

"SUNBURST VALLEY" SUBDIVISION PLAT

for INTEGRITY BUILDING AND CONSTRUCTION, LLC, AN OREGON LIMITED LIABILITY COMPANY

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 1 OF 2



SCALE: 1" = 20'

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2016 041

DATE FILED: 6/30/16

BY: [Signature]

OWNER/DEVELOPER:

MICHAEL KETLER P.O. BOX 1904 HOOD RIVER, OR 97031

TAX LOT 1905

NOTE: ALL DELINEATED WETLANDS MAY NOT BE FILLED OR OTHERWISE DEVELOPED UNLESS OTHERWISE PERMITTED BY OREGON DEPARTMENT OF STATE LANDS.

TAX LOT 1900

LINE	BEARING	DISTANCE
L1	S 88°57'20" E	8.31'
L2	S 88°56'10" E	1.62'
L3	S 88°56'27" E	5.00'
L4	N 88°57'20" W	6.70'
L5	S 88°56'27" E	9.37'
L6	S 88°59'56" E	15.00'
L7	S 88°57'20" E	10.00'
L8	N 90°00'00" W	14.63'
L9	N 00°00'00" W	10.00'
L10	N 90°00'00" E	14.65'
L11	N 00°07'54" E	5.96'
L12	N 00°39'34" E	10.00'
L13	N 00°39'34" E	16.00'
L14	S 89°12'13" E	5.00'
L15	S 01°02'40" W	16.01'
L16	S 01°02'39" W	10.00'
L17	S 88°57'20" E	10.05'
L18	S 88°57'20" E	9.78'

TAX LOT 1903

BASIS OF BEARING: HOOD RIVER COUNTY SURVEY No. 2015-039

DUE TO CONSTRUCTION WE HAD TO RE-SET IRON ROD IN THE PLACE OF BRASS SCREW SET ON C.S.2015-039.

FRANKTON ROAD (VARIABLE WIDTH R/W)

CARR DRIVE (45' PUBLIC RIGHT OF WAY)

LEGEND:

- SET 5/8" IRON ROD WITH CAP L.S. 72306, SET ON MAY 4, 2016
- ⊙ SET 5/8" IRON ROD WITH CAP L.S. 72306, SEE POST MONUMENTATION CERTIFICATE
- ⊕ FOUND 5/8" IRON ROD WITH RED CAP, L.S.72306. (C.S.2015-039)
- ⊙ FOUND 1/2" IRON ROD WITH YELLOW CAP, L.S.1028. (C.S.85055)
- ⊗ FOUND 5/8" IRON ROD WITH NO CAP, (C.S.7304)
- ⊕ FOUND 1-1/2" IRON ROD WITH ALUMINUM CAP, (C.S.7239)
- CALCULATED, NOT FOUND OR SET
- () SURVEY OR DEED CALL

- ▭ NEW PUBLIC RIGHT OF WAY
- ▨ NEW 10 FOOT WIDE PUBLIC/PRIVATE UTILITY EASEMENT
- ▧ PRIVATE STORM WATER EASEMENT
- ▩ TEMPORARY PUBLIC FIRE TURN-A-ROUND EASEMENT
- ▭ WETLAND AREA

REFERENCES:

SURVEYS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:
 C.S. No. 7239, SURVEY BY NEWTON SURVEYING CO., FOR DON NUNAMAKER, JUNE 12, 1972.
 C.S. No. 7304, SURVEY BY RICHARD A. KING, FOR DON NUNAMAKER, MARCH 27, 1973.
 C.S. No. 85055, SURVEY BY DANNY L. CRON, FOR CHARLES LUTZ, SEPTEMBER 9, 1985.
 C.S. No. 86036, SURVEY BY KLEIN AND ASSOCIATES, FOR H.C. YOUNKINS, JUNE 30, 1986.
 C.S. No. 91053, PARTITION PLAT No.9122 BY DLC SURVEYING, FOR BENJAMIN AND GRACE FOSTER, AUG. 8, 1991.
 C.S. No. 93039, PARTITION PLAT No. 9316 BY DLC SURVEYING, FOR KRIEG MILLWORK INC., JUNE 14, 1993.
 C.S. No. 94059, SURVEY BY DLC SURVEYING, FOR MARCUS BERGEN, JUNE 15, 1994.
 C.S. No. 94087, SURVEY BY DLC SURVEYING, FOR MARCUS BERGEN, AUG. 22, 1994.
 C.S. No. 2002069, SURVEY BY TETSUKA ASSOC., FOR PACLAND, OCTOBER 31, 2002.
 C.S. No. 2015025, SURVEY BY TERRA SURVEYING, FOR VIRMONTES, JUNE 3, 2015.
 C.S. No. 2015039, SURVEY BY TERRA SURVEYING, FOR GRIGGS, SEPTEMBER 16, 2015.
 LEGALIZATION OF FRANKTON ROAD PER ROAD DEPARTMENT, DATED JULY 26, 1976.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON December 30, 2005 ERIK M. CARLSON 72306 Expires: December, 2017

INDEX: PAGE 1-- BOUNDARY, LOTS, EASEMENTS PAGE 2-- SIGNATURES

TERRA SURVEYING

DATE: APRIL 25, 2016
 SCALE: 1" = 20'
 PROJECT: 16054PLAT
 ASSESSORS MAP: 3N 10E 34A, TL1902
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net
 www.terrandsurveying.com

5/8" IRON ROD FOUND IN MONUMENT CASE AT 1/16th CORNER. LOCATED AT THE INTERSECTION OF MAY DRIVE AND FRANKTON ROAD

CALCULATED CENTER QUARTER CORNER OF SECTION 34 AT THE INTERSECTION OF FRANKTON ROAD AND POST CANYON DRIVE. BASED ON HOLDING A DISTANCE FROM THE IRON ROD AT THE NORTH 1/16 IN CONJUNCTION WITH ALUMINUM CAP SET ON C.S. 7239.

"SUNBURST VALLEY" SUBDIVISION PLAT

for

INTEGRITY BUILDING AND CONSTRUCTION, LLC, AN OREGON LIMITED LIABILITY COMPANY

LOCATION OF SURVEY:

TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 2 OF 2

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2016 041

DATE FILED: 6/30/16

BY: BCL

OWNER/DEVELOPER: MICHAEL KETLER P.O. BOX 1904 HOOD RIVER, OR 97031

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE "SUNBURST VALLEY" SUBDIVISION PLAT IN HOOD RIVER COUNTY, STATE OF OREGON.

THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON. INITIAL POINT IS A 5/8" IRON ROD, L.S. 72306 AT THE NORTHEAST CORNER THEREOF.

[Signature] ERIK M. CARLSON PLS 72306

DECLARATION AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT INTEGRITY BUILDING AND CONSTRUCTION, L.L.C. DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE "SUNBURST VALLEY" SUBDIVISION AND HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND MICHAEL KETLER AS THE MANAGING MEMBER, DOES HEREBY DEDICATE CARR DRIVE AS A PUBLIC RIGHT OF WAY AND ADDITIONAL RIGHT OF WAY OFF FRANKTON ROAD AND ALSO GRANTS PUBLIC AND PRIVATE UTILITY EASEMENTS AS SHOWN ON THIS PLAT MAP.

[Signature] MICHAEL KETLER, MANAGING MEMBER

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS:

THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" FOR THE "SUNBURST VALLEY" SUBDIVISION IS MADE BY INTEGRITY BUILDING AND CONSTRUCTION L.L.C. RECORDED IN THE HOOD RIVER COUNTY RECORDERS OFFICE AS INST No. 2016 2004

DECLARATION OF STREET AND UTILITY MAINTENANCE AGREEMENT RECORDED IN THE HOOD RIVER COUNTY RECORDERS OFFICE AS INST No. 2016 2005

PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED IN HOOD RIVER COUNTY RECORDERS OFFICE AS INST No. 2016 2006

APPROVALS:

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 THE "SUNBURST VALLEY" SUBDIVISION IN THE HOOD RIVER COUNTY 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, TREASURER/TAX COLLECTOR

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 11th DAY OF MAY, 2016.

[Signature] HOOD RIVER COUNTY SURVEYOR

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 12th DAY OF MAY, 2016.

[Signature] HOOD RIVER COUNTY PUBLIC WORKS DIRECTOR

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 10th DAY OF JUNE, 2016.

[Signature] HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 16th DAY OF MAY, 2016.

[Signature] HOOD RIVER CITY PLANNING DIRECTOR

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 13 DAY OF MAY, 2016.

[Signature] HOOD RIVER COUNTY PLANNING COMMISSION CHAIR

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 16th DAY OF May, 2016.

[Signature] HOOD RIVER COUNTY COMMISSIONER CHAIR

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 16th DAY OF May, 2016.

[Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 16th DAY OF May, 2016.

[Signature] HOOD RIVER COUNTY COMMISSIONER Chair

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 16th DAY OF May, 2016.

[Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 16th DAY OF May, 2016.

[Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF May, 2016.

[Signature] ICE FOUNTAIN WATER DISTRICT MANAGER

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 12 DAY OF May, 2016.

[Signature] FARMERS IRRIGATION DISTRICT MANAGER

THE PLAT OF THE "SUNBURST VALLEY" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 12 DAY OF May, 2016.

[Signature] WEST SIDE FIRE MARSHAL

POST MONUMENTATION CERTIFICATE:

I, ERIK M. CARLSON, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR No. 72306, HEREBY CERTIFY THAT POST MONUMENTATION OF INTERIOR LOT CORNERS AS NOTED ON PLAT AS HAVING 5/8" X 30" IRON RODS, L.S. 72306 WITH RED PLASTIC CAPS WILL BE COMPLETED ON OR BEFORE JULY 31, 2016.

[Signature] ERIK M. CARLSON, L.S. 72306 DATE 6/1/16

MONUMENTATION OF CORNERS COMPLETED, PER AFFIDAVIT OF MONUMENTATION RECORDED, DOCUMENT No. 2016-04176 HOOD RIVER COUNTY DEED RECORDS.

SEE AFFIDAVIT TO BE RECORDED SEPARATELY HOOD RIVER COUNTY SURVEYOR. DATE

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TAX LOT 1902 INTO A 5 LOT SUBDIVISION PLAT, NAMED "SUNBURST VALLEY". THE PROPERTY IS DESCRIBED SIMPLY AS THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 34. TERRA SURVEYED THE PROPERTY TO THE NORTH OF THIS SITE WHICH WAS FILED WITH THE COUNTY SURVEYOR AS C.S. 2015-039, ALUMINUM CAPS ARE BEING HELD AS THE BASIS OF BEARING, ORIGINALLY SET ON C.S. 7239. IN THE FIELD, WE TIED INTO MONUMENTS TO THE NORTH FROM C.S. 85055 WHICH ESTABLISHED THE LINE BETWEEN THE NORTH AND SOUTH HALF, THE DETAIL OF THESE TIES ARE SHOWN ON C.S. 2015-039. THIS WAS VERIFIED BY TYING INTO A 5/8" IRON ROD MONUMENTING THE 1/16TH CORNER AT MAY AND FRANKTON AND ALUMINUM MONUMENTS FOUND TO THE SOUTH OF TAX LOT 1902 WHICH FIT WELL WITH THE BREAKDOWN OF THE SOUTH AND NORTH HALF. THESE MONUMENTS WERE BASED ON FRANKTON ROAD BEING A 60 FOOT WIDE RIGHT OF WAY, WHICH IT IS NOT. THE COUNTY ENGINEER PROVIDED THE 1976 LEGALIZATION DOCUMENT WHICH SHOWS THIS TO BE A 25 FOOT WIDE 1/2 RIGHT OF WAY ON THE EASTSIDE AS SHOWN. THIS LEGALIZATION DESCRIPTION WAS TIED TO THE NORTHWEST CORNER OF SECTION 34 AND THE CENTER OF SECTION 34. WE TIED BOTH ENDS OF LEGALIZATION WHICH CLOSED TO MONUMENTS FOUND ON C.S. 2002069 FOR PAUL AND C.S. 2015025 FOR VIRMONTES, DETAILS OF THE CONTROL AND ALIGNMENT ARE ON SHOWN ON THESE SURVEYS.

SEE THE FACE OF THE SURVEY FOR FURTHER DETAILS.

EASEMENTS REFERENCES (AMERITITLE No. 103369, DATE APRIL 27, 2016):

- 3) INST#2015-01393, DESCRIBES THE 25 FOOT ACCESS AND WATERLINE EASEMENT ALONG THE SOUTH 50 FOOT OF THE SUBJECT PROPERTY TO BENEFITING THE PROPERTY TO THE EAST, THIS DOCUMENT IS A CORRECTION FOR INST#740980. NOW WITHIN DEDICATED RIGHT OF WAY.
4) INST#910314, IS A DUPLICATE OF #3 ABOVE, IT DESCRIBES THE 20 FOOT ACCESS/UTILITY EASEMENT ALONG THE SOUTH 50 FOOT OF THE SUBJECT PROPERTY, SAME AS INST#740980. SAID 20 FOOT ROAD HAS BEEN IMPROVED BY CARR DRIVE.
5) DEED OF TRUST, BENEFICIARY: JOHN B. MOONEY, AFFIDAVIT OF CONSENT RECORDED ON June 1, 2016 AS INST# 2016-1802
6) INST#2015-02215, DECLARATION/RESTRICTIVE COVENANT (CONSENT TO ANNEXATION.)
7) DEED OF TRUST, BENEFICIARY: MOONEY 2015, LLC, AFFIDAVIT OF CONSENT RECORDED ON June 1, 2016 AS INST# 2016-1803
8) DEED OF TRUST, BENEFICIARY: PAUL AND SUSAN RONNING, AFFIDAVIT OF CONSENT RECORDED ON June 1, 2016 AS INST# 2016-1801

RECORDING INFORMATION:

PLAT NUMBER 20162008

INSTRUMENT RECEIVED ON THE 16th DAY

OF JUNE, 2016 AT

9:21 A.M.

[Signature]

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF HOOD RIVER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF

May, 2016 MICHAEL KETLER AS MANAGING MEMBER OF INTEGRITY BUILDING AND CONSTRUCTION, L.L.C., AN OREGON LIMITED LIABILITY COMPANY.

[Signature] NANCY JANE CARLSON

PRINT NAME OF NOTARY NANCY JANE CARLSON

SIGNATURE OF NOTARY

NOTARY PUBLIC- OREGON

COMMISSION NO.: 939097

MY COMMISSION EXPIRES: May 19, 2019

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2017

TERRA SURVEYING

DATE: APRIL 25, 2016
SCALE: 1" = 20'
PROJECT: 16054PLAT
ASSESSORS MAP: 3N 10E 34A, TL1902
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 388-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com



I certify that this instrument was received and recorded in the records of said county.
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

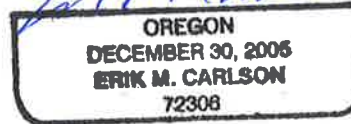
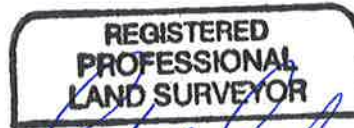
After Recording Return to:
Hood River County Surveyor
918 18th Street
Hood River, Or 97031

SUBDIVISION
POST-MONUMENTATION AFFIDAVIT

Post-Monumentation:

I, Erik M. Carlson, L.S.72306 a Registered Professional Land Surveyor in the State of Oregon, being duly sworn, depose and say that in accordance with O.R.S.92.070, have correctly surveyed and marked with proper monuments at the interior corners of "Sunburst Valley" subdivision, as recorded as plat number 2016-2008 on June 16th 2016 in Hood River County records, said interior corners for this subdivision were set as shown on official plat with exception of the northwest corner of Lot 1, being a brass screw with a washer, L.S. 72306, set on August 11, 2016.

Erik M. Carlson P.L.S 72306



Expire: Dec 2017

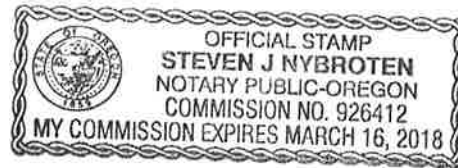
NOTARY CERTIFICATE

State of Oregon }
County of Hood River } ss

Signed and sworn to before me on this 30 day of November, 2016. Witness my hand and official seal.

(sign)

Notary Public-OREGON
Commission No: 926412
My commission expires: March 16, 2018



Approval:

I, Bradly J. Cross, Hood River County Surveyor, do hereby certify that said Affidavit of Remaining Monumentation for "Sunburst Valley" subdivision has been examined by me and that it complies with O.R.S.92.070(3)(b).

DECEMBER 1, 2016.

Hood River County Surveyor, Date