

"PINE CREST P.U.D." PHASE 2

for

B.B.K. HOLDINGS, L.L.C., an Oregon Limited Liability Company.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2016 062

DATE FILED: 10/5/16

BY: B.C.

NOTES ABOUT LOTS/TRACTS:

TRACT 10 IS SUBJECT TO FARM AND FOREST PRACTICES. INST# N/A

TRACT 10 PROHIBITS COMMERCIAL TIMBER HARVEST. INST# 2016-03380

LOTS 7, 8, 9, 10, 11, 12, 13, ARE ENCUMBERED BY THE BPA EASEMENT, RESTRICTING DEVELOPMENT WITHIN N EASEMENT.

INITIAL POINT

FOUND 5/8" IRON ROD, LS 1815 AT CENTER 1/4 CORNER OF SECTION 6. SET ON C.S.88042 (L.C.415)

FOUND 5/8" IRON ROD, L.S.1815. MONUMENT WAS SET IN 2006 TO MONUMENT THE U.S.A. LINE PER THE BLESSING OF USFS AND COUNTY OFFICIALS.

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

E 1/4 CORNER OF SECTION 6. CALCULATED AS PER D.L.C. C.S. 94133.

PHASE 2 AREA TABLE

Table with 2 columns: Lot/Tract, Area. Includes Lot 6 (3.98 ACRES), Lot 7 (2.00 ACRES), Lot 8 (2.00 ACRES), Lot 9 (2.09 ACRES), Lot 10 (2.46 ACRES), Lot 11 (2.09 ACRES), Lot 12 (2.10 ACRES), Lot 13 (2.29 ACRES), Lot 14 (2.02 ACRES), Lot 15 (2.50 ACRES), Lot 16 (2.00 ACRES), TOTAL 25.53 ACRES. Also includes Open Space (O.S.) breakdown for Tracts 3, 4, 5, 6, 7, 9, 10.

NOTE: LOT AREAS INCLUDE LAND WITHIN THE RIGHT OF WAY OF HIDDEN OAKS DRIVE

\*OPEN SPACE AREAS EXCLUDES PORTIONS IN THE TRAVELED ROADWAY.

\*\*TRACTS NOT INCLUDED IN OPEN SPACE CALCULATIONS.

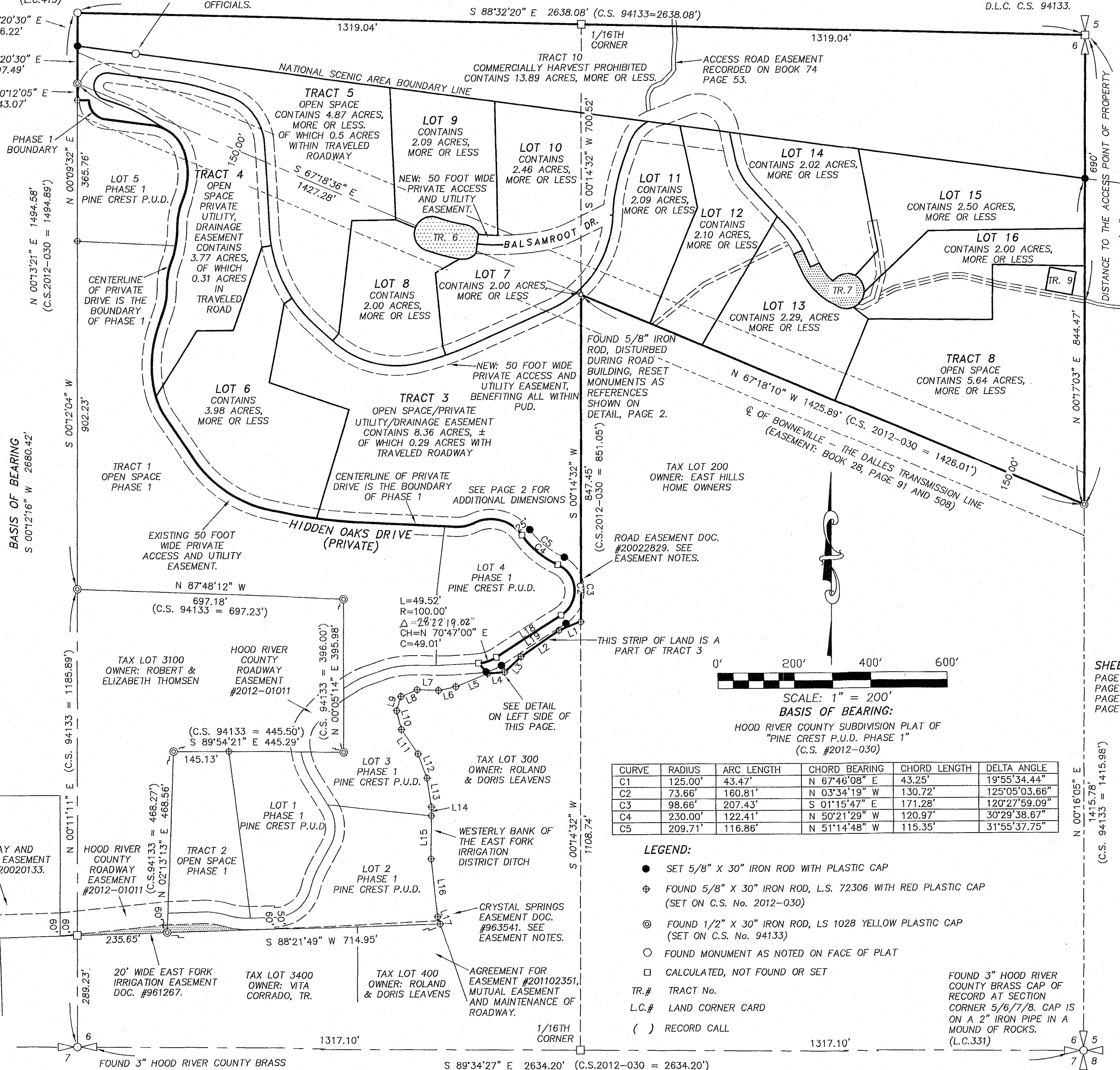
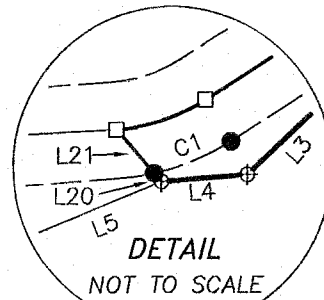


Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L21 with their respective bearings and distances.

NOTE: THIS LINE TABLE IS SPECIFIC TO PAGE 1 OF THIS PLAT.

SHEET INDEX: PAGE 1: EXTERIOR PLAT BOUNDARY, PAGE 2: LOT AND ROAD DETAILS, PAGE 3: LOT AND ROAD DETAILS, LINE AND CURVE TABLE, PAGE 4: SIGNATURE BLOCK AND NARRATIVE

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Lists curves C1 through C5 with their geometric data.

- LEGEND: SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, FOUND 5/8" X 30" IRON ROD, L.S. 72306 WITH RED PLASTIC CAP, FOUND 1/2" X 30" IRON ROD, LS 1028 YELLOW PLASTIC CAP, FOUND MONUMENT AS NOTED ON FACE OF PLAT, CALCULATED, NOT FOUND OR SET, TR.# TRACT No., L.C.# LAND CORNER CARD, ( ) RECORD CALL

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Erik M. Carlson, OREGON, December 31, 2005, ERIK M. CARLSON 72306, Expires: December, 2017

TERRA SURVEYING

DATE: MARCH 31, 2016, DATE OF MONUMENTATION: MARCH 29, 2016, SCALE: 1" = 200', PROJECT: 15040PUD, ASSESSORS MAP: 2N-11E-06D, P.O. BOX 617, HOOD RIVER, OREGON 97031, PHONE & FAX: (541) 386-4531, E-Mail: terra@gorge.net

"PINE CREST P.U.D." PHASE 2  
for  
B.B.K. HOLDINGS, L.L.C.

SHEET INDEX:  
PAGE 1: EXTERIOR PLAT BOUNDARY  
PAGE 2: LOTS AND ROAD DETAILS  
PAGE 3: LOTS, ROAD DETAILS, LINE AND CURVE TABLES  
PAGE 4: SIGNATURE BLOCK AND NARRATIVE

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2016 062

DATE FILED: 10/5/16.

BY: B.C.

INITIAL POINT  
FOUND 5/8" IRON ROD,  
LS 1815 AT CENTER 1/4  
CORNER OF SECTION 6.  
SET ON C.S.88042  
(L.C.418)

NOTE: MONUMENTS SET ON THE  
EDGE OF RIGHT OF WAY MEASURE  
25 FOOT OFF THE CENTERLINE AT  
RIGHT ANGLES.

S 88°32'20" E 1319.04'

TRACT 10  
COMMERCIAL TIMBER  
HARVEST PROHIBITED  
CONTAINS 15.12 ACRES,  
MORE OR LESS.

TRACT 5  
OPEN SPACE  
CONTAINS 4.87 ACRES, MORE OR LESS.

LOT 9  
CONTAINS  
2.09 ACRES,  
MORE OR LESS

LOT 10  
CONTAINS  
2.46 ACRES,  
MORE OR LESS

LOT 11  
CONTAINS  
2.09 ACRES,  
MORE OR LESS

LOT 14  
CONTAINS 2.02  
ACRES, MORE  
OR LESS

LOT 5  
PINECREST,  
PHASE 1  
2.0 ACRES  
MORE OR LESS

TRACT 4  
OPEN SPACE  
PRIVATE UTILITY AND  
DRAINAGE EASEMENT  
CONTAINS 3.77 ACRES,

LOT 8  
CONTAINS  
2.00 ACRES,  
MORE OR LESS

LOT 7  
CONTAINS 2.00 ACRES,  
MORE OR LESS

LOT 12  
CONTAINS  
2.10 ACRES,  
MORE OR LESS

LOT 13  
CONTAINS 2.29, ACRES  
MORE OR LESS

BASIS OF BEARING  
S 00°12'16" W 2680.42'

CENTERLINE OF PRIVATE  
DRIVE IS THE BOUNDARY  
OF PHASE 1

EXISTING 50 FOOT  
WIDE PRIVATE  
ACCESS AND UTILITY  
EASEMENT.

L=173.82'  
R=300.00'  
Δ=33°11'50.53"  
CH=N 02°00'16" E  
C=171.40'

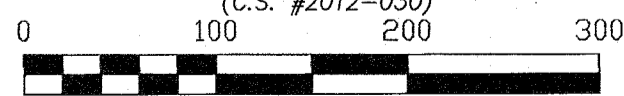
L=159.34'  
R=275.00'  
Δ=33°11'50.25"  
CH=S 02°00'16" W  
C=157.12'

L=68.91'  
R=200.00'  
Δ=19°44'28.41"  
CH=N 24°27'53" W  
C=68.71'

L=242.29'  
R=320.00'  
Δ=43°22'57.41"  
CH=N 56°01'35" W  
C=236.55'

BASIS OF BEARING:  
HOOD RIVER COUNTY SUBDIVISION PLAT OF  
"PINE CREST P.U.D. PHASE 1"  
(C.S. #2012-030)

FOUND 3" HOOD RIVER  
COUNTY BRASS CAP OF  
RECORD AT 1/4 CORNER  
SECTION 6/7. CAP LOOSE  
(L.C.1072)



SCALE: 1" = 100'

TRACT 3  
OPEN SPACE/PRIVATE UTILITY/DRAINAGE EASEMENT  
CONTAINS 8.36 ACRES, ±

CENTERLINE OF PRIVATE  
DRIVE IS THE BOUNDARY  
OF PHASE 1

LOT 4  
OF PHASE 1 OF  
PINE CREST  
P.U.D.

SEE PAGE 1 FOR  
ADDITIONAL  
DIMENSIONING

ACCESS ROAD EASEMENT  
RECORDED ON BOOK 74  
PAGE 53.

NEW: 30 FOOT WIDE  
PRIVATE ACCESS AND  
UTILITY EASEMENT,  
BENEFITING LOT 10

NEW: 50 FOOT  
WIDE PRIVATE  
UTILITY EASEMENT,  
BENEFITING ALL OF  
THE PUD

NEW: 10 FOOT WIDE  
PRIVATE DRAINAGE  
EASEMENT, BENEFITING  
ALL LOTS.

ROAD AND UTILITY  
EASEMENT  
INST# TO BE RECORDED

FOUND 5/8" IRON  
ROD, DISTURBED  
DURING ROAD  
BUILDING, RESET  
MONUMENTS AS  
REFERENCES

NEW: 50 FOOT WIDE  
PRIVATE ACCESS AND  
UTILITY EASEMENT,  
BENEFITING ALL OF  
THE PUD.

TAX LOT 200  
OWNER: EAST HILLS PUD  
HOME OWNERS

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- ⊕ FOUND 5/8" X 30" IRON ROD, L.S. 72306 WITH RED PLASTIC CAP (SET ON C.S. No. 2012-030)
- ⊙ FOUND 1/2" X 30" IRON ROD, L.S. 1028 YELLOW PLASTIC CAP (SET ON C.S. No. 94133)
- FOUND MONUMENT AS NOTED OF FACE OF THE PLAT
- CALCULATED, NOT FOUND OR SET

TR. # TRACT No.

( ) RECORD CALL

TERRA SURVEYING

DATE: MARCH 31, 2016  
DATE OF MONUMENTATION: MARCH 29, 2016  
SCALE: 1" = 100'  
PROJECT: 15040PUD  
ASSESSORS MAP: 2N-11E-06D  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ERIK M. CARLSON  
December 31, 2005  
72306

Expires: December, 2017

"PINE CREST P.U.D." PHASE 2 for B.B.K. HOLDINGS, L.L.C.

PAGE 3 OF 4

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2016 062

DATE FILED: 10/5/16

BY: BL

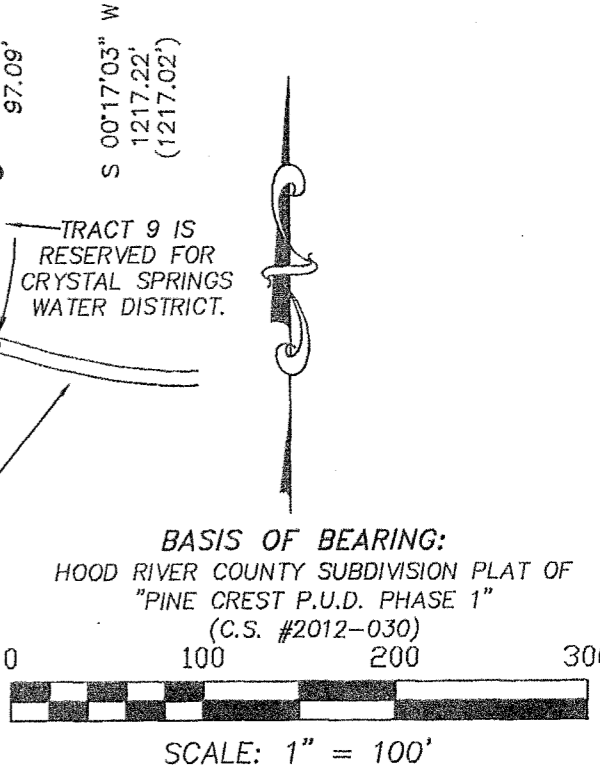
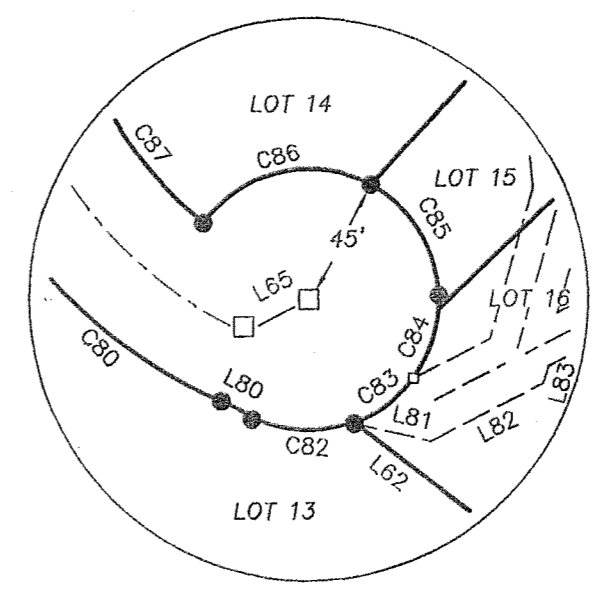
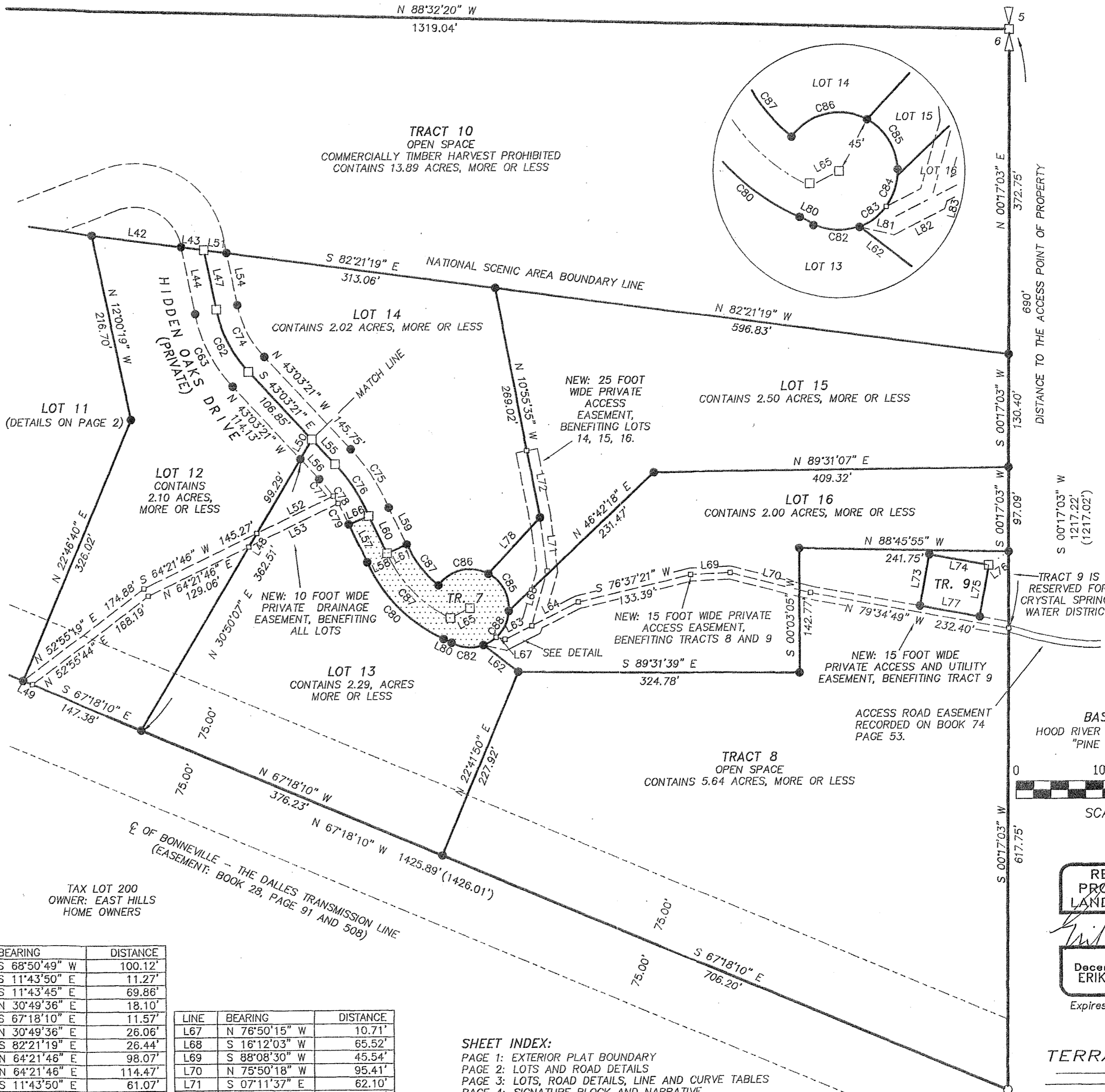
E 1/4 CORNER OF SECTION 6 CALCULATED AS PER D.L.C. C.S. 94133.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Rows C1 to C13.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Rows C14 to C63.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Rows C64 to C88.

Table with columns: LINE, BEARING, DISTANCE. Rows L1 to L22.



REGISTERED PROFESSIONAL LAND SURVEYOR ERIC M. CARLSON 72306 Expires: December, 2017

TERRA SURVEYING

DATE: MARCH 31, 2016 DATE OF MONUMENTATION: MARCH 29, 2016 SCALE: 1" = 100' PROJECT: 15040PUD ASSESSORS MAP: 2N-11E-06D P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE & FAX: (541) 386-4531 E-Mail: terra@gorge.net

SHEET INDEX: PAGE 1: EXTERIOR PLAT BOUNDARY PAGE 2: LOTS AND ROAD DETAILS PAGE 3: LOTS, ROAD DETAILS, LINE AND CURVE TABLES PAGE 4: SIGNATURE BLOCK AND NARRATIVE

LEGEND: SET 5/8" X 30" IRON ROD WITH PLASTIC CAP FOUND 1/2" X 30" IRON ROD, LS 102B YELLOW PLASTIC CAP (SET ON C.S. No. 94133) CALCULATED, NOT FOUND OR SET TR. # TRACT No. ( ) RECORD CALL

FOUND 3" HOOD RIVER COUNTY BRASS CAP OF RECORD AT SECTION CORNER 5/6/7/8. CAP IS ON A 2" IRON PIPE IN A MOUND OF ROCKS. (L.C.331)

"PINE CREST P.U.D." PHASE 2 for B.B.K. HOLDINGS, L.L.C.

NOTE ABOUT TRACTS: TRACTS HAVE BEEN CREATED ON THIS PLAT FOR THE FOLLOWING PURPOSES: TRACT 3: AS NOTED TRACT 4: AS NOTED TRACT 5: AS NOTED TRACT 6: PRIVATE ACCESS AND UTILITY EASEMENT, BENEFITING ALL TRACT 7: PRIVATE ACCESS AND UTILITY EASEMENT BENEFITING ALL TRACT 8: AS NOTED TRACT 9: WATER TANK TRACT 10: NATURAL AREA

HOOD RIVER COUNTY SURVEYOR'S OFFICE CS# 2016 062 DATE FILED: 10/5/16 BY: BZ

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 "PINE CREST P.U.D." PHASE 2 HOOD RIVER COUNTY, STATE OF OREGON.



LEGAL DESCRIPTION OF THE SUBDIVISION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST, WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, MONUMENTED BY A 5/8" IRON ROD, L.S.1815 BEING THE INITIAL POINT OF THIS PLAT; THENCE SOUTH 88°32'20" EAST ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 2,638.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°17'03" WEST ALONG THE EAST LINE OF SAID QUARTER A DISTANCE OF 1,217.02 FEET TO THE NORTHERLY LINE OF THE "EAST HILLS" PLANNED UNIT DEVELOPMENT (PUD), RECORDED AS PLAT NUMBER 981076, DATED MARCH 20, 1998, HOOD RIVER COUNTY PLAT RECORDS; THENCE NORTH 67°18'10" WEST ALONG SAID EAST HILLS PUD A DISTANCE OF 1,425.89 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°14'32" WEST ALONG SAID PUD A DISTANCE OF 847.45 FEET TO THE LOWER BANK, BEING THE WESTERLY BANK, OF THE EAST FORK IRRIGATION DISTRICT DITCH; THENCE FOLLOWING SAID DITCH, THE MORE OR LESS METES AND BOUNDS CALLS AS SHOWN ON THAT SURVEY FOR GEORGE WYEAST AND REX AXFORD FILED FOR RECORD BY COUNTY SURVEYOR EDW. HOBSON, FILE NUMBER 0619, COUNTY SURVEYORS SURVEY RECORDS AND ARE AS FOLLOWS:

THENCE SOUTH 68°10'07" WEST A DISTANCE OF 61.53 FEET; THENCE SOUTH 55°43'58" WEST A DISTANCE OF 120.54 FEET; THENCE SOUTH 46°58'45" WEST A DISTANCE OF 58.52 FEET; THENCE SOUTH 85°28'46" WEST A DISTANCE OF 44.84 FEET; THENCE SOUTH 67°55'24" WEST A DISTANCE 90.10 FEET; THENCE SOUTH 78°36'40" WEST A DISTANCE OF 46.57 FEET; THENCE NORTH 87°58'05" WEST A DISTANCE OF 56.14 FEET; THENCE SOUTH 67°18'50" WEST A DISTANCE OF 45.61 FEET; THENCE SOUTH 17°32'43" WEST A DISTANCE OF 38.39 FEET; THENCE SOUTH 14°43'05" EAST A DISTANCE OF 50.05 FEET; THENCE SOUTH 34°23'57" EAST A DISTANCE OF 76.78 FEET; THENCE SOUTH 19°58'13" EAST A DISTANCE OF 66.93 FEET; THENCE SOUTH 08°41'40" EAST A DISTANCE OF 76.08 FEET; THENCE SOUTH 00°39'03" WEST A DISTANCE OF 22.81 FEET; THENCE SOUTH 00°39'03" WEST A DISTANCE OF 111.38 FEET; THENCE SOUTH 06°31'51" EAST A DISTANCE OF 151.49 FEET; THENCE SOUTH 19°09'36" EAST A DISTANCE OF 19.61 FEET TO THE NORTH LINE OF PARCEL 1 CONVEYED TO GEORGE J. AND DOROTHY W. ANNALA ET UX. BY WARRANTY DEED RECORDED OCTOBER 17, 1960, IN DEED BOOK 44 AT PAGE 55, HOOD RIVER COUNTY DEED RECORDS; THENCE SOUTH 88°21'49" WEST ALONG SAID ANNALA TRACT AS SHOWN ON THAT SURVEY FOR ROBERT THOMSEN FILED FOR RECORD BY PROFESSIONAL LAND SURVEYOR (PLS) DANNY L. CRON (PLS 1028), FILE NUMBER 94133, COUNTY SURVEYORS SURVEY RECORDS A DISTANCE OF 714.95 FEET TO A 1/2" IRON ROD SET BY PLS 1028 FOR SAID SURVEY; THENCE NORTH 02°13'13" EAST A DISTANCE OF 468.31 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO RAY F. AND JANET C. AXFORD BY CORRECTION DEED RECORDED NOVEMBER 6, 1961 IN DEED BOOK 69 AT PAGE 550, HOOD RIVER COUNTY DEED RECORDS; THENCE SOUTH 89°54'21" EAST ALONG THE SOUTH LINE OF SAID AXFORD TRACT A DISTANCE OF 445.29 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°05'14" EAST ALONG THE EAST LINE OF SAID AXFORD TRACT A DISTANCE OF 395.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 87°48'12" WEST ALONG THE NORTH LINE OF SAID AXFORD TRACT A DISTANCE OF 697.18 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF SAID AXFORD TRACT; THENCE ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER NORTH 00°13'21" EAST A DISTANCE OF 1,494.58 FEET THE POINT OF BEGINNING.

EXCEPTING THEREFROM PINE CREST P.U.D., PHASE 1, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE PHASE 2 OF A PLANNED UNIT DEVELOPMENT SUBDIVISION, ASSESSORS MAP 2N-11E-06D. PHASE 2 OF THE DEVELOPMENT CONTAINS 11 LOTS, AND 4 OPEN SPACE AREAS. MONUMENTATION WAS FOUND AT THE OUT BOUNDS OF TAX LOT 100, EXCEPT THE NORTHEAST CORNER OF SOUTHEAST CORNER OF SECTION 6. I CALCULATED THIS POSITION BASED ON HOOD RIVER COUNTY SURVEY #94133. THIS CORNER IS LOCATED 1217.02 FEET NORTH OF THE A 1/2" IRON ROD L.S. 1028 MONUMENTING THE CENTERLINE OF THE BONNEVILLE-THE DALLES TRANSMISSION LINE. THE BASIS OF BEARING IS THE ORIGINAL PLAT OF PHASE 1 IN WHICH WE RESOLVED THE ORIGINAL BOUNDARY, THE MONUMENTS WERE TIED AND CHECK THROUGH THIS PLAT. THE CONTROLLING CORNERS SEEM DURABLE AND TO BE IN GOOD CONDITION. THE NORTH LINE OF PHASE 2 ABUTS THE NATIONAL SCENIC BOUNDARY AS DETERMINED IN BY L.S.1815 IN 2005 WITH COOPERATION WITH THE COUNTY AND FOREST SERVICE. MONUMENTS ARE SET AS SHOWN, LET IT BE NOTED THAT THE TRUE PROPERTY CORNER IS WITH THE TRAVELED GRAVEL ROADWAY. THEREFORE WE SET REFERENCE MONUMENTS AT THE INTERSECTION OF THE PROPERTY LINE AND THE RIGHT OF WAY LINES.

APPROVALS:

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF SEPTEMBER, 2016. [Signature] HOOD RIVER COUNTY SURVEYOR PUBLIC WORKS

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF September, 2016. [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 15th DAY OF September, 2016. [Signature] MANAGER CRYSTAL SPRINGS WATER DISTRICT

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 15 DAY OF SEPTEMBER, 2016. [Signature] HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS SURVEYOR

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF September 2016. [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 15th DAY OF September, 2016. [Signature] MANAGER EAST FORK IRRIGATION DISTRICT

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF September, 2016. [Signature] HOOD RIVER COUNTY PLANNING DIRECTOR COMMISSION CHAIR

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF September, 2016. [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 15th DAY OF SEPTEMBER, 2016. [Signature] WYEAST FIRE CHIEF

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF SEPTEMBER, 2016. [Signature] HOOD RIVER COUNTY PLANNING COMMISSION CHAIR DIRECTOR

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF September, 2016. [Signature] HOOD RIVER COUNTY COMMISSIONER

ACKNOWLEDGMENT: STATE OF OREGON ) ) SS: COUNTY OF Wasco ) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 14, 2016 BY LYNN MOORE OF B.B.K. HOLDINGS, L.L.C.

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF September, 2016. [Signature] CHAIR HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "PINE CREST P.U.D." PHASE 2 WAS EXAMINED AND APPROVED BY ME THIS 15 DAY OF SEPTEMBER 2016. [Signature] HOOD RIVER COUNTY SANITARIAN

ACKNOWLEDGMENT: NAME OF NOTARY (PRINT) PUBLIC - OREGON [Signature] SIGNATURE OF NOTARY PUBLIC - OREGON 471653 COMMISSION NUMBER MY COMMISSION EXPIRES: October, 2016

NOTE: VARIOUS BUILDING DESIGN AND SITTING STANDARDS APPLY TO THE LOTS CREATED AS PART OF THIS PLANNED UNIT DEVELOPMENT. FOR MORE INFORMATION, PLEASE CONTACT THE HOOD RIVER COUNTY PLANNING DEPARTMENT SHEET INDEX: PAGE 1: EXTERIOR PLAT BOUNDARY PAGE 2: LOT AND ROAD DETAILS PAGE 3: LOT AND ROAD DETAILS, LINE AND CURVE TABLE PAGE 4: SIGNATURE BLOCK AND NARRATIVE

EASEMENT REFERENCES: AMERITITLE STATUS OF RECORD TITLE NO. 78360AM, DATED DEC 10, 2015 3. RECORD EASEMENT BOOK F, PAGE 448. PURPOSE: FLUME, CANAL OR DITCH. EASEMENT IS GENERAL IN DESCRIPTION AND NON LOCATABLE ON PLAT. 4 & 5. RECORD EASEMENT: BOOK 28, PAGE 97 AND BOOK 28 AND PAGE 508. IRRIGATION CANAL EASEMENT. RIGHTS HAVE BEEN FORFEITED WHEN EAST FORK FILLED CANAL AND CREATED EASEMENT #961267. PURPOSE: TRANSMISSION LINE EASEMENT. 6. RECORD EASEMENT BOOK 53, PAGE 67. IRRIGATION DITCH EASEMENT, NO LONGER EXISTS. 7. RECORD EASEMENT BOOK 69, PAGE 36. PURPOSE: TRANSMISSION LINE EASEMENT. EASEMENT IS GENERAL IN DESCRIPTION AND NON LOCATABLE ON PLAT AND NO OPEN CANALS EXIST ON THIS PROPERTY. 8. RECORD EASEMENT BOOK 75, PAGE 523. PURPOSE: ACCESS ROAD EASEMENT. HOOD RIVER COUNTY RECORD EASEMENT BOOK 74, PAGE 53. PURPOSE: ACCESS ROAD EASEMENT. EASEMENT IS GENERAL AND IS DESCRIBED AS CROSSING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PLANNING CONDITION NUMBER 54 REQUIRES THIS ACCESS TO REMAIN OPEN. 9. RECORD EASEMENT #961267. PURPOSE: EAST FORK IRRIGATION PIPELINE. 20' EASEMENT IS SHOWN ONLY WITHIN PHASE 1 OF THE PLAT. DESCRIPTION USE MORE OR LESS CALLS AND DOES NOT ALWAYS MATCH THE ASBUILT POSITION, EASEMENT SHOWN IS BASED ON DEED DESCRIPTION AND PHYSICAL LOCATION OF PIPELINE, SHOULD HAVE LINE MARKED TO SHOWN FIELD LOCATION, SEE RESPECTIVE PAGE FOR EASEMENT TIES. 10. RECORD EASEMENT #963541. PURPOSE: CRYSTAL SPRINGS WATER DISTRICT PIPELINES ONLY WITHIN PHASE 1. A 10' EASEMENT WHICH IS NOT SPECIFICALLY DESCRIBED, APPROXIMATE LOCATION IS SHOWN ON LOT 2. 11. RECORD AGREEMENT #201102351. PURPOSE: AGREEMENT TO GRANT MUTUAL USE AND MAINTENANCE OF ROADWAY. 12. RECORD EASEMENT #2012-01011. PURPOSE: GENERALLY DESCRIBED ROAD AND UTILITY EASEMENT 13. RECORD EASEMENT #2012-01012. PURPOSE: GENERALLY DESCRIBED ROAD AND UTILITY EASEMENT, THIS PLAT DESCRIBES THE ROAD EASEMENT WITH SPECIFIC DIMENSIONS, THEREFORE SUPERSEDES PREVIOUS EASEMENT. 14. RECORD INST #2012-2174, CCR'S DOCUMENT, AMENDED AS INST#2014-02607.

TERRA SURVEYING DATE: MARCH 31, 2016 DATE OF MONUMENTATION: MARCH 29, 2016 SCALE: 1" = 200' PROJECT: 208035PUD ASSESSORS MAP: 2N-11E-06D P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE & FAX: (541) 386-4531 E-Mail: terra@gorge.net