

"PINE CREST P.U.D." PHASE 1
for
B.B.K. HOLDINGS, L.L.C.

PAGE 2 OF 5

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 2 NORTH, RANGE 11 EAST,
WILLAMETTE MERIDIAN, HOOD RIVER COUNTY,
OREGON.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND 1/2" IRON ROD, LS 1028, UNLESS NOTED OTHERWISE ON PLAT
- ANGLE POINT IN IRRIGATION LINE
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2012 030

DATE FILED: 7.9.12

BY: *[Signature]*

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	200.38'	63.25'	S 82°32'20" E	63.25'	18°09'36"
C2	200.00'	63.51'	S 82°32'20" E	63.25'	18°11'42"
C3	170.00'	53.99'	S 82°32'20" E	53.76'	18°11'42"
C4	200.00'	56.90'	N 20°53'29" E	56.71'	16°18'07"
C5	200.00'	45.37'	N 64°56'05" E	45.27'	12°59'51"
C6	175.00'	39.61'	N 64°56'05" E	39.61'	12°59'51"
C7	225.00'	76.11'	N 81°07'29" E	75.75'	19°22'57"
C8	200.00'	17.05'	N 88°22'24" E	17.05'	04°53'06"
C9	225.00'	19.18'	N 88°22'24" E	19.18'	04°53'06"
C10	175.00'	14.92'	N 88°22'24" E	14.92'	04°53'06"
C13	125.00'	17.89'	N 81°49'54" E	17.87'	08°11'55"

LINE	BEARING	DISTANCE
L1	N 19°09'36" W	19.61'
L2	N 00°39'03" E	22.81'
L3	N 58°26'09" E	26.53'
L4	S 89°11'03" E	23.69'
L5	N 00°48'57" E	25.00'
L6	S 89°11'03" E	23.69'
L7	S 17°32'43" W	38.39'
L8	N 67°18'50" E	45.61'
L9	S 87°58'05" E	56.14'
L10	S 78°36'40" W	46.57'
L11	S 85°28'46" W	44.84'
L12	N 46°58'45" E	58.52'
L13	S 40°59'29" E	29.80'
L14	S 01°38'11" E	5.00'
L15	S 40°59'29" E	5.70'
L16	S 32°34'16" E	5.51'

TAX LOT 3100
OWNER: ROBERT & ELIZABETH THOMSEN



SHEET INDEX:
PAGE 1: EXTERIOR PLAT BOUNDARY AND EASEMENTS
PAGE 2: LOT AND ROAD DETAILS
PAGE 3: LOT AND ROAD DETAILS
PAGE 4: LOT AND ROAD DETAILS
PAGE 5: SIGNATURE BLOCK

NOTES:
As per O.R.S. 92.120(3) I, Erik M. Carlson,
certify this plat to be an exact copy of
the original plat recorded in the county
recorders office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
ERIK M. CARLSON
72306
Expires: December, 2013

TERRA SURVEYING

DATE: JUNE 14, 2012
SCALE: 1" = 60'
PROJECT: 208035PUD
ASSESSORS MAP: 2N-11E-06 TL3600
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

"PINE CREST P.U.D." PHASE 1
for
B.B.K. HOLDINGS, L.L.C.

PAGE 3 OF 5

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SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 2 NORTH, RANGE 11 EAST,
WILLAMETTE MERIDIAN, HOOD RIVER COUNTY,
OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 31, 2005
ERIK M. CARLSON
72306

Expires: December, 2013

NOTES:
As per O.R.S. 92.120(3) I, Erik M. Carlson,
certify this plat to be an exact copy of
the original plat recorded in the county
recorders office.

LEGEND:

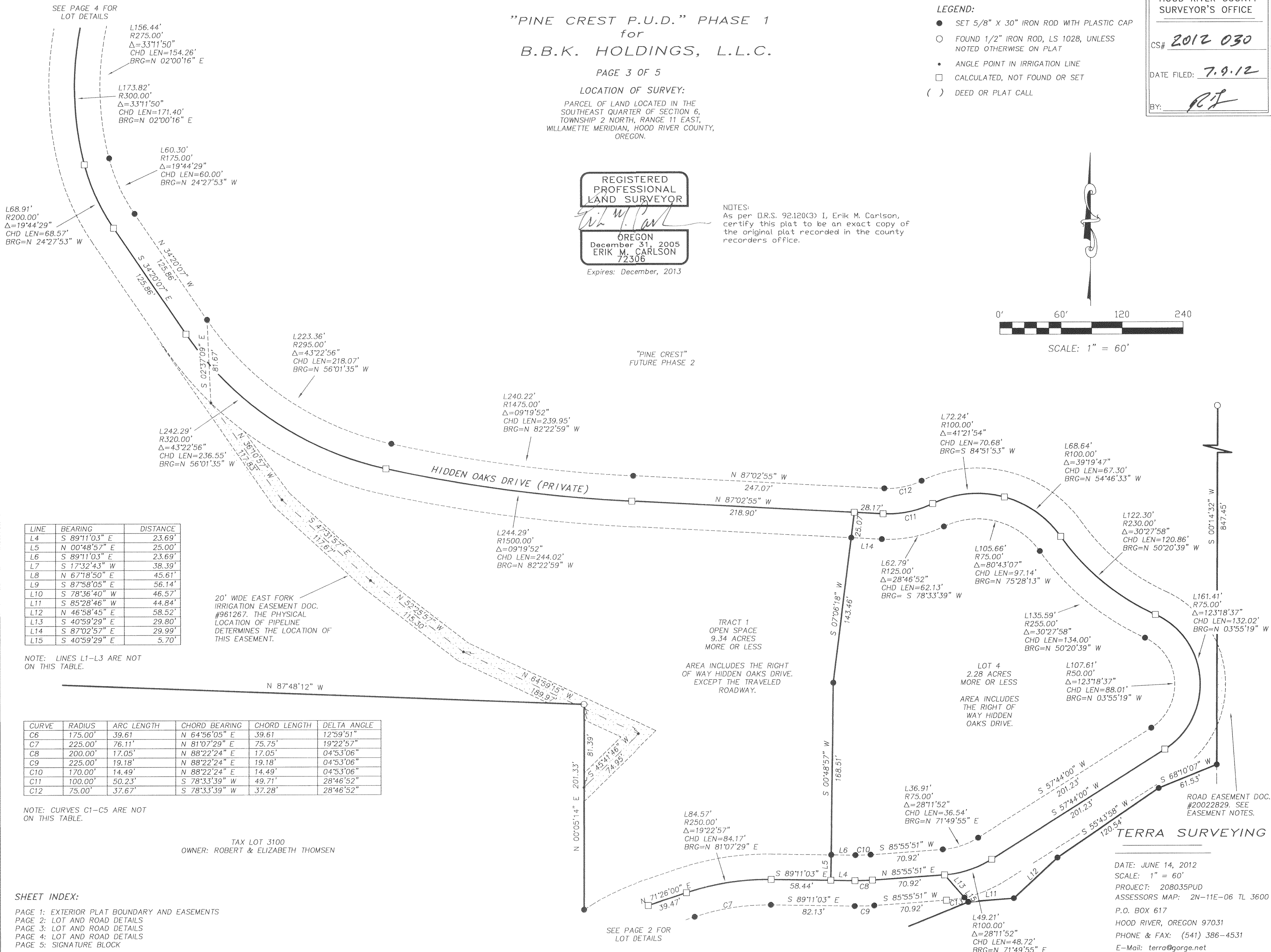
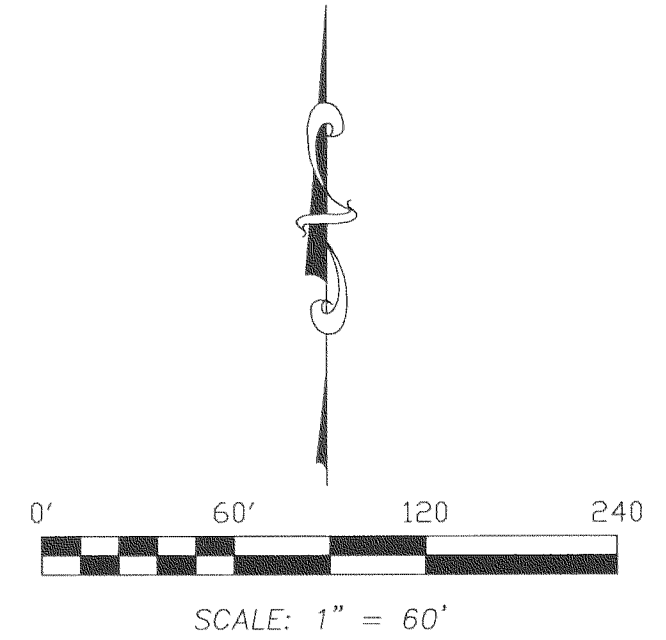
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HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2012 030

DATE FILED: 7.9.12

BY: *RT*



LINE	BEARING	DISTANCE
L4	S 89°11'03" E	23.69'
L5	N 00°48'57" E	25.00'
L6	S 89°11'03" E	23.69'
L7	S 17°32'43" W	38.39'
L8	N 67°18'50" E	45.61'
L9	S 87°58'05" E	56.14'
L10	S 78°36'40" W	46.57'
L11	S 85°28'46" W	44.84'
L12	N 46°58'45" E	58.52'
L13	S 40°59'29" E	29.80'
L14	S 87°02'57" E	29.99'
L15	S 40°59'29" E	5.70'

NOTE: LINES L1-L3 ARE NOT ON THIS TABLE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C6	175.00'	39.61'	N 64°56'05" E	39.61'	12°59'51"
C7	225.00'	76.11'	N 81°07'29" E	75.75'	19°22'57"
C8	200.00'	17.05'	N 88°22'24" E	17.05'	04°53'06"
C9	225.00'	19.18'	N 88°22'24" E	19.18'	04°53'06"
C10	170.00'	14.49'	N 88°22'24" E	14.49'	04°53'06"
C11	100.00'	50.23'	S 78°33'39" W	49.71'	28°46'52"
C12	75.00'	37.67'	S 78°33'39" W	37.28'	28°46'52"

NOTE: CURVES C1-C5 ARE NOT ON THIS TABLE.

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TERRA SURVEYING

DATE: JUNE 14, 2012
SCALE: 1" = 60'
PROJECT: 208035PUD
ASSESSORS MAP: 2N-11E-06 TL 3600
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

"PINE CREST P.U.D." PHASE 1 for B.B.K. HOLDINGS, L.L.C.

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 "PINE CREST P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.

Erik M. Carlson signature, ERIK M. CARLSON PLS 72306

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson signature

OREGON December 30, 2009 ERIK M. CARLSON 72306

Expires: December, 2013

NOTE: As per O.R.S. 92.120(3) 1, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

HOOD RIVER COUNTY SURVEYOR'S OFFICE CS# 2012 030 DATE FILED: 7.9.12 BY: [Signature]

LEGAL DESCRIPTION OF THE SUBDIVISION:

A parcel of land located in a portion of the Southeast Quarter of Section 6, Township 2 North, Range 11 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 Southeast quarter; thence South 88°32'39" East along the North line of said quarter a distance of 2,638.08 feet to the Northeast corner of said Southeast quarter; thence South 00°17'03" West along the East line of said quarter a distance of 1,217.22 feet to the Northerly line of the "EAST HILLS" Planned Unit Development (PUD), recorded as Plat Number 981076, dated March 20, 1998, Hood River County Plat Records; thence North 67°18'10" West along said EAST HILLS PUD a distance of 1,425.89 feet to the Northwest corner thereof; thence South 00°14'32" West along said PUD a distance of 847.45 feet to the lower bank, being the Westerly bank, of the East Fork Irrigation District ditch; thence following said ditch as follows:

Thence South 68°10'07" West a distance of 61.53 feet; thence South 55°43'58" West a distance of 120.54 feet; thence South 46°58'45" West a distance of 58.52 feet; thence South 85°28'46" West a distance of 44.84 feet; thence South 67°55'24" West a distance of 90.10 feet; thence South 78°36'41" West a distance of 46.57 feet; thence South 87°58'05" East a distance of 56.14 feet; thence South 67°18'50" West a distance of 45.61 feet; thence South 17°32'43" West a distance of 38.39 feet; thence South 14°43'05" East a distance of 50.05 feet; thence South 34°23'57" East a distance of 76.78 feet; thence South 19°58'13" East a distance of 66.93 feet; thence South 08°41'40" East a distance of 76.08 feet; thence South 00°39'03" West a distance of 22.81 feet; thence South 00°39'03" West a distance of 111.38 feet; thence South 06°31'51" East a distance of 151.49 feet; thence South 19°09'36" East a distance of 19.61 feet to the North line of Parcel 1 conveyed to George J. and Dorothy W. Annala et ux. by Warranty Deed recorded October 17, 1960, in Deed Book 44 at page 55, Hood River County Deed Records; thence South 88°21'49" West along said Annala tract as shown on that survey for Robert Thomsen filed for record by Professional Land Surveyor (PLS) Danny L. Cron (PLS 1028), file number 94133, County Surveyors Survey Records a distance of 714.95 feet to a 1/2" iron rod set by PLS 1028 for said survey; thence North 02°13'13" East a distance of 468.31 feet to the most Southerly Southwest corner of that tract of land conveyed to Ray F. and Janet C. Axford by Correction Deed recorded November 6, 1961 in Deed Book 69 at page 550, Hood River County Deed Records; thence South 89°54'21" East along the South line of said Axford tract a distance of 445.29 feet to the Southeast corner thereof; thence North 00°05'14" East along the East line of said Axford tract a distance of 395.98 feet to the Northeast corner thereof; thence North 87°48'12" West along the North line of said Axford tract a distance of 697.18 feet to the West line of said Southeast quarter, said point also being the true point of beginning of said Axford tract; thence along said West line of the Southeast quarter North 00°12'05" East a distance of 1,311.07 feet; thence North 00°20'30" East a distance of 183.47 feet to the point of beginning.

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 "PINE CREST P.U.D." 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.

[Signatures] HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

DECLARATION OF PLANNED COMMUNITY:

THE "DECLARATION OF PLANNED COMMUNITY" FOR THE PLAT OF "PINE CREST P.U.D.", IS MADE BY B.B.K. HOLDINGS, L.L.C. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS INSTRUMENT No. 2012-2174, HOOD RIVER COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT B.B.K. HOLDINGS, L.L.C., DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE PLAT OF "PINE CREST P.U.D." IN ACCORDANCE WITH ORS CHAPTER 92 AND HEREBY GRANTS PRIVATE ACCESS AND UTILITY EASEMENT WITHIN PLAT SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AND AS SHOWN ON THIS PLAT MAP.

[Signature] REPRESENTATIVE OF B.B.K. HOLDINGS, L.L.C.

APPROVALS:

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF JUNE, 2012 [Signature] HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF June, 2012 [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF June, 2012 [Signature] MANAGER CRYSTAL SPRINGS WATER DISTRICT

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF JUNE, 2012 [Signature] HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF June, 2012 [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 20th DAY OF June, 2012 [Signature] MANAGER EAST FORK IRRIGATION DISTRICT

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF June, 2012 [Signature] HOOD RIVER COUNTY PLANNING COMMISSION CHAIR

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF June, 2012 [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF June, 2012 [Signature] WY'EST FIRE CHIEF

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 20th DAY OF JUNE, 2012 [Signature] HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS DAY OF 2012 [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF June, 2012 [Signature] CHAIR HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "PINE CREST P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF JUNE, 2012 [Signature] HOOD RIVER COUNTY SANITARIAN

ACKNOWLEDGMENT: STATE OF Oregon) COUNTY OF Hood River) SS: THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6-15-12 BY Thomas R. Ewald of B.B.K. HOLDINGS, L.L.C. Ada L. Neufeldt NAME OF NOTARY (PRINT) Ada L. Neufeldt SIGNATURE OF NOTARY 433761 COMMISSION NUMBER MY COMMISSION EXPIRES: 11/24/2012

FILED FOR RECORD THIS 27th DAY OF JUNE, 2012 INSTRUMENT NO. 2012-2175

[Signature] HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

REFERENCES:

- HOOD RIVER COUNTY SURVEY NO. 0611 HOOD RIVER COUNTY SURVEY NO. 0619 HOOD RIVER COUNTY SURVEY NO. 78042, PLS 1028 HOOD RIVER COUNTY SURVEY NO. 88042, PLS 1815 HOOD RIVER COUNTY SURVEY NO. 94005, PLS 1815 HOOD RIVER COUNTY SURVEY NO. 94133, PLS 1028 HOOD RIVER COUNTY SURVEY NO. 95099, PLS 2393 HOOD RIVER COUNTY SURVEY NO. 98032, PLS 2786 HOOD RIVER COUNTY SURVEY NO. 98047, PLS 932 HOOD RIVER COUNTY SURVEY NO. 98054, PLS 2788 HOOD RIVER COUNTY SURVEY NO. 2010062, PLS 72306

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE A PLANNED UNIT DEVELOPMENT SUBDIVISION OF TAX LOT 3600, ASSESSORS MAP 2N-11E-06. PHASE 1 OF THE DEVELOPMENT WILL CONTAIN 5 LOTS OF 2 ACRES, AND 2 OPEN SPACE AREAS. PHASE 2 OF THE DEVELOPMENT IS RESERVED FOR THE FUTURE. MONUMENTATION WAS FOUND AT THE OUTBOUNDS OF TAX LOT 3600, EXCEPT THE NORTHEAST CORNER OF SOUTHEAST CORNER OF SECTION 6. I CALCULATED THIS POSITION BASED ON HOOD RIVER COUNTY SURVEY #94133. THIS CORNER IS LOCATED 1217.02 FEET NORTH OF THE A 1/2" IRON ROD L.S. 1028 MONUMENTING THE CENTERLINE OF THE BONNEVILLE-THE DALLES TRANSMISSION LINE. WE HELD OTHER MONUMENTS WHICH WERE SET ON C.S. 94133. THE LEGAL DESCRIPTION REFERENCES MORE OR LESS CALLS AS SHOWN ON SAID SURVEY #0619 IT READS AS FOLLOWS, "851.05 FEET TO THE LOWER BANK, BEING THE WESTERLY BANK, OF THE EAST FORK IRRIGATION DISTRICT DITCH; THENCE FOLLOWING SAID DITCH ECT..." IN THE FIELD WE HAD A CLEAR BANK WHICH WE TIED DURING THE BEGINNING OF THIS PROJECT. THE BEARING AND DISTANCES MORE OR LESS FOLLOW SAID SURVEY #0619, BUT NOT EXACTLY. WE HELD THE WESTERN BANK AS A NATURAL MONUMENT TO THE EAST LINE OF DEVELOPMENT.

TERRA SURVEYING

DATE: JUNE 14, 2012 PROJECT: 208035PUD ASSESSORS MAP: 2N-11E-06, TL3600 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE & FAX: (541) 386-4531 terra@gorge.net www.terrolandsurveying.com

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