

NARRATIVE:  
NO MAJOR DISCREPANCIES WERE FOUND.

AUG 23 2000

20003197

Certified to be a true and  
correct copy of the ORIGINAL  
Dept. of Records & Assessment  
by *Paul K. Shirk*, Deputy

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roy O. Gaylord*

OREGON  
JULY 13, 1979  
ROY O. GAYLORD  
1815

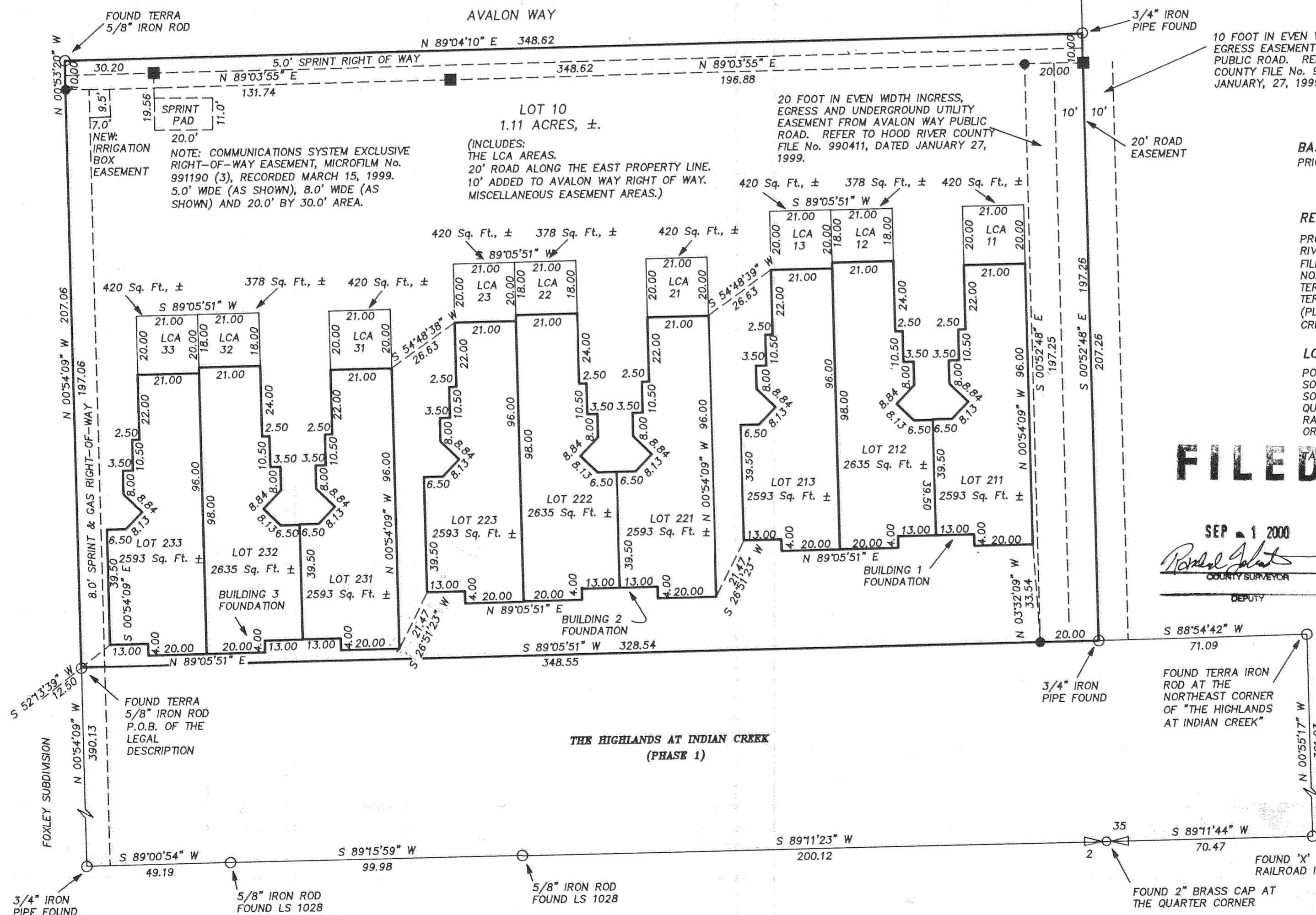
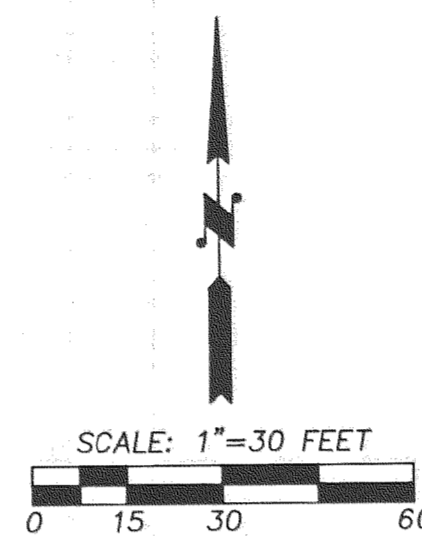
Expires: June, 2001

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 - PHASE II" HEREOF 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. 211, 212, 213, 221, 222, 223, 231, 232 AND 233. CONTAINS 0.94 ACRES, ±.

THE LIMITED COMMON AREAS ARE ASSIGNED AS FOLLOWS:  
LOT 211 IS ASSIGNED LIMITED COMMON AREA 11; LOT 212 IS ASSIGNED LIMITED COMMON AREA 12;  
LOT 213 IS ASSIGNED LIMITED COMMON AREA 13; LOT 221 IS ASSIGNED LIMITED COMMON AREA 21;  
LOT 222 IS ASSIGNED LIMITED COMMON AREA 22; LOT 223 IS ASSIGNED LIMITED COMMON AREA 23;  
LOT 231 IS ASSIGNED LIMITED COMMON AREA 31; LOT 232 IS ASSIGNED LIMITED COMMON AREA 32 AND LOT 233 IS ASSIGNED LIMITED COMMON AREA 33

THE LOTS DESIGNATED FOR FEE SIMPLE OWNERSHIP AS RESIDENTIAL UNITS ARE LOTS 211, 212, 213, 221, 222, 223, 231, 232 AND 233. EACH FEE SIMPLE RESIDENTIAL LOT BOUNDARY IS THE OUTSIDE OF THE CONCRETE FOUNDATION WALL. THE DIMENSIONS OF WHICH ARE SHOWN BELOW.



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

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.  
TERRA SURVEYING PROJECT NO. 8343  
TERRA SURVEYING PROJECT NO. 9880 (PLAT OF THE HIGHLANDS AT INDIAN CREEK, MICROFILM 990497)

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.

FILED

SEP 1 2000  
*Ronald J. Adams*  
COUNTY SURVEYOR  
DEPUTY

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: JULY, 2000  
SCALE: 1" = 30'  
PROJECT: 9990PLAT

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

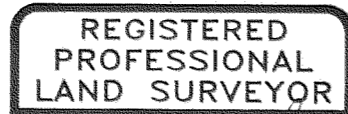
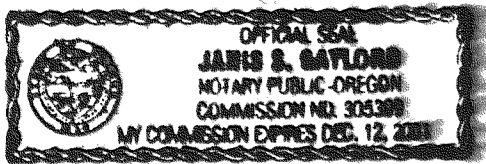
PLAT OF  
THE HIGHLANDS AT INDIAN CREEK - PHASE II

AUG 23 1 21 PM '00

**SURVEYOR'S CERTIFICATE:**

Commencing 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 to the point of beginning of the following described parcel. Thence continuing Northerly along the extended most Easterly East line of said Foxley Subdivision to the South line of Avalon Way, a distance of 207.06 feet; thence North 89°03'54" East along said South line of Avalon Way, a distance of 348.63 feet to the East line of the Southwest quarter of said Section; thence South 0°52'48" East along said East line of the Southwest quarter of said Section, a distance of 207.26 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 South 89°05'51" West a distance of 348.55 feet to the point of beginning; EXCEPTING THEREFROM the North 10 feet in even width of the above described parcel, under, over and across for an easement for public road and underground utility purposes. Subject to the rights of the public in roads and highways.

Janis Gaylord  
SUBSCRIBED AND SWORN BEFORE ME  
THIS 11<sup>th</sup> DAY OF July, 2000.



Roy O. Gaylord  
OREGON  
JULY 13, 1979  
ROY O. GAYLORD  
1815

Expires June, 2001

**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 A PLAT AND THAT WE DECLARE THE PLAT OF "THE HIGHLANDS AT INDIAN CREEK PHASE II" 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 - PHASE II  
HOMEOWNERS ASSOCIATION

**ACKNOWLEDGMENTS:**

STATE OF OREGON  
COUNTY OF HOOD RIVER

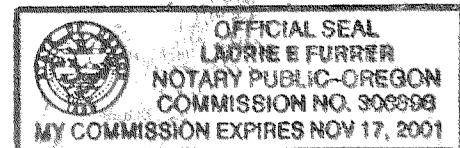
BE IT REMEMBERED ON THIS 23<sup>rd</sup> DAY OF AUGUST, 2000,  
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED ROBERT L. HANEL KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.



Laurie E. Furrer  
SUBSCRIBED AND SWORN BEFORE ME

STATE OF OREGON  
COUNTY OF HOOD RIVER

BE IT REMEMBERED ON THIS 21<sup>st</sup> DAY OF August, 2000,  
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.



Laurie E. Furrer  
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.

HIGHLANDS DEVELOPMENT, INC. THE DECLARANT, HEREBY DECLARES THAT, UPON THE RECORDING OF THIS PLAT IN THE RECORDS OF HOOD RIVER COUNTY, OREGON, THE REAL PROPERTY DESCRIBED IN THIS PLAT SHALL BE DEEMED ANNEXED, AS PHASE II, TO THE HIGHLANDS AT INDIAN CREEK; AND SAID REAL PROPERTY SHALL THEREAFTER BE PART OF THE PROPERTIES DESCRIBED IN AND GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE HIGHLANDS AT INDIAN CREEK RECORDED IN THE RECORDS OF HOOD RIVER COUNTY, OREGON, DEED FILM NO. 990243 (24 PAGES).

**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 - PHASE II" 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.

Richard G. Smith  
HOOD RIVER COUNTY DIRECTOR OF RECORDS  
AND ASSESSMENTS

Richard G. Smith  
HOOD RIVER COUNTY DIRECTOR OF BUDGET  
FINANCE & TAX COLLECTOR

FILED FOR RECORD THIS 23<sup>rd</sup> DAY  
OF August, 2000.  
HOOD RIVER COUNTY MICROFILM No. 20003197

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 18 DAY OF July, 2000

Richard G. Smith  
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 8 DAY OF August, 2000

Jim Benedict  
HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 18 DAY OF July, 2000

Richard G. Smith  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 26 DAY OF July, 2000

Richard G. Smith  
CITY OF HOOD RIVER PLANNER

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 26 DAY OF July, 2000

David H. Deitz  
HOOD RIVER CITY ENGINEER

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 27 DAY OF July, 2000

Richard G. Smith  
HOOD RIVER COUNTY SANITARIAN

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 25<sup>th</sup> DAY OF July, 2000

Cynthia Stillenbeck  
FARMER'S IRRIGATION DISTRICT

20003197

AUG 23 2000

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment by Richard G. Smith, Deputy

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 25 DAY OF July, 2000

Jim I. Howell  
WESTSIDE RURAL FIRE PROTECTION DISTRICT

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 25 DAY OF July, 2000

Don Chandler  
ICE FOUNTAIN WATER DISTRICT

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 9 DAY OF August, 2000

Richard G. Smith  
CHAIRPERSON, HOOD RIVER COUNTY PLANNING COMMISSION

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 21<sup>st</sup> DAY OF August, 2000

John A. ...  
CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 21<sup>st</sup> DAY OF August, 2000

Thomas E. Best  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF THE HIGHLANDS AT INDIAN CREEK - PHASE II  
WAS EXAMINED AND APPROVED BY ME

THIS 21<sup>st</sup> DAY OF August, 2000

Carol York  
HOOD RIVER COUNTY COMMISSIONER

FILED

TERRA SURVEYING

SEP - 1 2000  
Richard G. Smith  
COUNTY SURVEYOR  
DEPUTY

DATE: JULY, 2000  
SCALE: 1" = 30'  
PROJECT: 9990PLAT-2  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
terra@gorge.net