

OWNER:

SIEVERKROPP DEVELOPMENT, INC. 20040 SW EDY ROAD SHERWOOD, OR 97140

SHEET INDEX:

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TERRA SURVEYING SUBDIVISION PLAT OF

MOUNTAIN VISTAS-PHASE 2

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LOCATION OF SURVEY:

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

RECORDING INFORMATION: PLAT NUMBER: 20162136

OF JUNE , 2016 AT 2:34 P.M.

cs# 2016 042 INSTRUMENT RECEIVED ON THE 27 DAY

HOOD RIVER COUNTY

SURVEYOR'S OFFICE

## 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 THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" HOOD RIVER COUNTY, STATE OF OREGON. SAID PHASE 2 IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP MARKED "WYEAST" MONUMENTING THE NORTHEAST CORNER OF LOT 33 OF THE PACIFIC HEIGHTS SUBDIVISION, PHASE 1, RECORDED AS INSTRUMENT #2000-1856, SAID POINT OF BEGINNING IS THE INITIAL POINT OF THIS PLAT. THENCE SOUTH 89'19'03" EAST ALONG THE SOUTH RIGHT OF WAY OF PACIFIC AVENUE A DISTANCE OF 244.64 FEET TO A 5/8" TERRA IRON ROD WITH CAP, L.S. 72306; THENCE SOUTH 00°48'49" WEST ALONG THE EAST LINE OF PARTITION PLAT No.2002-16p (C.S.2002-049) A DISTANCE OF 891.97 FEET TO A 5/8" TERRA IRON ROD WITH CAP, L.S.72306; THENCE NORTH 89'22'19" WEST ALONG THE SOUTH LINE OF SAID PARTITION PLAT A DISTANCE OF 96.92 FEET TO A 5/8" TERRA IRON ROD WITH CAP, L.S.72306; THENCE SOUTH 00°47'43" WEST ALONG EAST LINE OF SAID PARTITION PLAT A DISTANCE OF 150.00 FEET TO A 5/8" TERRA IRON ROD WITH CAP, L.S.72306; THENCE NORTH 89'22'19" WEST ALONG SOUTH LINE OF SAID PARTITION PLAT A DISTANCE OF 200.00 FEET TO A 5/8" TERRA IRON ROD WITH CAP, L.S.72306; THENCE SOUTH 00°27'42" WEST ALONG THE EAST LINE OF SAID PARTITION PLAT A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD, L.S.932; THENCE NORTH 89'22'19" WEST ALONG THE SOUTH LINE OF SAID PARTITION PLAT A DISTANCE OF 400.06 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00'46'27" WEST A DISTANCE OF 129.76 FEET TO A 5/8" IRON ROD FOUND ON THE NORTHERN RIGHT OF WAY OF ELIOT DRIVE; THENCE SOUTH 89°34'44" WEST ALONG SAID NORTHERN RIGHT OF WAY A DISTANCE OF 50.00 FEET TO A 5/8" TERRA IRON ROD WITH CAP, L.S.72306; THENCE NORTH 00 43 54" EAST A DISTANCE OF 129.89 FEET TO A 5/8" IRON ROD WITH CAP, L.S.2393, MONUMENTING THE SOUTHEAST CORNER OF LOT 69 OF PACIFIC HEIGHTS SUBDIVISION, PHASE 2; THENCE NORTH 00 44 01" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 96.81 FEET TO A 5/8" IRON ROD WITH CAP, L.S.2393, MONUMENTING THE SOUTH RIGHT OF WAY OF PLATTED CAMEO DRIVE; THENCE NORTH 00°30'07" EAST A DISTANCE OF 29.27 FEET TO A 5/8" IRON ROD, MONUMENTING THE CENTERLINE OF SAID CAMEO DRIVE: THENCE NORTH 00'31'36" EAST A DISTANCE OF 28.93 FEET TO A 5/8" IRON ROD WITH CAP, L.S.2393, MONUMENTING THE SOUTHEAST CORNER OF LOT 70 OF SAID SUBDIVISION PLAT; THENCE NORTH 00°40'03" EAST ALONG EAST LINE OF SAID LOT 70 A DISTANCE OF 94.99 FEET TO A POINT; THENCE SOUTH 89'11' 20" EAST ALONG THE SOUTH LINE OF PARCELS 1 AND 2 OF PARTITION PLAT No. 2003-10p (C.S.2003-024) A DISTANCE OF 108.00 FEET TO A 5/8" TERRA IRON ROD WITH CAP, L.S.72306; THENCE SOUTH 89°26'28" EAST ALONG THE SOUTH LINE OF MOUNTAIN VISTAS SUBDIVISION PLAT, PHASE 1 A DISTANCE OF 439.00 FEET TO A 5/8" IRON ROD, L.S.72306, MONUMENTING THE SOUTHEAST CORNER OF LOT 26 OF SAID SUBDIVISION PLAT; THENCE NORTH 00°42'27" EAST ALONG EAST LINE OF SAID LOT 26 A DISTANCE OF 95.51 FEET TO A 5/8" TERRA IRON ROD WITH CAP, L.S. 72306, MONUMENTING LOT 26 OF SAID SUBDIVISION; THENCE NORTH 89'26'28" WEST ALONG THE NORTH LINE OF SAID LOT 26 A DISTANCE OF 42.11 FEET TO A 5/8" IRON ROD, L.S. 72306; THENCE NORTH 00°38'23" EAST ALONG THE EAST LINE OF SAID SUBDIVISION PLAT A DISTANCE OF 425.36 FEET TO A 5/8" TERRA IRON ROD, L.S.72306; THENCE NORTH 00 38 56" EAST A DISTANCE OF 29.00 FEET TO A 5/8" IRON ROD, L.S.2393 MONUMENTING THE SOUTHEAST CORNER OF LOT 30 OF THE PACIFIC HEIGHTS SUBDIVISION, PHASE 1; THENCE NORTH 00'39'51" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 343.07 FEET TO THE POINT OF BEGINNING.

ERIK M. CARLISON PLS 72306

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 "MOUNTAIN VISTAS-PHASE 2" 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.

auction. I knows HOOD RIVER COUNTY DIRECTOR OF (BUDGET AND FINANCE, TREASURER/TAX COLLECTOR

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

APPROVALS:

THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS 20 DAY OF **JUNE**, 2016

THE PLAT OF "MOUNTAIN VISTAS—PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS ZODAY OF JUNE, 2016

CITY OF HOOD RIVER SUBLIC WORKS AND ENGINEERING DIRECTOR

THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS DOT DAY OF June, 2011e.

CITY OF HOOD RIVER RECORDER

THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS 20 FO DAY OF \_\_\_\_\_ UNE\_\_, 2016

Cyrthia Welleridge CITY OF HOOD RIVER PLANNING DIRECTOR

## COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "MOUNTAIN VISTAS-PHASE 2" TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE FEE No.2015-0884, RECORDED

MARCH 31, 2016, HOOD RIVER COUNTY DEED RECORDS.

THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS 20 DAY OF \_\_\_\_\_\_, 20 14

CITY OF HOOD RIVER MAYOR

THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_\_\_\_ DAY

Mon Miners CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS DAY OF JUNE 20, 2016. Jones

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS 2011 DAY OF \_\_\_\_\_\_, 2016.

HOOD RIVER COUNTY COMMISSIONER

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS 20 THE DAY OF \_\_\_\_\_, 20 16. halv

THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" WAS EXAMINED AND APPROVED BY ME THIS 20+1) DAY OF \_\_\_\_\_, 2016

HOOD RIVER COUNTY COMMISSIONER

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 SEPTEMBER 30, 2016.

June 17, 2016

HOOD RIVER COUNTY CLERK

MONUMENTATION OF CORNERS COMPLETED, PER AFFIDAVIT OF MONUMENTATION RECORDED, DOCUMENT No. \_\_\_\_, HOOD RIVER COUNTY DEED RECORDS. 2016-04196.

see affidavit to be recorded separately HOOD RIVER COUNTY SURVEYOR.

## NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PLAT TAX LOT 9400 INTO PHASE 2 OF MOUNTAIN VISTAS SUBDIVISION. TAX LOT 9400 IS THE REMAINING LAND LEFT OVER FROM THE PLATTING OF MOUNTAIN VISTAS, PHASE 1 (PREVIOUSLY TAX LOT 200). ALL OF THE OUTER BOUNDARY MONUMENTS ARE STILL INTACT AND HELD AS CONTROLLING MONUMENTS. THE ORIGINAL DESCRIPTION OF THIS LAND IS DESCRIBED AS A PORTION OF PARCEL 1 HOOD RIVER COUNTY PARTITION PLAT No. 2003-10P AS RECORDED IN HOOD RIVER COUNTY RECORDS, EXCEPTING ADJOINING PHASES OF ELIOT PARK, PHASES 1-4. OVER THE LAST 20 YEARS THE ORIGINAL PROPERTY DESCRIBED IN DEED TO SIEVERKROPP ORCHARDS, INC. FROM JOHN SIEVERKROPP INST#800749 HAS BEEN PLATTED OFF OVER THE YEARS. THE CONTROLLING ELEMENTS OF THIS BOUNDARY ARE BASED ON PREVIOUSLY PLATTED SUBDIVISIONS TO THE WEST AND NORTH, IN THESE AREAS THE PROPERTIES HAVE BEEN IMPROVED WITH FENCES IN MOST CASES, WHICH FALL ON PLAT LINES. THE LAND TO THE EAST AND SOUTH OF THIS PHASE IS LIMITED TO THE BOUNDARY OF PARTITION PLAT No. 2003-10p BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 AND THE METES AND BOUND DESCRIPTIONS OF THE PROPERTIES ALONG ELLIOT ROAD.

THE BASIS OF BEARING FOR THIS PLAT WAS MEASURED BETWEEN TWO 5/8" IRON RODS FOUND ON THE SOUTH LINE OF SIEVERKROPP AVENUE ON PHASE 1. THESE MONUMENTS WERE ORIGINALLY SET ON PHASE 1

REFERENCES:

FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE.

C.S. No. 0829. SURVEY FOR SIEVERKROPPS BY PERKINS. DATED APRIL 19, 1960.

C.S. No. 83060. SURVEY FOR MANFULL BY GAYLORD (L.S.1815). FILED DECEMBER 16, 1983. C.S. No. 85043. SURVEY FOR RICARDS BY CRON (L.S.1028). FILED JULY 12. 1985.

C.S. No. 89097. SURVEY FOR HAMADA BY KLEIN (L.S. 932). FILED NOVEMBER 3, 1989

C.S. No. 95111. SURVEY FOR PACIFICORP BY HEIDECKE (L.S.2132). FILED NOVEMBER 7, 1995.

C.S. No. 99069. PARTITION PLAT NO.9914 FOR NELSON BY DOWD (L.S.2393). FILED AUGUST 24, 1999. C.S. No. 2000-014. SURVEY FOR BOWERS BY KLEIN (L.S.932). FILED FEBRUARY 25, 2000.

C.S. No. 2000-045. SUBDIVISION PLAT OF PACIFIC HEIGHTS, PHASE ONE FOR SIEVERKROPP BY DOWD (L.S.2393) FILED MAY 26, 2000.

C.S. No. 2001-068. SUBDIVISION PLAT OF PACIFIC HEIGHTS, PHASE TWO FOR SIEVERKROPP BY DOWD (L.S.2393) FILED SEPTEMBER 18, 2001.

C.S. No. 2002-049. PARTITION PLAT No. 2002-16p FOR SIEVERKROPP BY GAYLORD (L.S.1815). FILED JULY 23, 2002.

C.S. No. 2003-024. PARTITION PLAT No. 2003-10p FOR SIEVERKROPP BY HUFFMON (L.S.2786). FILED APRIL 16, 2003.

C.S. No. 2004-084. SUBDIVISION PLAT OF ELIOT PARK SUBDIVISION, PHASE ONE FOR SIEVERKROPP BY BESEDA (L.S.50800). FILED DECEMBER 29, 2004.

C.S. No. 2005-038. SUBDIVISION PLAT OF ELIOT PARK, PHASE TWO FOR SIEVERKROPP BY BESEDA (L.S.50800). FILED JUNE 16,2005.

C.S. No. 2005-095. PLA SURVEY FOR EASTMAN BY DOWD (L.S.2393). FILED NOVEMBER 2, 2005. C.S. No. 2006-019. SUBDIVISION PLAT OF ELIOT PARK SUBDIVISION, PHASE THREE FOR SIEVERKROPP BY BESEDA (L.S.50800). FILED MARCH 9, 2006.

C.S. No. 2007-105. SUBDIVISION PLAT OF ELIOT PARK SUBDIVISION, PHASE FOUR FOR SIEVERKROPP BY BESEDA (LS.50800). FILED OCTOBER 8, 2007.

C.S. No. 2015-021. SUBDIVISION PLAT OF MOUNTAIN VISTAS, PHASE ONE FOR SEIVERKROPP BY CARLSON (L.S.72306). FILED MARCH 31. 2015.

**EASEMENT REFERENCES:** 

EASEMENTS OF RECORD, PER AMERITITLE SORT REPORT No.106769AM

4) RURAL WATER ANNEXATION AGREEMENT, INST#840369

5) PUBLIC UTILITY EASEMENT TO THE CITY OF HOOD RIVER INST#2001-032, AS SHOWN ON PAGE 1.

6) COVENANTS, CONDITIONS AND RESTRICTIONS, INST#2015-00884

DECLARATION AND DEDICATION:

I, Thomas Sieverkropp, President of Sieverkropp Development, Inc. AS OWNER DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS THE PLAT OF "MOUNTAIN VISTAS-PHASE 2" 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 SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, PATHWAYS AND PUBLIC EASEMENTS AND CREATE PRIVATE EASEMENTS SHOWN ON SUCH PLAT.

ON SUCH PLAT.

SULPE

PRESIDENT OF SIEVERKROPI DEVELOPMENT, INC.

ACKNOWLEDGMENT:

STATE OF OREGON

COUNTY OF HOOD RIVER

)SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF JUNE, 2016, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED THOMAS SIEVERKOPP, PRESIDENT OF SIEVERKROPP DEVELOPMENT, INC., BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

Nancy J. Carlson Mi carlson

NOTARY PUBLIC- OREGON

939097 COMMISSION NO: MY COMMISSION EXPIRES: May 14, 2019

REGISTERED PROFESSIONAL LÁMD / SURVEYOR in/MI, OREGON December 30, 2005 ERIK M. CARLSON Expires: December, 2017

TERRA SURVEYING

P.O. BOX 617 HOOD RIVER, OREGON 97031

PHONE: (541) 386-4531 E-Mail: terra@gorge.net

DATE: MAY 10, 2016 PROJECT: 16055phase2 SCALE: 1" = 40'

ASSESSORS MAP: 3N-10E-36CD TL 9400

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

## SUBDIVISION POST-MONUMENTATION AFFIDAVIT

Post-Monumentation:

1

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 "Mountain Vistas-Phase 2" subdivision, as recorded as plat number 2016-2136 on June 27<sup>h</sup> 2016 in Hood River County records, said interior corners for this subdivision were set as shown on official plat. Due to construction delays, post monumentation occurred later than official plat notes. Monuments set

	irred later than official plat notes. Monuments se
op October 20, 201/6.	
Erik M. Carlson P.L.S 72306	PROFESSIONAL
Erik IVI. Carlson P.L.S 72300	LAND SURVEYOR
NOTARY CERTIFICATE	OREGON DECEMBER 30, 2005
State of Oregon }	BRIK M. CARLSON 72308
County of Hood River } ss }	Egis Per 2017
Signed and sworn to before me on this 30	day of Novem 3er, 2016. Witness my
hand and official seal.	
Dave Sign)	OFFICIAL STAMP STEVEN J NYBROTEN NOTARY PUBLIC-OREGON COMMISSION NO. 926412
Notary Public-OREGON	MY COMMISSION EXPIRES MARCH 16, 2018 (
Commission No: 0126412	
My commission expires: Much 16, 2018	

Approval:

I, Bradly J. Cross, Hood River County Surveyor, do hereby certify that said Affidavit of Remaining Monumentation for Moutain Vistas, Phase 2, has been examined by me and that it complies with O.R.S.92.070(3)(b).

18vor DECEMBER 1, 2016.

Hood River County Surveyor,

Date

HOOD RIVER COUNTY, OR 2016-04175
PLAT-ACN 12/02/2016 12:42 PM
cnt=1 stn=2 COUNTER
\$5.00 \$11.00 \$20.00 \$10.00 \$15.00 \$61.00



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.