

WASCO CREEK SUBDIVISION

FILED RECORDS AND ASSESSMENTS HOOD RIVER CO. **PLANNED DEVELOPMENT TO THE CITY OF CASCADE LOCKS**

SW1/4 SECTION 5, T 2 N, R 8 E, WM

HOOD RIVER COUNTY, OREGON

MAP TAX LOT NO 2N-08-05-406

2006 AUG 22 P 2:32

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. DIR.	CH.DIST.
C1	20.06	100.00	11°29'42"	10.07	N84°15'09"W	20.03
C2	40.67	100.00	23°18'10"	20.62	N66°51'13"W	40.39
C3	86.07	100.00	49°18'52"	45.90	S79°51'34"E	83.44
C4	28.42	50.00	32°34'21"	14.61	N59°11'49"E	28.04
C5	49.36	50.00	56°33'45"	26.90	N14°37'47"E	47.38
C6	37.30	50.00	42°44'24"	19.56	N35°01'18"W	36.44
C7	107.30	50.00	122°57'43"	92.02	S62°07'39"W	87.87
C8	16.53	75.00	12°37'32"	8.30	N19°57'52"W	16.49
C9	29.60	75.00	22°36'44"	14.99	N37°35'00"W	29.41
C10	9.82	75.00	7°30'08"	4.92	N52°38'26"W	9.81
C11	6.78	70.00	05°33'04"	3.39	N59°10'02"W	6.78
C12	23.91	70.00	19°34'10"	12.07	N86°30'50"W	23.79
C13	18.47	70.00	15°06'59"	9.29	S76°08'35"W	18.41
C14	19.69	70.00	16°07'10"	9.91	S60°31'31"W	19.63
C15	2.37	25.00	5°25'47"	1.19	N53°40'36"W	2.37
C16	16.28	25.00	37°18'41"	8.44	N32°18'22"W	15.99
C17	9.87	10.00	56°33'45"	5.38	N14°37'47"E	9.48
C18	11.37	20.00	32°34'21"	5.84	N59°11'49"E	11.22
C19	59.92	70.00	49°02'47"	31.94	S79°59'36"E	58.11
C20	2.47	10.00	14°10'32"	1.24	N48°22'57"W	2.47
C21	7.32	10.00	41°56'28"	3.83	N20°19'27"W	7.16
C22	18.07	70.00	14°47'12"	9.08	N69°20'10"W	18.02
C23	20.95	70.00	17°08'54"	10.55	N43°53'29"E	20.87
C24	42.81	20.00	122°37'51"	36.55	N62°17'34"E	35.09
C25	102.72	120.00	49°02'47"	54.75	S79°59'36"E	99.61

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.80	S56°23'30"E
L2	22.13	N35°19'02"E
L3	4.74	N13°39'06"W
L4	16.40	N55°28'13"W
L5	8.83	N13°39'06"W
L6	32.65	N47°05'21"W
L7	38.90	S00°00'00"W
L8	23.59	S00°00'00"E
L9	18.05	S76°05'21"E
L10	23.07	S76°05'21"E
L11	23.04	N68°06'41"W
L12	18.04	N68°06'41"W
L13	18.04	N68°06'41"W
L14	34.77	N68°06'41"W
L15	31.51	S89°18'58"E
L16	10.43	N55°28'13"W
L17	41.56	N00°38'47"E
L18	39.98	N89°19'31"W
L19	0.39	S13°39'06"E

DECLARATION AND DEDICATION

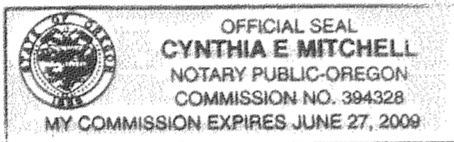
Know all men by these present that WASCO CREEK LLC. does hereby make, establish and declare the plat map to be a true and correct map of the land owned and laid out by them as WASCO CREEK SUBDIVISION, A PLANNED DEVELOPMENT. Said land being more particularly described in the Surveyors Certificate hereto annexed and they hereby commit said property and improvement described to the provisions of Chapter 92 of the Oregon Revised Statutes. Further, WASCO CREEK 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 Marissette
WASCO CREEK LLC
BETTER WORLD ACQUISITIONS, LLC.
MANAGING MEMBER

ACKNOWLEDGEMENT

BE IT REMEMBERED that on this 7th day of August, 2006, 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.

Cynthia E Mitchell
NOTARY PUBLIC FOR THE STATE OF OREGON
County of Hood River
Printed Name Cynthia E Mitchell
My Commission Number 394328
My Commission Expires 6-27-2006



EXISTING EASEMENTS

- EASEMENT
Recorded 3-1-16
Book 10, Page 10 Of Deeds
In Favor of Hood River County
For Forest Lane right of way
- EASEMENT
Recorded 7-12-78
Book 14, Page 126
Book 22, Page 148
Microfilm No 782783
In Favor of PT&T
For Pole line
- EASEMENT
Recorded 12-1-36
Book 25, Page 531
Microfilm No 750259
In Favor of United States of America
Flowage Easement to Elevation 72
(Does not affect this property)
- CONVEYANCE AND RELINQUISHMENT
Recorded 3-8-51
Book 44, Page 598
Condemnation Suit NO 4793
Interstate 84 right of way
- EASEMENT
Recorded 1-18-60
Book 66, Page 168
In Favor of City of Cascade Locks
Power Line Easement
- EASEMENT
Recorded 11-29-78
Microfilm No 784015
In Favor of City of Cascade Locks
Buried Pipelines and City Utilities
- EASEMENT
Recorded 4-7-06
Microfilm No 20061796
In Favor of Dennis Snyder
Maint. Vehicle & foot access

COVENANTS, CONDITIONS AND RESTRICTIONS

The Declaration of Covenants, Conditions and Restrictions for Wasco Creek Subdivision, a Planned Development to the City of Cascade Locks, is to be filed under separate documents being recorded in Instrument Number 20064170. 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 property line was surveyed in 1995(PLA No. 95040) by PLS 1815. The west line has been established on the Shahala Subdivision and monuments have been found. The monument at the NE corner was found and held. The monument along the south side was not set in 1995 and has been re-established and set on this plat. The railroad spike at the NE corner was set, but has been removed. The City of Cascade Locks Aerial Maps were used as a basis of bearing and the found control points are shown on this drawing.

POST-MONUMENTATION CERTIFICATE

I, Frank E. Childs, Jr., Oregon Registered Professional Land Surveyor No. 2171 hereby certify that post-monumentation of the interior corners of this plat will be completed on or before October 31, 2006.

Frank E Childs Jr 7/10/06
Frank E. Childs, Jr. Date

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 Wasco Creek Subdivision, a Planned Unit Development to the City of Cascade Locks, Hood River County, State of Oregon.

A parcel of land in the SW1/4 of the SW1/4 of Section 5, T 2 N, R 8 E, W.M. and being more particularly described as follows: Commencing at the southwest corner of said Section 5; Thence N00°38'47"E 30.31' along the west line of said Section 5 to a point on the northerly right of way of Interstate Highway 84 and the True Point of Beginning and Initial Point of the following described parcel:
Thence continuing N00°38'47"E 817.89' along said east line to the south margin of Forest Lane; Thence S79°08'35"E 35.51' along said margin; Thence S42°10'39"E 657.40' To a 5/8"X30" Iron rod set by Terra Surveying in January, 1995 which is located in the northerly right of way of said Interstate 84; Thence S42°54'39"W 356.49' along said right of way to an angle point; Thence S75°29'00"W 250.79' along said right of way to the Point of Beginning.

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

FILED

AUG 30 2006
David J. [Signature]
Hood River County

REGISTERED PROFESSIONAL LAND SURVEYOR
Frank E Childs Jr
OREGON
JULY 26, 1985
FRANK E. CHILDS, JR.
2171
EXPIRES 12/31/07
DATE: 7-10-06

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 Wasco Creek Subdivision, 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

Andrea A. Boran
Hood River County Director of Budget and Finance and Tax Collector
[Signature]
Hood River County Director of Records and Assessments

FILED FOR RECORD
this 22nd day of Aug. 2006
File No. 20064171

Wasco Creek Subdivision, a Planned Development to the City of Cascade Locks was examined and approved by me this 21st day of August 2006
Chuck [Signature]
Chairperson, Hood River County Commission

[Signature]
Hood River County Commission
[Signature]
Hood River County Commission

Wasco Creek Subdivision, a Planned Development to the City of Cascade Locks was examined and approved by me this 7th day of August 2006
Ronald [Signature]
Hood River County Surveyor

CITY OF CASCADE LOCKS

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

this 7th day of August, 2006
Russ Bradley
Public Works Director, City of Cascade Locks

Wasco Creek Subdivision, 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 7th day of August, 2006
[Signature]
Administrator, City of Cascade Locks

RECORDING INFORMATION

Plat Number: 20064171
Instrument Received on the 22nd Day of August, 2006 at 2:32 P.M.
Leah [Signature] - Clerk
Hood River County Clerk

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by *Silay* Deputy

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
228 South Columbus Avenue, Suite 104
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail psee@gorge.net, Job No. 05-g044plat

CS 2006 074-1

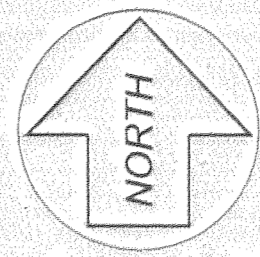
WASCO CREEK SUBDIVISION

A PLANNED DEVELOPMENT TO THE CITY OF CASCADE LOCKS

SW1/4 SECTION 5, T 2 N, R 8 E, WM

HOOD RIVER COUNTY, OREGON

MAP TAX LOT NO 2N-08-05-406



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
- FOUND 5/8" REBAR(PLS 2171-UNLESS NOTED)
- × FOUND PK NAIL(CITY CONTROL)
- - - EXISTING FENCE

REFERENCES

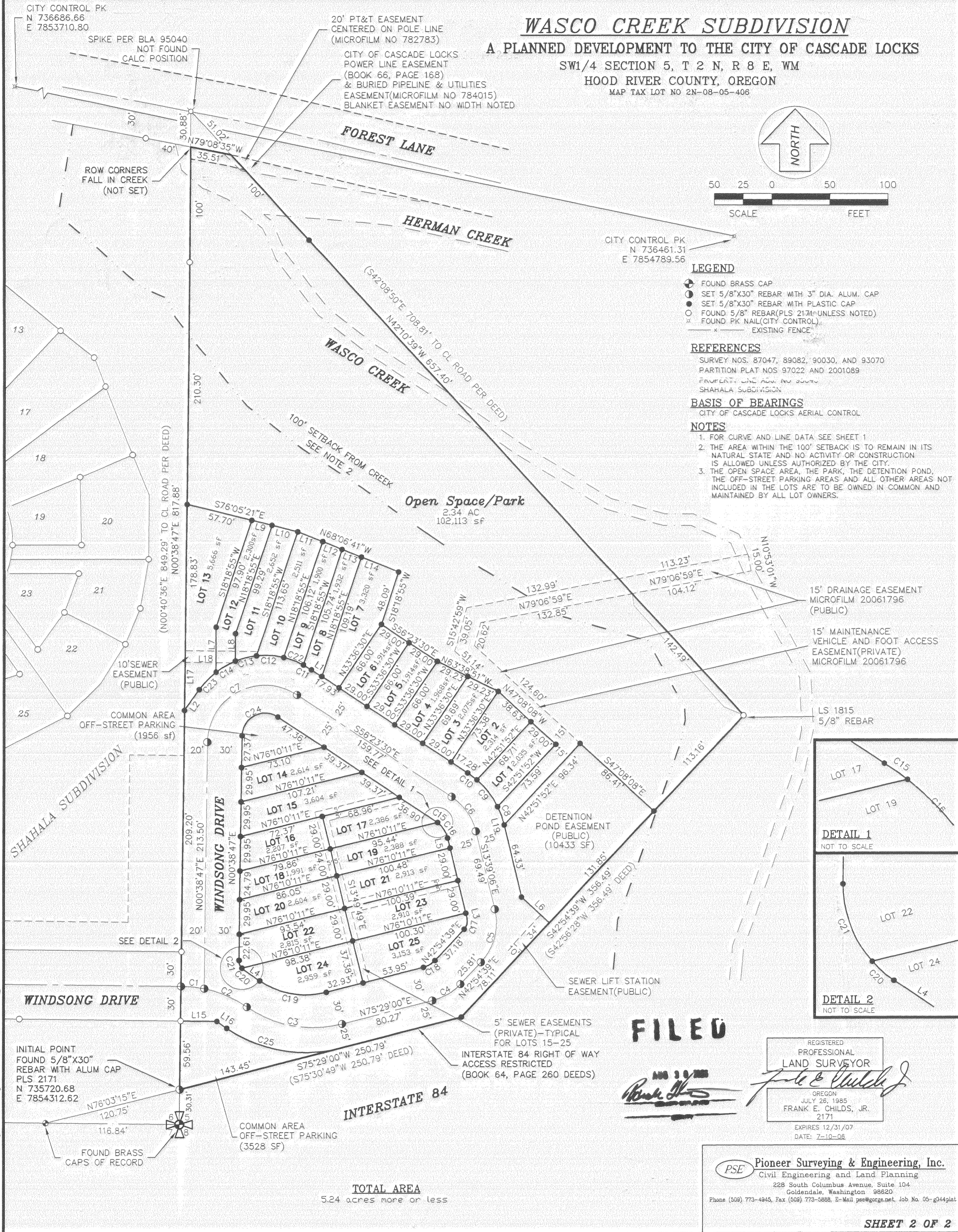
SURVEY NOS. 87047, 89082, 90030, AND 93070
 PARTITION PLAT NOS 97022 AND 2001089
 PROPERTY LINE ADJ. NO. 30074
 SHAHALA SUBDIVISION

BASIS OF BEARINGS

CITY OF CASCADE LOCKS AERIAL CONTROL

NOTES

1. FOR CURVE AND LINE DATA SEE SHEET 1
2. 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.
3. THE OPEN SPACE AREA, THE PARK, THE DETENTION POND, THE OFF-STREET PARKING AREAS, AND ALL OTHER AREAS NOT INCLUDED IN THE LOTS ARE TO BE OWNED IN COMMON AND MAINTAINED BY ALL LOT OWNERS.



15' DRAINAGE EASEMENT
MICROFILM 20061796
(PUBLIC)

15' MAINTENANCE
VEHICLE AND FOOT ACCESS
EASEMENT(PRIVATE)
MICROFILM 20061796

LS 1815
5/8" REBAR

DETAIL 1
NOT TO SCALE

DETAIL 2
NOT TO SCALE

FILED

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Frank E. Childs, Jr.

OREGON
JULY 26, 1985
FRANK E. CHILDS, JR.
2171

EXPIRES 12/31/07
DATE: 7-10-06

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CS 2006 074-2

TOTAL AREA
5.24 acres more or less