

990497

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.

FEB 2 9 51 AM '99

20 FOOT IN EVEN WIDTH INGRESS,
EGRESS AND UNDERGROUND UTILITY
EASEMENT FROM AVALON WAY PUBLIC
ROAD TO THE PROPERTY. REFER TO
HOOD RIVER COUNTY FILE No. 990411,
DATED JANUARY 27, 1999.

10 FOOT IN EVEN WIDTH
PUBLIC UTILITY EASEMENT
FOR THE PURPOSE OF ALL
UNDERGROUND UTILITIES
EXCEPT SANITARY SEWER
AND THE MAINTENANCE OF
THOSE UTILITIES.

3/4" IRON
PIPE FOUND
71.09
(71.94')

5/8" TERRA IRON
ROD FOUND.

10 FOOT IN EVEN WIDTH INGRESS AND
EGRESS EASEMENT FROM AVALON WAY
PUBLIC ROAD TO THE PROPERTY.
REFER TO HOOD RIVER COUNTY FILE No.
990412, DATED JANUARY, 27, 1999.

APPROXIMATE COMMON
PRIVATE DRIVEWAY
LOCATION.

SET IRON ROD
FOR THE
APPROVED
PROPERTY LINE
ADJUSTMENT.

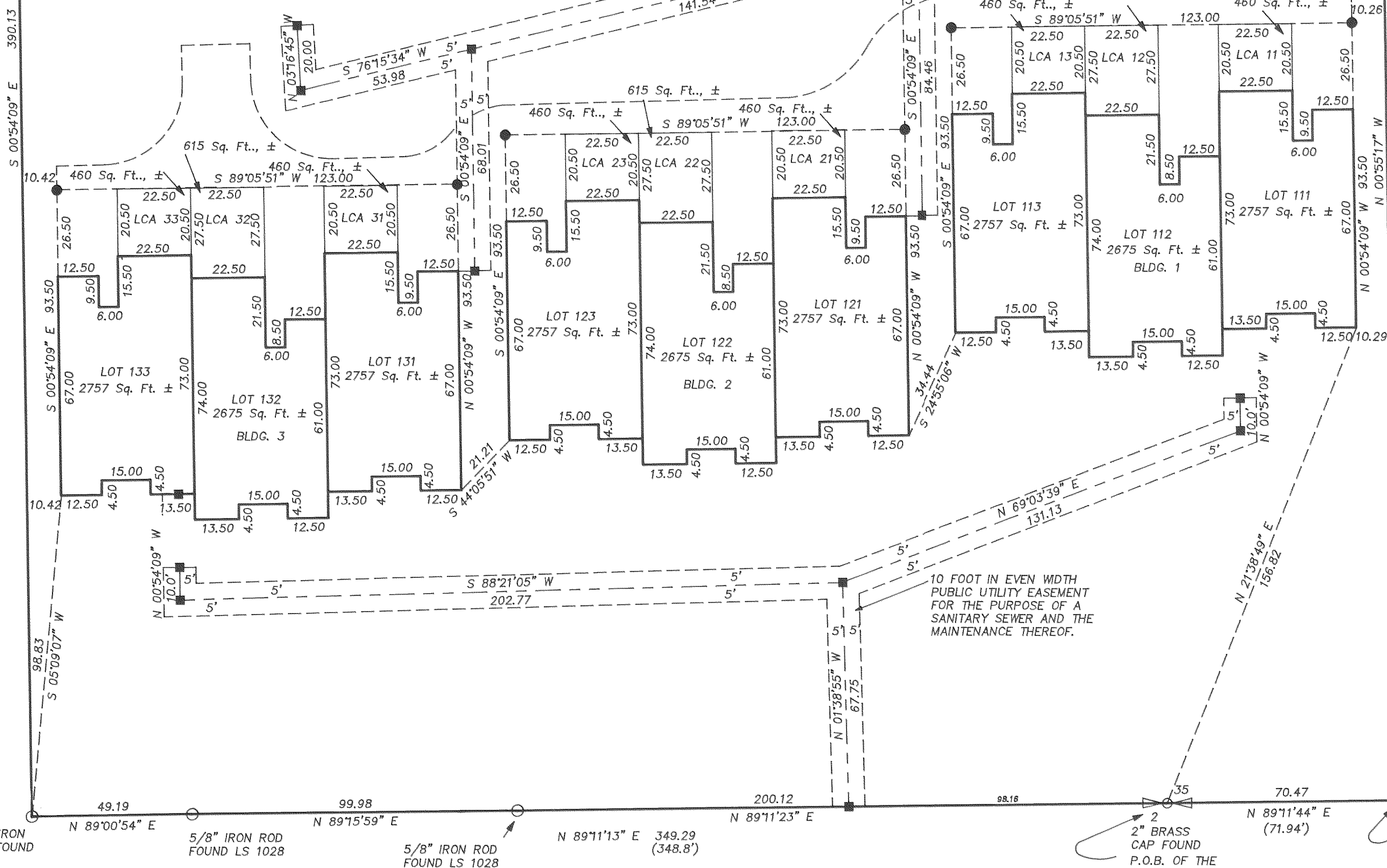
NOTE:
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS HAVE THREE CATEGORIES OF
OWNERSHIP. THEY ARE THE COMMON AREA, LIMITED COMMON AREAS AND RESIDENTIAL UNIT LOTS.
THE SUBDIVISION PLAT MAP OF "THE HIGHLANDS AT INDIAN CREEK" HEREON DESIGNATES THESE THREE
CATEGORIES OF OWNERSHIP AS FOLLOWS:

LOT 10 IS ALL LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE EXCEPTING THEREFROM THE
FOLLOWING DESIGNATED LOTS. 111, 112, 113, 121, 122, 123, 131, 132, AND 133.
CONTAINS 3.06 ACRES, ±.

THE LIMITED COMMON AREAS (LCA) ARE ASSIGNED AS FOLLOWS;
LOT 111 IS ASSIGNED LIMITED COMMON AREA 11; LOT 112 IS ASSIGNED LIMITED COMMON AREA 12; LOT
113 IS ASSIGNED LIMITED COMMON AREA 13; LOT 121 IS ASSIGNED LIMITED COMMON AREA 21; LOT 122
IS ASSIGNED LIMITED COMMON AREA 22; LOT 123 IS ASSIGNED LIMITED COMMON AREA 23; LOT 131 IS
ASSIGNED LIMITED COMMON AREA 31; LOT 132 IS ASSIGNED LIMITED COMMON AREA 32; AND LOT 133
IS ASSIGNED LIMITED COMMON AREA 33.

THE LOTS DESIGNATED FOR FEE SIMPLE OWNERSHIP AS RESIDENTIAL UNITS ARE LOTS 111, 112, 113,
121, 122, 123, 131, 132, AND 133. EACH FEE SIMPLE RESIDENTIAL LOT BOUNDARY IS THE OUTSIDE OF
THE CONCRETE FOUNDATION WALL, THE DIMENSIONS OF WHICH ARE SHOWN BELOW.

LOT 10
3.06 ACRES ±



NARRATIVE:
NO MAJOR DISCREPANCIES WERE FOUND.
NOTE:
NO WATER RIGHTS ARE APPURTENANT
TO THE PROPERTY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roy O. Gaylord
OREGON
JULY 13, 1979
ROY O. GAYLORD
1815

Expires: June, 1999



SCALE: 1"=30 FEET
0 15 30 60

BASIS OF BEARING:
PRIOR TERRA SURVEYS IN THIS AREA

REFERENCES:

PROPERTY LINE ADJUSTMENT, HOOD
RIVER COUNTY, DATED JAN 13, 1999,
FILE No. 990197(5). COUNTY SURVEY No.
~~99004~~ 99015
TERRA SURVEYING PROJECT NO. 8343

LOCATION OF SURVEY:

PORTION OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER, AND PORTION OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 35, TOWNSHIP 3 NORTH,
RANGE 10 EAST, W.M., HOOD RIVER COUNTY,
OREGON.

LEGEND:

- SET 5/8" X 30" IRON ROD
WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL
- LCA LIMITED COMMON AREA AS DEFINED IN
THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS.

TERRA SURVEYING

DATE: JANUARY, 1999
SCALE: 1" = 30'
PROJECT: 9880PLAT

P.O. BOX 617
HOOD RIVER, OREGON 97031

PHONE & FAX: (541) 386-4531

tterra@gorge.net

FILED

FEB 19, 1999

Royal G. Hill
COUNTY SURVEYOR

PLAT OF
THE HIGHLANDS AT INDIAN CREEK

(PAGE 1 OF 2)

99016

SURVEYOR'S CERTIFICATE:

Beginning at the South quarter corner of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence as Surveyed by TERRA SURVEYING for the Boundary Line Adjustment for "The Highlands at Indian Creek" in January, 1999 and Filed with the Hood River County Surveyors Office, South 89°11'23" West along the South line of said Section 35, a distance of 200.12 feet; thence South 89°15'59" West along said South line of said Section, a distance of 99.98 feet; thence South 89°00'54" West along said South line of said Section, a distance of 49.19 feet to the Southeast corner of the Foxley Subdivision, Hood River County, Oregon; thence North 0°54'09" West, a distance of 390.13 feet along the most Easterly East line of the said Foxley Subdivision; thence North 89°05'51" East at right angles to said East line, a distance of 348.55 feet to the Southwest corner of Parcel No. 3 as described in deed to Fred P. Dethman et ux., by deed recorded September 15, 1969, Deed Records, Hood River County; thence North 88°54'42" East, along the South line of said Parcel No. 3, a distance of 71.09 feet to the most Northerly Northwest corner of Parcel No. 2 as described in said Dethman deed, as referred to above; thence South 0°55'17" East, along the most Easterly West line of said Parcel No. 2 a distance of 391.03 feet to the South line of said section; thence South 89°11'44" West along said South line of said Section, a distance of 70.47 feet to the point of beginning. Subject to the rights of the public in roads and highways.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1979
ROY O. GAYLORD
1815
Expires June, 1999

DEDICATION:

WE ROBERT L. HANEL AND STEVEN A. TESSMER, HIGHLANDS DEVELOPMENT INC., AN OREGON CORPORATION, AND THE HIGHLANDS AT INDIAN CREEK HOMEOWNERS ASSOCIATION, AN OREGON NON-PROFIT CORPORATION, AS OWNERS IN FEE SIMPLE OF THE LAND SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED ON THE SURVEYORS CERTIFICATE HEREUNTO ATTACHED, HEREBY DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC EASEMENTS SHOWN ON SUCH PLAT AND THAT WE DECLARE THE PLAT OF THE HIGHLANDS AT INDIAN CREEK TO BE A CORRECT PLAT AS LOCATED IN PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON.

Robert L. Hanel
ROBERT L. HANEL
OWNER
HIGHLANDS DEVELOPMENT, INC.

Steven A. Tessmer
STEVEN A. TESSMER
SECRETARY
HIGHLANDS DEVELOPMENT, INC.

Steven A. Tessmer
STEVEN A. TESSMER
THE HIGHLANDS AT INDIAN CREEK
HOMEOWNERS ASSOCIATION

ACKNOWLEDGMENTS:

STATE OF OREGON
COUNTY OF HOOD RIVER

BE IT REMEMBERED ON THIS 25th DAY OF January, 1999, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED ROBERT L. HANEL KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

OFFICIAL SEAL
SANDI LYONS
NOTARY PUBLIC-OREGON
COMMISSION NO. 051179
MY COMMISSION EXPIRES FEB. 11, 2000

Sandi Lyons
SUBSCRIBED AND SWORN BEFORE ME

STATE OF OREGON
COUNTY OF HOOD RIVER

BE IT REMEMBERED ON THIS 20th DAY OF January, 1999, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED STEVEN A. TESSMER KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

OFFICIAL SEAL
JANIS S. GAYLORD
NOTARY PUBLIC-OREGON
COMMISSION NO. 305399
MY COMMISSION EXPIRES DEC. 12, 2001

Janis S. Gaylord
SUBSCRIBED AND SWORN BEFORE ME

COVENANTS, CONDITIONS AND RESTRICTIONS:

ALL LOTS WITHIN THE HIGHLANDS SUBDIVISION ARE SUBJECT TO A DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" SAID DOCUMENT RECORDED JANUARY 13, 1999, AS HOOD RIVER DEED FILM No. 990243 (24 PAGES). SAID DOCUMENT SHALL BE CONSIDERED AS PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

PLAT OF
THE HIGHLANDS AT INDIAN CREEK

(PAGE 2 OF 2)

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 "THE HIGHLANDS AT INDIAN CREEK" 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.

Roberta D. Weaver, Sr.
HOOD RIVER COUNTY DIRECTOR OF BUDGET
FINANCE & TAX COLLECTOR

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

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 20 DAY OF JANUARY, 1999

Jan F. [Signature]
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 1st DAY OF FEBRUARY, 1999

Kathleen A. [Signature]
HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 20 DAY OF Jan., 1999

Rick G. [Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 27 DAY OF JANUARY, 1999

[Signature]
CITY OF HOOD RIVER PLANNER

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 27th DAY OF JANUARY, 1999

Ronald K. Braddy
HOOD RIVER CITY ENGINEER

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 21 DAY OF January, 1999

Scott [Signature]
HOOD RIVER COUNTY SANITARIAN

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 21 DAY OF January, 1999

Cynthia [Signature]
FARMER'S IRRIGATION DISTRICT

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 21 DAY OF Jan, 1999

Jan J. [Signature]
WESTSIDE RURAL FIRE PROTECTION DISTRICT

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 20 DAY OF Jan, 1999

Donald E. Chandler
ICE FOUNTAIN WATER DISTRICT

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 11 DAY OF February, 1999

[Signature]
CHAIRPERSON, HOOD RIVER COUNTY PLANNING COMMISSION

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 1 DAY OF February, 1999

[Signature]
CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 1 DAY OF February, 1999

Cheryl [Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK
WAS EXAMINED AND APPROVED BY ME
THIS 1 DAY OF February, 1999

[Signature]
HOOD RIVER COUNTY COMMISSIONER

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.

FEB 2 9 51 AM '99

990497 (2)

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

FILED

FEB 19, 1999
Rick G. [Signature]
COUNTY SURVEYOR

TERRA SURVEYING

DATE: JANUARY, 1999
PROJECT: 9880PLAT-2

P.O. BOX 617
HOOD RIVER, OREGON 97031

PHONE & FAX: (541) 386-4531

terra@gorge.net

99016