

2014-01192

# PLAT OF FAIRWAY ESTATES SUBDIVISION

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 4

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT HPC PROPERTIES, INC., JANET PRINCEHOUSE, MANAGER, IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY GRANT TO THE PUBLIC FOREVER ALL STREETS, RIGHTS OF WAYS AND PUBLIC UTILITY EASEMENTS WITH OUR OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

*Janet Princehouse, Manager*  
JANET PRINCEHOUSE, MANAGER OF HPC PROPERTIES, INC.  
This instrument was acknowledged before me on this 22 day of April, 2014, by JANET PRINCEHOUSE.  
*Sandra S. Solby*  
Notary Name Printed Sandra S. Solby  
Commission Number 4404768  
Notary Public for the State of Oregon, Hood River Co.  
My commission expires September 11, 2016

## 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 2009-005(3)
- 4) HOOD RIVER COUNTY SURVEY NO. 91073
- 5) HOOD RIVER COUNTY SURVEY NO. 120006
- 6) HOOD RIVER COUNTY SURVEY NO. 89019
- 7) HOOD RIVER COUNTY SURVEY NO. 920025
- 8) HOOD RIVER COUNTY SURVEY NO. 87004
- 9) HOOD RIVER COUNTY SURVEY NO. 160712
- 10) HOOD RIVER COUNTY SURVEY NO. 18522
- 11) HOOD RIVER COUNTY SURVEY NO. 18051
- 12) HOOD RIVER COUNTY SURVEY NO. 18361
- 13) HOOD RIVER COUNTY SURVEY NO. 18356
- 14) HOOD RIVER COUNTY SURVEY NO. 18445
- 15) HOOD RIVER COUNTY SURVEY NO. 0670
- 16) HOOD RIVER COUNTY SURVEY NO. 06663
- 17) HOOD RIVER COUNTY BOOK 15 OF DEEDS, PAGE 384-385.
- 18) HOOD RIVER COUNTY SURVEY NO. 89043
- 19) HOOD RIVER COUNTY B.L.A. 2007-01836
- 20) HOOD RIVER COUNTY SURVEY NO. CS 2013 050

RECORDING INFORMATION:  
THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 22 DAY OF April, 2014.

RECORDING INFORMATION:  
PLAT NUMBER 2014-01192  
INSTRUMENT RECEIVED ON THE 12 DAY OF MAY AT 10:05 AM.

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 23 DAY OF April, 2014.

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 25 DAY OF April, 2014.

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 25 DAY OF April, 2014.

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 26 DAY OF April, 2014.

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Hood River County Surveyor's Office  
Survey No: CS2014010  
Filed Date: 5.7.14  
By: RJ

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF April, 2014.

THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF April, 2014.

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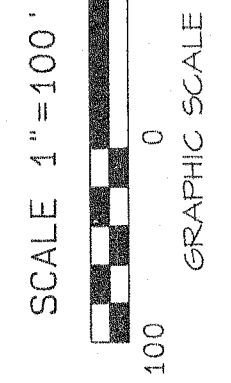
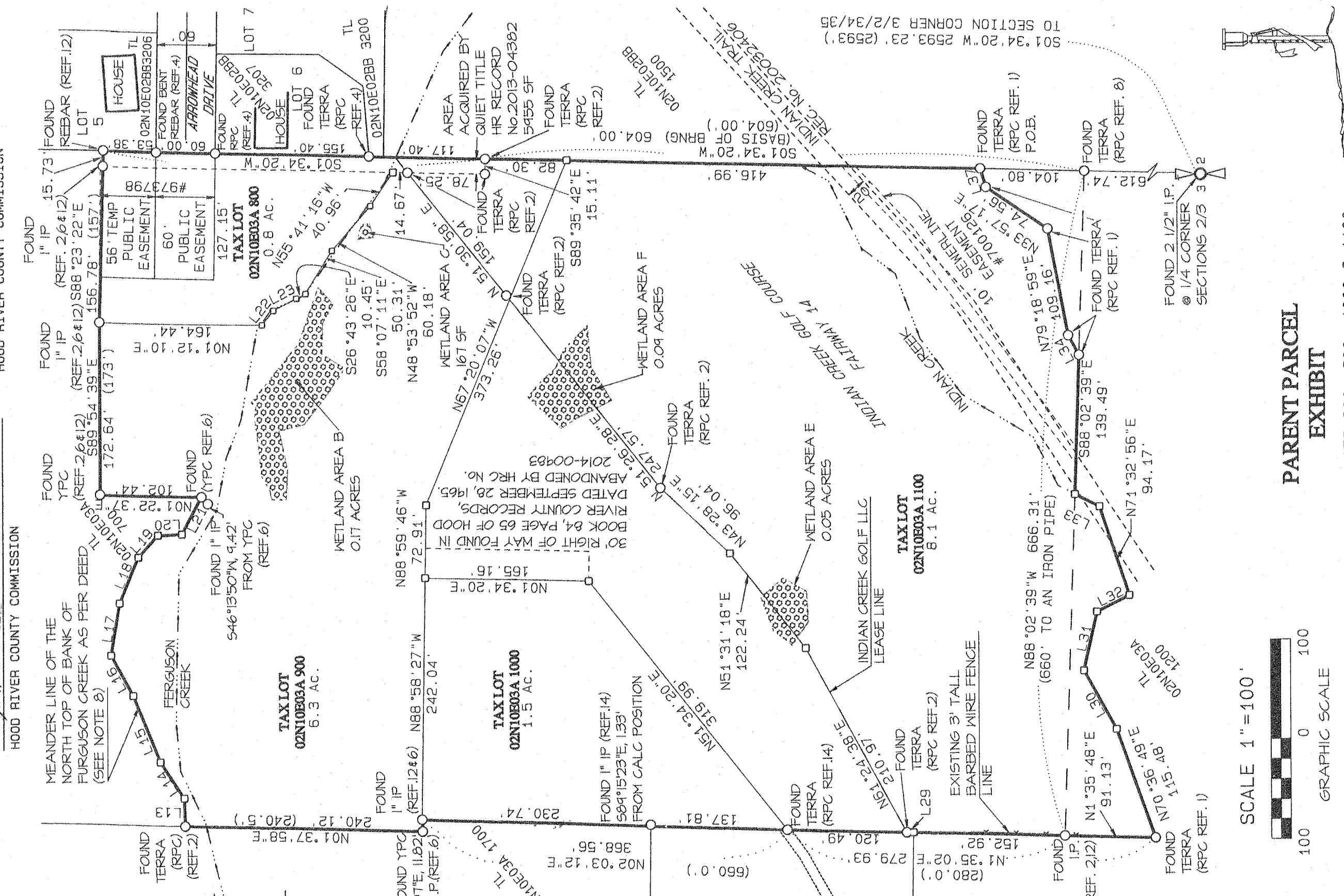
THE PLAT OF FAIRWAY ESTATES SUB. WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF April, 2014.

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## EASEMENTS:

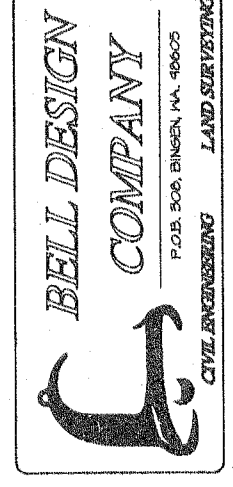
EASEMENTS LOCATED ON THIS SURVEY WERE PROVIDED BY OUR CLIENT IN THE ADJACENT TITLE REPORT. BLANKET EASEMENTS: AN EASEMENT IN FAVOR OF VALLEY IMPROVEMENT COMPANY FOR A CANAL OR DITCH 25 FOOT IN WIDTH IS RECORDED IN BOOK H, PAGE 462 OF HOOD RIVER COUNTY RECORDS DATED MARCH 27, 1941. AN EASEMENT FOR A DOMESTIC 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. 70224 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. 840086. LEASE AGREEMENT IN HOOD RIVER COUNTY RECORDS NO. 20120440.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MAP THE PROPERTY BOUNDARIES OF TAX LOTS 800, 900, 1000, & 1100 (AS DEFINED IN STATUTORY WARRANTY DEED, HRC RECORD NO. 2014-00853) AND THEN TO SUBDIVIDE THE TOTAL PARCEL INTO 1 LOTS AS PER THE FINAL ORDER FOR SUBDIVISION NO. 07-347 BY HOOD RIVER COUNTY PLANNING COMMISSION. MONUMENTS WERE FOUND AND NOTED ON THE PLAT. NO MAJOR DISCREPANCIES WERE FOUND. A CLOSED TRAVERSE WAS PERFORMED AROUND THE PARCEL WITH CLOSURE ERRORS WITHIN ACCEPTABLE LIMITS.

## LEGEND

- FOUND SURVEY MARKER
- (RPC) RED PLASTIC CAP
- (IP) YELLOW PLASTIC CAP
- CALCULATED CORNER;
- ▲ NOT SET OR FOUND.
- ▲ CALCULATED CORNER;
- ▲ FALLS IN CREEK.



DATE	DESCRIPTION	BY
4/14	DRAFT	MKB
4/14	CHECK	ARB

FAIRWAY ESTATES SUBDIVISION  
FOR HFC PROPERTIES, INC.  
HOOD RIVER COUNTY, OREGON

PARENT PARCEL EXHIBIT

2N10E3A TAX LOTS 800, 900, 1000 & 1100

SHEET: 1 OF 4  
PROJECT: 06B183  
DATE: Apr 2014

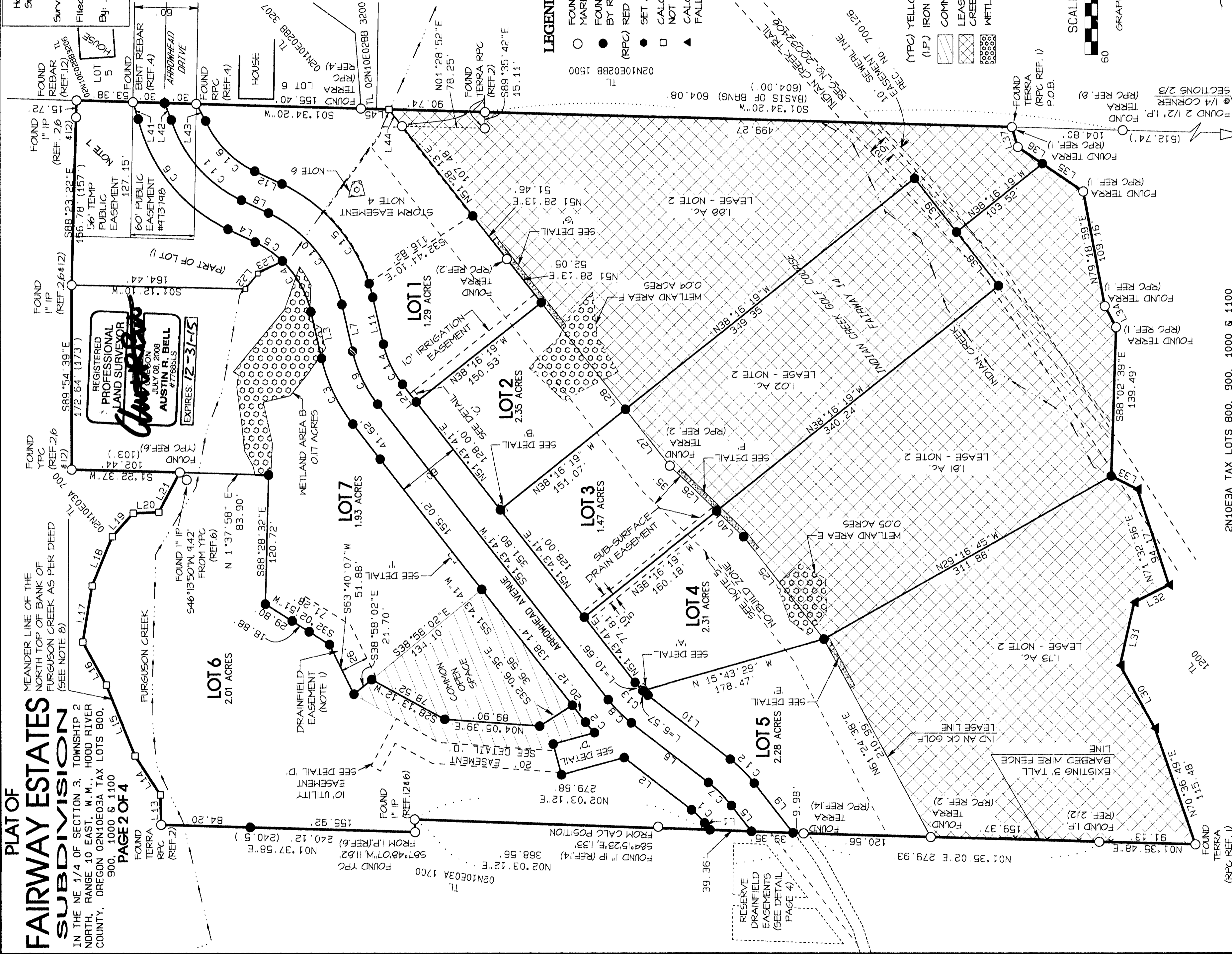
CS 2014 010-1

1-010 4102 53

2014-01192

Hood River County  
Surveyor's Office  
Survey No: **CS 2014 010**  
Filed Date: **7-7-14**  
By: *[Signature]*

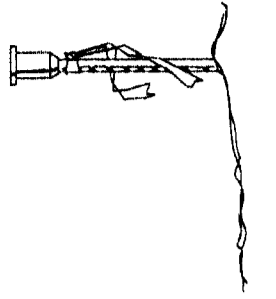
**BASIS OF BEARING**  
N01°34'20"E  
A6 PER REFERENCE  
CS 2007 025 N01°34'20"E



**LEGEND**  
○ FOUND SURVEY MARKER  
● FOUND MONUMENT SET BY REF. 20 SURVEY (RPC) RED PLASTIC CAP  
● SET ALUM. CAP  
□ CALCULATED CORNER; NOT SET OR FOUND.  
▲ CALCULATED CORNER; FALLS IN CREEK.

(NFC) YELLOW PLASTIC CAP  
(I.P.) IRON PIPE  
COMMON OPEN SPACE  
LEASE TO INDIAN CREEK LLC  
WETLAND AREAS

SCALE 1" = 60'  
GRAPHIC SCALE  
0 60



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.

O:\2006\B183\06B183SUB\_PLAT.pro

**PLAT OF FAIRWAY ESTATES SUBDIVISION**  
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 4**

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
AUSTIN R. BELL  
#77685LS  
EXPIRES: 12-31-15

SHEET: 2 OF 4  
PROJECT: 06B183  
DATE: Apr 2014

**FAIRWAY ESTATES SUBDIVISION**  
FOR HPC PROPERTIES, INC.  
HOOD RIVER COUNTY, OREGON

DATE	DESCRIPTION	BY
4/14	DRAFT	AKK
4/14	CHECK	AKK

**BELL DESIGN COMPANY**  
CIVIL ENGINEERING LAND SURVEYING  
1725.500, CHEW, WA, 90005

2N10E3A TAX LOTS 800, 900, 1000 & 1100

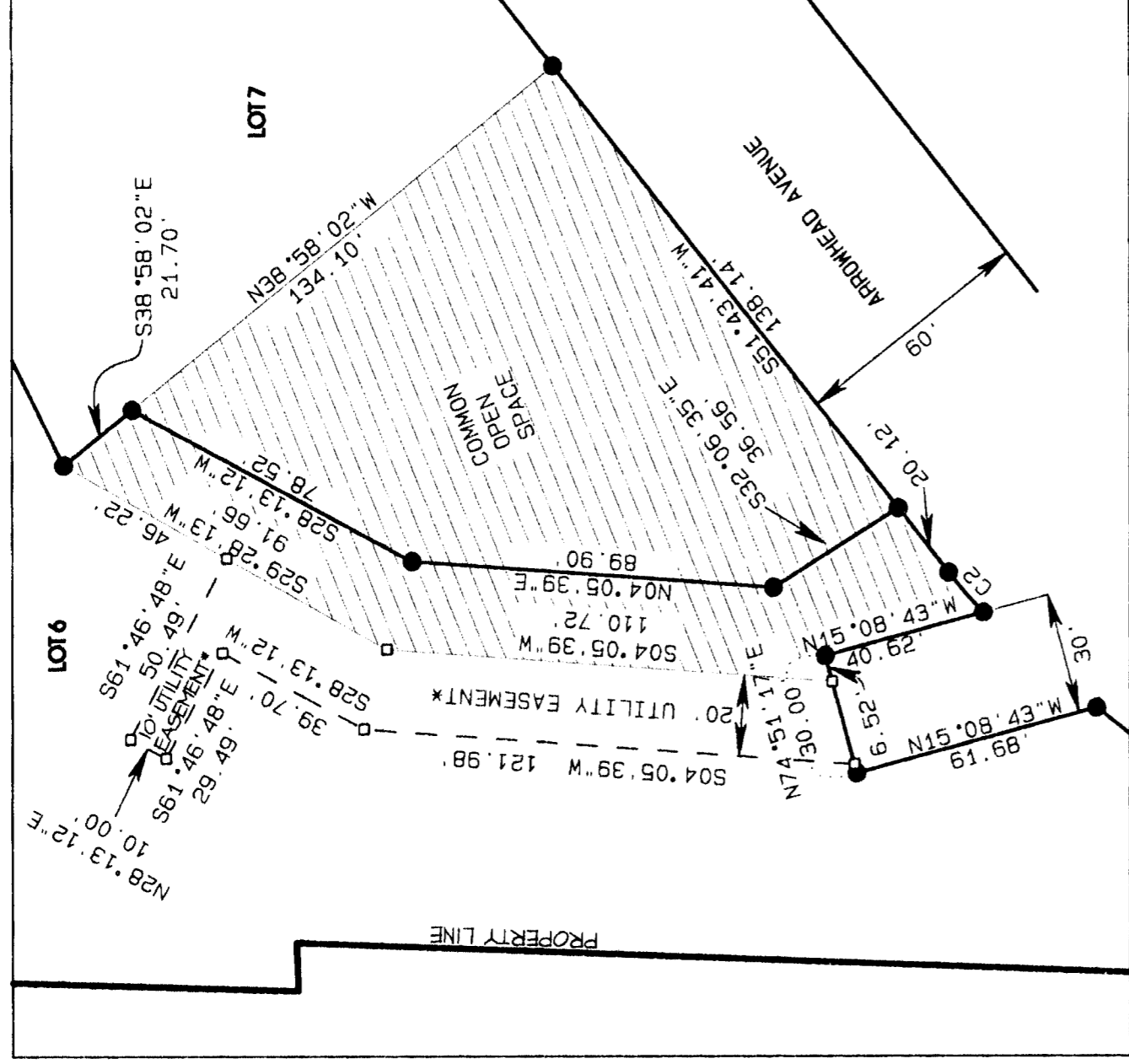
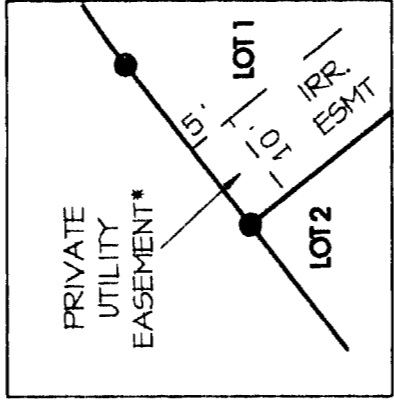
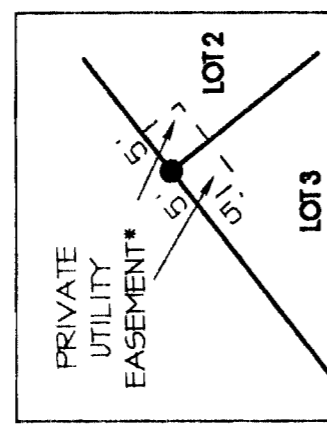
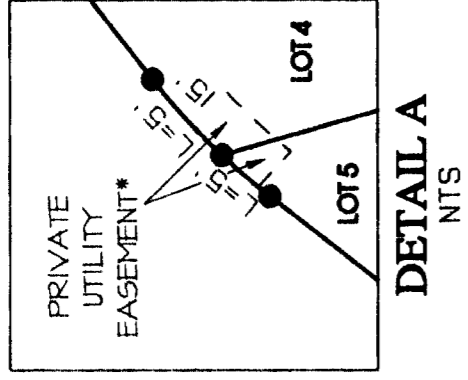
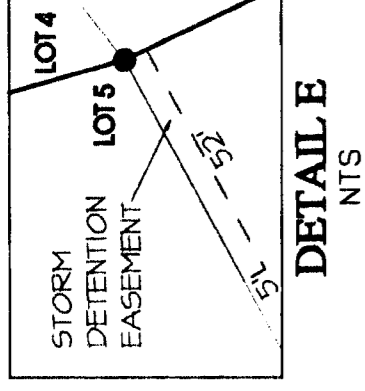
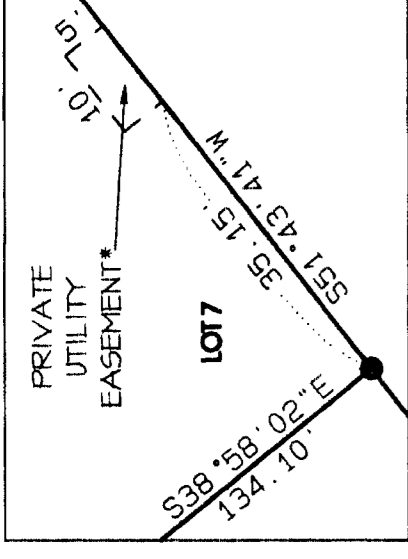
CS2014 010-2

2014 01192

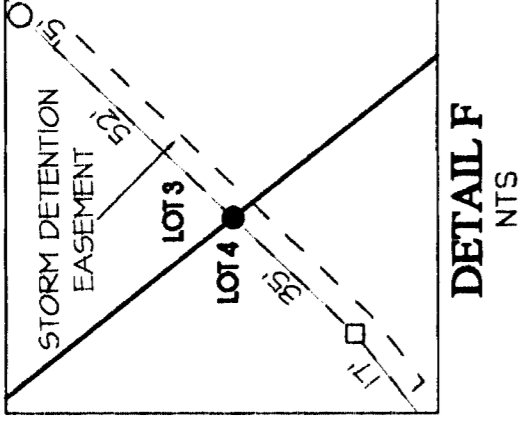
# PLAT OF FAIRWAY ESTATES SUBDIVISION

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 3 OF 4

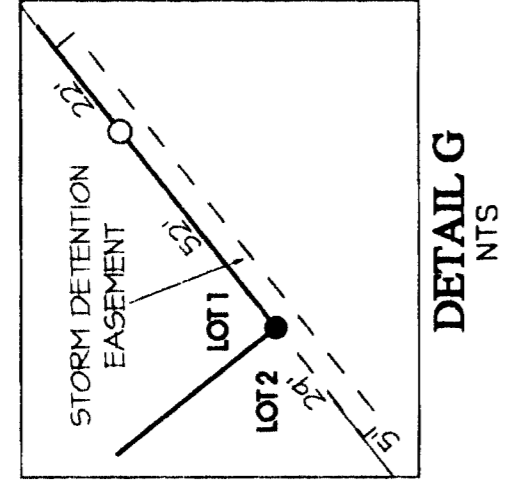
Hood River County Surveyor's Office  
Survey No: CS 2014 010  
Filed Date: 9/2/14  
By: [Signature]



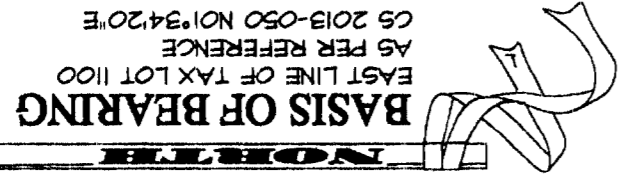
DETAIL I NTS



DETAIL F NTS



DETAIL G NTS



- LEGEND**
- FOUND SURVEY MARKER
  - FOUND MONUMENT SET BY REF. 20 SURVEY
  - (RPC) RED PLASTIC CAP (YPC) YELLOW PLASTIC CAP (I.P.) IRON PIPE
  - ◻ CALCULATED CORNER; NOT SET OR FOUND.
  - ▨ COMMON OPEN SPACE

## SURVEYOR'S CERTIFICATE

I, AUSTIN R. BELL, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAID THAT I HAVE VERIFIED THE EXISTING FOUND EXTERIOR CONTROL MONUMENTS, DEPICTED IN THE FILED SURVEYS ( REF. 1261214 & 20) BY SURVEY AS CORRECTLY REPRESENTING THE LAND ON THE PLAT ENTITLED "FAIRWAY ESTATES", 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 POINT OF BEGINNING OF SAID SURVEY, SAID POINT BEING N01°34'20"E 111.54' FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 2N, RANGE 10E, N.M. AND A 2 1/2" IRON PIPE.

## NOTES

- 1) THIS AREA IS FOR THE PRIMARY DRAINFIELD FOR LOT 6.
- 2) CURRENT LEASE AGREEMENT TO INDIAN CREEK GOLF COURSE WILL BE MODIFIED TO REFLECT EACH INDIVIDUAL LOTS PORTION OF SAID LEASE AT THE TIME OF SALE OF EACH SUBDIVISION LOT.
- 3) SEE COVENANTS, CONDITIONS AND RESTRICTIONS AS PER THE USE OF SHOWN COMMON SPACE.
- 4) EASEMENT (WEST OF FERGUSON CREEK) FOR ACCESS TO AND MAINTENANCE OF STORM POND & ASSOCIATED FACILITIES.
- 5) SEE RECORDED COVENANTS, CONDITIONS & RESTRICTIONS FOR NO-BUILT ZONE REQUIREMENTS.
- 6) NETLAND AREA C - 167 SF.
- 7) 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 LOT 1 UPON ACCEPTANCE OF THE ROAD INTO THE COUNTY'S MAINTENANCE SYSTEM.
- 8) DEED DEFINES BOUNDARY AS THE MEANDER LINE OF THE NORTH TOP OF BANK OF FERGUSON CREEK. MONUMENTS NOT SET DUE TO THE NATURAL BOUNDARY BEING SUBJECT TO GRADUAL MOVEMENT AND INTERPRETATION.

\*PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PRIVATE UTILITIES SUCH AS GAS, PHONE, POWER, CABLE TV, IRRIGATION AND OTHER PRIVATE UTILITIES AS NEEDED.

## COVENANTS, CONDITIONS & RESTRICTIONS

HOOD RIVER COUNTY RECORD NO. 201204142 & AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS HRC RECORD NO. 2014-00496

## COVENANTS, CONDITIONS & RESTRICTIONS

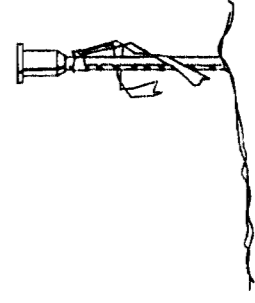
HOOD RIVER COUNTY RECORD NO. 201204142 & AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS HRC RECORD NO. 2014-00496

LINE	BEARING	DISTANCE
L22	S50°57'05"E	18.48'
L23	N26°43'26"W	26.06'
L24	S51°43'41"W	21.08'
L25	S31°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°29'58"E	36.72'
L33	N26°13'55"W	36.72'
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	N61°43'41"E	64.00'
L39	S51°43'41"W	64.00'
L40	N43°28'15"E	34.99'
L41	N72°25'23"E	16.50'
L42	N67°51'03"E	16.97'
L43	N60°42'47"E	18.04'
L44	N51°28'13"E	19.85'
L45	S01°34'20"W	26.58'

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'
L13	N88°35'03"E	27.94'
L14	N56°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'

REGISTERED PROFESSIONAL LAND SURVEYOR  
**AUSTIN R. BELL**  
JULY 08 2008  
#77868LS  
EXPIRES: 12-13-15

*[Signature]*  
AUSTIN R. BELL  
71605 LS



**BELL DESIGN COMPANY**  
LAND SURVEYING  
P.O. BOX 1000, HOOD RIVER, OR 97113

DATE	DESCRIPTION	BY
4/14	DRAFT	ARB
4/14	CHECK	ARB

**FAIRWAY ESTATES SUBDIVISION**  
FOR HPC PROPERTIES, INC.  
HOOD RIVER COUNTY, OREGON

SHEET: 3 OF 4  
PROJECT: 06B183  
DATE: APR 2014

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.

2N10E3A TAX LOTS 800, 900, 1000 & 1100

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CS 2014 010.3

CS 2014 010.3

2014-01192

# PLAT OF FAIRWAY ESTATES SUBDIVISION

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

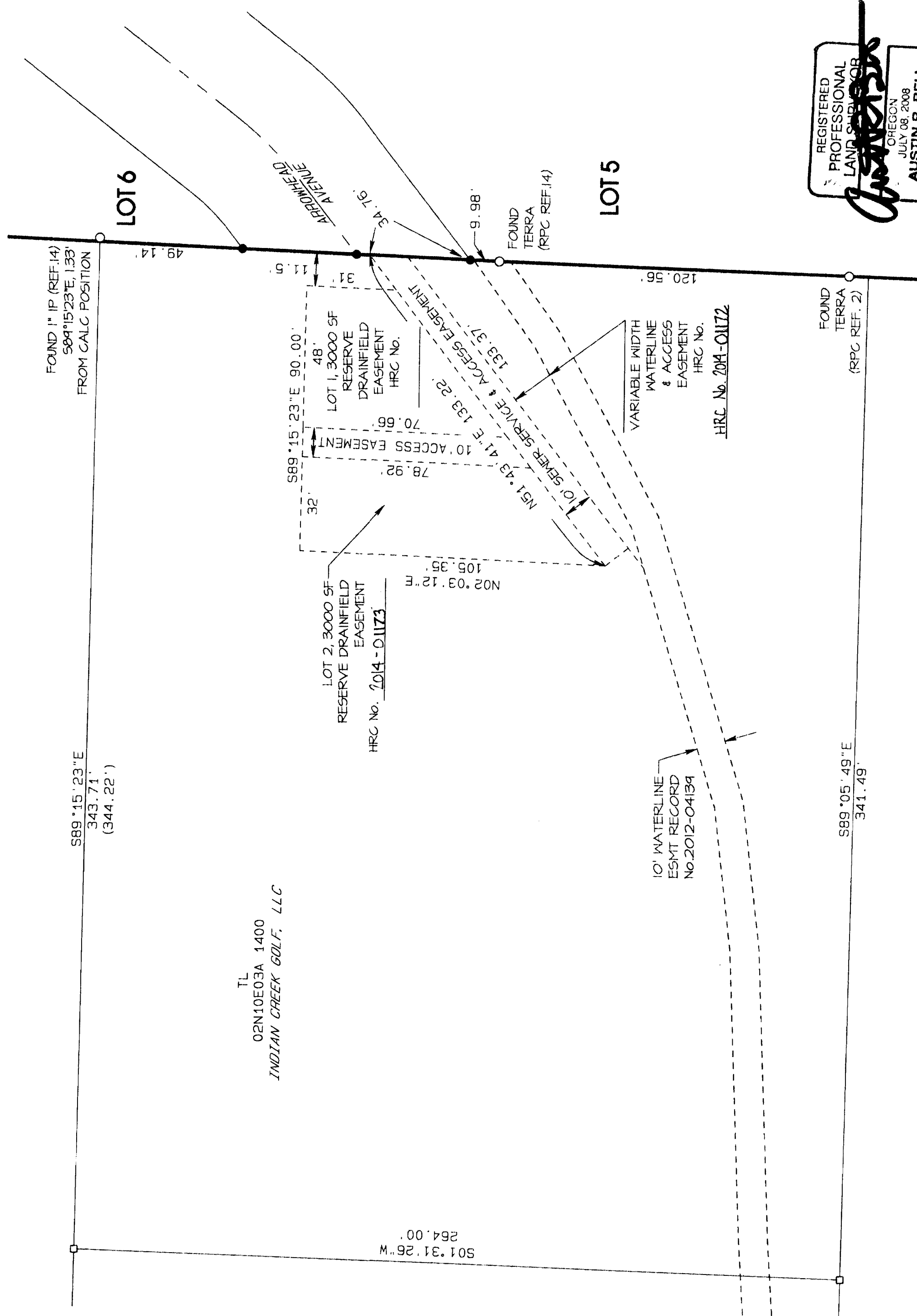
PAGE 4 OF 4

Hood River County  
Surveyor's Office  
Survey No. **CS 2014 010**  
Filed Date: **5-7-14**  
By: *[Signature]*

**BASIS OF BEARING**  
N6 PER REFERENCE  
EAST LINE OF TAX LOT 1100  
CS 2013-050 N01°34'20"E

### LEGEND

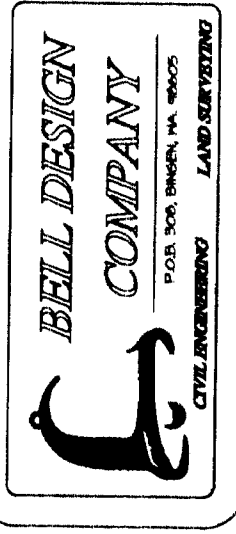
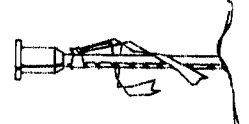
- FOUND SURVEY MARKER
- FOUND MONUMENT SET BY REF. 20 SURVEY
- (RPC) RED PLASTIC CAP
- (YPC) YELLOW PLASTIC CAP
- (IP) IRON PIPE
- CALCULATED CORNER; NOT SET OR FOUND.



### EASEMENTS DETAIL

NOT TO SCALE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 08 2008  
AUSTIN R. BELL  
#77865LS  
EXPIRES: **7-31-15**



DATE	DESCRIPTION	BY
4/14	DRAFT	AKB
4/14	CHECK	AKB

**FAIRWAY ESTATES SUBDIVISION**  
HPC PROPERTIES, INC.  
HOOD RIVER COUNTY, OREGON

SHEET: 4 OF 4  
PROJECT: 06B183  
DATE: APR 2014

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2N10E3A TAX LOTS 800, 900, 1000 & 1100

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CS 2014 010-4

CS 2014 010-4