

BARREL SPRINGS

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

PREPARED FOR CONSOLIDATED LAND & CATTLE, LLC
HOOD RIVER COUNTY PLANNING FILE #15-0048

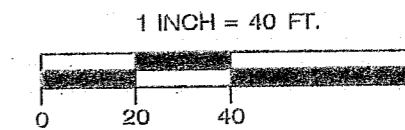
SURVEYED: JUNE 30, 2017
SUMMIT LAND SURVEYORS JOB NO. 161-008
SHEET 1 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	23.36'	15.00'	89°12'56"	N44°55'47"W	21.07'
C2	23.77'	15.00'	90°47'04"	N45°04'13"E	21.36'
C3	23.36'	15.00'	89°12'56"	N44°55'47"W	21.07'

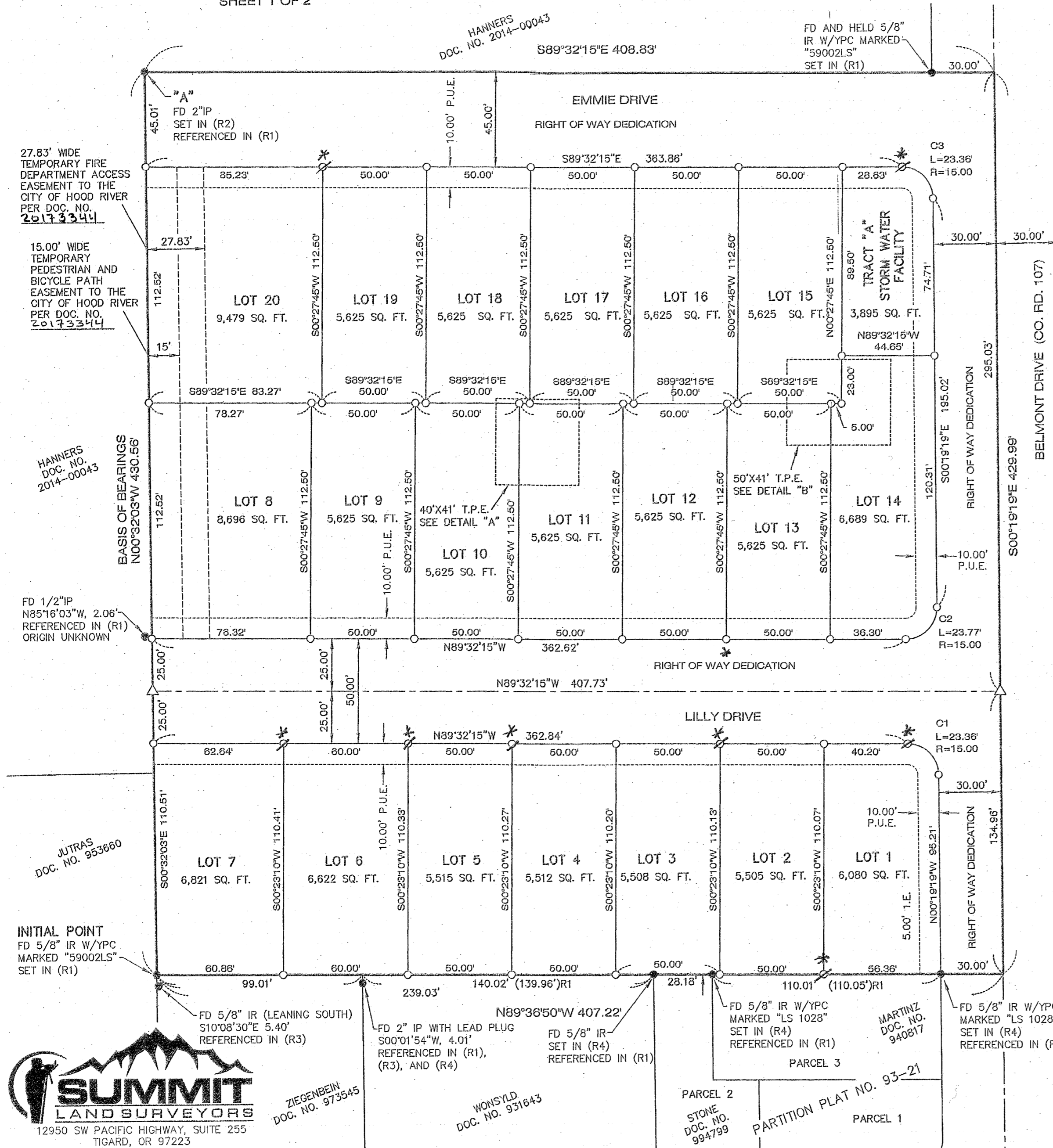
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
FEBRUARY 08, 2000
JOHN R. WADE
59999 LS

EXPIRES: 06/30/18



HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# 2017 060
DATE FILED: 10/12/2017
BY: *RL*



LEGEND:

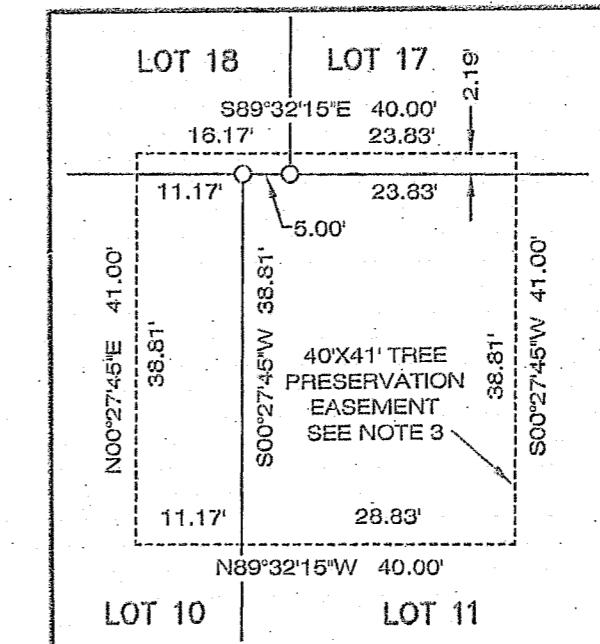
- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "SUMMIT LS 59999" TO BE SET DURING REMAINING MONUMENTATION SET ON: 1/16/2018
- △ DENOTES 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP INSCRIBED "SUMMIT LS 59999" TO BE SET DURING REMAINING MONUMENTATION SET ON: 1/16/2018
- DENOTES FOUND MONUMENT AS NOTED HELD UNLESS OTHERWISE NOTED
- SQ.FT. DENOTES "SQUARE FEET"
- DOC. NO. DENOTES "DOCUMENT NUMBER"
- P.U.E. DENOTES "PUBLIC UTILITY EASEMENT"
- I.E. DENOTES "IRRIGATION EASEMENT FOR THE BENEFIT OF THE EAST FORK IRRIGATION DISTRICT"
- T.P.E. DENOTES "TREE PRESERVATION & CONSERVATION EASEMENT FOR THE BENEFIT OF THE CITY OF HOOD RIVER"
- IR DENOTES "IRON ROD"
- IP DENOTES "IRON PIPE"
- FD DENOTES "FOUND"
- W/YPC DENOTES "WITH YELLOW PLASTIC CAP"
- CS DENOTES "COUNTY SURVEY"
- * REFERENCE MONUMENT SET AS PER AFFIDAVIT OF REMAINING MONUMENTATION ON 1/16/2018.

SURVEY REFERENCES

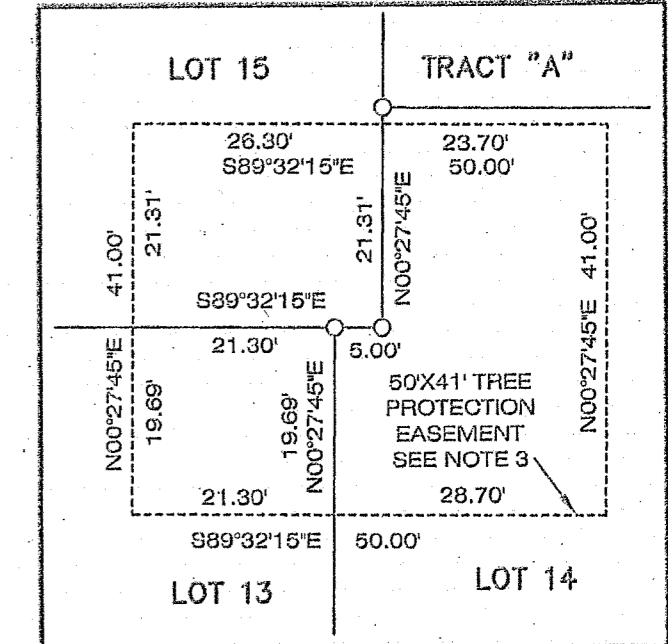
- (R1) DENOTES RECORD DATA PER COUNTY SURVEY CS 2005 105 FILED NOV 21, 2005 BY KLEIN & ASSSOC. FOR KEN RANDELL
- (R2) DENOTES RECORD DATA PER COUNTY SURVEY CS 0801 COMPLETED ON JUNE 29, 1909 BY COUNTY SURVEYOR, JOHN L. HENDERSON, FOR R.W. ORDWAY
- (R3) DENOTES RECORD DATA PER COUNTY SURVEY CS 1146 FILED ON DEC. 10, 1971 BY NEWTON SURVEYING COMPANY FOR PAUL WORTHEN
- (R4) DENOTES RECORD DATA PER COUNTY SURVEY CS 1993067 (PARTITION PLAT NUMBER 9321) FILED ON SEPTEMBER 21, 1993 BY DLC SURVEYING FOR L.C. BALDWIN AND VIRGINIA BALDWIN

NOTES:

- 1) THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY HOOD RIVER COUNTY PLANNING DEPARTMENT FILE #15-0048.
- 2) LOTS 1 THROUGH 20 AND TRACT "A" ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON.
- 3) LOTS 10, 11, 13, 14, 15, 17 AND 18 ARE SUBJECT TO A TREE PRESERVATION AND CONSERVATION EASEMENT (T.P.E.) FOR THE BENEFIT OF THE CITY OF HOOD RIVER TO PRESERVE, PROTECT AND MAINTAIN FIVE (5) OREGON WHITE OAK TREES WITHIN THE EASEMENTS. SAID TREES ARE TO BE PRESERVED, PROTECTED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY OF HOOD RIVER CODES AND ORDINANCES AND SHALL NOT BE REMOVED WITHOUT A PERMIT ISSUED BY THE CITY OF HOOD RIVER, EXCEPT AS ALLOWED IN CASE OF EMERGENCY AS PROVIDED BY CITY CODE OR ORDINANCE.
- 4) TRACT "A", STORM WATER FACILITY, SHALL BE OWNED AND MAINTAINED BY THE CITY OF HOOD RIVER.
- 5) LOTS 8 AND 20 ARE SUBJECT TO A 27.83' WIDE TEMPORARY FIRE DEPARTMENT ACCESS EASEMENT AND A 15.00' WIDE TEMPORARY PEDESTRIAN AND BICYCLE PATH EASEMENT TO THE CITY OF HOOD RIVER PER DOC. NO. 20173344 AS SHOWN HEREON. TERMINATION OF THESE EASEMENTS SHALL BE DICTATED PER SAID DOCUMENT. UPON THE TERMINATION OF THE TEMPORARY PEDESTRIAN AND BICYCLE PATH EASEMENT, AN 8.00' WIDE PERMANENT PEDESTRIAN AND BICYCLE PATH EASEMENT TO THE CITY OF HOOD RIVER WILL COME INTO EXISTENCE, TO SUPERSEDE AND REPLACE SAID TEMPORARY EASEMENT AS STIPULATED IN SAID DOCUMENT.
6. AN IRRIGATION EASEMENT EXISTS OVER A DITCH AS STATED IN BOOK B, PAGE 562 AND FILED FOR RECORD ON DECEMBER 26, 1899. AN IRRIGATION DITCH DOES NOT EXIST ON THE SUBJECT PROPERTY AT THIS TIME, SO SAID EASEMENT IS OF AN INDETERMINATE LOCATION.



DETAIL "A" SCALE: 1"=20'



DETAIL "B" SCALE: 1"=20'

SUMMIT LAND SURVEYORS
12950 SW PACIFIC HIGHWAY, SUITE 255
TIGARD, OR 97223
PHONE & FAX: 503.928.5589
www.summitlandsurveyors.com

ZIEGENBEIN
DOC. NO. 973545

WONSLD
DOC. NO. 931643

PARCEL 2
STONE
DOC. NO. 994799

PARCEL 1
PARTITION PLAT NO. 93-21
MARTINEZ
DOC. NO. 940817

BARREL SPRINGS

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD
RIVER COUNTY, OREGON

PREPARED FOR CONSOLIDATED LAND & CATTLE, LLC
HOOD RIVER COUNTY PLANNING FILE #15-0048

SURVEYED: JUNE 30, 2017
SUMMIT LAND SURVEYORS JOB NO. 161-008
SHEET 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
FEBRUARY 08, 2000
JOHN R. WADE
59999 LS
EXPIRES: 06/30/18

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2017 050

DATE FILED: 10/12/2017

BY: BCL

SURVEYORS CERTIFICATE:

I, JOHN R. WADE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED IN THE ANNEXED MAP OF "BARREL SPRINGS", LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH A YELLOW PLASTIC STAMPED "59002LS" WHICH BEARS N89°36'50"W, 239.03 FEET FROM A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 93-21, A PARTITION PLAT OF RECORD IN HOOD RIVER COUNTY,

THENCE N 00°32'03" W, 430.56 FEET TO A 2" IRON PIPE;

THENCE S 89°32'15" E, 408.83 FEET;

THENCE S 00°19'19" E, 429.99 FEET;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARTITION PLAT AND THE EXTENSION THERE OF, N 89°36'50" W, 407.22 FEET TO THE INITIAL POINT.

CONTAINING: 175,544 SQ.FT. OR 4.03 ACRES OF LAND

AS PER O.R.S. 92.060 (5) AND 92.070 (2), I CERTIFY THAT THE REMAINING MONUMENTS IN THIS SUBDIVISION PLAT WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

MONUMENTATION COMPLETED 1/16/2018 AS PER AFFIDAVIT OF REMAINING MONUMENTATION RECORDED 3/12/2018 AS DOCUMENT NO. 2018-00776

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO 20 LOTS AND 1 TRACT, THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 20053911, HOOD RIVER COUNTY DEED RECORDS.

BOUNDARY DETERMINATION PER RECORD OF SURVEY CS 2005 105, HOOD RIVER COUNTY SURVEY RECORDS.

THE BASIS OF BEARING IS SHOWN HEREON AS N00°32'03"W BETWEEN THE INITIAL POINT AND MONUMENT "A", PER SURVEY CS 2005 105, HOOD RIVER COUNTY SURVEY RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CONSOLIDATED LAND & CATTLE, LLC IS THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THE ANNEXED MAP OF "BARREL SPRINGS" TO BE A TRUE AND ACCURATE PLAT THEREOF; HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92; ALL LOTS BEING THE DIMENSIONS SHOWN AND ALL EASEMENTS OF THE WIDTHS THEREIN SET FORTH, AND HEREBY DEDICATES THE STREET TO THE PUBLIC FOR PUBLIC USE FOREVER, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

CONSOLIDATED LAND & CATTLE, LLC

BY: *Kenneth A. Randall*
KENNETH A. RANDALL, MEMBER

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Clackamas } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 5th 2017 BY KENNETH A. RANDALL AS MEMBER OF CONSOLIDATED LAND & CATTLE, LLC, ON BEHALF OF SAID LLC.

[Signature]
NOTARY SIGNATURE

Sara Gabriela Garcia-Cortez
NOTARY PUBLIC - OREGON

COMMISSION NO. 962090

MY COMMISSION EXPIRES May 24, 2021

CITY OF HOOD RIVER APPROVALS:

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 22 DAY OF SEPTEMBER, 2017.

[Signature]
CITY OF HOOD RIVER PUBLIC WORKS AND ENGINEERING DIRECTOR

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 26 DAY OF September, 2017.

[Signature]
CITY OF HOOD RIVER RECORDER

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 26 DAY OF SEPTEMBER, 2017.

Cynthia A. Walkbridge
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF September, 2017.

[Signature]
CITY OF HOOD RIVER MAYOR

RECORDING INFORMATION

PLAT NUMBER: 20173345
INSTRUMENT RECEIVED ON THE 28th DAY
OF September, 2017, AT 3:07 P.M.

[Signature]
HOOD RIVER COUNTY CLERK

HOOD RIVER COUNTY APPROVALS:

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE EXAMINED THE ANNEXED MAP OF BARREL SPRINGS, AND THAT THE NAME ADOPTED FOR SAID PLAT IS 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 LAS AND WE HEREBY APPROVE OF SAID PLAT.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

HOOD RIVER COUNTY APPROVALS:

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF SEPTEMBER, 2017.

[Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF September, 2017.

[Signature]
CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF September, 2017.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF September, 2017.

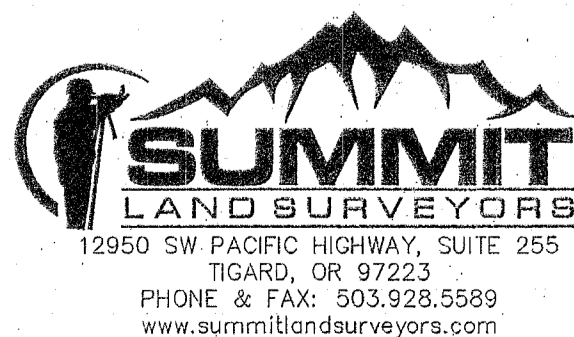
[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF September, 2017.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF September, 2017.

[Signature]
HOOD RIVER COUNTY COMMISSIONER



CS# 2017 050

AFTER RECORDING, RETURN TO:

HOOD RIVER COUNTY SURVEYOR
918 18TH STREET
HOOD RIVER, OR 97031

HOOD RIVER COUNTY, OR 2018-00775
D-AFID 03/12/2018 11:30 AM
Cnt=1 Stn=2 COUNTER
\$5.00 \$11.00 \$24.00 \$10.00 \$25.00 \$75.00



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.

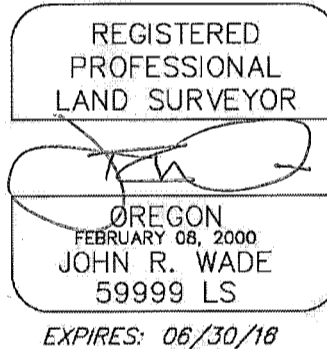
AFFIDAVIT OF REMAINING MONUMENTATION

I, John R. Wade, P.L.S. No. 59999LS, being duly sworn, depose and say that in accordance with O.R.S. 92.070, I have correctly surveyed and marked with proper monuments the remaining corners as indicated on the plat of "Barrel Springs" as recorded in Document Number 20173345 (CS#2017 050), Hood River County Plat Records, except as stated hereinafter. Said remaining corners were set on 01/16/2018.

The following monuments as shown on the recorded plat could not be set and reference monuments or other monumentation were set as follows:

1. A 1.17" copper disk inscribed "SUMMIT LS59999" was set N00°27'45"E, 7.00 feet from the northwest corner of Lot 19, the most northerly point of curvature of Tract "A", and the most northerly point of curvature of Lot 1, due to utility conflicts at the actual corners.
2. A 1.17" copper disk inscribed "SUMMIT LS59999" was set N00°23'10"E, 7.00 feet from the northwest corner of Lots 2, 4, 5, and 6 due to utility conflicts at the actual corners.
3. A 1.17" copper disk inscribed "SUMMIT LS59999" was set S00°27'45"W, 7.00 feet from the southwest corner of Lot 13 due to utility conflicts at the actual corner.
4. A 5/8" Iron Rod with Yellow Plastic Cap inscribed "SUMMIT LS59999" was set N00°23'10"E, 5.00 feet from the southwest corner of Lot 1 due to a tree at the actual corner.

Summit Land Surveyors, LLC
12950 SW Pacific Hwy, Suite 255
Tigard, OR 97281

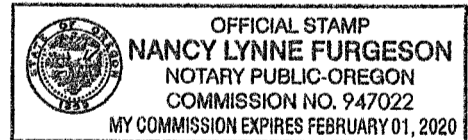


NOTARY CERTIFICATE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

Subscribed and sworn to before me this 16th day of February, 2018, by John R. Wade.

Nancy L. Furgeson
Notary Public for the State of Oregon
My Commission Expires February 1, 2020



COUNTY SURVEYOR APPROVAL

I, Bradley Cross, Hood River County Surveyor, do hereby certify that said Affidavit of Remaining Monumentation for "Barrel Springs" has been examined by me and that it complies with ORS 92.070(3)(b).

Approved MARCH 5, 2018.
Bradley Cross
Bradley Cross, Hood River County Surveyor