

20055732

20055847

FILED RECORDS AND ASSESSMENT HOOD RIVER CO.

Nov 9 1 35 PM '05

FILED

NOV 13 2005

John T. Campbell

PLAT OF MT. VIEW RANCH

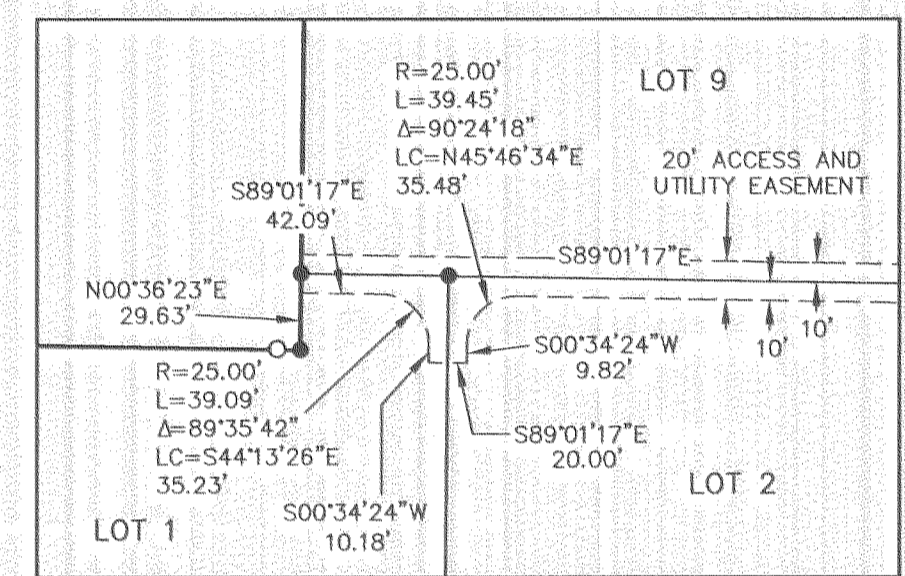
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,
HOOD RIVER COUNTY, OREGON

FIELD SURVEYED: AUGUST 2004 AND DECEMBER 2004

INDEX:

- SHEET 1: SUBDIVISION PLAT
 - INDEX
 - SUBDIVISION PLAT/PROPOSED EASEMENTS
 - CENTERLINE CURVE TABLE
 - LOT CURVE TABLE
 - PLAT LEGEND
 - EASEMENT DETAIL 1 AND 2
- SHEET 2: SIGNATURE/APPROVALS
 - HOOD RIVER COUNTY APPROVALS
 - SURVEYOR'S CERTIFICATE
 - PLAT NOTES AND RESTRICTIONS
 - CONSENT AFFIDAVITS
 - DECLARATION
 - ACKNOWLEDGMENT
- SHEET 3: BOUNDARY NOTES
 - MONUMENT/NARRATIVE DESCRIPTIONS
 - NARRATIVE
 - REFERENCES
- SHEET 4: BOUNDARY SURVEY
 - BOUNDARY SURVEY/EXISTING EASEMENTS
 - BOUNDARY LEGEND
 - FENCE NOTES
 - EXISTING EASEMENT DETAIL

PLAT EASEMENT DETAIL 1: SCALE 1" = 100'



PLAT LEGEND

- - DENOTES SET 5/8" X 30" IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "HHPR INC"
- ✱ - DENOTES SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "HHPR INC"
- - DENOTES MONUMENT FOUND AS NOTED.
- ⊕ - SEE MONUMENT/NARRATIVE DESCRIPTIONS (SHEET 2)

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	LENGTH
C1	330.00'	90°00'04"	518.37'	N45°37'38"E	466.70'

LOT CURVE TABLE						
CURVE	LOT	RADIUS	DELTA	ARC	CHORD	LENGTH
C2	3	20.00'	89°38'53"	31.29'	S44°11'51"E	28.20'
C3	3	300.00'	0°20'35"	1.80'	S00°47'53"W	1.80'
C4	5	60.00'	82°14'59"	86.13'	N41°55'15"E	78.92'
C5	6	60.00'	82°29'25"	86.38'	N40°26'57"W	79.11'
C6	7	60.00'	62°46'30"	65.74'	S66°55'06"W	62.50'
C7	7	25.00'	44°39'54"	19.49'	N57°51'48"E	19.00'
C8	7	360.00'	26°09'25"	164.35'	S67°07'03"W	162.93'
C9	7	60.00'	51°22'06"	53.79'	S71°16'13"E	52.01'
C10	7	25.00'	56°08'11"	24.49'	N73°39'15"W	23.53'
C11	7	300.00'	33°14'45"	174.08'	S61°39'17"W	171.64'
C12	8	360.00'	7°57'57"	50.05'	S50°03'21"W	50.01'
C13	9	360.00'	40°13'55"	252.79'	S25°57'25"W	247.62'
C14	9	300.00'	44°03'44"	230.71'	N23°00'02"E	225.07'

REGISTERED PROFESSIONAL LAND SURVEYOR

John T. Campbell
OREGON
JULY 18, 2003
JOHN T. CAMPBELL
60070LS

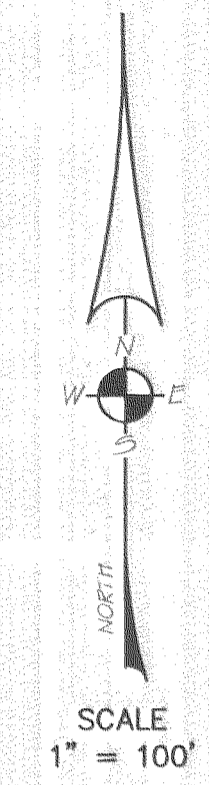
EXP. 12-31-05

Harper Houf Peterson Righellis Inc.

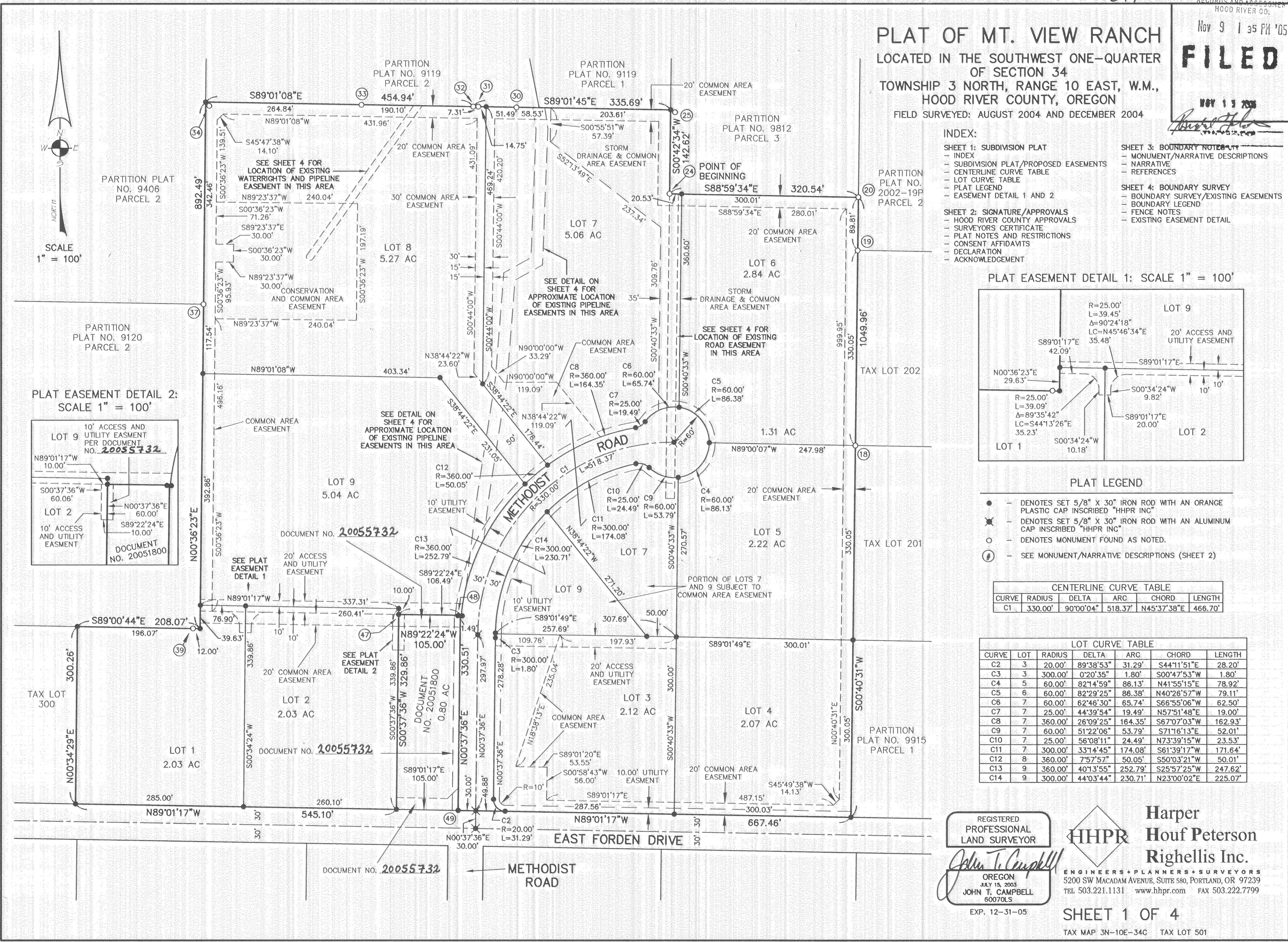
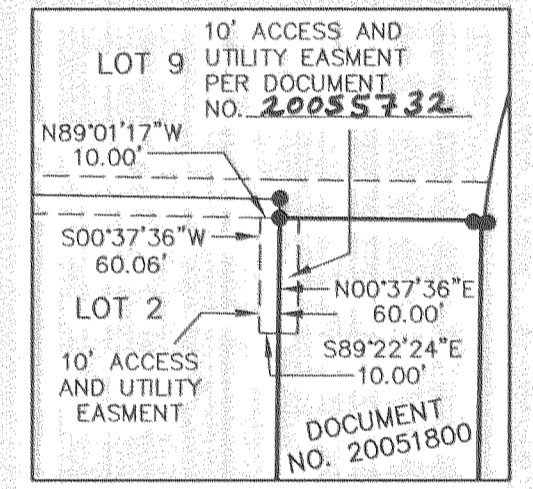
ENGINEERS • PLANNERS • SURVEYORS
5200 SW MACADAM AVENUE, SUITE 580, PORTLAND, OR 97239
TEL 503.221.1131 www.hhpr.com FAX 503.222.7799

SHEET 1 OF 4

TAX MAP 3N-10E-34C TAX LOT 501



PLAT EASEMENT DETAIL 2: SCALE 1" = 100'



Plan: 11-14-05 1330

CS 2005 101-1

20055847

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.

FILE NUMBER
20055847
INSTRUMENT RECEIVED
ON THE 9th DAY OF
November, 2005
AT 1:35 P.M.
[Signature]
HOOD RIVER DIRECTOR OF
RECORDS AND ASSESSMENTS

PLAT OF MT. VIEW RANCH

LOCATED IN THE SOUTHWEST ONE-QUARTER
OF SECTION 34
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,
HOOD RIVER COUNTY, OREGON
FIELD SURVEYED: AUGUST 2004 AND DECEMBER 2004

PLAT NOTES AND RESTRICTIONS

- THIS PLAT IS SUBJECT TO THOSE CONDITIONS AND RESTRICTIONS IMPOSED BY HOOD RIVER COUNTY PLANNING COMMISSION IN CASE FILE NO. MT. VIEW RANCH HR SUBDIVISION LUP #04-283 (NSA #04-017).
- LOT 7 AND METHODIST ROAD ARE SUBJECT TO A 15 FOOT EASEMENT FOR ROAD PURPOSES IN FAVOR OF J.R. NUNAMAKER AND SONS, INC. PER BOOK 17, PAGE 223, HOOD RIVER COUNTY DEED RECORDS. SEE SHEETS 1 AND 4.
- LOT 8 IS SUBJECT TO AN EASEMENT FOR WATER RIGHTS AND PIPELINE IN FAVOR OF IRA MCKISSEN ET UX. PER BOOK 50, PAGE 132, HOOD RIVER COUNTY DEED RECORDS. SEE SHEET 1 AND 4.
- LOTS 7, 8, 9, AND METHODIST ROAD ARE SUBJECT TO AN EASEMENT FOR EXISTING IRRIGATION PIPELINES IN FAVOR OF JOHN W. EMERSON ET UX. PER DOCUMENT NO. 720922 AND DOCUMENT NO. 720923, HOOD RIVER COUNTY DEED RECORDS. THE APPROXIMATE LOCATION IS SHOWN ON SHEETS 1 AND 4.
- LOTS 7, 8, 9, AND METHODIST ROAD ARE SUBJECT TO AN EASEMENT FOR CONSTRUCTION, REPAIR, MAINTENANCE, REPLACEMENT, AND INSTALLATION OF BURIED PIPELINES AND WATER DELIVERY FACILITIES IN FAVOR OF VESTENA M. EMERSON PER DOCUMENT NO. 911850, HOOD RIVER COUNTY DEED RECORDS. THE APPROXIMATE LOCATION IS SHOWN ON SHEETS 1 AND 4.
- LOTS 7, 8, 9, AND METHODIST ROAD ARE SUBJECT TO AN EASEMENT FOR CONSTRUCTION, REPAIR, MAINTENANCE, REPLACEMENT, AND INSTALLATION OF BURIED PIPELINES AND WATER DELIVERY FACILITIES IN FAVOR OF FARMERS IRRIGATION DISTRICT PER DOCUMENT NO. 911956, DOCUMENT NO. 911957, AND DOCUMENT NO. 911960, HOOD RIVER COUNTY DEED RECORDS. THE APPROXIMATE LOCATION IS SHOWN ON SHEETS 1 AND 4.
- LOT 8 IS SUBJECT TO THE DEED RESTRICTIONS IN DOCUMENT NO. 20055844 HOOD RIVER COUNTY DEED RECORDS.
- LOT 7 IS SUBJECT TO A STORM DRAINAGE EASEMENT AS SHOWN, FOR THE BENEFIT OF LOTS 1 THRU 9, AND DOCUMENT NO. 20051800, AND ITS HEIRS AND ASSIGNS.
- LOTS 1 THRU 9 ARE SUBJECT TO COMMON AREA EASEMENTS AS SHOWN, FOR THE BENEFIT OF LOTS 1 THRU 9, AND DOCUMENT NO. 20051800, AND ITS HEIRS AND ASSIGNS.
- LOT 3 IS SUBJECT TO A 20 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN, FOR THE BENEFIT OF LOTS 3 AND 4.
- LOTS 1, 2, AND 9 ARE SUBJECT TO A 20 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN, FOR THE BENEFIT OF LOTS 1, 2, 9, AND DOCUMENT 20051800, AND ITS HEIRS AND ASSIGNS.
- LOT 8 IS SUBJECT TO A CONSERVATION EASEMENT AS SHOWN, FOR THE BENEFIT OF LOTS 1 THRU 9, AND DOCUMENT NO. 20051800, AND ITS HEIRS AND ASSIGNS. THE CONSERVATION EASEMENT IS SUBJECT TO COUNTY LUP #04-283 (NSA #04-017) FOR WETLAND PROTECTION AND MAINTENANCE.
- LOTS 3, 4, 5, 6, 7, 8, AND 9 ARE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONTAGE OF EAST FORDAN DRIVE AND METHODIST ROAD AS SHOWN, FOR THE BENEFIT OF LOTS 1 THRU 9, AND DOCUMENT NO. 20051800, AND ITS HEIRS AND ASSIGNS.
- LOT 2 IS SUBJECT TO A 10 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN, FOR THE BENEFIT OF LOT 2 AND DOCUMENT NO. 20051800, AND ITS HEIRS AND ASSIGNS.
- THIS SUBDIVISION PLAT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) RECORDED IN DOCUMENT NO. 20055843, HOOD RIVER COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE

I, JOHN T. CAMPBELL, CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PLAT OF "MT. VIEW RANCH", BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "LS 1028" AT THE SOUTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 9812, HOOD RIVER COUNTY SURVEY RECORDS;

THENCE S88°59'34"E, ALONG THE SOUTH LINE OF SAID PARTITION PLAT, 320.54 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3, FROM WHICH A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "LS 1028" BEARS N00°40'31"E 0.27 FEET;

THENCE S00°40'31"W, ALONG THE EAST LINE OF DOCUMENT NO. 20045463, 1049.96 FEET TO A SET 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "HHPR INC" AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 9915, HOOD RIVER COUNTY SURVEY RECORDS, BEING LOCATED IN THE NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE;

THENCE N89°01'17"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE, 667.46 FEET TO THE SOUTHEAST CORNER OF DOCUMENT NO. 20051800, HOOD RIVER COUNTY DEED RECORDS, FROM WHICH A 5/8 INCH IRON ROD BEARS S00°37'36"W 0.53 FEET;

THENCE N00°37'36"E, ALONG THE EAST LINE OF SAID DOCUMENT NO. 20051800, 330.51 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER THEREOF;

THENCE N89°22'24"W, ALONG THE NORTH LINE OF SAID DOCUMENT NO. 20051800, 105.00 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER THEREOF;

THENCE S00°37'36"W, ALONG THE WEST LINE OF SAID DOCUMENT NO. 20051800, 329.86 FEET TO A SET 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "HHPR INC" AT THE SOUTHWEST CORNER THEREOF, BEING LOCATED IN THE NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE;

THENCE N89°01'17"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE, 545.10 FEET TO A SET 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "HHPR INC" AT THE SOUTHWEST CORNER OF LOT 1, "TOWN OF BELMONT";

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N00°34'29"E, ALONG THE WEST LINE OF SAID LOT 1, 300.26 FEET TO A SET 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "HHPR INC" AT THE NORTHWEST CORNER THEREOF, BEING LOCATED IN THE SOUTH LINE OF PARCEL 2 OF PARTITION PLAT NO. 9120, HOOD RIVER COUNTY SURVEY RECORDS;

THENCE S89°00'44"E, ALONG THE SOUTH LINE OF SAID PARCEL 2, 208.07 FEET TO A SET 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "HHPR INC" AT THE SOUTHEAST CORNER THEREOF;

THENCE N00°36'23"E, ALONG THE EAST LINE OF PARCEL 2 OF PARTITION PLAT NO. 9120 AND PARCEL 2 OF PARTITION PLAT NO. 9406, HOOD RIVER COUNTY SURVEY RECORDS, 892.49 FEET TO A SET 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "HHPR INC" AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 9119, HOOD RIVER COUNTY SURVEY RECORDS;

THENCE S89°01'08"E, ALONG THE SOUTH LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 9119, 454.94 FEET TO A 5/8 INCH IRON ROD;

THENCE S89°01'45"E, ALONG THE SOUTH LINE OF PARCELS 1 AND 2 OF PARTITION PLAT NO. 9119, 335.69 FEET TO A SET 5/8 INCH IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "HHPR INC" AT THE SOUTHEAST CORNER OF SAID PARCEL 1, BEING LOCATED IN THE WEST LINE OF PARCEL 3 OF PARTITION PLAT NO. 9812;

THENCE S00°42'34"W, ALONG THE WEST LINE OF SAID PARCEL 3 OF PARTITION PLAT NO. 9812, 142.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.99 ACRES MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070LS
EXP. 12-31-05

HOOD RIVER COUNTY APPROVALS:

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY SURVEYOR
BY *[Signature]*

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS
BY *[Signature]*

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY SANITARIAN
BY *[Signature]* RENS

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE
BY *[Signature]*

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER DIRECTOR OF RECORDS AND ASSESSMENTS
BY *[Signature]*

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY COMMISSIONER
BY *[Signature]*

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY PLANNING COMMISSION CHAIRPERSON
BY *[Signature]*

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 "MT. VIEW RANCH" 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 AND FINANCE
BY *[Signature]*

HOOD RIVER DIRECTOR OF RECORDS AND ASSESSMENTS
BY *[Signature]*

FILED FOR RECORD THIS 9th DAY OF Nov., 2005.
INSTRUMENT NO. 20055847

APPROVED THIS 7th DAY OF Nov, 2005
HOOD RIVER COUNTY COMMISSIONER
BY *[Signature]*

APPROVED THIS 7th DAY OF Nov, 2005
HOOD RIVER COUNTY PLANNING COMMISSION CHAIRPERSON
BY *[Signature]*

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT MT. VIEW RANCH HR, LLC, AN OREGON LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THE PLAT AND TO BE HEREBY KNOWN AS "MT. VIEW RANCH". ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN ON SAID MAP OR AS NOTED IN THE PLAT NOTES AND RESTRICTIONS. METHODIST ROAD, NORTH OF ITS INTERSECTION WITH EAST FORDEN DRIVE, IS HEREBY DEDICATED TO THE PUBLIC FOREVER FOR ROADWAY AND UTILITIES, AS SHOWN ON SAID MAP. THIS PLAT IS SUBJECT TO THE RESTRICTIONS AS NOTED HEREON. THIS PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 92, OF THE OREGON REVISED STATUTES AND SECTIONS 18.25 AND 18.26 OF THE HOOD RIVER COUNTY SUBDIVISION ORDINANCE.

BY: *[Signature]*
RANDOLPH S. OLMSTEAD, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON } S.S.
COUNTY OF HOOD RIVER }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/7/2005
BY RANDOLPH S. OLMSTEAD AS MANAGING MEMBER OF MT. VIEW RANCH HR, LLC,
AN OREGON LIMITED LIABILITY COMPANY.

[Signature]
NOTARY SIGNATURE
[Signature]
NOTARY PUBLIC - OREGON

COMMISSION NO. 393528
MY COMMISSION EXPIRES 9/9/2008

CONSENT AFFIDAVITS

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM L. BOYD CARDON AND DONNA B. CARDON, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NO. 20055846, HOOD RIVER COUNTY DEED RECORDS.

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM CONSOLIDATED FEDERAL CREDIT UNION, ITS SUCCESSORS AND /OR ASSIGNS, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NO. 20055845, HOOD RIVER COUNTY DEED RECORDS.

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY COMMISSIONER
BY *[Signature]*

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY COMMISSIONER
BY *[Signature]*

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY COMMISSIONER
BY *[Signature]*

APPROVED THIS 7th DAY OF Nov, 05
HOOD RIVER COUNTY COMMISSIONER
BY *[Signature]*

APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY PLANNING COMMISSION CHAIRPERSON
BY *[Signature]*

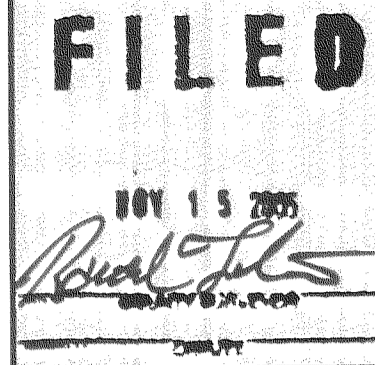
APPROVED THIS 7th DAY OF November, 2005
HOOD RIVER COUNTY PLANNING DIRECTOR
BY *[Signature]*

Harper
Houf Peterson
Righellis Inc.
ENGINEERS • PLANNERS • SURVEYORS
5200 SW MACADAM AVENUE, SUITE 580, PORTLAND, OR 97239
TEL 503.221.1131 www.hhpr.com FAX 503.222.7799

SHEET 2 OF 4
TAX MAP 3N-10E-34C TAX LOT 501

CS 2005 101-2

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.
Nov 9 1 35 PM '05



PLAT OF MT. VIEW RANCH
LOCATED IN THE SOUTHWEST ONE-QUARTER
OF SECTION 34
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,
HOOD RIVER COUNTY, OREGON
FIELD SURVEYED: AUGUST 2004 AND DECEMBER 2004

MONUMENT/NARRATIVE DESCRIPTIONS

- ① 1/4 CORNER COMMON TO SECTIONS 33 AND 34, FOUND 3" BRASS DISK IN MONUMENT BOX, (HELD) PER HOOD RIVER COUNTY (CORNER NO. 495)
- ② CENTER SECTION 34, FOUND 3" BRASS DISK IN MONUMENT BOX, (HELD) PER HOOD RIVER COUNTY (CORNER NO. 428)
- ③ 1/16TH CORNER BY PROPORTION, A FOUND 2" IP DOWN 0.4' BEARS S88°57'52"E 7.52', FOUND BY C.S. 7221
- ④ 1/16TH CORNER, FOUND 3" BRASS DISK IN MONUMENT BOX, (HELD) PER HOOD RIVER COUNTY (CORNER NO. 506)
- ⑤ 1/4 CORNER COMMON TO SECTIONS 3 AND 34, FOUND 3" BRASS DISK IN MONUMENT BOX, (HELD) PER HOOD RIVER COUNTY (CORNER NO. 426)
- ⑥ SECTION CORNER COMMON TO SECTIONS 3, 4, 33, AND 34 BY RECORD ANGLE AND DISTANCE PER PARTITION PLAT NO. 9317
- ⑦ 1/16TH CORNER BY PROPORTION, A FOUND 3" BRASS DISK IN MONUMENT BOX BEARS S86°54'44"E 6.43', FOUND BY C.S. 1061
- ⑧ INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF FORDAN DRIVE (LAMBERSON AVENUE) AND WEST LINE OF SECTION 34, CALCULATED PER C.S. 84039
- ⑨ INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE AND WEST RIGHT-OF-WAY LINE OF FRANKTON ROAD, CALCULATED BY INTERSECTION, FOUND 1/2" IR W/YPC INSCRIBED "WYEAST SURVEYS PLS 2393", (HELD) FOR SAID NORTH RIGHT-OF-WAY LINE, BEARS N89°01'17"W 0.16', PER PARTITION PLAT NO. 9915, (HELD) TO PROPORTION POSITION OF "17"
- ⑩ FOUND 1/2" IR W/YPC, UNREADABLE, (HELD) FOR NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE PER PARTITION PLAT NO. 9915
- ⑪ FOUND 1/2" IP, UP 1.2', (HELD) FOR SOUTH RIGHT-OF-WAY LINE OF FORDAN DRIVE, FOUND BY PARTITION PLAT NO. 200205-P
- ⑫ FOUND 3/4" IP, (HELD) FOR SOUTH RIGHT-OF-WAY LINE OF FORDAN DRIVE PER C.S. 1061
- ⑬ FOUND 3/4" IP, (HELD) FOR SOUTH RIGHT-OF-WAY LINE OF FORDAN DRIVE PER C.S. 1061
- ⑭ INTERSECTION OF WEST LINE OF PARTITION PLAT NO. 9812 AND LOTS C, D, E, F, AND 9, "TOWN OF BELMONT", WITH THE SOUTH LINE OF SECTION 34, CALCULATED PER PARTITION PLAT NO. 9317
- ⑮ INTERSECTION OF WEST LINE OF PARTITION PLAT NO. 9812 AND LOTS C, D, E, F, AND 9, "TOWN OF BELMONT", WITH THE NORTH LINE OF SOUTH WEST ONE-QUARTER OF SECTION 34, CALCULATED PER PARTITION PLAT NO. 9317 AND NO. 9812
- ⑯ SOUTHWEST CORNER OF LOT F, "TOWN OF BELMONT", BY INTERSECTION, (HELD) POSITION TO PROPORTION POSITION OF "17"
- ⑰ SOUTHEAST CORNER OF DOCUMENT NO. 20045463, BY PROPORTION BETWEEN "9" AND "16"
- ⑱ FOUND 1/2" IR W/YPC INSCRIBED "LS 1028", (HELD) FOR N/S LINE, BEARS S00°40'31"W 0.19', C.S. 89059
- ⑲ FOUND 1/2" IR W/YPC INSCRIBED "LS 1028", BEARS S41°30'20"W 0.29', C.S. 89059
- ⑳ SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT NO. 9812, BY INTERSECTION. FOUND 1/2" IR W/YPC INSCRIBED "LS 1028", (HELD) FOR N/S LINE, BEARS N00°40'31"E 0.27', PARTITION PLAT NO. 9812
- ㉑ FOUND 1/2" , (HELD) FOR N/S LINE, C.S. 88066
- ㉒ NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 9812, CALCULATED PER SAID PARTITION PLAT.
- ㉓ 1/16TH CORNER BY PROPORTION
- ㉔ SOUTHWEST CORNER OF PARCEL 3, PARTITION PLAT NO. 9812, FOUND 1/2" IR W/YPC INSCRIBED "LS 1028", (HELD) PER SAID PARTITION PLAT.
- ㉕ SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 9119, CALCULATED PER C.S. 89103, FOUND 5/8" IR, BENT, SPUN AND TIED AS IF STRAIGHT, BEARS S74°38'17"E 1.72', C.S. 7221
- ㉖ FOUND 1/2" IR W/YPC INSCRIBED "LS 1028", (HELD) FOR WEST LINE OF PARTITION PLAT NO. 9812, PER SAID PARTITION PLAT.
- ㉗ NORTHWEST CORNER OF LOT D, "TOWN OF BELMONT" BY PROPORTION BETWEEN "29" AND "15"
- ㉘ PROPORTIONED POSITION TO LOCATE NORTH LINE OF LOT D, "TOWN OF BELMONT".
- ㉙ SOUTHWEST CORNER OF LOT D, "TOWN OF BELMONT", BY INTERSECTION
- ㉚ FOUND 5/8" IR, DOWN 0.2', BEARS S00°58'15"W 0.21', C.S. 7221
- ㉛ FOUND 5/8" IR, BENT, SPUN AND TIED AS IF STRAIGHT, BEARS S00°58'15"W 0.25', C.S. 7221
- ㉜ ANGLE POINT IN NORTH LINE OF 20045463, FOUND 5/8" IR, BENT, SPUN AND TIED AS IF STRAIGHT, LOCATED ON 1/16TH LINE, (HELD) PER C.S. 89103
- ㉝ FOUND 5/8" IR, BENT, SPUN AND TIED AS IF STRAIGHT, BEARS S00°58'52"W 0.26', C.S. 7221
- ㉞ SOUTHWEST CORNER PARCEL 2, PARTITION PLAT NO. 9119, BY CALCULATION. FOUND 1/2" IR, BENT, SPUN AND TIED AS IF STRAIGHT, BEARS S46°11'45"E 1.19', C.S. 7221
- ㉟ INTERSECTION OF EAST LINES OF PARTITION PLAT NO. 9120 AND 9406 AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 34.
- ㊱ FOUND 1/2" IP, DOWN 0.3', BEARS N89°23'37"W 6.03', ORIGIN UNKNOWN
- ㊲ FOUND 5/8" IR W/YPC INSCRIBED "OR #932 & WA #22098", (HELD) FOR EAST LINE OF PARTITION PLAT NO. 9120
- ㊳ SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 9120, BY INTERSECTION.
- ㊴ FOUND 5/8" IR W/YPC INSCRIBED OR #932 & WA #22098, BEARS N00°59'16"E 0.26', PARTITION PLAT NO. 9120.
- ㊵ CSOUTHWEST CORNER OF LOT K, "TOWN OF BELMONT" BY INTERSECTION. LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE AND THE WEST LINE OF SECTION 34.
- ㊶ NORTHWEST CORNER OF LOT K, "TOWN OF BELMONT", BY PROPORTION BETWEEN 23 AND 40
- ㊷ NORTHWEST CORNER OF LOT F, "TOWN OF BELMONT", BY PROPORTION BETWEEN 16 AND 29
- ㊸ NORTHWEST CORNER OF LOT G, "TOWN OF BELMONT", BY INTERSECTION, LOCATED ON 1/16TH LINE
- ㊹ SOUTHWEST CORNER OF LOT G, "TOWN OF BELMONT", BY INTERSECTION, LOCATED ON 1/16TH LINE
- ㊺ NORTHWEST CORNER OF LOT I, "TOWN OF BELMONT", BY PROPORTION BETWEEN 41 AND 43
- ㊻ SOUTHWEST CORNER OF LOT I, "TOWN OF BELMONT", BY PROPORTION BETWEEN 40 AND 44
- ㊼ FOUND 5/8" IR, BENT, SPUN AND TIED AS IF STRAIGHT, C.S. 7221, (HELD) NORTHWEST CORNER OF DOCUMENT NO. 20051800, DESTROYED DURING CONSTRUCTION, RESET WITH A 5/8" IR W/OPC INSCRIBED "HHPR INC"
- ㊽ FOUND 5/8" IR, C.S. 7221, (HELD) FOR NORTHEAST CORNER OF DOCUMENT NO. 20051800, DESTROYED DURING CONSTRUCTION, RESET WITH A 5/8" IR W/OPC INSCRIBED "HHPR INC"
- ㊾ FOUND 5/8" IR DOWN 0.2', BEARS S00°37'36"W 0.53', C.S. 7221, (HELD) FOR EAST LINE OF DOCUMENT NO. 20051800, DESTROYED DURING CONSTRUCTION, RESET WITH A 5/8" IR W/OPC INSCRIBED "HHPR INC"

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED AS DOCUMENT NO. 20055463, EXCEPT THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED AS DOCUMENT NO. 20051800, HOOD RIVER COUNTY DEED RECORDS.

FOR THE BASIS OF BEARINGS, THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 34 WAS HELD TO BE S89°57'52"E AS MEASURED BETWEEN FOUND MONUMENTS NO. 1 AND 2, PER PARTITION PLAT NO. 9317, HOOD RIVER COUNTY SURVEY RECORDS.

THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER WAS LOCATED BY HOLDING FOUND MONUMENTS NO. 2, 4, AND 5.

THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER WAS LOCATED BY HOLDING FOUND MONUMENT NO. 5 AND CALCULATED POSITION NO. 6. SAID CALCULATED POSITION NO. 6 IS LOCATED S00°33'47"W 2643.04' FROM FOUND MONUMENT NO. 1, PER PARTITION PLAT NO. 9317.

THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER WAS LOCATED BY HOLDING FOUND MONUMENT NO. 1 AND CALCULATED POSITION NO. 6.

THE NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE WAS LOCATED BY HOLDING CALCULATED POSITION NO. 9 (HELD MONUMENT) AND A POINT 60.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES TO CALCULATED POSITION NO. 8. SAID CALCULATED POSITION NO. 8 IS LOCATED 630.74 FEET NORTHERLY AS MEASURED ALONG THE WEST LINE OF THE SAID SOUTHWEST ONE-QUARTER FROM CALCULATED POSITION NO. 6 PER C.S. 84039. THE SAID RIGHT-OF-WAY WAS HELD TO BE 60.00 FEET WIDE. THIS SOLUTION FIT FOUND MONUMENTS NO. 10, 11, 12, AND 13 ALONG THE NORTH AND SOUTH RIGHT-OF-WAY LINES OF FORDAN DRIVE.

THE WEST LINE OF PARTITION PLAT NO. 9812 AND LOTS C, D, E, F, AND 9, "TOWN OF BELMONT" WAS LOCATED BY HOLDING CALCULATED POSITIONS NO. 14 AND 15, AND FOUND MONUMENTS NO. 24, 25, AND 26. CALCULATED POSITION NO. 14 IS LOCATED 994.74 FEET WESTERLY AS MEASURED ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER FROM FOUND MONUMENT NO. 5 PER PARTITION PLAT NO. 9317. CALCULATED POSITION NO. 15 IS LOCATED 990.00 FEET WESTERLY AS MEASURED ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER FROM FOUND MONUMENT NO. 2 PER PARTITION PLAT NO. 9812.

THE EAST LINE OF PARTITION PLAT NO. 9812 AND DOCUMENT NO. 20045463 WAS LOCATED BY HOLDING CALCULATED POSITIONS NO. 17 AND 22, AND FOUND MONUMENTS NO. 18, 20, AND 21. CALCULATED POSITION NO. 17 IS LOCATED AT A PROPORTIONED POSITION BETWEEN CALCULATED POSITIONS NO. 9 AND 16. CALCULATED POSITION NO. 22 IS LOCATED 670.00 FEET WESTERLY AS MEASURED ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER FROM FOUND MONUMENT NO. 2 PER PARTITION PLAT NO. 9812.

THE NORTH LINE OF LOT D, "TOWN OF BELMONT" WAS LOCATED BY HOLDING CALCULATED POSITIONS NO. 27 AND 28. CALCULATED POSITION NO. 27 WAS LOCATED BY PROPORTIONING BETWEEN CALCULATED POSITION NO. 15 AND 29. CALCULATED POSITION NO. 28 WAS LOCATED BY PROPORTIONING BETWEEN FOUND MONUMENTS NO. 2 AND 4.

THE SOUTH LINE OF PARCEL 3, PARTITION PLAT NO. 9812 WAS LOCATED BY HOLDING FOUND MONUMENT NO. 24 AND PARALLEL TO THE NORTH LINE OF LOT D, "TOWN OF BELMONT". CALCULATED POSITION NO. 20 IS LOCATED AT THE INTERSECTION OF SAID LINE AND THE EAST LINE OF PARTITION PLAT NO. 9812 AND DOCUMENT NO. 20045463.

THE SOUTH LINE OF PARCELS 1 AND 2, PARTITION PLAT NO. 9119 WAS LOCATED BY HOLDING CALCULATED POSITION NO. 25, FOUND MONUMENT NO. 32, AND CALCULATED POSITION NO. 34. CALCULATED POSITION NO. 25 IS LOCATED A RECORD DEED DISTANCE OF 757.88', SOUTHERLY AS MESURED ALONG THE WEST LINE OF PARTITION PLAT NO. 9812 FROM THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 34. CALCULATED POSITION NO. 34 IS LOCATED A RECORD DISTANCE OF 758.70' SOUTHERLY AS MEASURED ALONG THE EAST LINE OF PARTITION PLAT NO. 9406 FROM THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 34.

THE EAST LINES OF PARTITION PLAT NO. 9120 AND 9406 WAS LOCATED BY HOLDING CALCULATED POSITION NO. 35, FOUND MONUMENT NO. 37, AND CALCULATED POSITION NO. 38, SAID LINE BEING PARALLEL TO THE NORTH/SOUTH CENTERLINE OF SECTION 34. CALCULATED POSITION NO. 35 IS LOCATED 1782.00 FEET WESTERLY AS MEASURED ALONG SAID NORTH LINE OF SAID SOUTHWEST ONE-QUARTER FROM FOUND MONUMENT NO. 2

THE SOUTH LINE OF PARTITION PLAT NO. 9120 WAS LOCATED BY HOLDING CALCULATED POSITIONS NO. 41 AND 42. CALCULATED POSITION NO. 41 IS LOCATED BY PROPORTION BETWEEN CALCULATED POSITIONS NO. 23 AND 40. CALCULATED POSITION NO. 42 IS LOCATED BY PROPORTION BETWEEN CALCULATED POSITIONS NO. 16 AND 29.

THE WEST LINE OF LOT I, "TOWN OF BELMONT" WAS LOCATED BY HOLDING CALCULATED POSITIONS NO. 45 AND 46. CALCULATED POSITION NO. 45 IS LOCATED BY PROPORTION BETWEEN CALCULATED POSITIONS 41 AND 43. CALCULATED POSITION NO. 46 IS LOCATED BY PROPORTION BETWEEN CALCULATED POSITIONS 40 AND 44.

THE EAST LINE OF DOCUMENT NO. 20051800 WAS LOCATED BY HOLDING FOUND MONUMENT NO. 48 FOR THE NORTHEAST CORNER THEREOF, AND FOUND MONUMENT NO. 49 FOR LINE PER C.S. 7221, INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE.

THE NORTH LINE OF DOCUMENT NO. 20051800 WAS LOCATED BY HOLDING FOUND MONUMENTS NO. 47 AND 48 PER C.S. 7221.

THE WEST LINE OF DOCUMENT NO. 20051800 WAS LOCATED BY HOLDING FOUND MONUMENT NO. 47 AT THE NORTHWEST CORNER THEREOF, AND PARALLEL WITH THE AFORE-MENTIONED EAST LINE, INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF FORDAN DRIVE.

REFERENCES

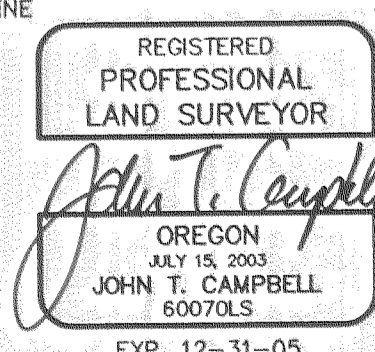
SURVEYS	DEEDS
C.S. 1061	DOCUMENT NO. 20051800
C.S. 7221	DOCUMENT NO. 20045463
C.S. 7249	BOOK 17 PAGE 223
C.S. 84039	BOOK 50 PAGE 132
C.S. 85087	DOCUMENT NO. 720922
C.S. 88046	DOCUMENT NO. 720923
C.S. 88066	DOCUMENT NO. 911850
C.S. 89059	DOCUMENT NO. 911956
C.S. 89103	DOCUMENT NO. 911957
C.S. 91059	DOCUMENT NO. 911960
C.S. 98045	
C.S. 2003 074	

PLATS

PLAT OF "TOWN OF BELMONT"
PLAT OF "HOOVER ADDITION"
PARTITION PLAT NO. 9120
PARTITION PLAT NO. 9406
PARTITION PLAT NO. 9317
PARTITION PLAT NO. 9915
PARTITION PLAT NO. 9812
PARTITION PLAT NO. 9119
PARTITION PLAT NO. 9816
PARTITION PLAT NO. 200205P
PARTITION PLAT NO. 200219P

SECTION CORNER NOTES

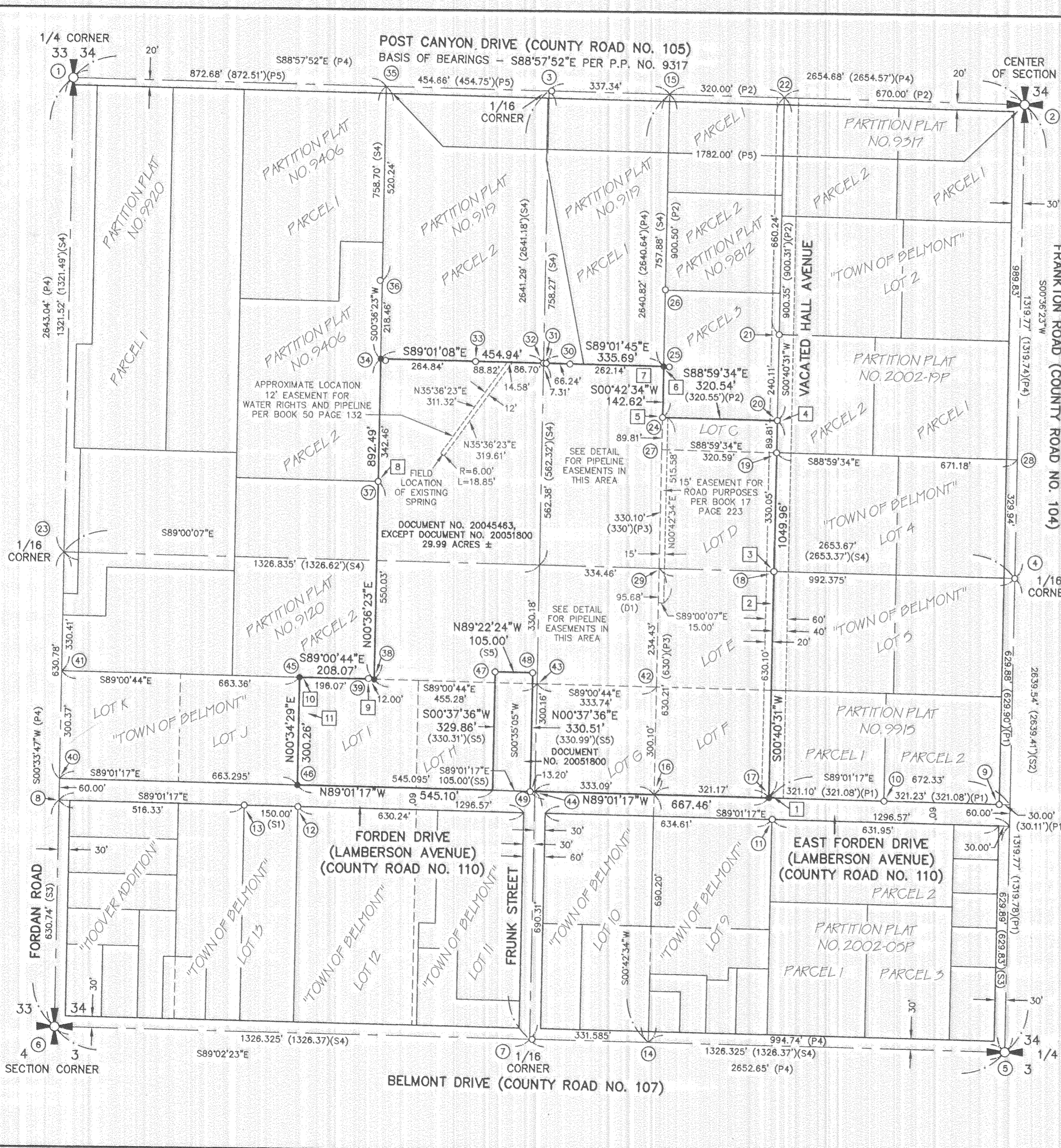
CORNER NO. 0496
CORNER NO. 0426
CORNER NO. 0506
CORNER NO. 0428
CORNER NO. 0495



Harper
Houf Peterson
Righellis Inc.
ENGINEERS • PLANNERS • SURVEYORS
5200 SW MACADAM AVENUE, SUITE 580, PORTLAND, OR 97239
TEL 503.221.1131 www.hhpr.com FAX 503.222.7799

RECORDS AND ASSESSMENT HOOD RIVER CO. Nov 9 1 35 PM '05 FILED NOV 15 2005

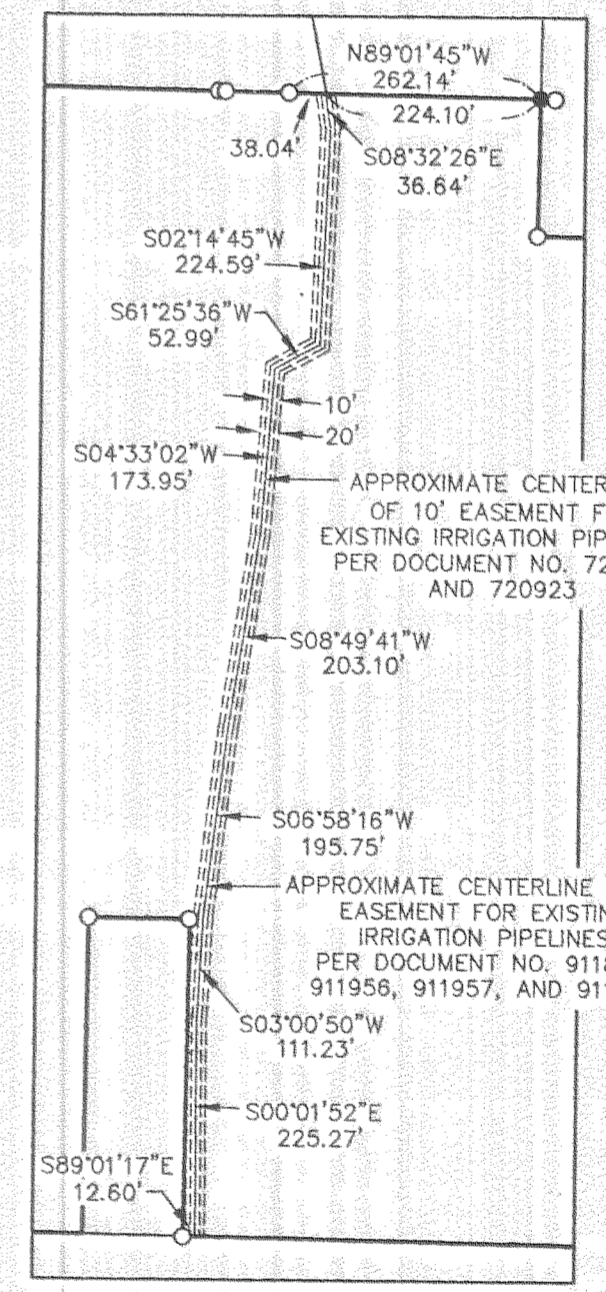
PLAT OF MT. VIEW RANCH LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34 TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON FIELD SURVEYED: AUGUST 2004 AND DECEMBER 2004



BOUNDARY LEGEND

- O - DENOTES FOUND MONUMENT AS NOTED
• - DENOTES SET 5/8" X 30" IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "HHPR INC"
- SEE MONUMENT/NARRATIVE DESCRIPTIONS (SHEET 2)
S1 - DENOTES RECORD DATA PER C.S. 1061
S2 - DENOTES RECORD DATA PER C.S. 2003-074
S3 - DENOTES RECORD DATA PER C.S. 84039
S4 - DENOTES RECORD DATA PER C.S. 89103
S5 - DENOTES RECORD DATA PER C.S. 7221
P1 - DENOTES RECORD DATA PER PARTITION PLAT NO. 9915
P2 - DENOTES RECORD DATA PER PARTITION PLAT NO. 9812
P3 - DENOTES RECORD DATA PER "PLAT OF BELMONT"
P4 - DENOTES RECORD DATA PER PARTITION PLAT NO. 9317
P5 - DENOTES RECORD DATA PER PARTITION PLAT NO. 9406
D1 - DENOTES RECORD DATA PER BOOK 17 PAGE 223

DETAIL



FENCE NOTES

- 1 - 4" CHAINLINK FENCE CORNER 3.4' EAST OF PROPERTY LINE
2 - 4" CHAINLINK FENCE CORNER 1.9' EAST OF PROPERTY LINE
3 - 4" BARBED WIRE FENCE CORNER 1.7' EAST OF PROPERTY LINE
4 - 4" BARBED WIRE FENCE/ 5' WOOD FENCE CORNER BEARS N63°17'E 1.0'
5 - 4" BARBED WIRE FENCE/ 5' WOOD FENCE CORNER BEARS N00°42'E 1.5'
6 - 4" BARBED WIRE FENCE LINE 1.7' EAST OF PROPERTY LINE
7 - 4" WOOD FENCE IN THIS AREA .8' TO 3.2' SOUTH OF PROPERTY LINE
8 - 4" WIRE FENCE CORNER 2.8' WEST OF PROPERTY LINE
9 - 4" WIRE FENCE CORNER BEARS N82°19'W 14.9'
10 - 4" WIRE FENCE LINE ON PROPERTY LINE

VINEYARD NOTE

- 11 - AN EXISTING VINEYARD EXTENDS APPROXIMATELY 15' INTO THE SUBJECT PROPERTY IN THIS AREA.

SCALE: 1" = 200'

REGISTERED PROFESSIONAL LAND SURVEYOR JOHN T. CAMPBELL OREGON JULY 15, 2003 JOHN T. CAMPBELL 60070LS EXP. 12-31-05

HHPR Harper Houf Peterson Righellis Inc. ENGINEERS • PLANNERS • SURVEYORS 5200 SW MACADAM AVENUE, SUITE 580, PORTLAND, OR 97239 TEL 503.221.1131 www.hhpr.com FAX 503.222.7799

SHEET 4 OF 4

TAX MAP 3N-10E-34C TAX LOT 501

CS 2005101-4