

Nov 22 10 17 AM '05

SHAHALA SUBDIVISION
A PLANNED DEVELOPMENT TO THE CITY OF CASCADE LOCKS
SE1/4 SECTION 6, T 2 N, R 8 E, WM
HOOD RIVER COUNTY, OREGON
MAP TAX LOT NOS 2N-08-06-1001 & 1100

DECLARATION AND DEDICATION

Know all men by these present that SHAHALA LLC. does hereby make, establish and declare the plat map to be a true and correct map of the land owned and laid out by them as SHAHALA, A PLANNED DEVELOPMENT. Said land being more particularly described in the Surveyors Certificate hereto annexed and they hereby commit said property and improvement described to the provisions of Chapter 92 of the Oregon Revised Statutes. Further, SHAHALA LLC. does hereby dedicate to the use of the public as public ways forever all streets and public easements as shown on the face of the plat.

Mimi Marisette
SHAHALA LLC.
BETTER WORLD ACQUISITIONS, LLC.
MANAGING MEMBER

ACKNOWLEDGEMENT

BE IT REMEMBERED That on this 21st day of November 2005, before me a Notary Public in and for the State of Oregon personally appeared MIMI MARISSETTE, known to me, who being first duly sworn, under oath, did say that they did acknowledge this instrument of their free consent and in accordance with their desires.

Elaine Vincent
NOTARY PUBLIC FOR THE STATE OF OREGON
County of HOOD RIVER

Printed Name: ELAINE J. VINCENT

My Commission Number: 376691

My Commission Expires: 04-08-2008

APPROVALS

HOOD RIVER COUNTY

The Director of Records and Assessments and Director of Budget and Finance and Tax Collector respectively of Hood River County, State of Oregon, hereby certify that we have examined Shahala, a Planned Development to the City of Cascade Locks and the name adopted for said plat in 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.

Andrew Brown
Hood River County Director of Budget and Finance and Tax Collector

Sandra E. Berry
Hood River County Director of Records and Assessments

FILED FOR RECORD
this _____ day of _____ 2005

File No. _____

Shahala, a Planned Development to the City of Cascade Locks was examined and approved by me this 21st day of November 2005

Carol York
Chairperson, Hood River County Commission

[Signature]
Hood River County Commission

[Signature]
Hood River County Commission

Shahala, a Planned Development to the City of Cascade Locks was examined and approved by me this 21st day of November 2005

Paul T. [Signature]
Hood River County Surveyor

COVENANTS, CONDITIONS AND RESTRICTIONS

The Declaration of Covenants, Conditions and Restrictions for Shahala, a Planned Development to the City of Cascade Locks, is to be filed under separate documents being recorded in Instrument Number 20050816. Hood River County Deed Records, said documents shall be considered as part of this plat. It is the responsibility of all parties to be aware of and to conform to said documents.

SURVEY NARRATIVE

The purpose of this survey is to establish the lots of this Planned Development. The west line of this parcel was surveyed in 1990 (CS No. 90030) and again in 1997 (Partition No. 97022) by PLS 932. The east line was surveyed in 1995 (PLA No. 95040) by PLS 1815. Monuments along the west side were found with no discrepancies. Monuments along the east side were not found. The SE corner was not set and a railroad spike was established at the NE corner but has been removed. The east line was therefore re-established from PLA No. 95040 and new monuments set. The City of Cascade Locks Aerial Maps were used as a basis of bearing and the found control points are shown on this drawing.

CITY OF CASCADE LOCKS

Shahala, a Planned Development was examined and approved by me and the street and utility improvements are hereby accepted

this 21st day of November 2005

Richard McCall
Public Works Director, City of Cascade Locks

Shahala, a Planned Development was examined and approved by me and the street right of ways and public easements shown on the face of the plat are hereby accepted

this 21st day of November 2005

[Signature]
Administrator, City of Cascade Locks

EXISTING EASEMENTS

- RIGHT OF WAY EASEMENT RECORDED 12-27-13 BOOK/PAGE 25/153 DEEDS IN FAVOR OF R.M. PHILLIPS et ux PERPETUAL RIGHT FOR PIPELINE BLANKET TYPE EASEMENT WATERLINE PROVIDED IN PUBLIC STREET
- EASEMENT RECORDED 10-31-69 MICROFILM NO 691531 IN FAVOR OF CITY OF CASCADE LOCKS EASEMENT FOR WATERLINE EASEMENT RELOCATED AND NEW WATERLINE PROVIDED IN PUBLIC STREET
- EASEMENT RECORDED 2-12-75 MICROFILM NO 750259 IN FAVOR OF MERL SEITZINGER et ux DRIVEWAY EASEMENT EASEMENT AUTOMATICALLY EXPIRES WHEN PUBLIC STREET PROVIDED FOR ACCESS
- EASEMENT RECORDED 12-18-89 BETWEEN SWANSON AND NELSON MICROFILM NO 893425 ROADWAY AND UTILITY PURPOSES PUBLIC STREET PROVIDED FOR ACCESS
- AGREEMENT RECORDED 4-28-19 BETWEEN MICHAEL AND HAWK BOOK 13, PAGE 204 DEEDS AGREEMENT REGARDING WATERLINE BLANKET TYPE EASEMENT WATERLINE PROVIDED IN PUBLIC STREET

SURVEYORS CERTIFICATE

I, Frank E. Childs, Jr., being first duly sworn, depose and say that I have correctly surveyed and marked with proper monumentation the lands represented on Shahala, a Planned Unit Development to the City of Cascade Locks, Hood River County, State of Oregon.

A parcel of land in Section 6, T 2 N, R 8 E, W.M. and being more particularly described as follows: Commencing at the southeast corner of said Section 6; Thence N00°38'47"E 30.31' along the east line thereof to a point on the north margin of Interstate Highway 84 and the True Point of Beginning and Initial Point; Thence continuing N00°38'47"E 817.89' along said east line to the south margin of Forest Lane; Thence N79°08'35"E 218.48' along said margin; Thence N80°38'25"E 174.90' along said margin; Thence along an 1870' radius curve to the left a distance of 155.84' along said margin; Thence along a 670' radius curve to the left a distance of 112.03' along said margin to the NE corner of Partition Plat No. 9709; Thence S33°53'08"W 282.69' along the east line thereof; Thence continuing S33°53'08"W 266.34'; Thence S00°41'36"W 76.89'; Thence S89°18'26"E 65.56'; Thence S00°42'32"W 445.82' to an iron rod on the south line of said Section 6; Thence S89°18'58"E 200.00' along said south line to a Brass Cap; Thence S89°18'37"E 538.67' along said south line to a brass cap on the north margin of Interstate Highway 84; Thence N76°03'15"E 120.75' to the True Point of Beginning.

Frank E. Childs, Jr.
Frank E. Childs, Jr., PLS No. 2171

FILED

NOV 28 2005
Paul T. [Signature]
COUNTY CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR

Frank E. Childs, Jr.
OREGON
JULY 26, 1985
FRANK E. CHILDS, JR.
2171

EXPIRES 12/31/05 11-21-05

RECORDING INFORMATION

Plat Number: 20050817
Instrument Received on the 22 Day of Nov. 2005 at 10:17 A.M.

Leah [Signature]
Hood River County Clerk

Taylor Engineering, Inc.
Civil Design and Land Planning
228 South Columbus Avenue, Suite 104
Goldendale, Washington 98620
PHONE (509) 773-4945, FAX (509) 773-5888, JOB NO 04-G082FINALPLAT-REV

CS 2005 107_1

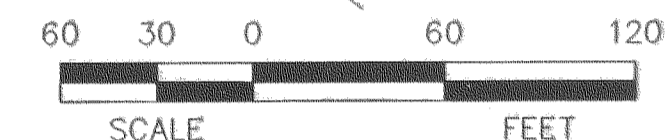
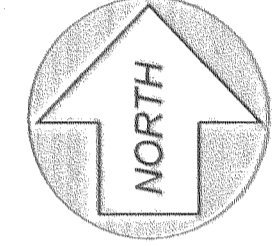
SHAHALA SUBDIVISION

A PLANNED DEVELOPMENT TO THE CITY OF CASCADE LOCKS
SE1/4 SECTION 6, T 2 N, R 8 E, WM
HOOD RIVER COUNTY, OREGON
MAP TAX LOT NOS 2N-08-06-1001 & 1100

FILED

NOV 20 2005
Frank E. Childs, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

CITY CONTROL PK
N 736461.31
E 7854789.56



LEGEND

- ◆ FOUND BRASS CAP
- ⊙ SET 5/8"x30" REBAR WITH 3" DIA. ALUM. CAP
- SET 5/8"x30" REBAR WITH PLASTIC CAP(SEE NOTE 1)
- FOUND 5/8" REBAR
- ⊗ FOUND PK NAIL(CITY CONTROL)
- EXISTING FENCE
- - - SAFETY SETBACK LINE
- · - · - CAUTION SETBACK LINE

REFERENCES

SURVEY NOS. 87047, 89082, 90030, AND 93070
PARTITION PLAT NOS 97022 AND 2001089
PROPERTY LINE ADJ. NO 95040

BASIS OF BEARINGS

CITY OF CASCADE LOCKS AERIAL CONTROL

NOTES

1. FOR CURVE AND LINE DATA SEE SHEET 1
2. THE OPEN SPACE, THE CHILDRENS PLAY AREA, THE ORCHARD VIEW AREA, THE RV PARKING AREA, THE DETENTION POND AREAS AND ALL OTHER AREAS NOT INCLUDED IN A LOT ARE TO BE OWNED IN COMMON AND MAINTAINED BY ALL LOT OWNERS.
3. THE AREA WITHIN THE 100' SETBACK IS TO REMAIN IN ITS NATURAL STATE AND NO ACTIVITY OR CONSTRUCTION IS ALLOWED UNLESS AUTHORIZED BY THE CITY.
4. SLOPE EASEMENT NO 1 IS OWNED BY THE CITY OF CASCADE LOCKS AND LIMITATIONS AND RESTORATION OF THE SLOPE EASEMENT SHALL BE APPROVED BY THE CITY.
5. SLOPE EASEMENT NO 2 IS OWNED AND MAINTAINED BY THE ALL LOT OWNERS, HOWEVER NO CHANGE TO THE SLOPE CAN BE MADE WITHOUT THE APPROVAL BY THE CITY OF CASCADE LOCKS.
6. THE RESERVE STRIP IS OWNED BY THE CITY OF CASCADE LOCKS AND IS RETAINED BY THEM UNTIL SUCH TIME AS THE CITY DECIDES TO EXTEND THE ROAD IN THE FUTURE.
7. DRYWELLS ARE REQUIRED FOR STORM WATER FOR ROOF DRAINAGE ON LOTS 57 AND 58.
8. BRASS CAP AT 1/64th CORNER REMOVED BY CONSTRUCTION. SET 5/8"x30" REBAR WITH PLASTIC CAP.

GEOTECHNICAL NOTE

CONSTRUCTION ACTIVITIES WITHIN THE SAFETY SETBACK ZONE OR CAUTION SETBACK ZONE ARE SUBJECT TO CERTAIN GEOTECHNICAL REQUIREMENTS AS SET FORTH IN THE REPORT BY BELL DESIGN COMPANY DATED APRIL 5, 2005. A COPY OF SAID REPORT IS ON FILE AT THE CITY OF CASCADE LOCKS. LOTS 1, 2, 3, 4, 9, 10, 11, 13, 17, 18 AND 20 ARE REQUIRED TO HAVE A SITE SPECIFIC FOUNDATION DESIGN DONE PRIOR TO ANY BUILDING.

TOTAL AREA
17.25 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR
Frank E. Childs, Jr.

OREGON
JULY 26, 1985
FRANK E. CHILDS, JR.
2171
EXPIRES 12/31/05 11-21-05

INITIAL POINT
SET 5/8"x30"
REBAR WITH
ALUM CAP
N 735720.68
E 7854312.62

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