

PLAT OF INDIAN CREEK HEIGHTS

IN A PORTION OF GOV. LOT 4 SEC. 35, T.3N., R.10E., W.M. HOOD RIVER COUNTY, OREGON

PAGE 1 OF 2

SURVEYOR'S CERTIFICATE

I, RICHARD W. BELL, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DESPOSED AND SAY THAT I HAVE VERIFIED THE EXISTING FOUND EXTERIOR CONTROL MONUMENTS, DEPICTED IN THE FILED SURVEYS (REF. 1, 4 AND 5), BY SURVEY AS CORRECTLY REPRESENTING THE LAND ON THE PLAT INTITLED "INDIAN CREEK HEIGHTS", HOOD RIVER COUNTY, STATE OF OREGON AND THAT THE LOT CORNERS HAVE BEEN MARKED WITH LEGAL MONUMENTS AND THAT A FOUND YELLOW PLASTIC CAP SET ON A 5/8" DIA. REBAR WAS HELD FOR THE INITIAL POINT OF SAID SURVEY, SAID POINT BEING N0°04'47"W 816.64' AND S89°59'41"E 511.17' OF THE SOUTH 1/4 CORNER OF SECTION 35; THENCE NORTH 00°00'52" EAST, A DISTANCE OF 92.71 FEET TO A RED PLASTIC CAP; THENCE NORTH 89°59'38" EAST, A DISTANCE OF 323.95 FEET TO A 1" I.P.; THENCE NORTH 89°49'49" EAST, A DISTANCE OF 109.10 FEET A 1" I.P.; THENCE SOUTH 00°04'10" EAST, A DISTANCE OF 160.11 FEET TO A 1.5" I.P.; THENCE SOUTH 00°01'29" EAST, A DISTANCE OF 32.14 FEET TO A 1/2" REBAR; THENCE NORTH 89°34'27" EAST, A DISTANCE OF 7.87 FEET TO A BRASS CAP; THENCE SOUTH 00°05'14" EAST, A DISTANCE OF 326.40 FEET TO BRASS CAP; THENCE SOUTH 89°59'36" WEST, A DISTANCE OF 245.18 FEET TO A YELLOW PLASTIC CAP; THENCE SOUTH 89°59'09" WEST, A DISTANCE OF 196.41 FEET TO A YELLOW PLASTIC CAP; THENCE NORTH 00°00'26" WEST, A DISTANCE OF 425.59 FEET TO THE INITIAL POINT. CONTAINING 5.22 ACRES, MORE OR LESS.

Richard W. Bell 9-2-05
RICHARD W. BELL 62662LS

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.
SEP 20 2 21 PM '05

RECORDING INFORMATION:
PLAT NUMBER: 20054866
INSTRUMENT RECEIVED ON THE 20 DAY
OF Sept., 2005 AT 2:21 P.M.
Greah Day
HOOD RIVER COUNTY CLERK

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 6TH DAY OF ~~SEPTEMBER~~ 2005.
Robert Taylor
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 14TH DAY OF SEPT., 2005.
Paul
HOOD RIVER COUNTY DIR. OF PUBLIC WORKS

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 8TH DAY OF SEPTEMBER 2005.
David H. Dady
HOOD RIVER CITY ENGINEER

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 6 DAY OF SEPT., 2005.
Jan Shuff
WEST WIDE RURAL FIRE PROTECTION DISTRICT

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 6 DAY OF SEPT., 2005.
Mal T. Bean
ICE FOUNTAIN WATER DISTRICT

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 7 DAY OF SEPT., 2005.
Rich Brooch
FARMERS IRRIGATION DISTRICT

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 11 DAY OF SEPT., 2005.
W.A.
HOOD RIVER COUNTY PLANNING
COMMISSION CHAIR

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 19TH DAY OF SEPT., 2005.
M. Benedict #104314
HOOD RIVER COUNTY PLANNING DIRECTOR

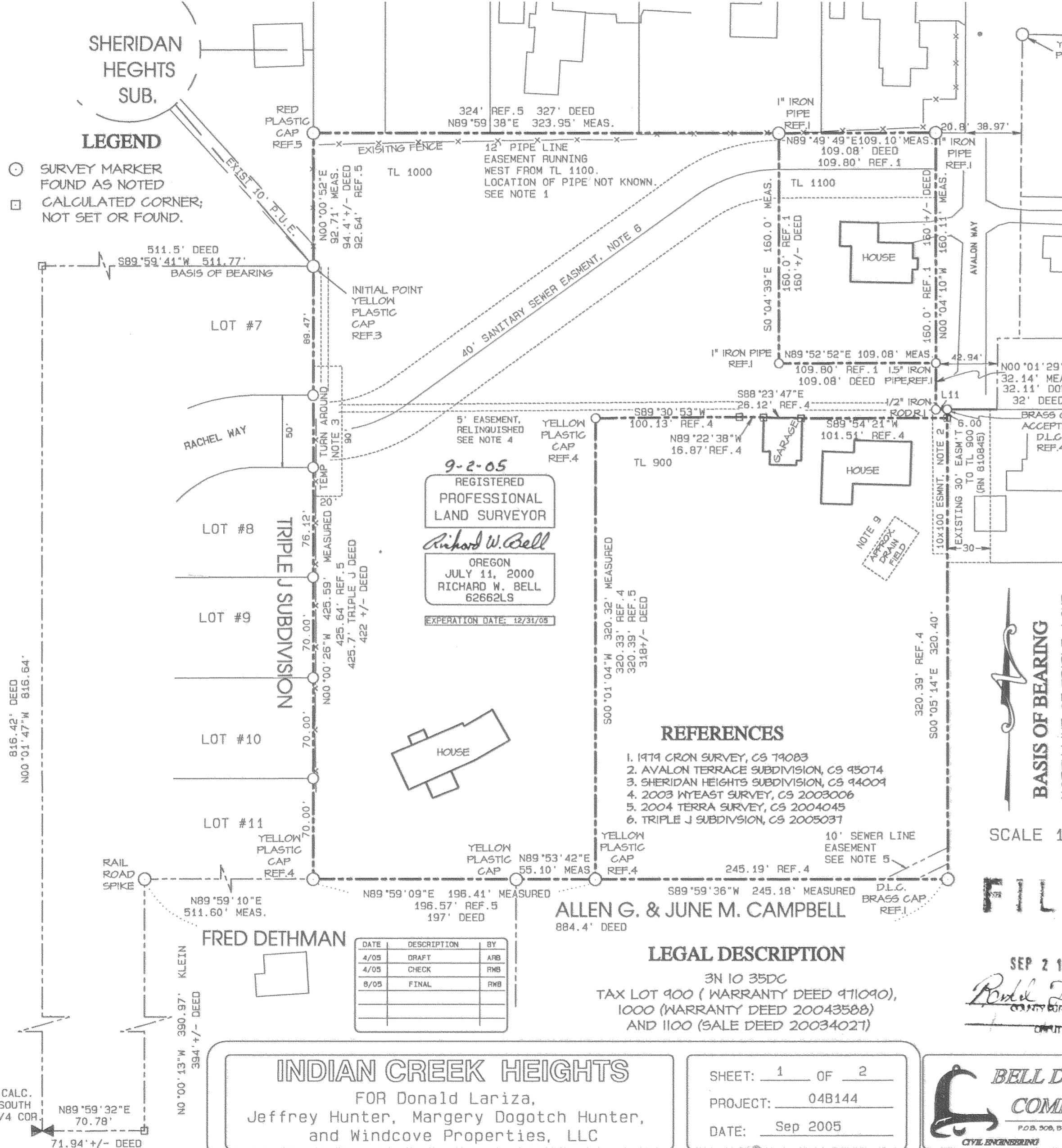
THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 19TH DAY OF SEPT., 2005.
Paul School
CHAIR, HOOD RIVER COUNTY COMMISSION

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 19TH DAY OF September 2005.
Carol York
HOOD RIVER COUNTY COMMISSION

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 19 DAY OF September 2005.
Chuck Thomas
HOOD RIVER COUNTY COMMISSION

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 19 DAY OF September, 2005.
Paul
HOOD RIVER COUNTY COMMISSION

THE PLAT OF INDIAN CREEK HEIGHTS SUB.
WAS EXAMINED AND APPROVED BY ME
THIS 19 DAY OF SEPT., 2005.
M.L.
HOOD RIVER COUNTY COMMISSION



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 "INDIAN CREEK HEIGHTS" 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.

HOOD RIVER COUNTY DIRECTOR OF BUDGET, FINANCE & TAX COLLECTOR
Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT DONALD H. LARIZA, A PRIVATE INDIVIDUAL; JEFFREY W. HUNTER, A PRIVATE INDIVIDUAL AND OWNER OF WINDCOVE PROPERTIES, LLC; AND MARGERY DOGOTCH HUNTER, A PRIVATE INDIVIDUAL AND OWNER OF WINDCOVE PROPERTIES, LLC, ARE THE OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, RIGHTS OF WAYS AND PUBLIC UTILITY EASEMENTS WITH OUR OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

Donald H. Lariza
DONALD H. LARIZA

This instrument was acknowledged before me on this 6 day of September, 2005, by DONALD H. LARIZA.

Douise Endow
Notary Name Printed DOUISE ENDOW
Commission Number 369031

Notary Public for the State of Oregon,
Hood River Co.
My commission expires 5/28/07

Jeffrey W. Hunter
JEFFREY W. HUNTER; AS A PRIVATE INDIVIDUAL AND OWNER OF WINDCOVE PROPERTIES, LLC

This instrument was acknowledged before me on this 3 day of Sept., 2005, by JEFFREY W. HUNTER.

Barbara B. Taylor
Notary Name Printed Barbara B Taylor
Commission Number 362160

Notary Public for the State of Oregon,
Hood River Co.
My commission expires July 2, 2008

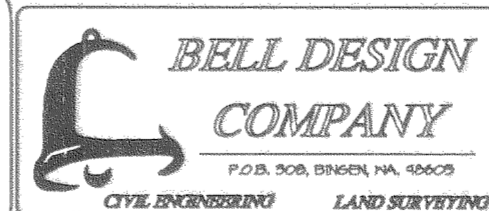
Margery Dogotch Hunter
MARGERY DOGOTCH HUNTER; AS A PRIVATE INDIVIDUAL AND OWNER OF WINDCOVE PROPERTIES, LLC

This instrument was acknowledged before me on this 3 day of Sept., 2005, by MARGERY DOGOTCH HUNTER.

Barbara B. Taylor
Notary Name Printed Barbara B Taylor
Commission Number 362160

Notary Public for the State of Oregon,
Hood River Co.
My commission expires July 2, 2008

FILED
SEP 21 2005
Robert Taylor
COUNTY CLERK



Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

3N 10 35DC TAX LOT 900, 1000 and 1100

CS 2005 074-1

PLAT OF INDIAN CREEK HEIGHTS

IN A PORTION OF GOV. LOT 4
SEC. 35, T.3N., R.10E., W.M.
HOOD RIVER COUNTY, OREGON

PAGE 2 OF 2

LINE	BEARING	DISTANCE
L1	N89°59'38"E	15.12'
L2	S89°57'55"W	6.96'
L3	S89°57'55"W	7.03'
L4	S30°10'59"E	16.25'
L5	N33°24'26"E	26.42'
L6	S29°45'43"E	17.18'
L7	S88°35'36"E	85.78'
L8	N44°59'30"E	32.96'
L9	S00°04'10"E	10.01'
L10	S00°01'29"E	32.14'
L11	N89°34'27"E	7.87'
L12	N61°17'39"E	16.13'
L13	N89°59'09"E	26.54'

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C1	75.00'	46.82'	35°45'53"	24.20'	46.06'	N72°04'59"E
C2	125.00'	77.86'	35°41'13"	40.24'	76.60'	N72°02'39"E
C3	100.00'	60.52'	34°40'40"	31.22'	59.60'	N72°37'35"E
C4	100.00'	1.90'	1°05'12"	0.95'	1.90'	N54°44'39"E
C5	100.00'	62.29'	35°41'13"	32.19'	61.28'	N72°02'39"E
C6	125.00'	30.21'	13°50'50"	15.18'	30.14'	N83°02'30"E
C7	75.00'	46.71'	35°41'13"	24.14'	45.96'	N72°02'39"E
C8	25.00'	32.16'	73°41'56"	18.74'	29.99'	S67°01'57"E
C9	25.00'	36.82'	84°23'01"	22.66'	33.58'	S12°00'32"W
C10	25.00'	33.74'	77°19'11"	20.00'	31.23'	N68°50'34"W
C11	57.00'	50.65'	50°54'35"	27.13'	49.00'	S82°02'52"E
C12	57.00'	109.65'	110°13'22"	81.74'	93.51'	N01°28'53"W
C13	57.00'	52.84'	53°07'05"	28.49'	50.97'	N80°11'20"E
C14	57.00'	33.53'	33°41'59"	17.26'	33.04'	S56°24'08"E
C15	57.00'	9.32'	9°22'10"	4.67'	9.31'	N34°52'04"W

BASIS OF BEARING
NORTH LINE OF PARCEL 1
AS PER REFERENCE 3
N89°59'41"E
SCALE 1"=50'

NOTES

- PIPE LINE EASEMENT WEST FROM TAX PARCEL 1100 BK. 48 OF DEEDS, PG. 32, ALSO BK. 51, PG. 85. IRRIGATION WAS RELOCATED TO BE IN THE 12' EASEMENT AS SHOWN ON PAGE 2.
- ROAD PURPOSE, INGRESS AND EGRESS, BK. 43, PG. 493 ALSO BK. 61, PG. 234.
- TEMPORARY TURNAROUND EASEMENT, RESCINDED UPON ACCEPTANCE OF THIS SUBDIVISION RECORD NUMBER 2004-5264
- IRRIGATION PIPELINE BK. 65, PG. 313, RELINQUISHED AND REPLACED WITH EASEMENT RECORDED IN RECORD NO. 20054869
- 10' SEWER PIPELINE EASEMENT RECORD NO. 691646 AND 700484
- SANITARY SEWER RIGHT OF WAY, RECORD NO. 20045262
- A 6'x25' PUBLIC TURNAROUND EASEMENT FOR THE USE OF THE PUBLIC TO TURN AROUND AT THE SOUTH END OF AVALON WAY. REVERSION OF EASEMENT TO LOT 14 IN THE EVENT OF AVALON WAY BEING EXTENDED. THIS AREA IS A NO PARKING ZONE.
- EASEMENT FOR INGRESS AND EGRESS TO BENEFIT LOT 13, MORE SPECIFICALLY DESCRIBED AS COMMENCING AT THE MOST NORTHERLY AND EASTERLY CORNER OF LOT 14; THENCE SOUTH 44°54'30" WEST, A DISTANCE OF 58.19 FEET; THENCE SOUTH 88°37'04" EAST, A DISTANCE OF 41.8 FEET; THENCE NORTH 00°01'29" WEST, A DISTANCE OF 32.14 FEET; THENCE NORTH 00°04'10" WEST, A DISTANCE OF 10.01 FEET TO THE POINT OF COMMENCEMENT.
- EXISTING SEPTIC SYSTEM FUNCTION MUST BE VERIFIED OR BE HOOKED UP TO CITY SEWER. IF SYSTEM FAILS TO FUNCTION IN THE FUTURE, SYSTEM MUST BE DECOMMISSIONED AS PER COUNTY HEALTH DEPARTMENT STANDARDS AND HOOKED UP TO CITY SEWER.
- DECLARATION OF DEED RESTRICTION RECORDED IN RECORD NO. 20054867
- LANDSCAPE EASEMENT FOR THE BENEFIT OF LOT 12, COMMENCING AT SE CORNER OF LOT 12; THENCE SOUTH 44°54'30" WEST, A DISTANCE OF 32.96 FEET; THENCE SOUTH 88°35'36" EAST, A DISTANCE OF 23.34 FEET; THENCE NORTH 00°09'36" WEST, A DISTANCE OF 23.85 FEET; THENCE NORTH 37°05'02" EAST, A DISTANCE OF 17.44 FEET TO THE POINT OF COMMENCEMENT.

COVENANTS AND RESTRICTIONS

RECORD NUMBER 20054868

9-2-05
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard W. Bell
OREGON
JULY 11, 2000
RICHARD W. BELL
62662LS
EXPIRATION DATE: 12/31/09

FILED

SEP 21 2005
Paula Johns
COUNTY CLERK

LEGEND

- FOUND SURVEY MARKER
- SET YELLOW PLASTIC CAP ON 5/8" REBAR OR AS NOTED
- ▲ SET 2 1/2" ALUMINUM CAP ON 5/8" REBAR

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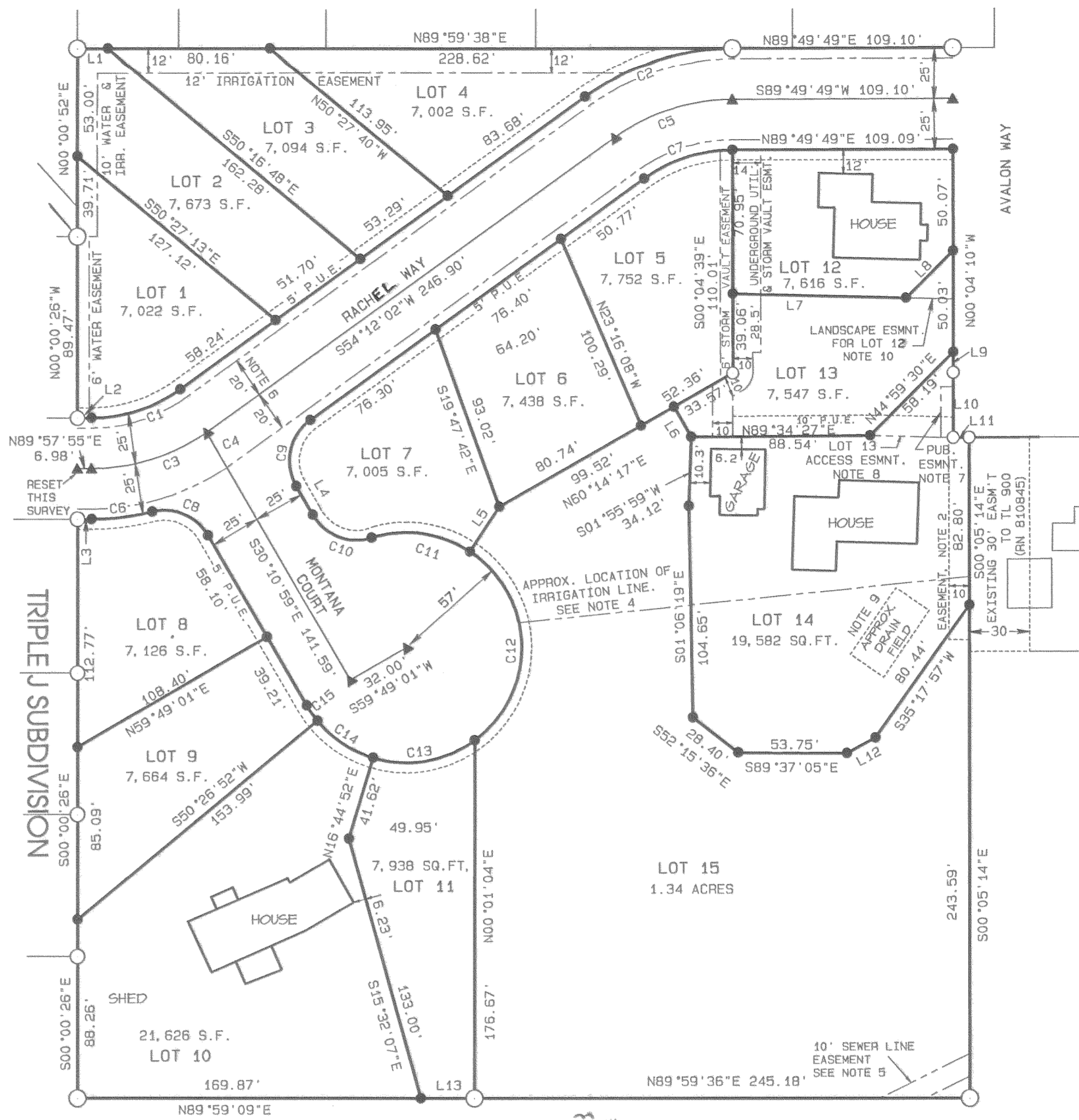


DATE	DESCRIPTION	BY
10/04	DRAFT	ARB
10/04	CHECK	RWB
8/05	FINAL	RWB

INDIAN CREEK HEIGHTS

FOR Donald Lariza,
Jeffrey Hunter, Margery Dogatch Hunter,
and Windcove Properties, LLC

SHEET: 2 OF 2
PROJECT: 04B144
DATE: Sep 2005



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF TAX LOTS 900, (DEED RN 911090), 1000 (DEED RN 2004 3588) AND 1100 (DEED RN 2003 4021). SAID PARCELS WERE THEN DIVIDED INTO A 15 LOT SUBDIVISION. REFERENCE 1, 4 AND 5 SURVEYS AND THEIR PERTINENT MONUMENTS WERE ACCEPTED AS CONTROL FOR THE PARCELS OF THIS SUBDIVISION. REFERENCE 4 SURVEY HELD FOUND COUNTY BRASS CAPS AS THE EAST LINE OF THE HUNTER PARCEL (TL900). THE TRUE DLC LINE IS EAST AS SHOWN ON THE REFERENCE 4 SURVEY. ACTUAL FIELD TIES TO FOUND MONUMENTS TO BE WITHIN ACCEPTABLE TOLERANCES AND WERE HELD FOR THIS SURVEY.