

**"WASCO AT 15TH P.U.D."**  
**LOTS 13&14 OF BLOCK 4, AMENDED PLAT OF**  
**IDLEWILD ADDITION, IN THE SE 1/4 OF SECTION 26, T3N, R10E, W.M.**  
**CITY OF HOOD RIVER, OREGON**  
**TAX PARCEL No. 03N10E26DA 1800**

SUBDIVISION PLAT NO. 2014-03116

Instruments received on the 7<sup>th</sup> day of NOVEMBER, 2014 at 9:00 AM

McKeller  
Hood River County Director of Records  
and Assessments

Hood River County  
Surveyor's Office  
Survey No. CS 2014042  
Filed Date: 11/13/14  
By: [Signature]

PAGE 1 OF 3

**TRAVERSE & ACCURACY STATEMENT**

A POINT TO POINT TRAVERSE WAS MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT.

**COVENANTS, CONDITIONS AND RESTRICTIONS**

RECORDED NUMBER 2014-02249 DATED 8/6/2014  
HOOD RIVER COUNTY, OREGON.

**REFERENCES**

1. 1982 CRON SURVEY, CS 82056
2. 2001 WYEAST SURVEY, CS 2001048
3. 2001 TRANTON SURVEY, CS 2001080
4. 1984 CRON SURVEY, CS 85001
5. 1995 KLEIN SURVEY, CS 95037

**EASEMENT NOTE**

1) A JOINT EASEMENT FOR ACCESS (JOINT DRIVENWAY), AND UTILITIES ENCUMBERS LOT 3 & 4 OF THIS PLANNED UNIT DEVELOPMENT. OWNERS OF LOT 3 & 4 HAVE RIGHTS FOR MAINTENANCE AND USE OF SAID AREA.

- SEE COVENANTS, CONDITIONS & RESTRICTIONS RECORDED UNDER 2014-02249.

2) A USE AREA ENCUMBERS LOT 3 OF THIS PLANNED UNIT DEVELOPMENT. OWNERS OF LOT 2 HAVE RIGHTS FOR MAINTENANCE AND USE OF SAID AREA.

- SEE COVENANTS, CONDITIONS & RESTRICTIONS RECORDED UNDER 2014-02249.

3) OLD SANITARY SEWER EASEMENT TO PARCEL 1900 VACATED BY RECORD NO. 2013-03699 & REPLACED WITH RECORD NO. 2012-01821.

4) NO UTILITIES ARE TO BE PLACED WITHIN 1 FOOT OF SURVEY MONUMENTS.

5) THE EASEMENT IN RECORD NUMBER 20031103, LISTED AS NUMBER 3 ON THE TITLE REPORT PREPARED FOR THIS PLAT DOES NOT AFFECT THESE PARCELS. IT IS FOR A EASMENT OVER LOT 15 OF BLOCK 4 OF IDLEWILD.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CREATE A 4 LOT PLANNED UNIT DEVELOPMENT FOR CASEY BACK. COMMON OPEN SPACE AREAS ARE AS SHOWN ON PAGE 3. REF. 2 SURVEY MONUMENTS ALONG THE SOUTH LINE OF LOT 1, BLOCK 6 OF IDLEWILD WERE HELD FOR THE BASIS OF BEARING. THIS SURVEY HELD SHOWN FOUND MONUMENTS AS THE CONTROLLING CORNERS FOR SAID PARCEL. -DATE OF FIRST MONUMENTATION: 3/25/14.

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- PAGE 1 - COVER PAGE
- PAGE 2 - SUBDIVISION MAP
- PAGE 3 - EASEMENT DETAILS

**DRAINAGE STRUCTURE NOTE**

LOCATION OF THE PRIVATE DRAINAGE STRUCTURE AS CALLED OUT IN COVENANTS, CONDITIONS & RESTRICTIONS No. 21.

**APPROVALS**

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this 16<sup>th</sup> day of October, 2014

[Signature]  
City of Hood River Mayor

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this 20<sup>th</sup> day of OCTOBER, 2014

[Signature]  
City of Hood River Director of Public Works

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this 16<sup>th</sup> day of October, 2014

[Signature]  
City of Hood River Recorder

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this 14<sup>th</sup> day of OCTOBER, 2014

[Signature]  
City of Hood River Planning Director

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this 18<sup>th</sup> day of SEPTEMBER, 2014

[Signature]  
Hood River County Surveyor

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this 23<sup>rd</sup> day of Oct, 2014

[Signature]  
Chairperson Hood River County Commissioners

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this 24<sup>th</sup> day of Oct, 2014

[Signature]  
Hood River County Commissioner

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this 27<sup>th</sup> day of October, 2014

[Signature]  
Hood River County Commissioner

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Hood River County Commissioner

The Plat of 'Wasco at 15th PUD' was examined and approved by me as of this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Hood River County Commissioner

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF 'WASCO AT 15TH PUD' IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS 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.

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

[Signature]  
Hood River County Director of Records & Assessments

**SURVEYS CERTIFICATE**

I, Austin R. Bell, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Planned Unit Development, the boundaries being described in Instrument No. 2013-01146 in Hood River County Records, to Casey L. Back & Meagan L. Back.

[Signature] 9-16-14  
AUSTIN R. BELL 77685 LS

**LEGAL DESCRIPTION**

LOTS 13&14 OF BLOCK 4, AMENDED PLAT OF IDLEWILD ADDITION SECTION 26, T3N, R10E, W.M. CITY OF HOOD RIVER, OREGON

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENT, THAT CASEY L. BACK & MEAGAN L. BACK, THE OWNERS OF THE LAND REPRESENTED ON THIS PLAT, HAVE CAUSED THE SAME TO BE DIVIDED INTO PARCELS, AND DO HEREBY GRANT FOREVER ALL EASEMENTS WITH OUR OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

[Signature]  
CASEY/L. BACK

This instrument was acknowledged before me on this 17 day of SEP, 2014, by CASEY L. BACK.

[Signature]  
Notary Name Printed Trisha Peterson  
Commission Number 478815

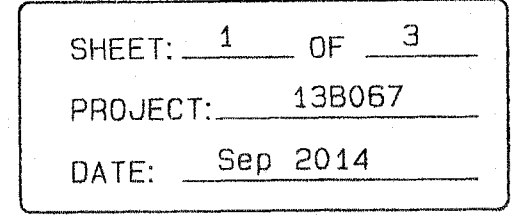
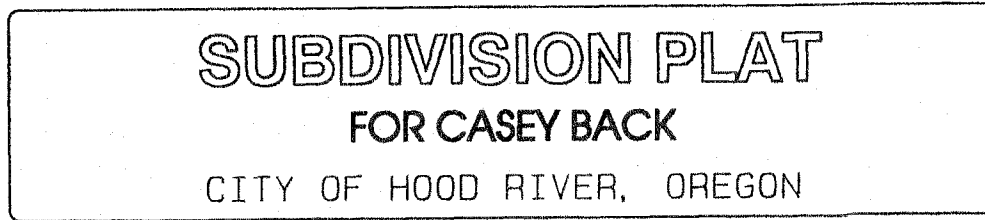
Notary Public for the State of Oregon, Hood River Co.  
My commission expires June 6, 2017

[Signature]  
MEAGAN L. BACK

This instrument was acknowledged before me on this 17 day of SEP, 2014, by MEAGAN L. BACK.

[Signature]  
Notary Name Printed Trisha Peterson  
Commission Number 478815

Notary Public for the State of Oregon, Hood River Co.  
My commission expires June 6, 2017



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.

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CS 2014 042 -1

Hood River County  
Surveyor's Office  
Survey No. CS 2014 042  
Filed Date: 11.13.14  
By: ARB

**"WASCO AT 15TH P.U.D."**  
LOTS 13&14 OF BLOCK 4,  
AMENDED PLAT OF IDLEWILD ADDITION,  
IN THE SE 1/4 OF SECTION 26, T3N, R10E, W.M.  
CITY OF HOOD RIVER, OREGON  
PAGE 2 OF 3

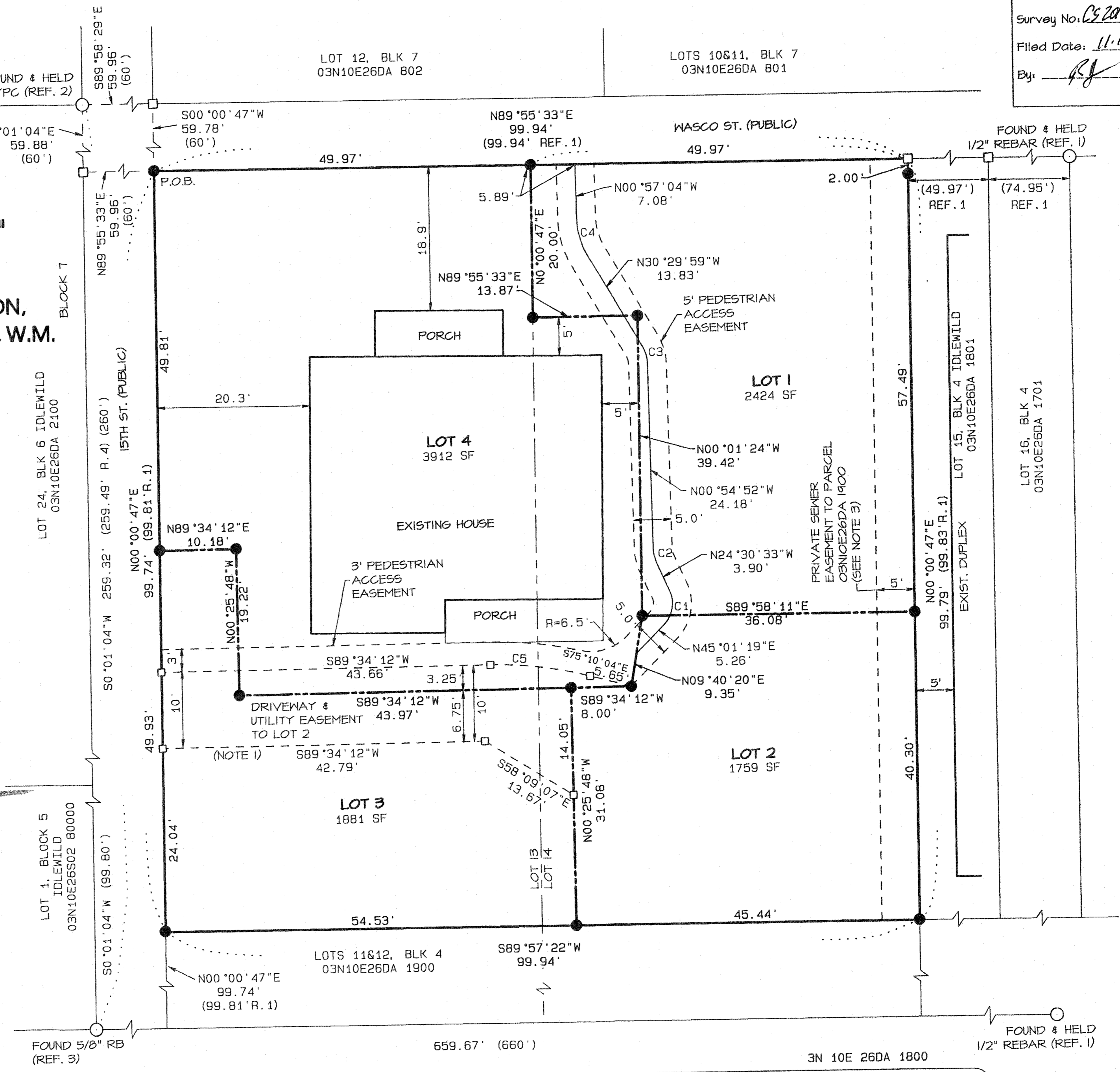
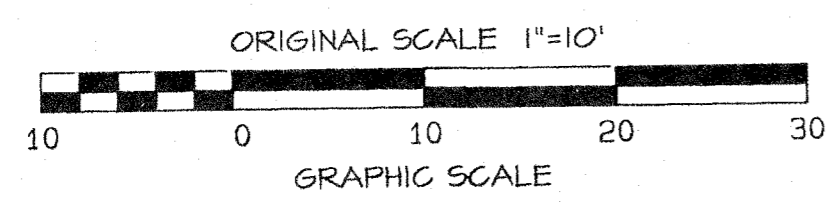
LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	4.00'	4.85'	69°31'52"	N10°15'23"E	4.56'
C2	5.20'	2.14'	23°35'41"	N12°42'42"W	2.13'
C3	4.80'	2.48'	29°35'07"	N15°42'25"W	2.45'
C4	10.20'	5.26'	29°32'55"	N15°43'32"W	5.20'
C5	50.00'	13.32'	15°15'43"	N82°47'56"W	13.28'

**BASIS OF BEARING**  
SOUTH LINE OF TAX PARCEL NO.  
03N10E26DA 701 AS PER  
REFERENCE 2 SURVEY  
S89°58'29"E

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Austin R. Bell*  
OREGON  
JULY 08, 2008  
**AUSTIN R. BELL**  
#77685LS  
EXPIRES: 12-31-15

**LEGEND**

- MARKER FOUND AS NOTED
- CALCULATED CORNER;  
NOT SET OR FOUND.
- ( ) PLAT OR DEED CALL
- SET RED PLASTIC CAP (RPC)  
ON 5/8" REBAR



**BELL DESIGN COMPANY**  
P.O.B. 308, BINGEN, WA. 98603  
504-493-3886  
CIVIL ENGINEERING LAND SURVEYING

DATE	DESCRIPTION	BY
3/14	DRAFT	HOK
3/14	CHECK	ARB

**SUBDIVISION PLAT**  
FOR CASEY BACK  
CITY OF HOOD RIVER, OREGON

SHEET: 2 OF 3  
PROJECT: 13B067  
DATE: Sep 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.

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CS 2014 042-2

# "WASCO AT 15TH P.U.D."

LOTS 13&14 OF BLOCK 4, AMENDED PLAT OF  
IDLEWILD ADDITION, IN THE SE 1/4 OF SECTION 26, T3N, R10E, W.M.  
CITY OF HOOD RIVER, OREGON

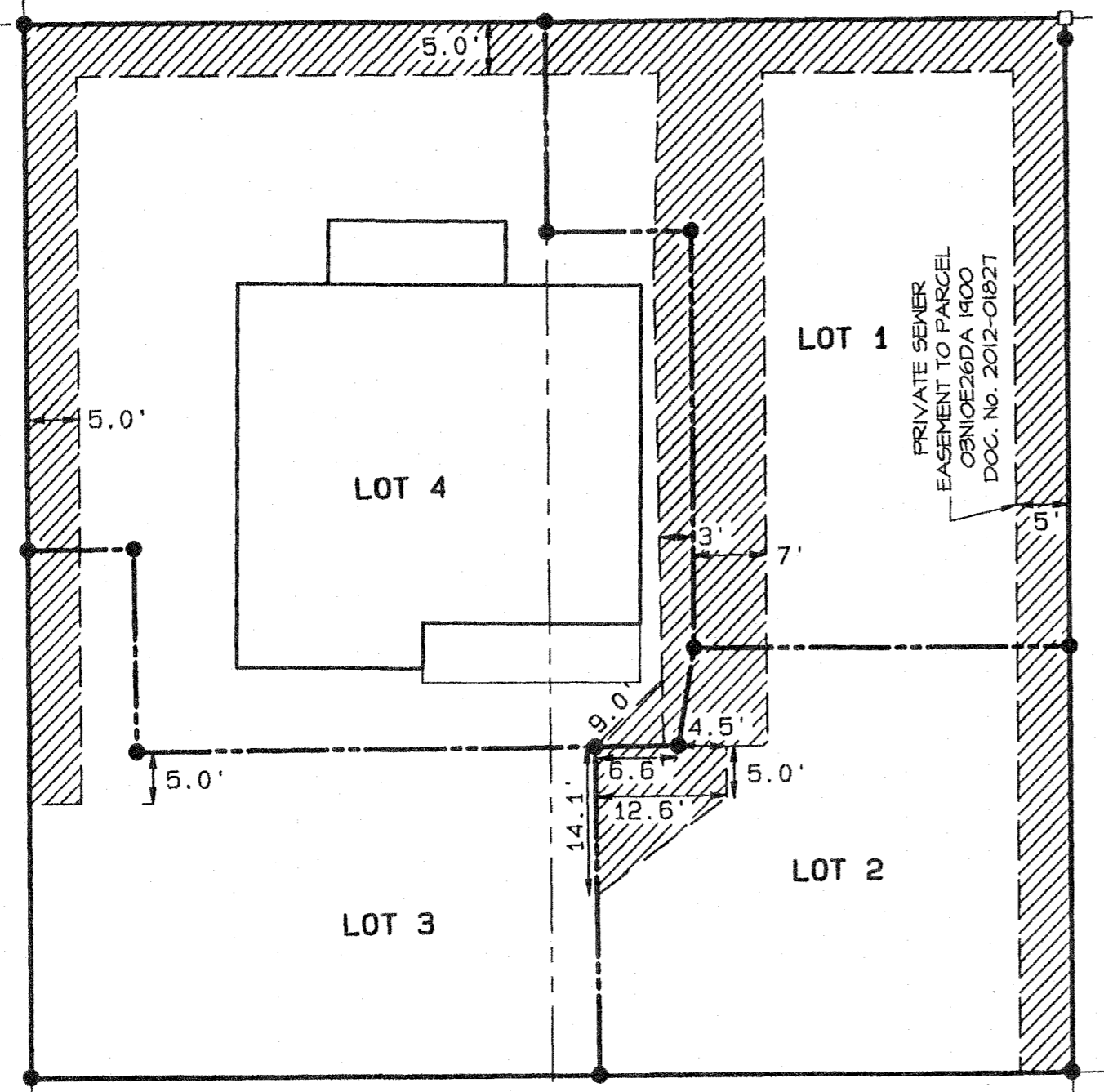
Hood River County  
Surveyor's Office

Survey No. *CS 2014 042*

Filed Date: *11-13-14*

By: *[Signature]*

PAGE 3 OF 3



PRIVATE UTILITY EASEMENT  
FOR WATER, SEWER, GAS, CABLE,  
PHONE, POWER AND OTHER  
UTILITIES AS NEEDED.

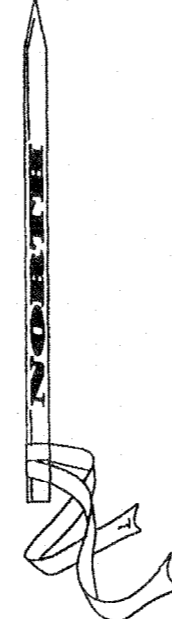
### UTILITY EASEMENTS DETAIL

NOT TO SCALE

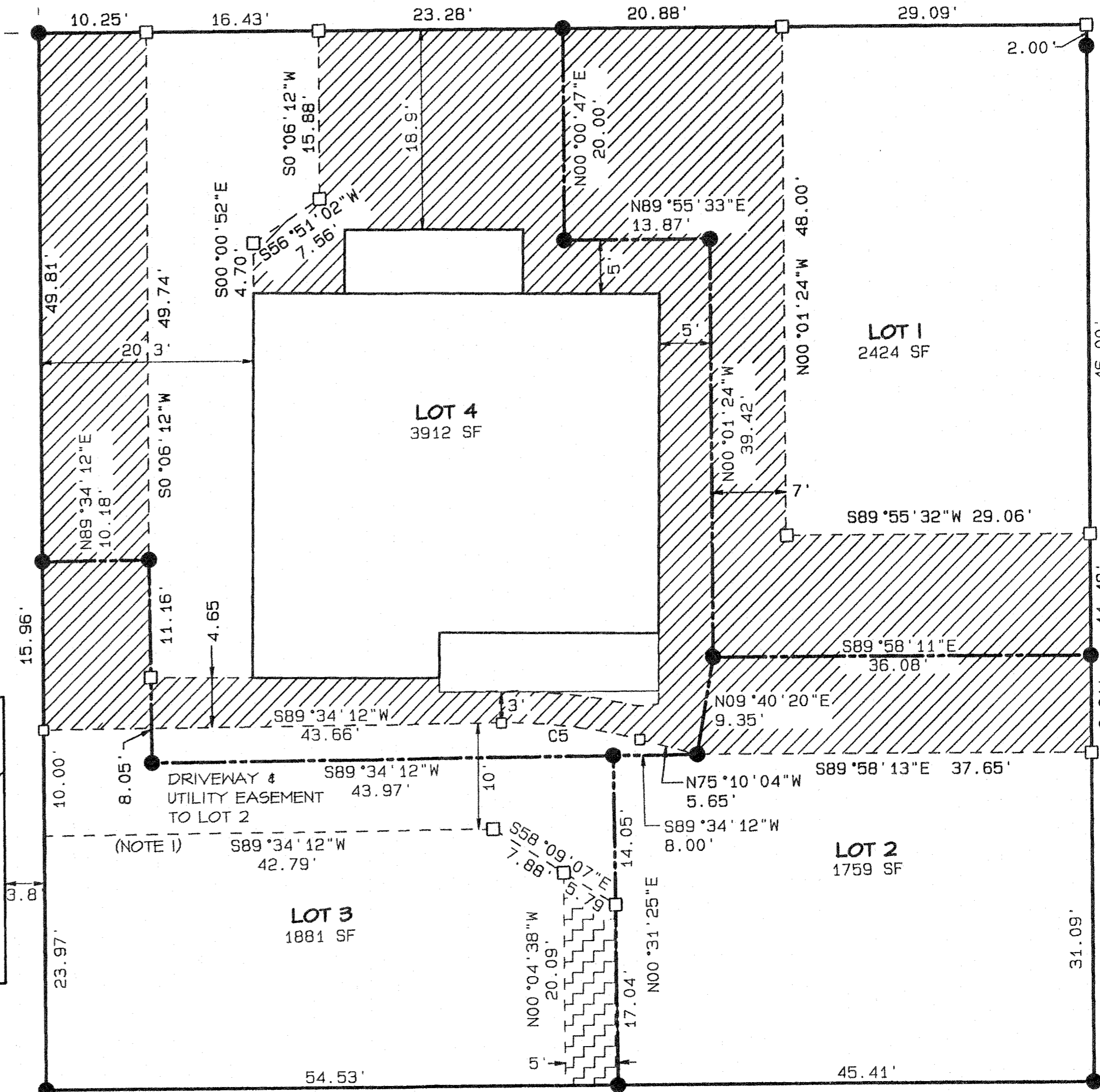
### LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER;  
NOT SET OR FOUND.
- SET RED PLASTIC CAP (RPC)  
ON 5/8" REBAR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 08, 2008  
AUSTIN R. BELL  
#77885LS  
EXPIRES: *12-31-15*



SEE DRAINAGE  
STRUCTURE NOTE



LOT 2 USE AREA EASEMENT OVER LOT 3 (NOTE 2) COMMON OPEN SPACE EASEMENT

TOTAL PARCEL = 9970 S.F.  
TOTAL COMMON OPEN SPACE = 3032 S.F.

### OTHER EASEMENT DETAIL

SCALE 1"=10'

**BELL DESIGN COMPANY**  
P.O.B. 308, BINGEN, WA 98605  
501-413-3806  
CIVIL ENGINEERING LAND SURVEYING

DATE	DESCRIPTION	BY
3/14	DRAFT	HDK
3/14	CHECK	ARB

**SUBDIVISION PLAT**  
FOR CASEY BACK  
CITY OF HOOD RIVER, OREGON

SHEET: 3 OF 3  
PROJECT: 13B067  
DATE: Sep 2014

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