

TERRA SURVEYING
PARTITION RE-PLAT
 for
CREEKSIDE DEVELOPMENT GROUP, LLC

OWNER/DEVELOPER:
 CREEKSIDE DEVELOPMENT GROUP, L.L.C.
 FRANK S. AKIN JR., MEMBER
 309 PINE STREET
 HOOD RIVER, OR. 97031

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

CS# 2014 012
 DATE FILED: 6-4-14
 BY: [Signature]

File Number 2014-04P
 Instrument received on the 28th day of
MAY, 2014 at 9:07 AM
[Signature]
 Hood River County Director of Records and
 Assessments

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson,
 being first duly sworn, depose and say that I have
 correctly surveyed and marked with proper
 monuments the lands represented on this Partition
 Plat, the boundaries being described as lots 17, 18 &
 open space tracts as created on the replat of
 Creekside, phase 1 recorded as instrument number
 2011-02814, Sept, 21, 2011 in Hood River County
 Records.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306

Expires: December, 2015

DECLARATION

I, the owner(s) of the land shown herein, hereby
 declare that this division of land has been made with
 our free consent and in accordance with our desires
 and grant the easements as shown on this plat.

FRANK AKIN, DATE 5/28/14
 Creekside Subdivision, Phase 1, H.O.A. President

State of OREGON
 County of HOOD RIVER } s.s.

This instrument was acknowledged before me on
 as a representative of Creekside Subdivision, Phase 1
 HOA President.

MAY 08, 2014 (date)
 by FRANK AKIN

Frank Akin
[Signature]
 Notary Signature

Public Notary #465941
 My Commission expires: 02-20-2016

APPROVALS

I hereby certify that all taxes and assessments due
 herein have been fully paid, as required by law.

[Signature]
 Hood River County Director of Budget and
 Finance, Treasurer/Tax Collector

I hereby certify this partition was ex-
 amined and approved as of this 22nd day
 of MAY, 2014

[Signature]
 Hood River County Surveyor

I hereby certify this partition was ex-
 amined and approved as of this 23rd day
 of MAY, 2014.

Planning File Number 2014-06
[Signature]
 The City of Hood River Planner

ZONING:

(R-3) HIGH DENSITY RESIDENTIAL

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN
 THE SOUTHEAST QUARTER OF
 SECTION 27, TOWNSHIP 3 NORTH,
 RANGE 10 EAST, WILLAMETTE
 MERIDIAN, HOOD RIVER COUNTY,
 OREGON.

CALCULATED THIS POSITION BY
 PROPORTIONING DISTANCE ON HOOD RIVER
 COUNTY SURVEY #2004 009. MONUMENT
 SET ON HOOD RIVER COUNTY PLAT
 #2008-0961

ASBUILT TRAIL LOCATION:
 A VARIABLE WIDTH PUBLIC
 PEDESTRIAN EASEMENT IS MORE
 OR LESS WITHIN THE 10 FOOT
 'NO BUILD' SET BACK AS
 MEASURED FROM THE TOP OF
 BANK OF HENDERSON CREEK.

0' 40' 80' 120'

SCALE: 1" = 40'

LINE	BEARING	DISTANCE
L1	N 01°09'43" E	7.00'
L2	N 01°09'43" E	19.32'
L3	N 47°48'19" E	3.30'
L4	N 25°48'11" E	14.51'
L5	S 06°35'13" W	19.69'
L6	S 08°10'30" E	15.84'
L7	N 01°09'43" E	14.76'
L8	S 88°52'18" E	7.61'
L9	N 86°22'01" E	36.79'
L10	S 73°17'11" E	23.41'
L11	N 60°58'16" E	17.01'
L12	S 78°47'15" E	21.60'
L13	S 43°15'14" E	11.88'
L14	N 85°14'09" E	14.30'
L15	N 24°04'49" E	36.35'
L16	N 59°40'30" E	29.13'
L17	N 76°14'44" E	47.61'
L18	S 13°24'11" W	20.06'
L19	N 61°07'08" E	3.72'
L20	N 05°02'13" W	9.96'
L21	N 10°13'41" W	33.23'
L22	N 53°54'46" E	12.94'
L23	N 79°48'16" E	25.50'
L24	S 60°15'47" E	29.87'
L25	S 42°36'44" W	12.03'
L26	S 13°54'51" W	15.85'
L27	S 51°22'38" W	11.62'
L28	S 31°19'06" W	21.76'
L29	S 57°00'47" W	23.92'
L30	N 82°46'01" E	17.72'
L31	S 64°20'14" W	14.18'
L32	S 86°52'47" W	4.65'
L33	S 57°00'21" W	30.64'
L34	S 52°48'25" W	17.05'
L35	N 00°45'13" E	25.00'
L36	N 00°34'02" E	9.38'
L37	S 33°13'51" E	26.24'
L38	S 33°20'57" E	29.48'
L39	N 00°34'08" E	9.88'
L40	N 88°50'20" W	8.23'
L41	N 17°52'48" E	22.10'
L42	S 64°20'14" W	14.18'
L43	S 86°52'47" W	4.65'
L44	N 57°00'21" E	30.64'
L45	S 52°48'25" W	22.35'
L46	N 31°43'00" W	7.99'
L47	S 42°36'44" W	7.05'
L48	N 13°54'51" E	15.85'
L49	N 51°22'38" E	11.62'
L50	N 31°19'06" E	21.76'
L51	S 57°00'47" W	23.92'
L52	N 82°46'01" E	17.72'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	104.50'	7.82'	N 81°01'00" W	7.82'	04°17'10"
C2	90.00'	18.21'	N 83°02'34" W	18.18'	11°35'26"
C3	15.00'	24.43'	N 42°16'08" W	21.82'	93°18'55"
C4	15.00'	24.76'	S 44°02'08" W	22.04'	94°35'08"
C5	73.61'	36.71'	S 13°23'52" E	36.33'	28°34'24"
C6	125.97'	23.85'	S 04°52'49" E	23.81'	10°50'48"
C7	125.00'	16.27'	S 14°07'11" E	16.26'	07°38'54"
C8	125.00'	6.96'	S 19°18'24" E	6.96'	03°11'19"
C9	125.00'	12.39'	S 24°22'44" E	12.38'	05°40'42"
C10	125.00'	13.36'	S 29°17'43" E	13.35'	06°05'25"

AREA TABLE:

LOT SIZE SUB-PLAT #2011-02814	2014 RE-PLAT LOT SIZE
TL 5700	4,785 Sq. Ft., ±
TL 5800	3,420 Sq. Ft., ±
OPEN SPACE	**39,260 Sq. Ft., ±

* NOTE: AREA HAS NOT CHANGED
 ** NOTE: TOTAL AREA OF OPEN SPACE IS COMBINE FOR THIS TABLE

NOTE: THIS BOUNDARY LINE
 REPRESENTS THE WEST LINE
 OF THE VACATED EAST 20'
 OF MT. ADAMS AVENUE.

PUBLIC UNDERGROUND
 UTILITY, INGRESS AND
 EGRESS EASEMENT

FOUND 3 1/4" U.S.C.E.
 BRASS CAP @ QUARTER
 CORNER BETWEEN
 SECTIONS 27 & 34.

- LEGEND:**
- SET 5/8" IRON ROD WITH CAP L.S. 72306
 - FOUND MONUMENT 5/8" IRON ROD WITH CAP L.S. 72306 (OR AS NOTED)
 - ⊙ FOUND 1 1/2" ALUMINUM CAP MARKED L.S. 72306
 - ⊠ FOUND SCREW WITH BRASS WASHER, L.S. 72306
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL
 - ⊙ DECIDUOUS TREE, SIZE NOTED.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT LOTS 17 AND 18 TO SEPARATE THE TWO LOTS FROM AN
 EXISTING PEDESTRIAN TRAIL, RETAINING WALL AND VARIABLE WIDTH PUBLIC ACCESS EASEMENT. THESE TWO
 LOTS WERE CREATED ON THE RE-PLAT OF CREEKSIDE SUBDIVISION PHASE 1, RECORDED AS PLAT No.
 2011-02814 IN SEPTEMBER OF 2011. THE INTENT OF THIS PLAT IS TO SLIDE THESE LOTS SOUTHERLY
 AND RETAIN ORIGINAL LOT SIZES.

REFERENCES:

- HOOD RIVER COUNTY SURVEY NO. 2011038, RE-PLAT No. 201102814
- HOOD RIVER COUNTY SURVEY NO. 2008021, SUBDIVISION PLAT No. 20080961
- HOOD RIVER COUNTY SURVEY NO. 2006025
- HOOD RIVER COUNTY SURVEY NO. 2004009
- HOOD RIVER COUNTY SURVEY NO. 2003071
- HOOD RIVER COUNTY SURVEY NO. 89036
- HOOD RIVER COUNTY SURVEY NO. 80022
- PLAT OF ERWIN & WATSON'S SECOND ADDITION
 FILED AUGUST 8TH 1890

EASEMENT OF RECORD:

HOOD RIVER COUNTY EASEMENT BOOK 57, PAGE 571
 THIS EASEMENT DESCRIBES A LARGE TRACT WITH NO
 SPECIFIC LOCATION OF UTILITY.

DECLARATION OF COVENANT, CONDITIONS AND RESTRICTION: (PREVIOUSLY CREATED)

HOOD RIVER COUNTY RECORDS INST #2008-00959, #2011-02812, #2012-04194

TERRA SURVEYING

DATE: MAY 19, 2014
 DATE MONUMENTED: MAY, 2014
 SCALE: 1" = 40'
 PROJECT: 14017REPLAT
 ASSESSORS MAP: 3N 10E 27DD
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 terra@gorge.net
 www.terrandsurveying.com

BASIS OF BEARING:
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 PLAT No. 2011-02814

FOUND 3 1/4" BRASS
 CAP AT THE SECTION
 CORNER.

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