

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2019 006

DATE FILED: 1/24/2019

BY: AB

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

CS# 2019 006

5/8" IRON ROD FOUND, WEST 1/4 L.C.#621

N 89°52'52" E 2644.86'

N 89°52'52" E 2647.48'

FOUND 5/8" IRON ROD, L.S.72306, C.S.2017016.

N 89°52'52" E 678.69'

100.00'

SUBDIVISION APPROVAL: THIS PLAT CONFORMS WITH THE CITY OF HOOD RIVER SUBDIVISION CONDITIONS OF APPROVAL PER HOOD RIVER COUNTY PLANNING FILE NO. 2013-29.

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

TRACT A CONTAINS 16.00 ACRES, MORE OR LESS

TAX LOT 500 (3N-10E-36D)

UNSURVEYED

NOTE ABOUT THE TRACTS:

THE PURPOSE OF CREATING TRACTS A THROUGH E IS TO DEFINE THESE AREAS OF LAND INTO TRACTS. THESE TRACTS ARE NOT RESIDENTIAL LOTS AND CONSIDERED UN-BUILDABLE. THESE LOTS ARE NOT COVERED BY DEVELOPMENT CCR'S.

- TRACT A-LARGE STEEP HILLSIDE TRACT TO BE TRANSFERRED TO LAND TRUST, UNBUILDABLE.
TRACT B-STEEP AREA OVER THE TOP OF BANK, UN-BUILDABLE.
TRACT C-10 FOOT STRIP OF LAND PROVIDING ACCESS TO THE PROPERTY TO THE EAST.
TRACT D-A LARGE DRAINAGE FEATURE WITH CITY STORM DRAINAGE EASEMENT AS SHOWN.
TRACT E-A TRACT OF LAND ON THE TOP OF BANK FOR THE PURPOSE OF FUTURE TRAIL.

SUBDIVISION PLAT OF MOUNTAIN VISTAS PHASE 4

PAGE 1 OF 4

LOCATION OF SURVEY:

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



SCALE: 1" = 100'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PLAT TAX LOT 1500 (3N-10E-36D) AND TAX LOT 500 (3N-10E-36D) INTO PHASE 4 OF MOUNTAIN VISTAS SUBDIVISION. TAX LOT 1500 IS TRACT 1 OF MOUNTAIN VISTAS, PHASE 3. ALL OF THE EXTERIOR BOUNDARY MONUMENTS ARE STILL INTACT AND HELD AS CONTROLLING MONUMENTS, WITH EXCEPTION OF THE NORTHEAST CORNER. UPON INVESTIGATION OF TAX LOT 500, WE WERE OBLIGATED TO HOLD THE SOUTH LINE OF TAX LOT 500 PARALLEL TO THE NORTH LINE OF THE QUARTER. THIS CHANGED THE POSITION OF SAID CORNER BY 2.5 FEET TO THE NORTH. TAX LOT 500 IS DESCRIBED AS MEASURING SOUTH ALONG THE NORTH-SOUTH CENTER SECTION LINE TO A POINT 400 FOOT NORTH OF AN IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36. THE PIPE WAS NOT RECOVERED, BUT WE DID FIND AN IRON ROD, WHICH HISTORICALLY HAD A 1-1/2" ALUMINUM CAP AT THAT POSITION. WE RESET THIS MONUMENT AS IT WAS DISTURBED BY GAS LINE WORK. THE DESCRIPTION THEN CALLS EAST PARALLEL TO THE NORTH LINE OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER WHICH IS CALCULATED BY USING THE SECTION BREAKDOWN FROM C.S.95111 TO A POINT THAT IS 100 FEET WEST OF WEST BANK OF HOOD RIVER, THENCE NORTHWESTERLY AND 100 FOOT PARALLEL FROM SAID WEST BANK TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. WE USED COUNTY AERIAL PHOTOGRAPHS TO DETERMINE SAID WEST BANK. TAX LOT 500 IS CONSIDERED "UN-SURVEYED" DUE TO THE SIZE EXCEEDING SURVEY REQUIREMENT.

THE BASIS OF BEARING FOR THIS PLAT WAS MEASURED BETWEEN TWO 5/8" IRON RODS, L.S.72306 MONUMENTING THE SOUTHEAST CORNER OF 71 AND THE OTHER IS FOUND 2.27 FEET WEST OF THE NORTHEAST CORNER OF LOT 65, BOTH IN PHASE 3 OF MOUNTAIN VISTAS SUBDIVISION.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (OCTOBER 4, 2018)
○ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (OCTOBER 4, 2018)
○ FOUND MONUMENT OF RECORD AS NOTED ON PLAT
△ FOUND 5/8" IRON ROD WITH RED CAP, L.S.72306, PREVIOUSLY SET AS REF. MON.(C.S.2017-037)
● FOUND 5/8" IRON ROD WITH RED CAP, L.S.72306, (C.S.2017-037)
⊗ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S.50800, (C.S.2007-105)
⊕ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S.50800, (C.S.2008-045)
Ⓢ FOUND 5/8" IRON ROD WITH CAP, L.S.72306, (C.S.2017-16)
□ CALCULATED, NOT FOUND OR SET

LINE LEGEND:

- LOT LINE
- - - EASEMENT LINE
- - - - GEOLOGICAL SETBACK LINE
- - - - STREET CENTERLINE

SHEET INDEX:

- PAGE 1 - BOUNDARY
PAGE 2 - SUBDIVISION DETAIL (NORTH)
PAGE 3 - SUBDIVISION DETAIL (SOUTH)
PAGE 4 - SIGNATURES, LINE AND CURVE TABLE.

BASIS OF BEARING: HOOD RIVER COUNTY SURVEY No. 2017-037

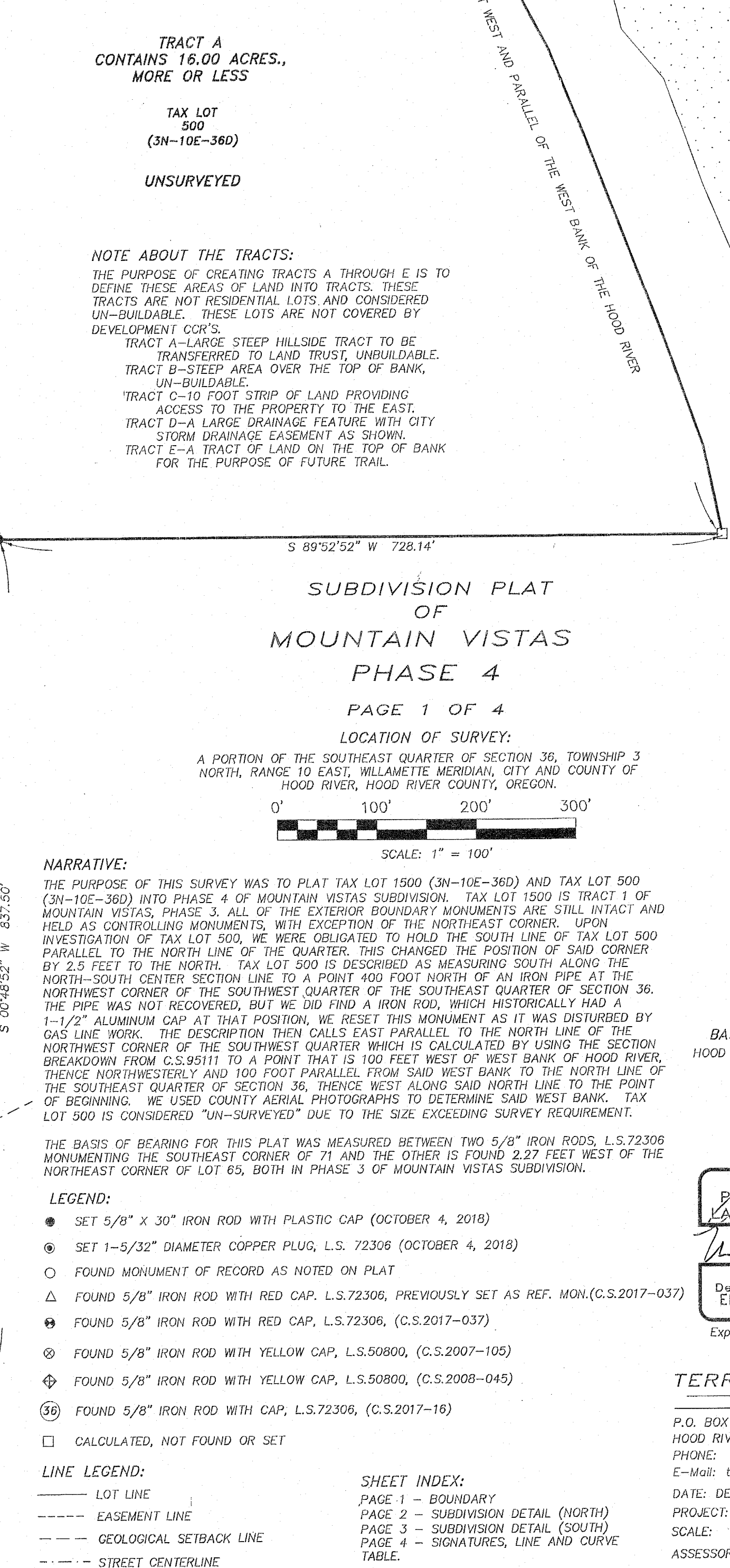
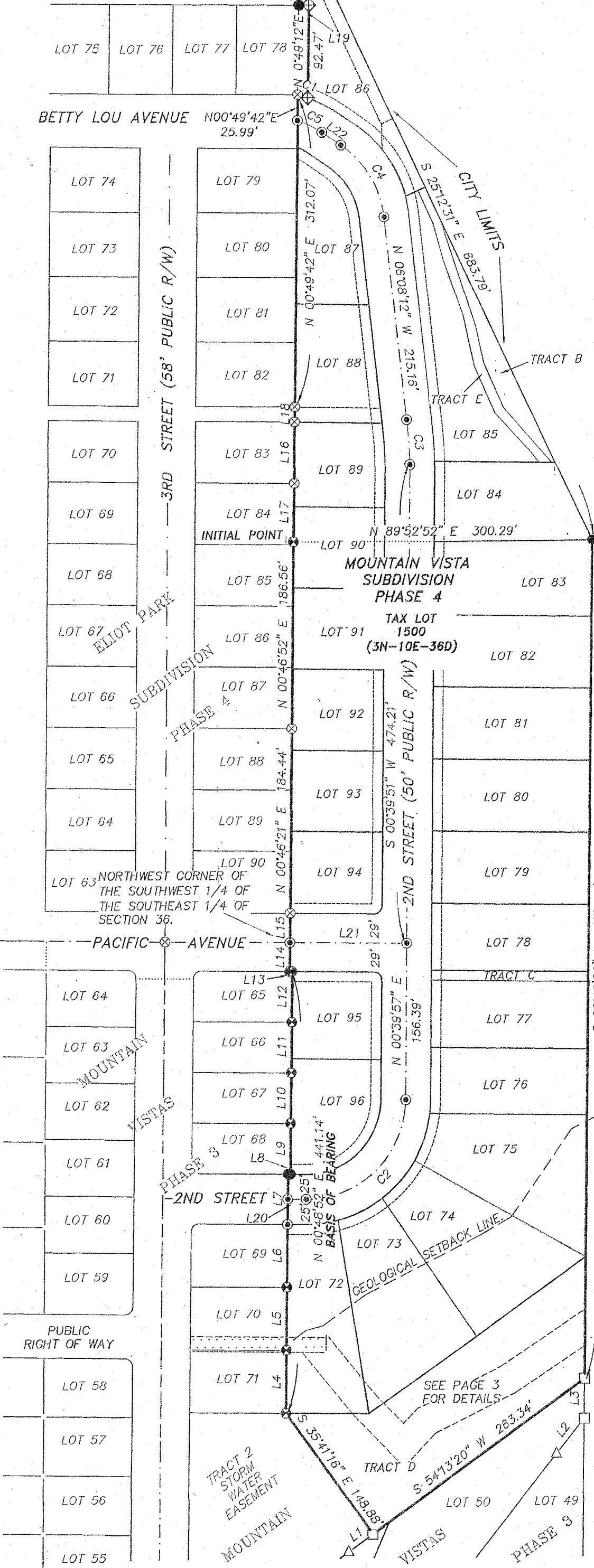
REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON
OREGON December 30, 2005
72306
Expires: December, 2019

TERRA SURVEYING

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

DATE: DECEMBER 3, 2018 PROJECT: 18146PHASE4 SCALE: 1" = 100' ASSESSORS MAP: 3N-10E-36D TL 1500, 500



HOOD RIVER COUNTY
SURVEYOR'S OFFICE

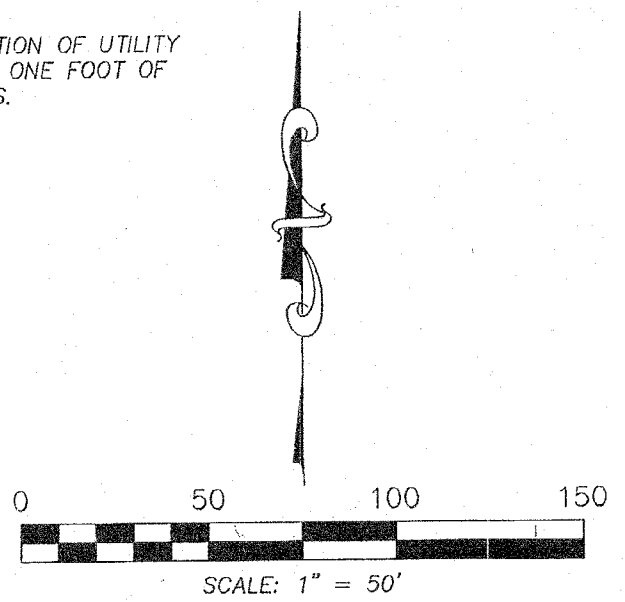
CS# 2019 006

DATE FILED: 1/24/2019

BY: *AB*

C-5# 2019 006

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



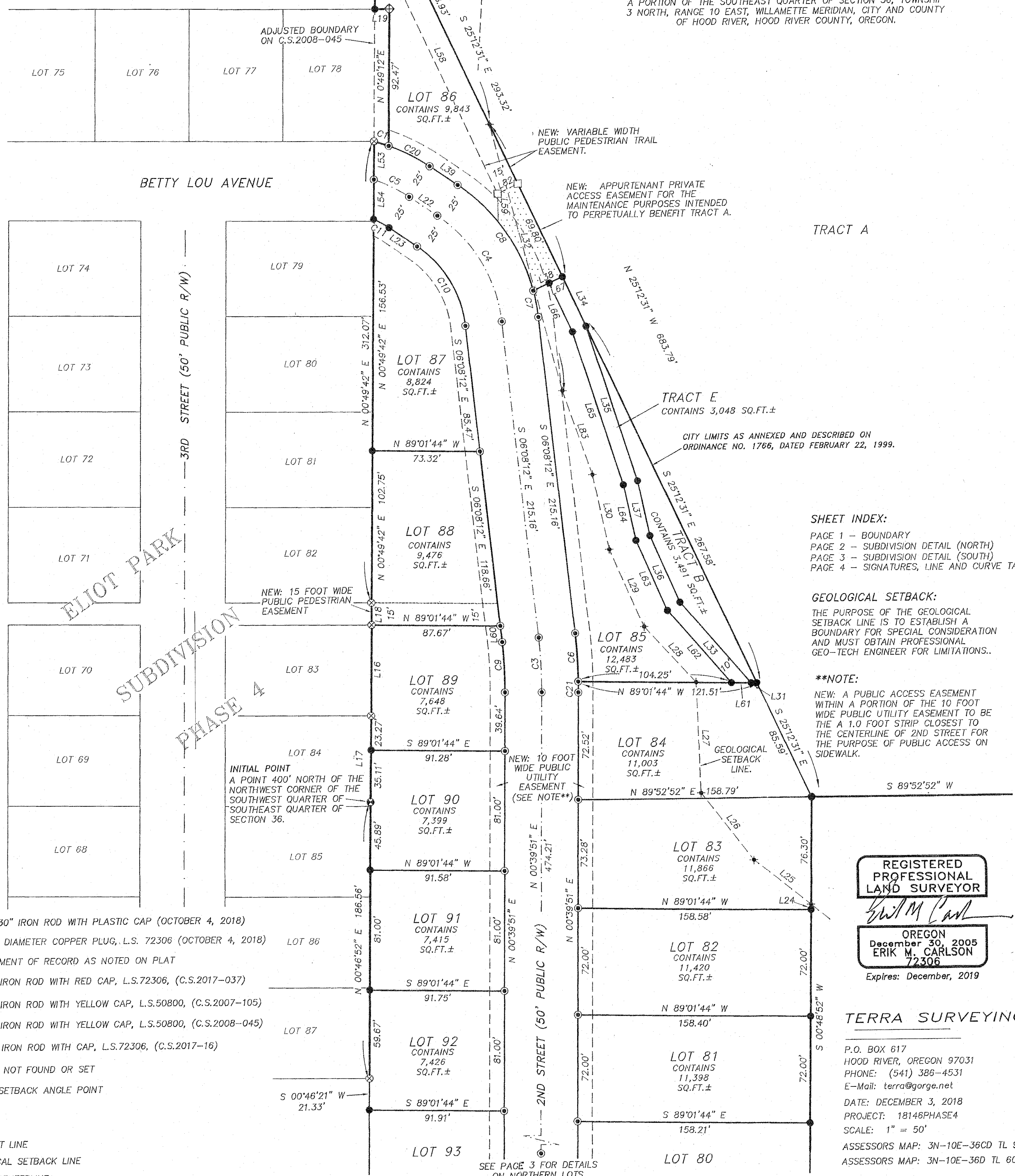
BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY
No. 2017-0371

FOUND 5/8" IRON ROD,
L.S.72306, C.S.2017016.

SUBDIVISION PLAT
OF
MOUNTAIN VISTAS
PHASE 4

PAGE 2 OF 4
LOCATION OF SURVEY:

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



TRACT A

TRACT E
CONTAINS 3,048 SQ.FT.±

CITY LIMITS AS ANNEXED AND DESCRIBED ON
ORDINANCE NO. 1766, DATED FEBRUARY 22, 1999.

SHEET INDEX:

- PAGE 1 - BOUNDARY
- PAGE 2 - SUBDIVISION DETAIL (NORTH)
- PAGE 3 - SUBDIVISION DETAIL (SOUTH)
- PAGE 4 - SIGNATURES, LINE AND CURVE TABLES

GEOLOGICAL SETBACK:

THE PURPOSE OF THE GEOLOGICAL
SETBACK LINE IS TO ESTABLISH A
BOUNDARY FOR SPECIAL CONSIDERATION
AND MUST OBTAIN PROFESSIONAL
GEO-TECH ENGINEER FOR LIMITATIONS..

**NOTE:

NEW: A PUBLIC ACCESS EASEMENT
WITHIN A PORTION OF THE 10 FOOT
WIDE PUBLIC UTILITY EASEMENT TO BE
THE A 1.0 FOOT STRIP CLOSEST TO
THE CENTERLINE OF 2ND STREET FOR
THE PURPOSE OF PUBLIC ACCESS ON
SIDEWALK.

INITIAL POINT
A POINT 400' NORTH OF THE
NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF
SECTION 36.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2019

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
DATE: DECEMBER 3, 2018
PROJECT: 18146PHASE4
SCALE: 1" = 50'
ASSESSORS MAP: 3N-10E-36CD TL 9400
ASSESSORS MAP: 3N-10E-36D TL 600

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (OCTOBER 4, 2018)
- SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (OCTOBER 4, 2018)
- FOUND MONUMENT OF RECORD AS NOTED ON PLAT
- FOUND 5/8" IRON ROD WITH RED CAP, L.S.72306, (C.S.2017-037)
- ⊗ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S.50800, (C.S.2007-105)
- ⊕ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S.50800, (C.S.2008-045)
- Ⓢ FOUND 5/8" IRON ROD WITH CAP, L.S.72306, (C.S.2017-16)
- CALCULATED, NOT FOUND OR SET
- ⊕ GEOLOGICAL SETBACK ANGLE POINT

LINE LEGEND:

- LOT LINE
- - - EASEMENT LINE
- - - - GEOLOGICAL SETBACK LINE
- - - - STREET CENTERLINE

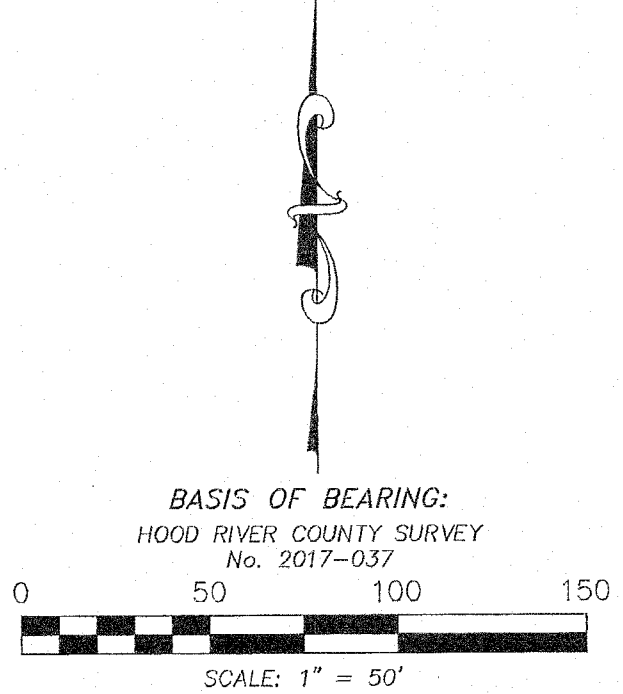
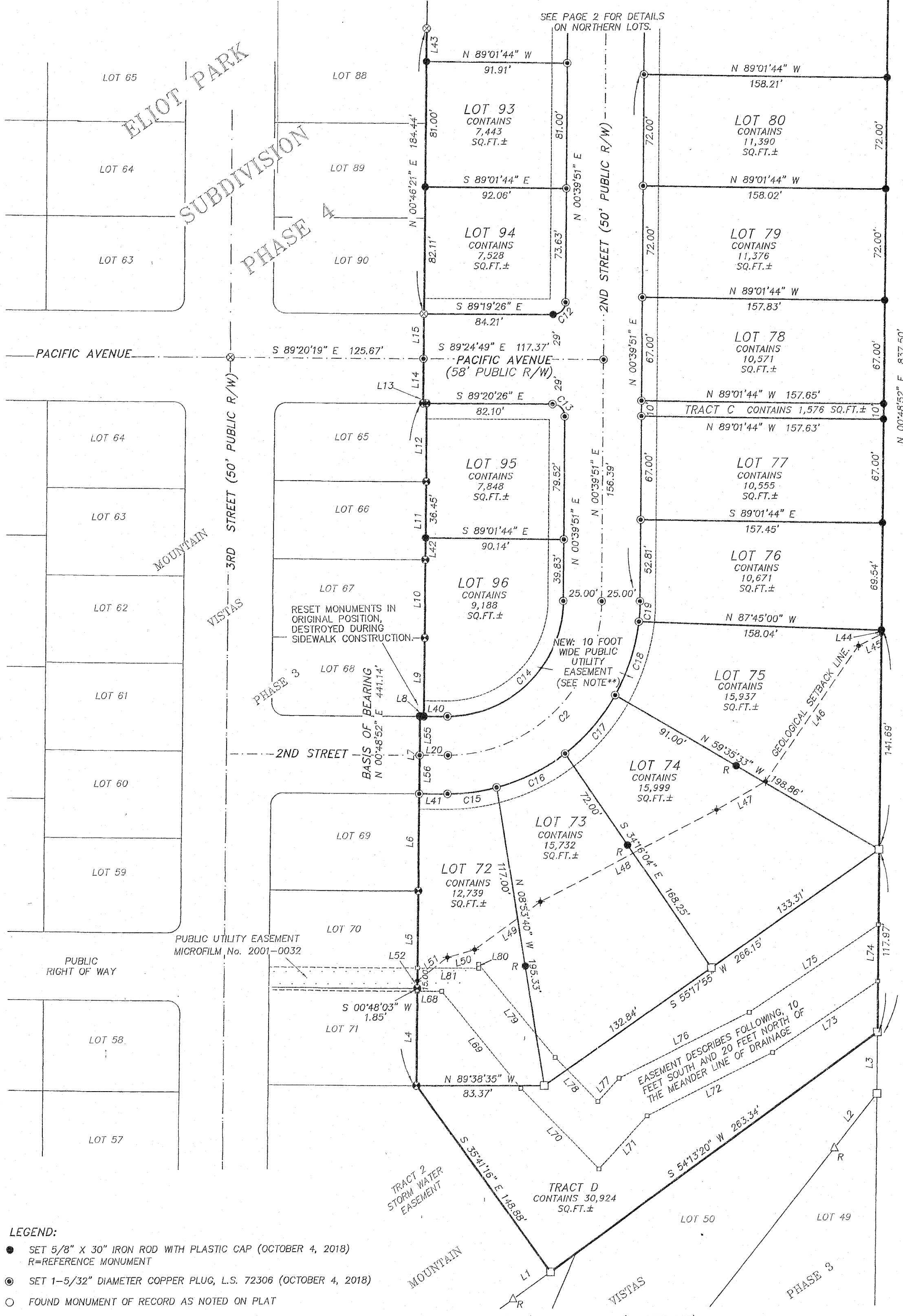
SEE PAGE 3 FOR DETAILS
ON NORTHERN LOTS.

SUBDIVISION PLAT OF MOUNTAIN VISTAS - PHASE 4 PAGE 3 OF 4

HOOD RIVER COUNTY SURVEYOR'S OFFICE CS# 2019 006 DATE FILED: 1/24/2019 BY: BL

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

CS# 2019 006



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

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON 72306 Expires: December, 2019

GEOLOGICAL SETBACK: THE PURPOSE OF THE GEOLOGICAL SETBACK LINE IS TO ESTABLISH A BOUNDARY FOR SPECIAL CONSIDERATION AND MUST OBTAIN PROFESSIONAL GEO-TECH ENGINEER FOR LIMITATIONS.

**NOTE: NEW: A PUBLIC ACCESS EASEMENT WITHIN A PORTION OF THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT TO BE THE A 1.0 FOOT STRIP CLOSEST TO THE CENTERLINE OF 2ND STREET FOR THE PURPOSE OF PUBLIC ACCESS ON SIDEWALK.

SHEET INDEX: PAGE 1 - BOUNDARY PAGE 2 - SUBDIVISION DETAIL (NORTH) PAGE 3 - SUBDIVISION DETAIL (SOUTH) PAGE 4 - SIGNATURES, LINE AND CURVE TABLES

TERRA SURVEYING

P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net DATE: DECEMBER 3, 2018 PROJECT: 18146PHASE4 SCALE: 1" = 50' ASSESSORS MAP: 3N-10E-36D TL 500, 1500

- LEGEND: SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (OCTOBER 4, 2018) R=REFERENCE MONUMENT SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (OCTOBER 4, 2018) FOUND MONUMENT OF RECORD AS NOTED ON PLAT FOUND 5/8" IRON ROD WITH RED CAP. L.S.72306, SET AS REFERENCE MONUMENTS WITH PHASE 3 POST MONUMENTATION (C.S.2017-037) FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S.50800, (C.S.2007-105) FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S.50800, (C.S.2008-045) CALCULATED, NOT FOUND OR SET GEOLOGICAL SETBACK ANGLE POINT

- LINE LEGEND: LOT LINE EASEMENT LINE GEOLOGICAL SETBACK LINE STREET CENTERLINE

TERRA SURVEYING
SUBDIVISION PLAT
OF

MOUNTAIN VISTAS-PHASE 4

PAGE 4 OF 4

LOCATION OF SURVEY:

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

RECORDING INFORMATION:

PLAT NUMBER: 20190201
INSTRUMENT RECEIVED ON THE 23RD DAY
OF JANUARY 2019 AT 3:04 P.M.

[Signature]
HOOD RIVER COUNTY CLERK

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2019 006

DATE FILED: 1/24/2019

BY: *[Signature]*

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 4" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 36 IN TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER AND COUNTY OF HOOD RIVER COUNTY, STATE OF OREGON. SAID PHASE 4 IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD, L.S.72306 FOUND AT THE CENTER QUARTER CORNER OF SECTION 36, THENCE SOUTH 00°49'04" WEST ALONG THE CENTER SECTION LINE A DISTANCE OF 306.5 FEET TO A 5/8" IRON ROD, L.S.72306; THENCE SOUTH 00°49'04" WEST A DISTANCE OF 83.34 FEET TO A 5/8" IRON ROD, L.S.72306; THENCE NORTH 89°13'51" EAST A DISTANCE OF 9.96 FEET TO A 5/8" IRON ROD, L.S. 50800, BEING THE NORTHEAST CORNER OF INST#2014-00548; THENCE SOUTH 00°49'12" WEST A DISTANCE OF 92.47 FEET TO A SIMILAR IRON ROD MONUMENTING THE CUSP OF A CURVE CONCAVED NORTHERLY WHOSE CHORD BEARS NORTH 72°05'07" WEST A DISTANCE OF 10.46 FEET. RADIUS MEASURES 125.00 FEET. THENCE ALONG SAID CURVE THROUGH THE CENTRAL ANGLE 4°47'44" A DISTANCE OF 10.46 FEET TO A 5/8" IRON ROD, L.S.50800 MONUMENTING THE SOUTHEAST CORNER OF LOT 78 OF ELIOT PARK SUBDIVISION, PHASE 4. THENCE SOUTH 00°49'42" WEST ALONG THE EASTERN LINE OF PHASE 4 OF ELIOT PARK SUBDIVISION A DISTANCE OF 312.07 FEET TO A SIMILAR 5/8" IRON ROD, MONUMENTING THE SOUTHEAST CORNER OF LOT 82 OF SAID ELIOT PARK SUBDIVISION; THENCE SOUTH 00°38'13" WEST ALONG SAID SUBDIVISION A DISTANCE OF 15.02 FEET TO A SIMILAR 5/8" IRON ROD; THENCE SOUTH 00°47'59" WEST ALONG SAID SUBDIVISION A DISTANCE OF 61.29 FEET TO A POINT; THENCE SOUTH 01°00'08" WEST ALONG SAID SUBDIVISION A DISTANCE OF 58.38 FEET TO A 5/8" IRON ROD, L.S.72306, BEING THE PLAT INITIAL POINT, LOCATED 400 FOOT NORTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE NORTH 89°52'52" EAST A DISTANCE OF 300.29 FEET TO A 5/8" IRON ROD, L.S.72306; THENCE NORTH 89°52'52" EAST A DISTANCE OF 728 FEET, MORE OR LESS, TO A POINT 100 FOOT WEST OF THE WEST BANK OF THE HOOD RIVER; THENCE NORTHWESTERLY AND 100 FOOT PARALLEL TO SAID WEST BANK TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°52'52" WEST A DISTANCE OF 678 FEET, MORE OR LESS TO THE CENTER OF SAID SECTION 36, BEING THE POINT OF BEGINNING.

TOGETHER WITH TRACT 1 OF PHASE 3 OF MOUNTAIN VISTAS SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD, L.S.72306 MONUMENTING THE SOUTHWESTERLY CORNER OF TRACT 1 OF PHASE 3 OF MOUNTAIN VISTAS SUBDIVISION AS RECORDED IN HOOD RIVER COUNTY RECORDS ON AUGUST 30TH 2017 (C.S.2017-037). THENCE NORTH 00°48'03" EAST ALONG THE WESTERN LINE OF SAID TRACT 1 A DISTANCE OF 62.93 FEET TO A POINT; THENCE NORTH 00°49'41" EAST ALONG SAID WESTERN LINE A DISTANCE OF 82.94 FEET TO A POINT; THENCE NORTH 00°46'20" EAST ALONG SAID WESTERN LINE A DISTANCE OF 62.86 FEET TO A POINT; THENCE NORTH 00°53'37" EAST ALONG SAID WESTERN LINE A DISTANCE OF 50.06 FEET TO A POINT; THENCE SOUTH 87°50'29" EAST ALONG SAID WESTERN BOUNDARY A DISTANCE OF 2.42 FEET TO A POINT; THENCE NORTH 00°53'14" EAST ALONG SAID WESTERN LINE A DISTANCE OF 50.66 FEET TO A POINT; THENCE NORTH 00°41'48" EAST ALONG SAID WESTERN LINE A DISTANCE OF 50.48 FEET TO A POINT; THENCE NORTH 00°55'54" EAST ALONG SAID WESTERN LINE A DISTANCE OF 50.68 FEET TO A POINT; THENCE NORTH 00°32'10" EAST ALONG SAID WESTERN LINE A DISTANCE OF 50.58 FEET; THENCE NORTH 89°11'10" WEST ALONG SAID WESTERN BOUNDARY A DISTANCE OF 2.27 FEET TO A POINT; THENCE NORTH 00°38'52" EAST ALONG SAID WESTERN LINE A DISTANCE OF 29.10 FEET TO A POINT; THENCE NORTH 00°46'21" EAST ALONG SAID WESTERN LINE A DISTANCE OF 184.44 FEET TO A POINT; THENCE NORTH 00°46'52" EAST ALONG SAID WESTERN LINE A DISTANCE OF 186.56 FEET TO THE INITIAL POINT OF THIS PLAT; THENCE NORTH 89°52'52" EAST A DISTANCE OF 300.29 FEET TO A POINT; THENCE SOUTH 00°48'52" WEST A DISTANCE OF 837.50 FEET TO A POINT; THENCE SOUTH 54°13'20" WEST A DISTANCE OF 263.34 FEET TO A POINT; THENCE NORTH 35°41'16" WEST A DISTANCE OF 148.88 FEET TO THE POINT OF BEGINNING.

[Signature]
ERIK M. CARLSON PLS 72306

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE.
- C.S. No. 0829. SURVEY FOR SIEVERKROPP BY PERKINS. DATED APRIL 19, 1960.
- C.S. No. 83060. SURVEY FOR MANFULL BY GAYLORD (L.S.1815). FILED DECEMBER 16, 1983.
- C.S. No. 85043. SURVEY FOR RICARDS BY CRON (L.S.1028). FILED JULY 12, 1985.
- C.S. No. 89097. SURVEY FOR HAMADA BY KLEIN (L.S. 932). FILED NOVEMBER 3, 1989.
- C.S. No. 95111. SURVEY FOR PACIFICORP BY HEIDECCKE (L.S.2132). FILED NOVEMBER 7, 1995.
- C.S. No. 99069. PARTITION PLAT NO.9914 FOR NELSON BY DOWD (L.S.2393). FILED AUGUST 24, 1999.
- C.S. No. 2000-014. SURVEY FOR BOWERS BY KLEIN (L.S.932). FILED FEBRUARY 25, 2000.
- C.S. No. 2000-045. SUBDIVISION PLAT OF PACIFIC HEIGHTS, PHASE ONE FOR SIEVERKROPP BY DOWD (L.S.2393) FILED MAY 26, 2000.
- C.S. No. 2001-068. SUBDIVISION PLAT OF PACIFIC HEIGHTS, PHASE TWO FOR SIEVERKROPP BY DOWD (L.S.2393) FILED SEPTEMBER 18, 2001.
- C.S. No. 2002-049. PARTITION PLAT NO. 2002-16p FOR SIEVERKROPP BY GAYLORD (L.S.1815). FILED JULY 23, 2002.
- C.S. No. 2003-024. PARTITION PLAT NO. 2003-10p FOR SIEVERKROPP BY HUFFMON (L.S.2786). FILED APRIL 16, 2003.
- C.S. No. 2004-084. SUBDIVISION PLAT OF ELIOT PARK SUBDIVISION, PHASE ONE FOR SIEVERKROPP BY BESEDA (L.S.50800). FILED DECEMBER 29, 2004.
- C.S. No. 2005-038. SUBDIVISION PLAT OF ELIOT PARK, PHASE TWO FOR SIEVERKROPP BY BESEDA (L.S.50800). FILED JUNE 16, 2005.
- C.S. No. 2005-095. PLAT SURVEY FOR EASTMAN BY DOWD (L.S.2393). FILED NOVEMBER 2, 2005.
- C.S. No. 2006-019. SUBDIVISION PLAT OF ELIOT PARK SUBDIVISION, PHASE THREE FOR SIEVERKROPP BY BESEDA (L.S.50800). FILED MARCH 9, 2006.
- C.S. No. 2007-105. SUBDIVISION PLAT OF ELIOT PARK SUBDIVISION, PHASE FOUR FOR SIEVERKROPP BY BESEDA (L.S.50800). FILED OCTOBER 8, 2007.
- C.S. No. 2008-045. PLAT SURVEY FOR ROVANEK BY BESEDA (L.S.50800) FILED JUNE 24, 2008.
- C.S. No. 2015-021. SUBDIVISION PLAT OF MOUNTAIN VISTAS, PHASE ONE FOR SIEVERKROPP BY CARLSON (L.S.72306). FILED MARCH 31, 2015.
- C.S. No. 2016-042. SUBDIVISION PLAT OF MOUNTAIN VISTAS, PHASE TWO FOR SIEVERKROPP BY CARLSON (L.S.72306). FILED JUNE 30, 2016.
- C.S. No. 2017-016. PARTITION PLAT NO. 201705P FOR CITY OF HOOD RIVER AND WERTGEN BY CARLSON (L.S.72306). FILED MARCH 23, 2017.
- C.S. No. 2017-037. SUBDIVISION PLAT OF MOUNTAIN VISTAS, PHASE THREE FOR SIEVERKROPP BY CARLSON (L.S.72306). FILED AUGUST 31, 2017.

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 4" 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, TREASURER/TAX COLLECTOR

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 13TH DAY OF DECEMBER, 2018.

[Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 22ND DAY OF JANUARY, 2019.

[Signature]
CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF JAN, 2019.

[Signature]
CITY OF HOOD RIVER PUBLIC WORKS AND ENGINEERING DIRECTOR

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 22ND DAY OF JANUARY, 2019.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 17TH DAY OF JAN, 2019.

[Signature]
CITY OF HOOD RIVER RECORDER

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 22ND DAY OF JANUARY, 2019.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 17TH DAY OF JANUARY, 2019.

[Signature]
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 22ND DAY OF JANUARY, 2019.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 11TH DAY OF JANUARY, 2019.

[Signature]
CITY OF HOOD RIVER MAYOR

THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" WAS EXAMINED AND APPROVED BY ME THIS 20TH DAY OF JANUARY, 2019.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	125.00'	10.46'	S 72°05'07" E	10.46'	4°47'44"
C2	100.20'	156.46'	S 45°29'49" W	141.04'	89°27'42"
C3	312.00'	37.05'	N 02°44'17" W	37.03'	6°48'15"
C4	100.01'	86.72'	S 30°58'48" E	84.03'	49°40'58"
C5	108.13'	26.91'	N 63°39'18" W	26.84'	14°15'26"
C6	337.00'	32.69'	N 03°21'30" W	32.68'	05°33'31"
C7	125.01'	18.24'	N 10°19'16" W	18.22'	8°21'30"
C8	125.01'	90.25'	N 35°10'57" W	88.30'	41°21'53"
C9	287.00'	34.08'	S 02°44'17" E	34.06'	6°48'15"
C10	75.01'	65.04'	S 30°58'48" E	63.02'	49°40'58"
C11	83.13'	12.07'	S 60°47'15" E	12.06'	8°19'15"
C12	8.01'	12.57'	S 45°39'50" W	11.32'	89°57'30"
C13	8.00'	12.57'	S 44°20'09" E	11.29'	89°59'44"
C14	75.20'	117.61'	N 45°37'07" E	105.98'	89°36'18"
C15	125.20'	32.36'	N 82°57'51" E	32.27'	14°48'31"
C16	125.20'	50.00'	S 64°07'09" W	49.67'	22°52'52"
C17	125.20'	50.17'	S 41°11'45" W	49.83'	22°57'27"
C18	125.20'	50.06'	S 18°15'43" W	49.73'	22°54'37"
C19	125.20'	13.22'	S 03°46'43" W	13.22'	6°03'04"
C20	133.13'	31.22'	N 63°17'08" W	31.15'	14°26'11"
C21	337.00'	7.31'	N 00°02'33" E	7.31'	1°14'35"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 54°17'29" E	30.11'	L42	N 00°55'54" E	14.23'
L2	N 38°34'03" E	45.00'	L43	N 00°46'21" E	21.33'
L3	N 00°49'52" E	39.92'	L44	S 00°58'52" W	2.71'
L4	N 00°48'03" E	62.93'	L45	S 63°51'01" W	16.62'
L5	N 00°49'41" E	62.94'	L46	N 34°53'06" E	106.33'
L6	N 00°46'20" E	62.86'	L47	S 80°16'27" W	36.90'
L7	N 00°53'37" E	50.06'	L48	S 62°54'56" W	129.12'
L8	S 87°50'29" E	2.42'	L49	N 54°26'28" E	52.76'
L9	N 00°53'14" E	50.66'	L50	N 74°35'16" E	18.53'
L10	N 00°41'48" E	50.48'	L51	N 52°48'58" E	24.89'
L11	N 00°55'54" E	50.68'	L52	N 00°49'41" E	4.87'
L12	N 00°32'10" E	50.58'	L53	S 00°49'42" W	25.99'
L13	N 89°11'10" W	2.27'	L54	S 00°49'42" W	26.80'
L14	N 00°38'52" E	28.86'	L55	S 00°53'37" W	25.06'
L15	N 00°58'04" E	29.10'	L56	S 00°53'37" W	25.00'
L16	N 00°47'59" E	61.29'	L57	S 00°49'04" W	34.28'
L17	N 01°00'08" E	58.38'	L58	S 25°12'31" E	192.88'
L18	N 00°38'13" E	15.02'	L59	S 00°51'04" E	19.26'
L19	S 89°13'51" W	9.96'	L60	S 06°09'56" E	11.03'
L20	S 89°22'33" E	18.51'	L61	N 89°01'44" W	13.48'
L21	S 89°24'49" E	117.37'	L62	N 41°09'49" W	65.33'
L22	N 55°49'25" W	23.06'	L63	S 23°52'04" E	52.05'
L23	N 55°49'25" W	22.90'	L64	S 12°15'53" E	38.59'
L24	N 00°48'52" E	3.62'	L65	S 18°02'15" E	109.00'
L25	S 51°31'10" E	49.03'	L66	S 25°12'31" E	36.60'
L26	S 38°00'08" E	57.92'	L67	N 64°56'25" E	10.00'
L27	S 02°01'10" E	74.89'	L68	S 89°18'35" E	16.01'
L28	S 42°49'41" E	51.60'	L69	N 39°04'29" W	81.30'
L29	S 23°52'50" W	57.33'	L70	N 44°06'18" W	72.77'
L30	S 12°09'25" E	51.95'	L71	S 42°58'08" W	46.45'
L31	N 89°01'44" W	3.78'	L72	S 63°31'18" W	91.23'
L32	S 14°52'45" E	187.03'	L73	N 56°25'27" E	82.68'
L33	N 41°09'49" W	72.89'	L74	N 00°48'52" E	36.35'
L34	S 25°12'31" E	37.32'	L75	N 56°25'27" E	101.35'
L35	S 18°02'15" E	110.03'	L76	N 63°31'18" E	94.81'
L36	N 23°52'04" E	49.52'	L77	N 42°58'08" E	20.32'
L37	S 12°15'53" E	38.10'	L78	S 44°06'18" E	39.88'
L38	S 64°56'25" W	21.93'	L79	S 39°22'41" E	78.13'
L39	N 55°49'25" W	22.87'	L80	S 00°38'43" W	2.50'
L40	S 89°33'11" E	15.56'	L81	S 89°18'35" E	39.91'
L41	S 89°22'21" E	18.51'	L82	N 64°47'29" E	15.22'
			L83	S 19°28'36" E	60.07'

TITLE REPORT REFERENCES:

- AMERITITLE SORT REPORT No.218248AM
- 5) RURAL WATER ANNEXATION AGREEMENT, INST#B40369
- 6) RIGHT OF FIRST REFUSAL, INST#2011-03554
- 7) PUBLIC UTILITY EASEMENT TO THE CITY OF HOOD RIVER INST#2001-032, AS SHOWN ON PAGE 1 AND DISCLOSED ON THE SUBDIVISION PLAT OF MOUNTAIN VISTAS, PHASE 3.

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "MOUNTAIN VISTAS-PHASE 4" IS FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE FEE No.2015-0884, RECORDED MARCH 31, 2015, HOOD RIVER COUNTY DEED RECORDS.

DECLARATION AND DEDICATION:

I, *Thomas Kelly Sieverkropp*, VICE PRESIDENT OF SIEVERKROPP DEVELOPMENT, INC. AS OWNER DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS THE PLAT OF "MOUNTAIN VISTAS-PHASE 4" AND HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, PATHWAYS AND PUBLIC AND PRIVATE EASEMENTS SHOWN ON PLAT.

Thomas Kelly Sieverkropp
VICE PRESIDENT OF SIEVERKROPP DEVELOPMENT, INC.

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF HOOD RIVER)SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13TH DAY OF DECEMBER, 2018, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED *Thomas Kelly Sieverkropp*, VICE PRESIDENT OF SIEVERKROPP DEVELOPMENT, INC., BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

Nancy Jane Carlsson
PRINT NAME OF NOTARY

[Signature]
SIGNATURE OF NOTARY

NOTARY PUBLIC- OREGON

COMMISSION NO: 939097

MY COMMISSION EXPIRES: May 14, 2019

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
ERIK M. CARLSON
72306
Expires: December, 2019

SHEET INDEX:

- PAGE 1 - BOUNDARY
- PAGE 2 - SUBDIVISION DETAIL (NORTH)
- PAGE 3 - SUBDIVISION DETAIL (SOUTH)
- PAGE 4 - SIGNATURES, LINE AND CURVE TABLES

TERRA SURVEYING

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

DATE: DECEMBER 3, 2018
PROJECT: 18146PHASE4
SCALE: 1" = 100'
ASSESSORS MAP: 3N-10E-36D TL 1500, 500

CS# 2019 006