

TERRA SURVEYING
SUBDIVISION PLAT
OF
MOUNTAIN VISTAS—PHASE 1
PAGE 1 OF 3

LOCATION OF SURVEY:
SOUTHEAST QUARTER OF THE SOUTH WEST CORNER OF SECTION
36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY
PLAT No. 2007105-1

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

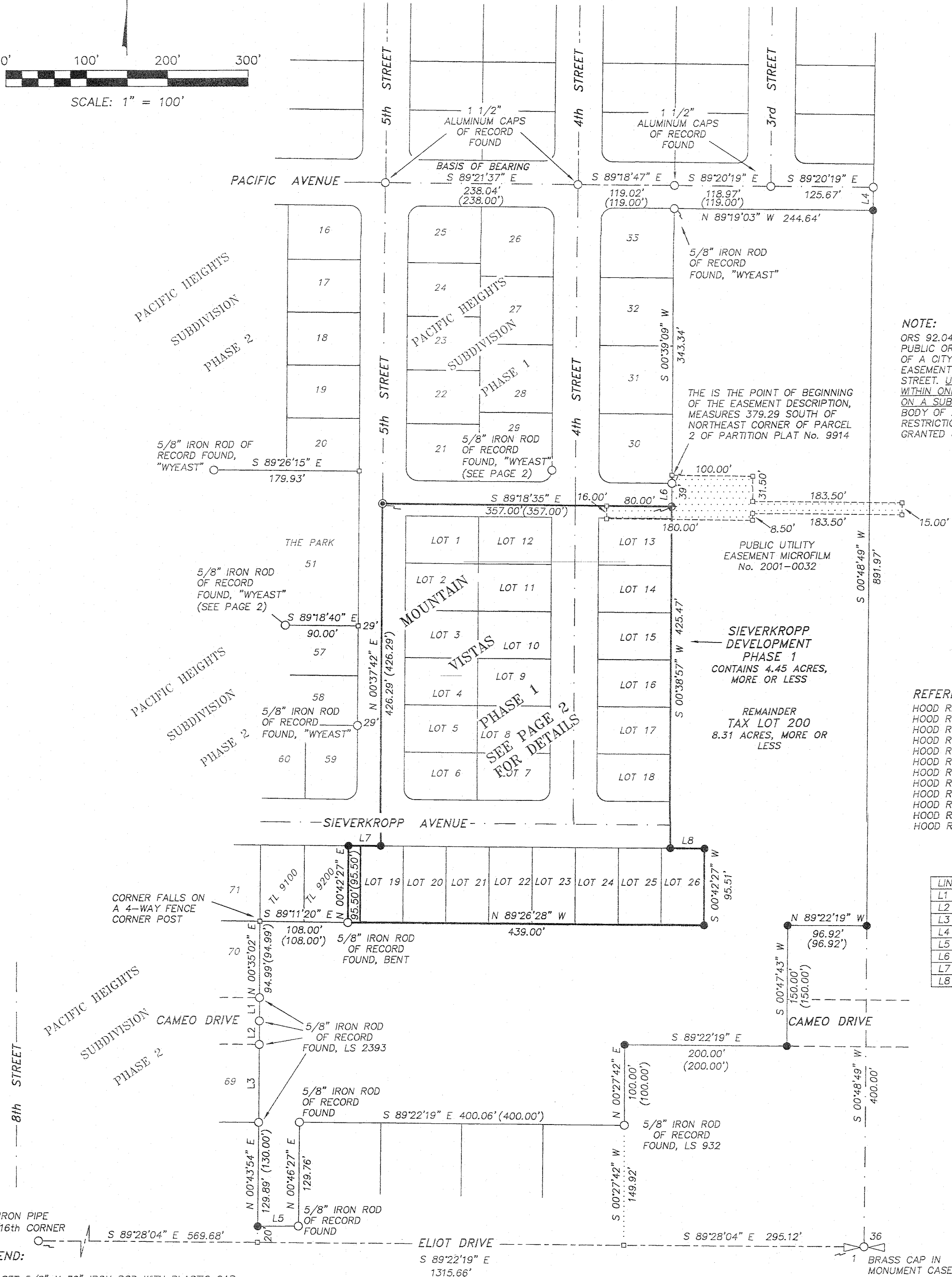
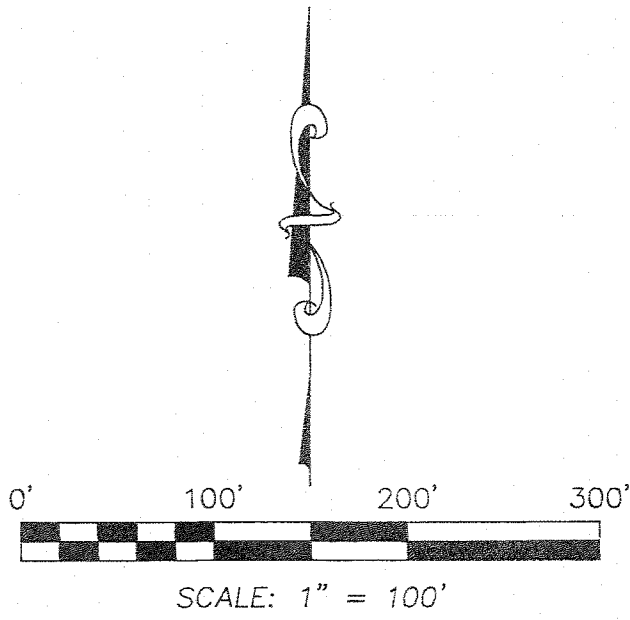
CS# 2015021

DATE FILED: 3-31-2015

BY: DB

OWNER:
SIEVERKROPP DEVELOPMENT, INC.
20040 SW EDY ROAD
SHERWOOD, OR 97140

SHEET INDEX:
PAGE 1 - BOUNDARY
PAGE 2 - SUBDIVISION PHASE 1
PAGE 3 - SIGNATURES



NOTE:
ORS 92.044(7). UNLESS SPECIFICALLY REQUESTED BY A PUBLIC OR PRIVATE UTILITY PROVIDER, THE GOVERNING BODY OF A CITY OR COUNTY MAY NOT REQUIRE A UTILITY EASEMENT EXCEPT FOR A UTILITY EASEMENT ABUTTING A STREET. UTILITY INFRASTRUCTURE MAY NOT BE PLACED WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION NOTED ON A SUBDIVISION OR PARTITION PLAT. THE GOVERNING BODY OF A CITY OR COUNTY MAY NOT PLACE ADDITIONAL RESTRICTIONS OR CONDITIONS ON A UTILITY EASEMENT GRANTED UNDER THIS CHAPTER.

- REFERENCES:**
- HOOD RIVER COUNTY SURVEY No. 0829
 - HOOD RIVER COUNTY SURVEY No. 83060
 - HOOD RIVER COUNTY SURVEY No. 83067
 - HOOD RIVER COUNTY SURVEY No. 99069
 - HOOD RIVER COUNTY SURVEY No. 2000-014
 - HOOD RIVER COUNTY SURVEY No. 2000-045
 - HOOD RIVER COUNTY SURVEY No. 2001-068
 - HOOD RIVER COUNTY SURVEY No. 2002-049
 - HOOD RIVER COUNTY SURVEY No. 2003-024
 - HOOD RIVER COUNTY SURVEY No. 2004-084
 - HOOD RIVER COUNTY SURVEY No. 2005-038
 - HOOD RIVER COUNTY SURVEY No. 2007105-1

LINE	BEARING	DISTANCE	
L1	S 00°31'36" W	28.93'	(29.00')
L2	S 00°30'07" W	29.27'	(29.00')
L3	N 00°44'01" E	96.81'	(97.00')
L4	N 01°01'52" E	28.94'	(29.00')
L5	N 89°34'44" E	50.00'	(50.00')
L6	N 00°38'56" E	29.00'	(29.00')
L7	S 89°26'28" E	39.98'	(40.00')
L8	S 89°26'28" E	42.11'	

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2015

TERRA SURVEYING

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

DATE: JUNE 27, 2014
PROJECT: 14043
SCALE: 1" = 100'
PLAT REVIEW: PAUL LANDAU, PLS
ASSESSORS MAP: 3N-10E-36C TL 2001

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
 - ◆ SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, INITIAL POINT
 - ⊙ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP
 - FOUND MONUMENT OF RECORD
 - CALCULATED, NOT FOUND OR SET
 - ⊠ FOUND BRASS CAP IN MONUMENT BOX, MONUMENTING QUARTER CORNER
 - () DEED OR PLAT CALL

2015021-1

TERRA SURVEYING
SUBDIVISION PLAT
OF

MOUNTAIN VISTAS—PHASE 1

PAGE 2 OF 3

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2015021

DATE FILED: 3-31-2015

BY: DB

NOTE:

ORS 92.044(7). UNLESS SPECIFICALLY REQUESTED BY A PUBLIC OR PRIVATE UTILITY PROVIDER, THE GOVERNING BODY OF A CITY OR COUNTY MAY NOT REQUIRE A UTILITY EASEMENT EXCEPT FOR A UTILITY EASEMENT ABUTTING A STREET. UTILITY INFRASTRUCTURE MAY NOT BE PLACED WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION NOTED ON A SUBDIVISION OR PARTITION PLAT. THE GOVERNING BODY OF A CITY OR COUNTY MAY NOT PLACE ADDITIONAL RESTRICTIONS OR CONDITIONS ON A UTILITY EASEMENT GRANTED UNDER THIS CHAPTER.

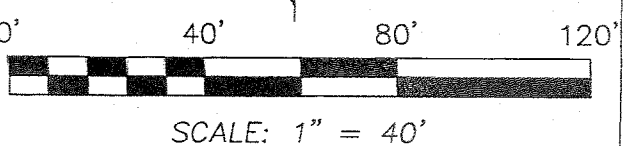
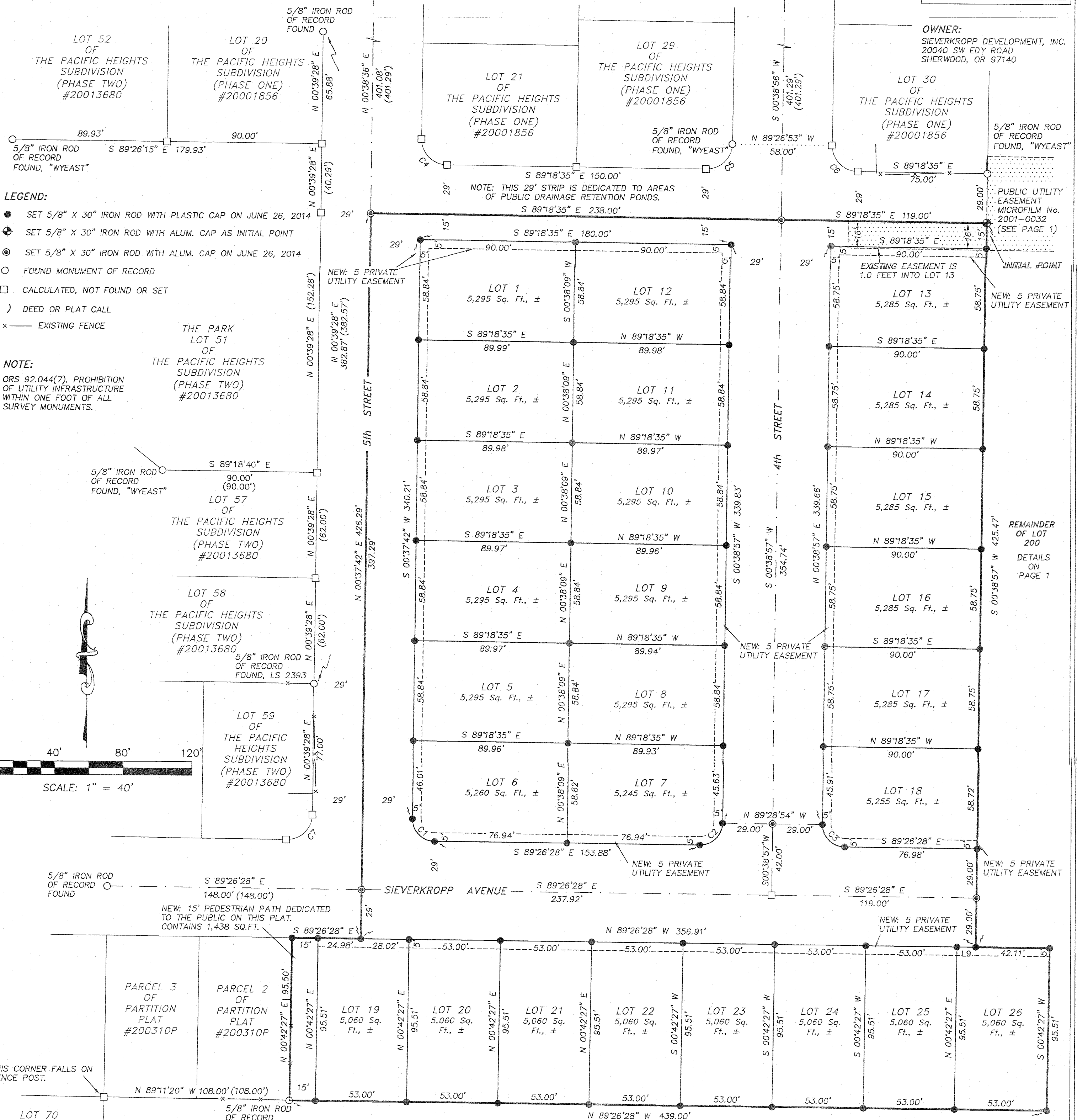
LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ON JUNE 26, 2014
- ⊕ SET 5/8" X 30" IRON ROD WITH ALUM. CAP AS INITIAL POINT
- ⊙ SET 5/8" X 30" IRON ROD WITH ALUM. CAP ON JUNE 26, 2014
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL
- x — EXISTING FENCE

NOTE:

ORS 92.044(7). PROHIBITION OF UTILITY INFRASTRUCTURE WITHIN ONE FOOT OF ALL SURVEY MONUMENTS.

1 1/2" ALUMINUM CAP FOUND OF RECORD
BASIS OF BEARING N 89°21'37" W
238.04' (238.00')



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	13.00'	20.44'	N 44°24'23" W	18.40'	90°04'10"
C2	13.00'	20.40'	S 45°36'13" W	18.37'	89°54'33"
C3	13.00'	20.44'	N 44°23'46" W	18.40'	90°05'25"
C4	15.00'	23.57'	N 44°19'49" W	21.22'	90°02'28"
C5	15.00'	23.43'	S 45°58'23" W	21.12'	89°29'48"
C6	15.00'	23.57'	N 44°19'49" W	21.22'	90°02'28"
C7	15.00'	23.56'	S 45°45'40" W	21.21'	89°58'58"

LINE	BEARING	DISTANCE
L9	S 89°26'28" E	10.89'

LOCATION OF SURVEY:
SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 NORTH, RANGE 10 EAST,
WILLAMETTE MERIDIAN, CITY OF HOOD
RIVER, HOOD RIVER COUNTY, OREGON.

BASIS OF BEARING:
HOOD RIVER COUNTY PARTITION
PLAT No. 2007105-1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson
ERIK M. CARLSON
72306
Expires: December, 2015

TERRA SURVEYING
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
DATE: JUNE 27, 2014
PROJECT: 14043
SCALE: 1" = 40'
PLAT REVIEW: PAUL LANDAU, PLS
ASSESSORS MAP: 3N-10E-36C TL 200

2015021-2

TERRA SURVEYING
SUBDIVISION PLAT
OF
MOUNTAIN VISTAS—PHASE 1
PAGE 3 OF 3

LOCATION OF SURVEY:

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST,
WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD
RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2015021

DATE FILED: 3-31-2015

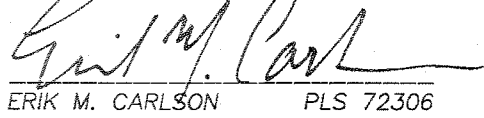
BY: DB

OWNER:
SIEVERKROPP DEVELOPMENT, INC.
20040 SW EDY ROAD
SHERWOOD, OR 97140

SURVEYOR'S CERTIFICATE:

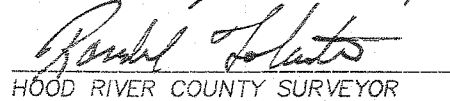
I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" HOOD RIVER COUNTY, STATE OF OREGON. SAID PHASE 1 IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH CAP MARKED "WYEAST" MONUMENTING THE SOUTHEAST CORNER OF LOT 30 OF THE PACIFIC HEIGHTS SUBDIVISION, PHASE 1, RECORDED AS SUBDIVISION PLAT #2000-1856. THENCE SOUTH 00°38'56" WEST A DISTANCE OF 29.00 FEET TO A 5/8" "TERRA" IRON ROD WITH CAP, L.S.72306 SET AS THE INITIAL POINT OF THIS SUBDIVISION OF LAND AND POINT OF BEGINNING OF THIS DESCRIPTION. THENCE SOUTH 00°38'57" WEST A DISTANCE OF 425.47 FEET TO A 5/8" "TERRA" IRON ROD; THENCE SOUTH 89°26'28" EAST A DISTANCE OF 42.11 FEET TO A 5/8" "TERRA" IRON ROD; THENCE SOUTH 00°42'27" WEST A DISTANCE OF 95.51 FEET TO A 5/8" "TERRA" IRON ROD; THENCE NORTH 89°26'28" WEST A DISTANCE OF 439.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°42'27" EAST A DISTANCE OF 95.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°26'28" EAST A DISTANCE OF 39.98 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°37'42" EAST A DISTANCE OF 426.29 FEET TO A 5/8" "TERRA" IRON ROD WITH ALUMINUM CAP; THENCE SOUTH 89°18'35" EAST 357.00 FEET TO THE POINT OF BEGINNING.


ERIK M. CARLSON PLS 72306

APPROVALS:

THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 21ST DAY OF August, 2014


HOOD RIVER COUNTY SURVEYOR

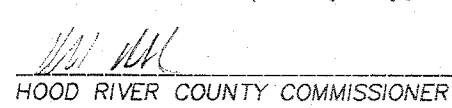
THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF March, 2015


CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

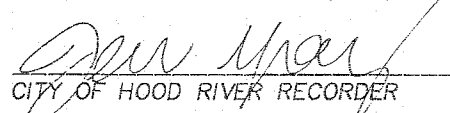
THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF MARCH, 2015


CITY OF PUBLIC WORKS AND ENGINEERING DIRECTOR

THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF MARCH, 2015


HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF MARCH, 2015


CITY OF HOOD RIVER RECORDER

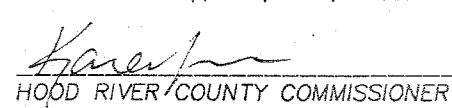
THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF MARCH, 2015


HOOD RIVER COUNTY COMMISSIONER

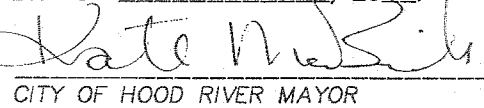
THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF MARCH, 2015


CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF MARCH, 2015


HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 20TH DAY OF MARCH, 2015


CITY OF HOOD RIVER MAYOR

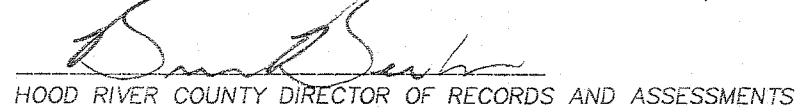
THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF MARCH, 2015


HOOD RIVER COUNTY COMMISSIONER

APPROVALS:

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 "MOUNTAIN VISTAS—PHASE 1" 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 AND FINANCE, TREASURER/TAX COLLECTOR


HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

DECLARATION AND DEDICATION:

I, Thomas K. Sieverkropp PRESIDENT OF SIEVERKROPP DEVELOPMENT, INC. AS OWNER OF THE LAND SHOWN ON THE PLAT HEREUNTO ATTACHED AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, ALSO HEREUNTO ATTACHED, DEDICATE TO THE PUBLIC FOREVER ALL STREETS, PATHWAYS AND EASEMENTS SHOWN ON SUCH PLAT AND DECLARE THE PLAT OF "MOUNTAIN VISTAS—PHASE 1" TO BE A CORRECT PLAT AS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.


PRESIDENT OF SIEVERKROPP DEVELOPMENT, INC.

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "MOUNTAIN VISTAS—PHASE 1" TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE # 20150884, RECORDED

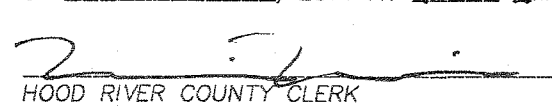
MARCH 31, 2015, HOOD RIVER COUNTY DEED RECORDS.

RECORDING INFORMATION:

PLAT NUMBER: 20150885

INSTRUMENT RECEIVED ON THE 31ST DAY

OF MARCH, 2015 AT 9:57 A.M.


HOOD RIVER COUNTY CLERK

ACKNOWLEDGMENT:

ON THIS 19 DAY OF August, 2014, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED Thomas K. Sieverkropp PRESIDENT OF SIEVERKROPP DEVELOPMENT, INC. KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.


SIGNATURE

Anik Suprapte
PRINTED NAME
NOTARY PUBLIC FOR THE STATE OF OREGON

COUNTY OF Hood River

COMMISSION NUMBER 458581

MY COMMISSION EXPIRES May 18, 2015

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PLAT TAX LOT 200 WHICH IS A PORTION OF PARCEL 1 HOOD RIVER COUNTY PARTITION PLAT No. 2003-10P AS RECORDED IN HOOD RIVER COUNTY RECORDS, PARCEL 1 CONTAINED 29.96 ACRES MORE OR LESS. THIS LARGE TRACT WAS SHOWN AS "UNSURVEYED" DUE TO THE SIZE OF THE TRACT BEING OVER 10 ACRES. THIS TRACT WAS ORIGINALLY DESCRIBED IN DEED TO SIEVERKROPP ORCHARDS, INC FROM JOHN SIEVERKROPP INST#800749, THIS DEED INCLUDED THE MAJORITY OF THE DEVELOPED AND UNDEVELOPED LAND FROM 8TH STREET EASTERLY TO A LINE 100 WEST OF THE WEST BANK OF THE HOOD RIVER. PREVIOUS TO THE 2003 PARTITION PLAT, THIS LAND WAS PARTITIONED IN 1999 CREATING A 38.96 ACRE TRACT CALLED PARCEL 3 OF PARTITION PLAT No. 9914. THAT PARCEL WAS SUBDIVIDED AND FURTHER BROKEN DOWN INTO MORE RESIDENTIAL LOTS IN THE ELIOT PARK SUBDIVISION, PHASES 1 THROUGH 4. WE WERE ABLE TO TIE INTO RECORD MONUMENTS FROM ALL THE SURROUNDING DEVELOPMENTS TO CREATE CONTINUITY BETWEEN EARLY DEVELOPMENT AND CURRENT.

IN THE FIELD, THE BASIS OF BEARING FOR THIS PLAT WAS MEASURED BETWEEN TWO ALUMINUM CAPS FOUND IN THE CENTERLINE OF PACIFIC AVENUE AT THE INTERSECTIONS OF 4TH STREET AND 5TH STREET. THESE MONUMENTS WERE ORIGINALLY SET ON PHASE TWO OF PACIFIC HEIGHTS SUBDIVISION (C.S.2001-068) COMPLETED IN 2001 BY WYEAST SURVEYS. THIS BASELINE WAS USED TO CALCULATE ALL OF THE SEARCH POSITIONS FOR THE OUTBOUNDS OF PHASE ONE OF THIS PLAT. NEARLY EVERY SEARCH POSITION LANDED ON A CONSTRUCTED FENCE LINE FROM PREVIOUSLY PLATTED SUBDIVISIONS, MOST OF WHICH THE LOT CORNER MONUMENT WAS DESTROYED. WE DID TIE INTO SEVERAL MONUMENTS WHICH WERE PRESERVED BY THE FENCE BUILDER, THESE MONUMENTS FIT VERY WELL WITH THE RECORD DISTANCES. ON THE UNDEVELOPED SIDE OF THIS PHASE IS THE REMAINDER OF TAX LOT 200, THIS LAND HAS BEEN APPROVED FOR FUTURE PHASES OF MOUNTAIN VISTAS.


REFERENCES:

- HOOD RIVER COUNTY SURVEY No. 99069
- HOOD RIVER COUNTY SURVEY No. 2000-045
- HOOD RIVER COUNTY SURVEY No. 2001-068
- HOOD RIVER COUNTY SURVEY No. 2002-049
- HOOD RIVER COUNTY SURVEY No. 2003-024
- HOOD RIVER COUNTY SURVEY No. 2004-084
- HOOD RIVER COUNTY SURVEY No. 2005-038
- HOOD RIVER COUNTY SURVEY No. 2007105-1

NOTES:

THIS PLAT CONFORMS WITH THE CITY OF HOOD RIVER CONDITIONS OF APPROVAL DATED MARCH 24TH 2014.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2015

TERRA SURVEYING

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

DATE: JUNE 27, 2014
PROJECT: 14043
SCALE: 1" = 40'
PLAT REVIEW: PAUL LANDAU, PLS
ASSESSORS MAP: 3N-10E-36C TL 200

20150213