

RECORD OF SURVEY

IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON 02N10E03A TAX LOTS 800, 900, 1000 & 1100

PAGE 1 OF 2

Hood River County Surveyor's Office

Survey No: 052013050

Filed Date: 12/18/13

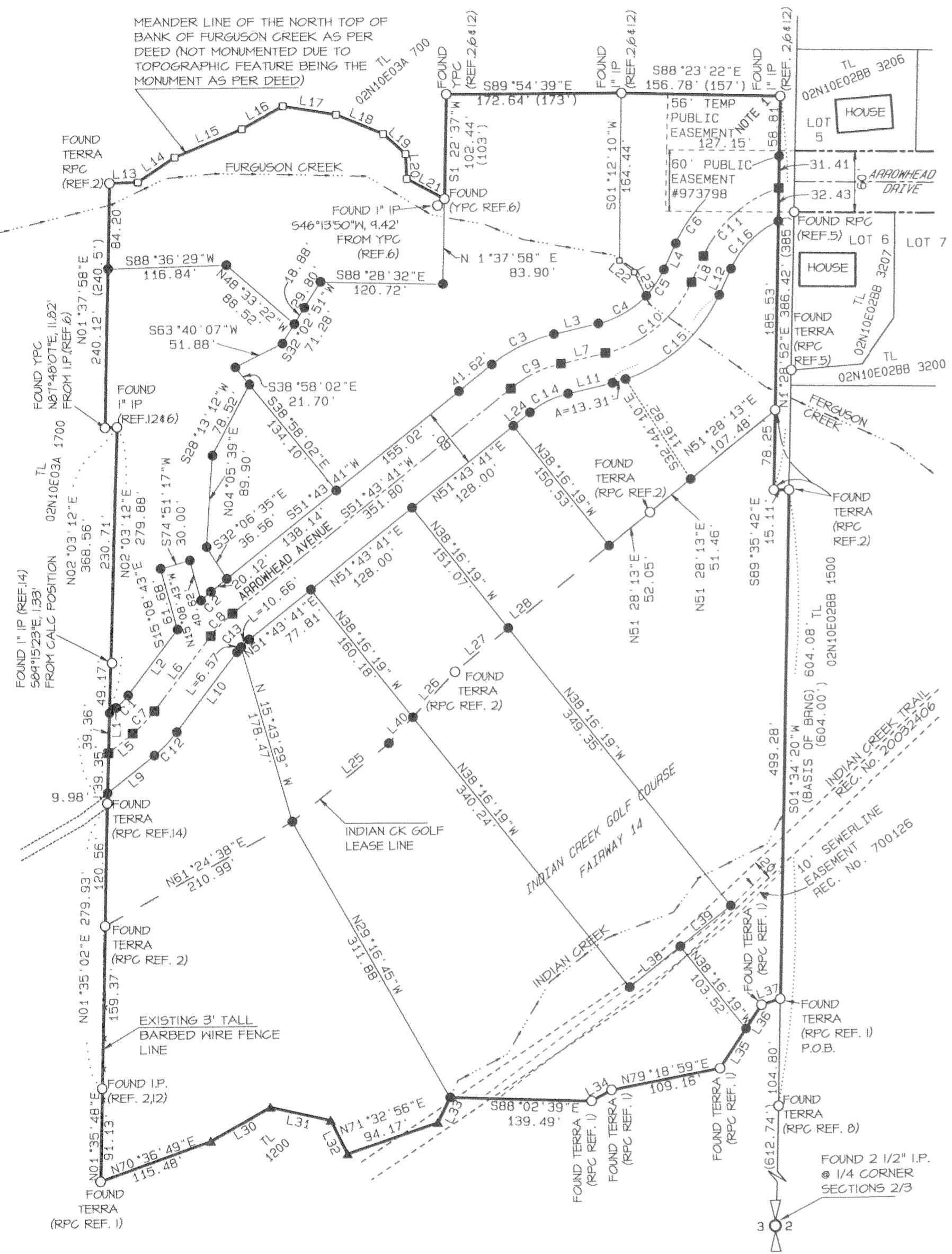
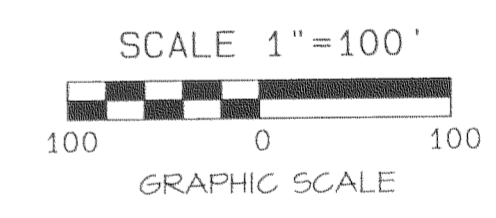
By: [Signature]

LEGEND

- FOUND SURVEY MARKER
- SET RED PLASTIC CAP ON 5/8" REBAR OCTOBER, 2012
- SET ALUMINUM CAP ON 5/8" REBAR OCTOBER, 2012
- (RPC) RED PLASTIC CAP
- CALCULATED CORNER; NOT SET OR FOUND.
- ▲ CALCULATED CORNER; FALLS IN CREEK.
- (YPC) YELLOW PLASTIC CAP
- (I.P.) IRON PIPE

BASIS OF BEARING
 EAST LINE OF TAX LOT 1100
 AS PER REFERENCE
 CS 2007 025 N01°34'20"E

REGISTERED PROFESSIONAL LAND SURVEYOR
Austin R. Bell
 OREGON
 JULY 08, 2008
 AUSTIN R. BELL
 #77685LS
 EXPIRES: 12-31-13



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.

BELL DESIGN COMPANY
 CIVIL ENGINEERING LAND SURVEYING
 P.O. BOX 300, BIRKEN, WA 98605

DATE	DESCRIPTION	BY
12/13	DRAFT	HDK
12/13	CHECK	ARB

RECORD OF SURVEY
 INDIAN CREEK GOLF, LLC
 HOOD RIVER COUNTY, OREGON

SHEET: 1 OF 2
 PROJECT: 06B183
 DATE: Dec 2013

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2N10E3A TAX LOTS 800, 900, 1000 & 1100

RECEIVED DEC 13 2013

CS2013050-1

RECORD OF SURVEY

IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH,
RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON
02N10E03A TAX LOTS 800, 900, 1000 & 1100

PAGE 2 OF 2

Hood River County
Surveyor's Office

Survey No: CS 2013 050

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By: [Signature]

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MAP THE PROPERTY BOUNDARIES OF TAX LOTS 800, 900, 1000, & 1100 (AS DEFINED IN SALES CONTRACT DEED No. 2009-00166) AND THEN MONUMENT THE PROPOSED SUBDIVISION OF 'FAIRWAY ESTATES.' MONUMENTS WERE FOUND AND NOTED ON THIS SURVEY. NO MAJOR DISCREPANCIES WERE FOUND. A CLOSED TRAVERSE WAS PERFORMED AROUND THE PARCEL WITH CLOSURE ERRORS WITHIN ACCEPTABLE LIMITS.

EASEMENTS:

EASEMENTS LOCATED ON THIS SURVEY WERE PROVIDED BY OUR CLIENT IN THE AMERITITLE TITLE REPORT.

BLANKET EASEMENTS:

AN EASEMENT IN FAVOR OF VALLEY IMPROVEMENT COMPANY FOR A CANAL OR DITCH 25 FOOT IN WIDTH IS RECORDED IN BOOK H, PAGE 462 OF HOOD RIVER COUNTY RECORDS DATED MARCH 27, 1897. AN EASEMENT FOR A DOMESTIC WATER LINE FOR TAX LOT 800 IS RECORDED IN BOOK 30, PAGE 621 OF HOOD RIVER COUNTY RECORDS, DATED MAY 8, 1944. AN EASEMENT FOUND IN HOOD RIVER COUNTY RECORDS MICROFILM NO. 861688, DATED SEPTEMBER 5, 1986 AND APPEARING ON THE TITLE REPORT IS A WATERLINE EASEMENT LOCATED ADJACENT TO THE SUBJECT PARCEL. HOOD RIVER COUNTY RECORD NO. 10224 DOES NOT PERTAIN TO PARCEL DUE TO A BOUNDARY LINE ADJUSTMENT. ENTIRE PARCEL IS SUBJECT TO DEED RESTRICTIONS AS PER HOOD RIVER COUNTY RECORD NO. 890086.

LEGAL DESCRIPTION

- 1) HRC BOOK 15 OF DEEDS, PAGE 334-335.
- 2) HRC BLA 2007-01336.
- 3) SALES CONTRACT DEED No. 2009-00166

NOTES

1) A PORTION OF THE GRAVELED CUL-DE-SAC CURRENTLY LOCATED AT THE END OF ARROWHEAD AVENUE AND OUTSIDE OF THE ROAD RIGHT-OF-WAY SHALL BE ADEQUATELY MAINTAINED IN ORDER TO ALLOW FOR A TURNAROUND OF COUNTY MAINTENANCE AND SNOW REMOVAL VEHICLES UNLESS OR UNTIL SUCH TIME AS THE EXTENSION OF ARROWHEAD AVENUE IS ACCEPTED INTO THE COUNTY ROAD MAINTENANCE SYSTEM. SAID TURNAROUND IS COVERED BY A 56' TEMPORARY PUBLIC EASEMENT AS SHOWN ON THIS PLAT THAT WILL AUTOMATICALLY BECOME PART OF THE FUTURE LOT 1 UPON ACCEPTANCE OF THE ROAD INTO THE COUNTY'S MAINTENANCE SYSTEM.

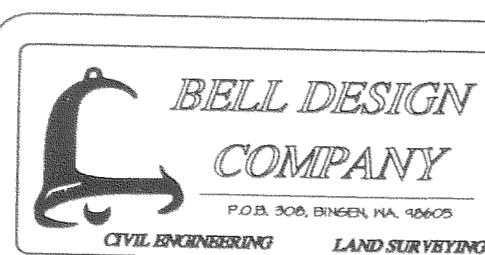
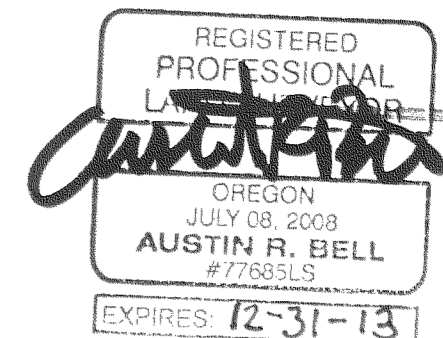
REFERENCES

- 1) HOOD RIVER COUNTY SURVEY NO. CS 2007-025
- 2) HOOD RIVER COUNTY SURVEY NO. CS 2006-042
- 3) HOOD RIVER COUNTY SURVEY NO. CS 2003-005(3).
- 4) HOOD RIVER COUNTY SURVEY NO. 97073
- 5) HOOD RIVER COUNTY SURVEY NO. 92006.
- 6) HOOD RIVER COUNTY SURVEY NO. 92005.
- 7) HOOD RIVER COUNTY SURVEY NO. 89019.
- 8) HOOD RIVER COUNTY SURVEY NO. 87004.
- 9) HOOD RIVER COUNTY SURVEY NO. 76072.
- 10) HOOD RIVER COUNTY SURVEY NO. 1852.
- 11) HOOD RIVER COUNTY SURVEY NO. 1365.
- 12) HOOD RIVER COUNTY SURVEY NO. 1361.
- 13) HOOD RIVER COUNTY SURVEY NO. 1356.
- 14) HOOD RIVER COUNTY SURVEY NO. 1345.
- 15) HOOD RIVER COUNTY SURVEY NO. 0670.
- 16) HOOD RIVER COUNTY SURVEY NO. 0663.
- 17) HOOD RIVER COUNTY BOOK 15 OF DEEDS, PAGE 334-335.
- 18) HOOD RIVER COUNTY SURVEY NO. 83043.
- 19) HOOD RIVER COUNTY BLA 2007-01336.

LINE	BEARING	DISTANCE
L1	S51°43'41"W	8.26'
L2	N37°37'24"E	80.61'
L3	N77°08'07"E	45.05'
L4	N25°01'45"E	28.32'
L5	S51°43'41"W	30.63'
L6	S37°37'24"W	92.18'
L7	N77°08'07"E	45.05'
L8	N25°01'45"E	28.32'
L9	N51°43'41"E	59.18'
L10	S37°37'24"W	98.36'
L11	N77°08'07"E	45.05'
L12	N25°01'45"E	28.32'

LINE	BEARING	DISTANCE
L13	N88°35'03"E	27.94'
L14	S56°40'40"W	43.66'
L15	S67°49'06"W	71.76'
L16	S61°04'05"W	45.93'
L17	N80°25'46"W	53.11'
L18	N67°31'10"W	50.03'
L19	N47°50'07"W	29.56'
L20	N02°13'51"W	24.35'
L21	N61°46'51"W	42.15'
L22	S50°57'05"E	18.48'
L23	N26°43'26"W	26.06'
L24	S51°43'41"W	21.08'
L25	S51°31'18"W	122.24'
L26	S43°28'15"W	61.06'
L27	S51°26'28"W	67.58'
L28	S51°29'09"W	128.00'
L29	N01°35'02"E	6.63'
L30	N60°54'02"E	67.44'
L31	N77°16'24"W	60.52'
L32	N26°13'55"W	36.72'
L33	N26°29'58"E	27.56'
L34	N61°31'25"E	22.39'
L35	N33°57'17"E	46.51'
L36	S33°57'17"W	28.04'
L37	N73°10'17"E	19.50'
L38	N51°43'41"E	64.00'
L39	S51°43'41"W	64.00'
L40	N43°28'15"E	34.99'

LINE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	70.00'	17.23'	S44°40'33"W	17.19'	14°06'17"
C2	130.00'	13.05'	S48°51'07"W	13.05'	5°45'10"
C3	155.00'	68.73'	N64°25'54"E	68.17'	25°24'25"
C4	95.00'	55.18'	N60°29'41"E	54.41'	33°16'50"
C5	95.00'	31.21'	N34°26'30"E	31.07'	18°49'32"
C6	155.00'	137.96'	S50°31'41"W	133.45'	50°59'54"
C7	125.00'	30.77'	N44°40'33"E	30.69'	14°06'17"
C8	125.00'	30.77'	N44°40'33"E	30.69'	14°06'17"
C9	125.00'	55.43'	N64°25'54"E	54.98'	25°24'25"
C10	125.00'	113.68'	N51°04'56"E	109.80'	52°06'22"
C11	125.00'	102.88'	S48°36'30"W	100.00'	47°09'30"
C12	130.00'	32.00'	N44°40'33"E	31.92'	14°06'17"
C13	70.00'	17.23'	S44°40'33"W	17.19'	14°06'17"
C14	95.00'	42.13'	N64°25'54"E	41.78'	25°24'25"
C15	155.00'	140.96'	N51°04'56"E	136.15'	52°06'22"
C16	95.00'	67.45'	N45°22'13"E	66.05'	40°40'57"



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