

TERRA SURVEYING  
**PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION**

LOCATION OF SURVEY:  
 TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD RIVER AND HOOD RIVER COUNTY, OREGON.  
 PAGE 1 OF 2

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

CS# 2023044  
 DATE FILED: 12/21/2023  
 BY: ka

OWNER:  
 IBC LLC  
 P.O. BOX 1904  
 HOOD RIVER, OREGON  
 97031

ZONING:  
 CITY OF HOOD RIVER  
 R-2  
 STANDARD DENSITY  
 RESIDENTIAL

CS# 2023044

TRACT A  
 PRIVATE STORM WATER FACILITY  
 EASEMENT, BENEFITING LOT 1  
 THROUGH LOT 17 AND A PUBLIC  
 ACCESS EASEMENT FOR MAINTENANCE.  
 SEE CCR'S FOR FURTHER DETAILS.

PUBLIC ACCESS AND  
 UTILITY EASEMENT.  
 DOC. No. 2022-01860

EUGENE STREET

FOX HOLLOW  
 SUBDIVISION

27  
 34  
 35  
 FOUND BRASS CAP  
 AT NE CORNER  
 SECTION 34

EXISTING 6' WIDE  
 STRIP TO BE  
 DEDICATED RIGHT OF  
 WAY ON THE  
 EASTERLY SIDE OF  
 LOTS 5, 11 AND 17

ADAMS VIEW

NEW: 15' WIDE PUBLIC  
 ACCESS AND UTILITY  
 EASEMENT.

NEW: 4' WIDE PUBLIC ACCESS  
 EASEMENT, RUNNING PARALLEL  
 WITH EAST BOUNDARY LINE.  
 MONTELLO PLACE  
 (50' RIGHT OF WAY)

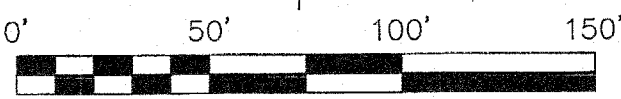
FOUND 5/8" IRON ROD FOUND  
 FROM ADAMS VIEW  
 SUBDIVISION, PHASE THREE.

PHASE 3

ADAMS VIEW

PROSPECT AVENUE  
 (60' RIGHT OF WAY)

PHASES 1 AND 2



SCALE: 1" = 50'

BASIS OF BEARING:  
 HOOD RIVER COUNTY SURVEY #2020-005

LINE	BEARING	DISTANCE
L1	N 00°45'38" E	15.50'
L2	N 88°52'18" W	6.00'
L3	S 00°45'07" W	24.27'
L4	S 00°45'07" W	23.74'
L5	S 40°11'40" E	39.10'
L6	S 88°03'50" E	11.86'
L7	S 89°07'21" E	38.16'
L8	S 88°34'54" E	26.32'
L9	S 89°11'37" E	23.70'
L10	N 89°41'27" E	14.06'
L11	N 00°45'07" E	46.00'
L12	N 88°53'31" W	20.00'
L13	S 21°54'01" E	25.96'
L14	S 00°45'38" W	73.31'
L15	S 89°14'22" E	10.00'
L16	N 00°50'24" E	12.50'
L17	N 89°45'38" E	48.80'
L18	N 89°41'27" E	26.38'

TAX LOT 400  
 (3N-10E-34A)

TAX LOT 300  
 (3N-10E-34A)

SOUTHWEST CORNER OF  
 EAST HALF OF THE  
 SOUTHEAST QUARTER OF  
 NORTHEAST QUARTER OF  
 SECTION 34

FOUND BRASS CAP  
 IN MONUMENT BOX  
 AT 1/64 CORNER

EXISTING DEED OF DEDICATION  
 INST#2023-02448

S 88°54'58" E 124.00'

FOUND 1-5/32" COOPER  
 PLUG, SET ON C.S.2021-039

TAX LOT 202  
 (3N-10E-34A)  
 PARCEL 2  
 PARTITION PLAT 202107P

S 88°55'00" E 118.00'

DEDICATED RIGHT OF WAY  
 FROM PARTITION PLAT NO.  
 20217P.

TAX LOT 201  
 (3N-10E-34A)  
 PARCEL 1  
 PARTITION PLAT 202107P

S 00°45'38" W 155.00'

S 00°45'38" W 155.00'

S 00°45'38" W 155.00'

S 00°45'38" W 155.00'

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S 00°45'38" W 155.00'

S 00°45'38" W 155.00'

- LEGEND:
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, AUGUST 15, 2023.
  - ⊠ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306, AUGUST 15, 2023.
  - ⊙ SET 2" ALUMINUM CAP, L.S. 72306, AUGUST 15, 2023.
  - ◆ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (POST MONUMENTATION)
  - FOUND MONUMENT AS NOTED ON PLAT
  - △ FOUND 5/8" IRON ROD, L.S. 72306 C.S. No. 2020-005
  - ⊗ FOUND 5/8" IRON ROD, L.S. 50800, C.S. No. 2003-071
  - ⊕ FOUND 5/8" IRON ROD, L.S. 72306, C.S. No. 2021-039
  - CALCULATED, NOT FOUND OR SET

P.U.E. PUBLIC UTILITY EASEMENT  
 P.S.E. PRIVATE STORM EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.04'	20.00'	88°55'49"	N 45°13'33" E	28.02'
C2	23.28'	15.00'	88°55'49"	N 45°13'33" E	21.01'
C3	31.79'	20.00'	91°04'11"	S 44°46'27" E	28.55'
C4	31.04'	20.00'	88°55'49"	N 45°13'33" E	28.02'
C5	23.84'	15.00'	91°04'11"	S 44°46'27" E	21.41'
C6	31.79'	20.00'	91°04'26"	S 44°46'34" E	28.55'
C7	21.73'	14.00'	88°55'49"	N 45°13'33" E	19.61'
C8	22.25'	14.00'	91°04'11"	N 44°46'27" W	19.98'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Erik M. Carlson*

OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306

Expires: December 31, 2023

TERRA SURVEYING

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

DATE: SEPTEMBER 12, 2023  
 PROJECT: 19119SUBDIVISIONPLAT  
 SCALE: 1" = 50'  
 ASSESSORS MAP: 3N-10E-34A T.L. 200

TERRA SURVEYING  
PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD RIVER AND HOOD RIVER COUNTY, OREGON.

PAGE 2 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2023044

DATE FILED: 12/21/2023

BY: [Signature]

OWNER:  
IBC LLC  
P.O. BOX 1904  
HOOD RIVER, OREGON  
97031

ZONING:  
CITY OF HOOD RIVER  
R-2  
STANDARD DENSITY  
RESIDENTIAL

NOTE:  
THE PLAT AND PROJECT ARE APPROVED  
SUBJECT PLANNING APPROVAL PER THE CITY  
OF HOOD RIVER, PLANNING NUMBER 2020-13

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

COVENANTS AND RESTRICTIONS:  
THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR  
"NATURE'S WAY VISTAS" IS FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S  
FILE FEE No. 2023-02498, RECORDED DECEMBER 19, 2023, HOOD  
RIVER COUNTY DEED RECORDS.

RECORDING INFORMATION:  
PLAT NUMBER: 2023-02499  
INSTRUMENT RECEIVED ON THE 19th  
OF December, 2023 AT 2:28 P.M.

[Signature]  
HOOD RIVER COUNTY CLERK

DECLARATION AND DEDICATION:  
I, MICHAEL J. KETLER, MANAGING MEMBER OF INTEGRITY BUILDING AND CONSTRUCTION, LLC,  
DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT  
MAP OF THE LAND OWNED AND LAID OUT AS THE SUBDIVISION PLAT OF "NATURE'S WAY  
VISTAS" SUBDIVISION 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 DEDICATING PUBLIC ROADS, ALLEY'S AND  
GRANTING PUBLIC AND PRIVATE EASEMENTS AS SHOWN ON SUCH PLAT.  
[Signature]  
MANAGING MEMBER OF INTEGRITY BUILDING AND CONSTRUCTION, LLC.

ACKNOWLEDGMENT:  
STATE OF OREGON )  
COUNTY OF HOOD RIVER )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF  
September 2023 BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON,  
PERSONALLY APPEARED MICHAEL J. KETLER AS MANAGING MEMBER OF INTEGRITY  
BUILDING AND CONSTRUCTION, LLC, BEING FIRST DULY SWORN, SAID THAT HE DID  
ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.  
[Signature]  
PRINT NAME OF NOTARY  
[Signature]  
SIGNATURE OF NOTARY  
NOTARY PUBLIC- OREGON  
COMMISSION NO: 1040802  
MY COMMISSION EXPIRES: September 17, 2027

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 "NATURE'S WAY VISTAS" SUBDIVISION 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
[Signature]  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December 31, 2023

TERRA SURVEYING  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
DATE: SEPTEMBER 12, 2023  
PROJECT: 19119SUBDIVISIONPLAT  
SCALE: 1" = 50'  
ASSESSORS MAP: 3N-10E-34A T.L. 200

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PLAT THE SUBJECT TRACT OF LAND AS DESCRIBED ON INST  
#2021-01806. THIS TRACT WILL BE SUBDIVIDED INTO 17 LOTS AND ONE TRACT 'A'. THIS BOUNDARY  
WAS RESOLVED BY TERRA IN 2020 ON C.S. No. 2020-005 FOR FOSS. WE RECOVERED THE  
NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST CORNERS AS SHOWN ON THE FOSS SURVEY.  
SUBSEQUENTLY SINCE SAID FOSS SURVEY, THE SOUTHWEST, NORTHEAST AND SOUTHEAST CORNERS  
WERE REMOVED DUE TO CONSTRUCTION. THESE CORNERS WERE RESET IN THE ORIGINAL POSITION  
FROM THAT SURVEY. CITY IMPROVEMENTS HAVE BEEN BUILT OUTSIDE OF THE SOUTHEAST CORNER  
OF THE PLAT. THE BOUNDARIES OF THE DEDICATION ARE COINCIDENT WITH THE SOUTH LINE OF THE  
PLAT AND THE EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF NORTHEAST  
QUARTER OF NORTHEAST QUARTER OF SECTION 34. THE DEDICATION AND RECORDING INFORMATION  
IS AS SHOWN.

THE BASIS OF BEARING IS A BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SECTION 34  
AND A BRASS CAP IN A MONUMENT BOX AT THE NORTH 1/16 CORNER OF SAID SECTION 34. THE  
NORTH 1/16 CORNER IS FOUND AT THE INTERSECTION OF 30th STREET AND MAY DRIVE.

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 "NATURE'S WAY VISTAS" SUBDIVISION, IN THE CITY OF HOOD RIVER, HOOD  
RIVER COUNTY, STATE OF OREGON. SAID LAND IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE  
MERIDIAN, COUNTY OF HOOD RIVER AND STATE OF OREGON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION 34; THENCE NORTH 00°45'07" EAST ALONG THE WEST LINE OF SAID EAST HALF A  
DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD, L.S. 72306 MONUMENTING A POINT OF THE NORTH RIGHT OF WAY OF MAY  
STREET; THENCE NORTH 00°45'07" EAST A DISTANCE OF 216.24 FEET TO A 5/8" IRON ROD, L.S. 72306, AND THE POINT OF  
BEGINNING/INITIAL POINT OF THE FOLLOWING DESCRIBED TRACT.  
THENCE NORTH 00°45'07" EAST ALONG THE WEST LINE OF SAID EAST HALF A DISTANCE 413.66 FEET TO A 5/8" IRON ROD,  
L.S. 50800 MONUMENTING THE SOUTHWEST CORNER OF LOT 5 OF FOX HOLLOW SUBDIVISION; THENCE SOUTH  
88°52'18" EAST A DISTANCE OF 331.59 FEET TO A COPPER PLUG, L.S. 72306 ON THE EAST LINE OF SECTION 34;  
THENCE SOUTH 00°45'38" WEST ALONG SAID EAST LINE A DISTANCE OF 405.26 FEET TO A COPPER PLUG, L.S. 72306;  
THENCE SOUTH 89°41'17" WEST A DISTANCE OF 331.58 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT.

[Signature]  
ERIK M. CARLSON PLS 72306

POST MONUMENTATION CERTIFICATE:

I, ERIK M. CARLSON, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR No. 72306, HEREBY CERTIFY THAT POST  
MONUMENTATION OF 3 CORNERS AS NOTED ON PLAT AS HAVING 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 WILL  
BE COMPLETED ON OR BEFORE SEPTEMBER 12, 2025.

[Signature]  
ERIK M. CARLSON, L.S. 72306  
DATE September 25, 2023

APPROVALS:

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 26th  
DAY OF September, 2023

[Signature]  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 18th  
DAY OF December, 2023

[Signature]  
CHAIRPERSON HOOD RIVER COUNTY  
COMMISSIONERS

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 12th  
DAY OF December, 2023

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

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 18th  
DAY OF Dec, 2023

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 18th  
DAY OF December, 2023

[Signature]  
CITY OF HOOD RIVER RECORDER

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 18th  
DAY OF Dec, 2023

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 7th  
DAY OF DECEMBER, 2023

[Signature]  
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 7th  
DAY OF DECEMBER, 2023

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 8th  
DAY OF DECEMBER, 2023

[Signature]  
CITY OF HOOD RIVER MAYOR

THE PLAT OF "NATURE'S WAY VISTAS" SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 8th  
DAY OF DECEMBER, 2023

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

REFERENCES:

FILED IN THE COUNTY SURVEYORS OFFICE:  
C.S. No. 89058, BOUNDARY SURVEY FOR MARVIN OWEN BY DLC SURVEYING, L.S. 1028, FILED: JUNE 29, 1989.  
C.S. No. 95116, PLAT OF "ADAMS VIEW PHASES 1 AND 2" BY TENNESON ENGINEERING CORP., L.S. 872, FILED: DECEMBER 5, 1995.  
C.S. No. 2000-061, PLAT OF "ADAMS VIEW SUBDIVISION PHASE 3" BY TENNESON ENGINEERING CORP., L.S. 2786, FILED: JULY 24, 2000.  
C.S. No. 2003-071, PLAT OF "FOX HOLLOW SUBDIVISION" BY TENNESON ENGINEERING CORP., L.S. 50800, FILED: NOVEMBER 3, 2003.  
C.S. No. 2005-079, RECORD OF SURVEY FOR THE HERITAGE CORPORATION BY KLEIN AND ASSOCIATES, L.S. 932, FILED: OCTOBER 12, 2005.  
C.S. No. 2020-005, PROPERTY LINE ADJUSTMENT SURVEY FOR ALICE FOSS WILSON BY TERRA SURVEYING, L.S. 72306, FILED: FEBRUARY 12, 2020.  
C.S. No. 2021-039, PARTITION PLAT No. 202107P FOR CURTIS HOMES BY TERRA SURVEYING, L.S. 72306, FILED: NOVEMBER 2, 2021.

EASEMENTS ON COLUMBIA GORGE TITLE REPORT (ORDER No. 19-0420ED, DATED: MAY 31, 2023):

BOOK 30, PAGE 619, EASEMENT FOR WATER PIPELINE, NON-SPECIFIC LOCATION. LOCATION FOR  
THIS EASEMENT IS GENERAL IN NATURE. RECORDED: MAY 6, 1944.

BOOK 38, PAGE 459, PRIVATE UTILITY EASEMENT BENEFITING PACIFIC POWER AND LIGHT  
COMPANY, ENCUMBERS SUBJECT PROPERTY FOR THE PURPOSES OF ELECTRIC TRANSMISSION  
LINE, UTILITY IS LOCATED IN 30TH STREET. LOCATION FOR THIS EASEMENT IS GENERAL IN  
NATURE. RECORDED: AUGUST 20, 1948.

BOOK 65, PAGE 444, PRIVATE 16 FOOT EASEMENT FOR ROAD PURPOSES ACROSS EXISTING  
TAX LOT 300, WHICH IS SOUTH OF THIS PLAT, NOT A PART OF PLAT.  
RECORDED: SEPTEMBER 29, 1959.

INST#2021-04661, PRIVATE TEMPORARY ACCESS EASEMENT BENEFITING INTEGRITY BUILDING  
AND CONSTRUCTION, INC. EASEMENT IS FOR CONSTRUCTION PURPOSES LOCATED SOUTH AND  
WEST OF THE SUBJECT PROPERTY AND WILL EXTINGUISH ON COMPLETION OF SUBDIVISION.  
RECORDED: OCTOBER 12, 2021.

INST#2022-01475, PRIVATE TEMPORARY ACCESS EASEMENT BENEFITING INTEGRITY BUILDING  
AND CONSTRUCTION, INC. EASEMENT IS FOR CONSTRUCTION PURPOSES LOCATED SOUTH OF  
THE SUBJECT PROPERTY AND WILL EXTINGUISH ON COMPLETION OF SUBDIVISION. RECORDED:  
JANUARY 3, 2022.

INST#2022-01860, PRIVATE ACCESS AND UTILITY EASEMENT, NOT A PART OF THE PLAT.  
RECORDED: JUNE 9, 2022.

AFFIDAVIT:

AFFIDAVIT OF CONSENT TO THE DECLARATION OF THIS PLAT BY THE  
HOLDER OF TRUST DEED INST#2021-01807, RECORDED AS  
INST#2023-01715.