S 64°37'53" W	34.93
L13	N 01°33'33" E	14.57

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	15.00	23.56	S 46°30'28" W	21.21
C2	90°00'00"	15.00	23.56	S 43°29'32" E	21.21



NARRATIVE:

THE CENTERLINE OF ARROWHEAD AVENUE IS LOCATED 209' NORTH OF A 1/2" IRON ROD LOCATED BY THE HOOD RIVER COUNTY SURVEYOR AT THE INTERSECTIONS OF THE CENTERLINES OF INDIAN CREEK ROAD AND BROOKSIDE AVENUE AS MEASURED ALONG THE CENTERLINE OF INDIAN CREEK ROAD.

ALL LOT AFFECTED BY INDIAN CREEK SHALL MAINTAIN A MINIMUM IF A 50 FOOT SETBACK FROM THE THREAD OF INDIAN CREEK AND ABOVE THE 100 YEAR FLOOD PLAIN AS INDICATED BY THE 3 ELEVATIONS PLACED ON THE FACE OF THIS PLAT.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Roy O. Gaylord*  
 OREGON  
 JULY 13, 1979  
 ROY O. GAYLORD  
 1815  
 Expires: June, 1999

BASIS OF BEARING:

NAD 1983, OREGON NORTH, GRID BEARINGS

VERTICAL DATUM:

1986 CITY OF HOOD RIVER DATUM

REFERENCES:

TERRA SURVEY FOR GLENN MARSH, 1986.  
 PROPERTY BOUNDARY SURVEY FOR BROOKSIDE, INC. SUNNYSIDE PLAT.  
 1986 CITY OF HOOD RIVER TOPOGRAPHIC MAPS. A FLOOD PLAIN ANALYSIS FOR THE PROPOSED INDIAN CREEK GOLF COURSE. REGISTERED PROFESSIONAL ENGINEER No. 10954, DATED FEBRUARY, 1990.

LOCATION OF SURVEY:

LOT 7 OF SUNNYSIDE IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON. TAX LOT 1600, 2N 10E SECTION 2B.

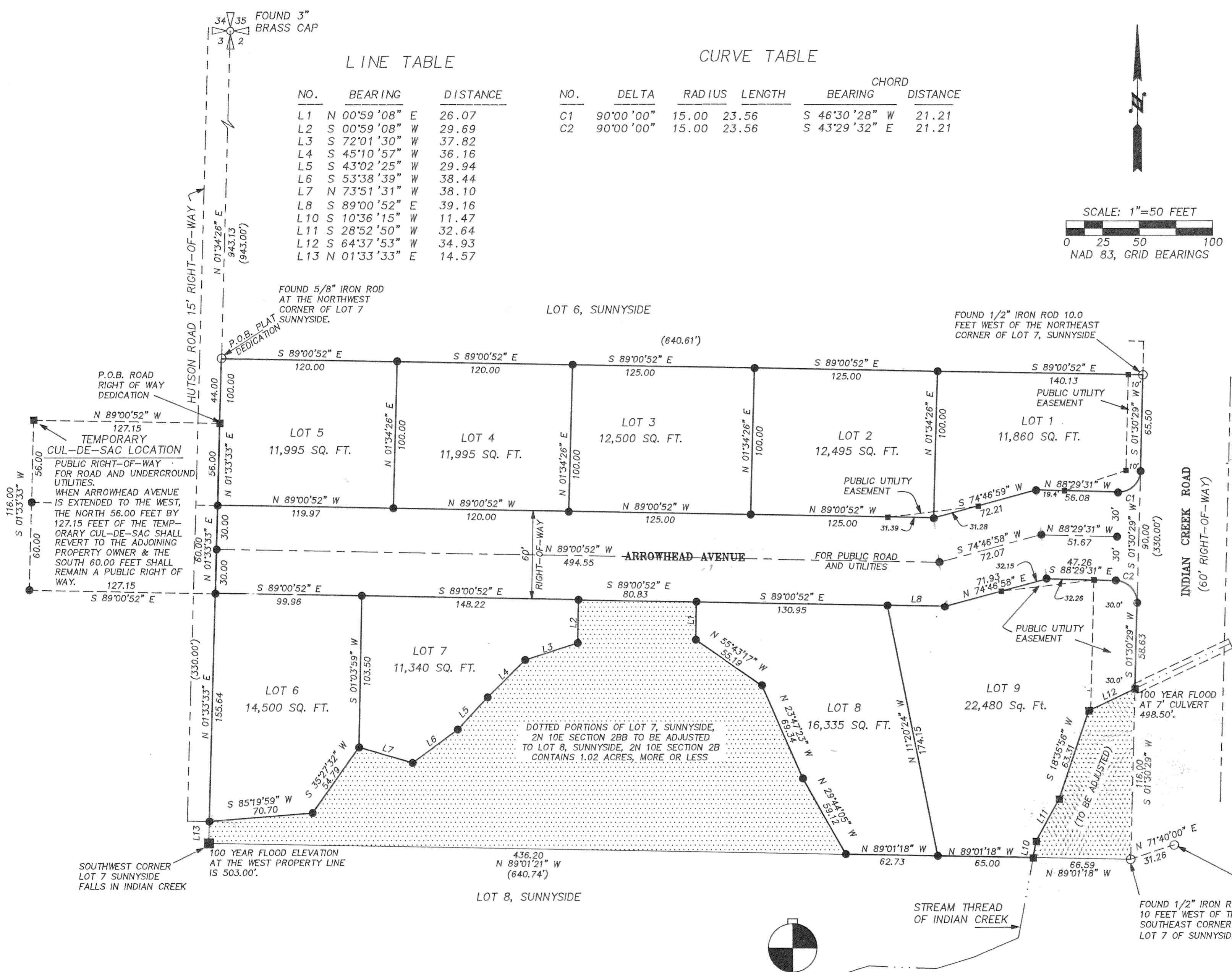
LEGEND:

- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL

TERRA SURVEYING

DATE: NOVEMBER, 1997  
 SCALE: 1" = 50'  
 PROJECT: 9644-1

P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE & FAX: (541) 386-4531  
 terra@gorge.net



OWNERS:

M & M REALTY, A PARTNERSHIP  
 CARL H. MARTIN & DAVID A. MARTIN  
 3419 BROKEN TEE AVENUE  
 (541) 386-2792

BROOKSIDE, INC.  
 ROBERT L. HANEL, PRESIDENT, BROOKSIDE, INC.  
 3605 BROOKSIDE AVENUE  
 (541) 386-7770

VERTICAL DATUM  
 BRIDGE No. 3  
 GPS TACK @ CENTER LINE = 500.65  
 100 YEAR FLOOD ELEVATION = 500.20'

PLAT OF  
 INDIAN SPRINGS

FILED

DEC 30, 1997  
*Richard A. Smith*  
 SURVEY SURVEYOR

DEC 2 1997

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

# 97073

**APPROVALS:**

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 25 DAY OF NOVEMBER, 1997  
John F. Jaxon  
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 30 DAY OF NOVEMBER, 1997  
Michael J. ...  
CHAIRPERSON, HOOD RIVER COUNTY PLANNING COMMISSION

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 2<sup>nd</sup> DAY OF December, 1997  
Sydney S. Hunt  
HOOD RIVER COUNTY PLANNING DEPARTMENT

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 18 DAY OF Nov., 1997  
Richard G. Smell  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 20<sup>th</sup> DAY OF November, 1997  
Annika Mollenbeck  
FARMER'S IRRIGATION DISTRICT

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 25<sup>th</sup> DAY OF November, 1997  
Tom Thomas Wiley  
CITY OF HOOD RIVER PLANNER

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 1 DAY OF December, 1997  
Beverly A. ...  
CHAIRPERSON, HOOD RIVER COUNTY COMMISSION

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 1 DAY OF December, 1997  
Chad ...  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 1 DAY OF December, 1997  
...  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 1 DAY OF December, 1997  
...  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 1 DAY OF December, 1997  
Carol S. ...  
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 "INDIAN SPRINGS" 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.

Daniel Guy Chamross  
HOOD RIVER COUNTY DIRECTOR OF BUDGET  
FINANCE & TAX COLLECTOR

Sandra E. Berry  
HOOD RIVER COUNTY DIRECTOR OF RECORDS,  
AND ASSESSMENTS

**SURVEYOR'S CERTIFICATE:**

I, ROY O. GAYLORD, 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 PLAT OF "INDIAN SPRINGS" HOOD RIVER COUNTY, STATE OF OREGON.

THE SUBDIVISION PARCEL. A PARCEL OF LAND LOCATED IN LOT 7, SUNNYSIDE, IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7 OF SUNNYSIDE SUBDIVISION. THENCE SOUTH 89° 00' 52" EAST ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 630.13 FEET TO A POINT 10.00 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 1° 30' 29" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 7 A DISTANCE OF 214.14 FEET TO THE THREAD OF INDIAN CREEK; THENCE FOLLOWING THE THREAD OF INDIAN CREEK ALONG THE FOLLOWING COURSES AND DISTANCES TO THE SOUTH LINE OF SAID LOT 7:

SOUTH 64° 37' 53" WEST, 34.93' FEET  
SOUTH 18° 35' 56" WEST, 63.31' FEET  
SOUTH 28° 52' 50" WEST, 32.64' FEET  
SOUTH 10° 36' 15" WEST, 11.47' FEET  
THENCE NORTH 89° 01' 21" WEST ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 127.73 FEET; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES TO THE WEST LINE OF SAID LOT 7:  
NORTH 29° 44' 05" WEST, 59.12' FEET  
NORTH 23° 47' 23" WEST, 69.34' FEET  
NORTH 55° 43' 17" WEST, 55.19' FEET  
NORTH 00° 59' 08" EAST, 26.06' FEET  
NORTH 89° 00' 52" WEST, 80.83' FEET  
SOUTH 00° 59' 08" WEST, 29.69' FEET  
SOUTH 72° 01' 30" WEST, 37.82' FEET  
SOUTH 45° 10' 57" WEST, 36.16' FEET  
SOUTH 43° 02' 25" WEST, 29.94' FEET  
SOUTH 53° 38' 39" WEST, 38.44' FEET  
NORTH 73° 51' 31" WEST, 38.10' FEET  
SOUTH 35° 27' 32" WEST, 54.79' FEET  
SOUTH 85° 19' 59" WEST, 70.70' FEET  
THENCE NORTH 1° 33' 33" EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 315.64 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY LANDS WHICH MAY BE CONTAINED WITHIN EXISTING PUBLIC STREETS AND ROADS. CONTAINS 3.76 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON. SAID PARCEL TO BE USED FOR AS FOLLOWS. THE TOTAL PARCEL IS DEDICATED TO THE PUBLIC FOR ROAD RIGHT OF WAY AND UNDERGROUND UTILITY PURPOSES. THE SOUTH 60.00 FEET IN EVEN WIDTH OF WHICH IS DEDICATED AS A PERMANENT DEDICATION TO THE PUBLIC AND THE REMAINING PARCEL OF WHICH IS DEDICATED TEMPORARILY TO THE PUBLIC ONLY UNTIL ARROWHEAD AVENUE IS EXTENDED WEST.

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, SUNNYSIDE, TO THE COUNTY OF HOOD RIVER. THENCE SOUTH 1° 33' 33" WEST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 89° 00' 52" WEST A DISTANCE OF 127.15 FEET; THENCE SOUTH 1° 33' 33" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 7 A DISTANCE OF 116.00 FEET; THENCE SOUTH 89° 00' 52" EAST A DISTANCE OF 127.15 FEET; THENCE NORTH 1° 33' 33" EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ANY LANDS WHICH MAY BE CONTAINED WITHIN EXISTING PUBLIC STREETS AND ROADS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Roy O. Gaylord

OREGON  
JULY 13, 1979  
ROY O. GAYLORD  
1815

Expires June, 1999

Janis S. Gaylord  
SUBSCRIBED AND SWORN BEFORE ME  
THIS 17<sup>th</sup> DAY OF November, 1997.

OFFICIAL SEAL  
JANIS S. GAYLORD  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 029809  
MY COMMISSION EXPIRES DEC. 12, 1997

THE PLAT OF INDIAN SPRINGS WAS EXAMINED AND APPROVED BY ME  
THIS 25<sup>th</sup> DAY OF NOVEMBER, 1997  
Ronald K. Bradley  
CITY OF HOOD RIVER ENGINEER

**PLAT OF INDIAN SPRINGS**

**DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS THAT M & M REALTY, A PARTNERSHIP, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY M & M REALTY, A PARTNERSHIP, AS "INDIAN SPRINGS" SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND M & M REALTY, A PARTNERSHIP, DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL STREETS AND PUBLIC EASEMENTS. LOCATED IN SECTION 2.

KNOW ALL PERSONS BY THESE PRESENTS THAT BROOKSIDE, INC., DOES HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY BROOKSIDE, INC., AS "INDIAN SPRINGS". SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND BROOKSIDE, INC., DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL PUBLIC STREETS AND EASEMENTS LOCATED IN SECTION 3.

David A. Martin  
DAVID A. MARTIN  
M & M REALTY

Carl H. Martin  
CARL H. MARTIN  
M & M REALTY

Robert L. Hanel  
ROBERT L. HANEL  
BROOKSIDE, INC., PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF HOOD RIVER

BE IT REMEMBERED ON THIS 17<sup>th</sup> DAY OF November, 1997, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED THESE KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

OFFICIAL SEAL  
JANIS S. GAYLORD  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 029809  
MY COMMISSION EXPIRES DEC. 12, 1997

Janis S. Gaylord  
SUBSCRIBED AND SWORN BEFORE ME

STATE OF OREGON  
COUNTY OF HOOD RIVER

BE IT REMEMBERED ON THIS 20<sup>th</sup> DAY OF November, 1997, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED MR. HANEL KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

OFFICIAL SEAL  
JANIS S. GAYLORD  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 029809  
MY COMMISSION EXPIRES DEC. 12, 1997

Janis S. Gaylord  
SUBSCRIBED AND SWORN BEFORE ME

OFFICIAL SEAL  
JANIS S. GAYLORD  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 029809  
MY COMMISSION EXPIRES DEC. 12, 1997

**NOTES**

COVENANTS AND RESTRICTIONS TO BE RECORDED AS A SEPARATE HOMEOWNER'S ASSOCIATION DOCUMENT BUT IS MADE A PART OF THIS PLAT.

NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

THE ACCESS TO THE ADJUSTED LOT 8, SUNNYSIDE, ON THE SOUTHERLY SIDE OF ARROWHEAD AVENUE AND ALL LANDS SOUTHERLY OF THE THREAD OF INDIAN CREEK SHALL BE OWNED BY THE OWNERS OF RECORD OF SAID LOT 8 AND RESPONSIBLE FOR ITS CARE AND MAINTENANCE.

**FILED**

DEC 30, 1997  
Richard G. Smell  
COUNTY CLERK

**TERRA SURVEYING**

DATE: NOVEMBER, 1997  
PROJECT: 9644-2  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (503) 386-4531  
E-MAIL terra@gorge.net

DEC 2 1997

Certified to be a true and correct copy of the ORIGINAL  
Dept. of Records & Assessment  
by J. Judd Deputy