

990497

FILED  
RECORDS AND ASSESSMENT  
HOOD RIVER CO.  
FEB 2 9 51 AM '99

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.

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  
S 88°54'42" W  
71.09 (71.94')

APPROXIMATE COMMON PRIVATE DRIVEWAY LOCATION.

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

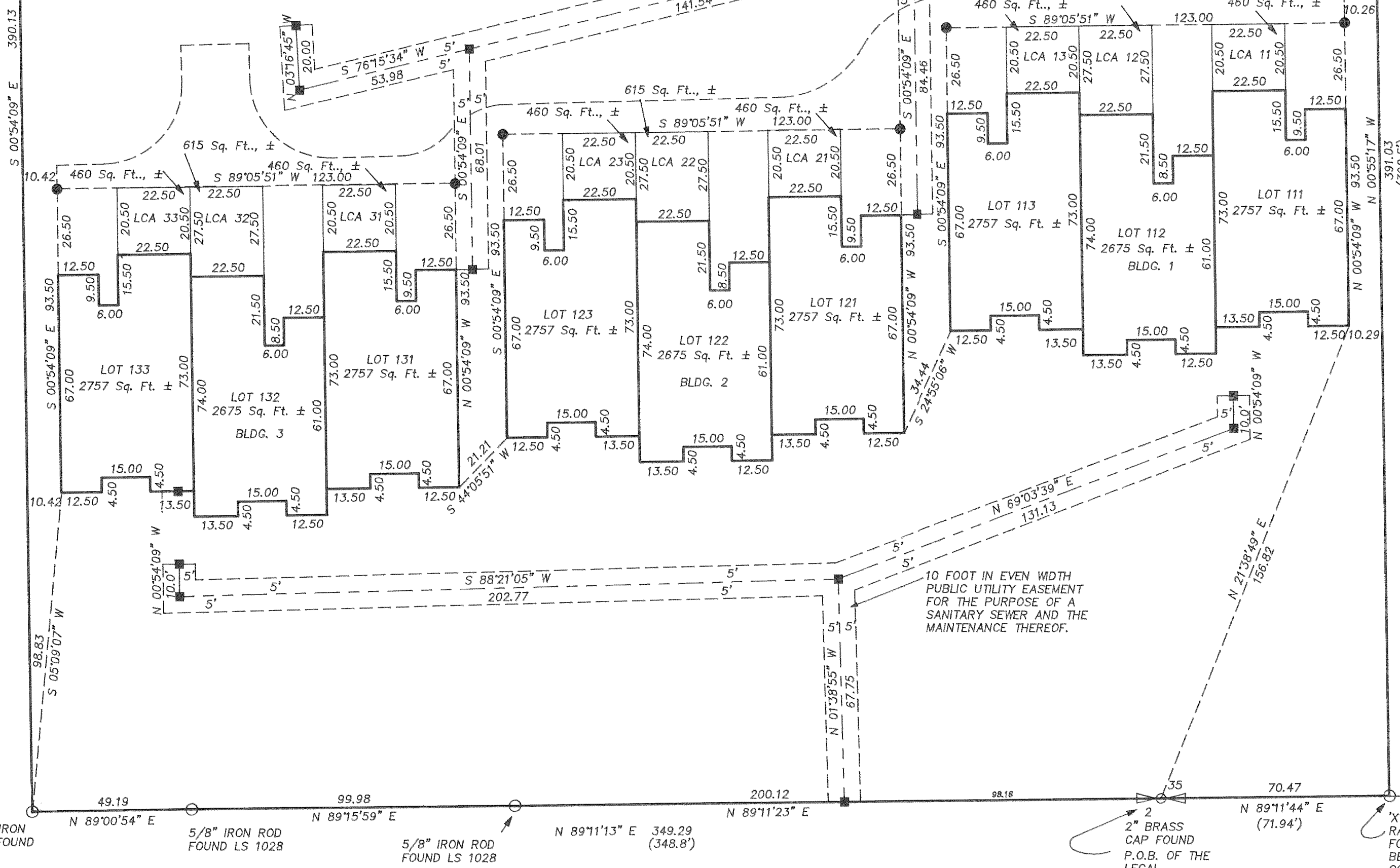
LOCATION OF SURVEY:  
PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON.

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  
terra@gorge.net



FILED

FEB 19, 1999  
*R. G. Soll*  
COUNTY SURVEYOR

PLAT OF  
THE HIGHLANDS AT INDIAN CREEK

# 99016

990497 (2)

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

**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, Film No. 691309, 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

[Signature]

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.

[Signature]  
ROBERT L. HANEL  
OWNER  
HIGHLANDS DEVELOPMENT, INC.

[Signature]  
STEVEN A. TESSMER  
SECRETARY  
HIGHLANDS DEVELOPMENT, INC.

[Signature]  
STEVEN A. TESSMER  
THE HIGHLANDS AT INDIAN CREEK  
HOMEOWNERS ASSOCIATION

**ACKNOWLEDGMENTS:**

STATE OF OREGON  
COUNTY OF HOOD RIVER

BE IT REMEMBERED ON THIS 25<sup>th</sup> 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

[Signature]  
SANDI LYONS  
SUBSCRIBED AND SWORN BEFORE ME

STATE OF OREGON  
COUNTY OF HOOD RIVER

BE IT REMEMBERED ON THIS 20<sup>th</sup> 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

[Signature]  
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.

**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.

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF BUDGET  
FINANCE & TAX COLLECTOR

[Signature]  
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

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

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

[Signature]  
WESTSIDE RURAL FIRE PROTECTION DISTRICT

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

[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

[Signature]  
ICE FOUNTAIN WATER DISTRICT

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

[Signature]  
HOOD RIVER COUNTY SURVEYOR

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 17 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 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 27<sup>th</sup> DAY OF JANUARY, 1999

[Signature]  
HOOD RIVER CITY ENGINEER

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

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

[Signature]  
HOOD RIVER COUNTY SANITARIAN

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

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

[Signature]  
FARMER'S IRRIGATION DISTRICT

**FILED**

FEB 19, 1999  
[Signature]  
COUNTY SURVEYOR

TERRA SURVEYING

DATE: JANUARY, 1999  
PROJECT: 9880PLAT-2

P.O. BOX 617  
HOOD RIVER, OREGON 97031

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