

TERRA SURVEYING
PLAT
OF
GILBERT PLACE SUBDIVISION
PAGE 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

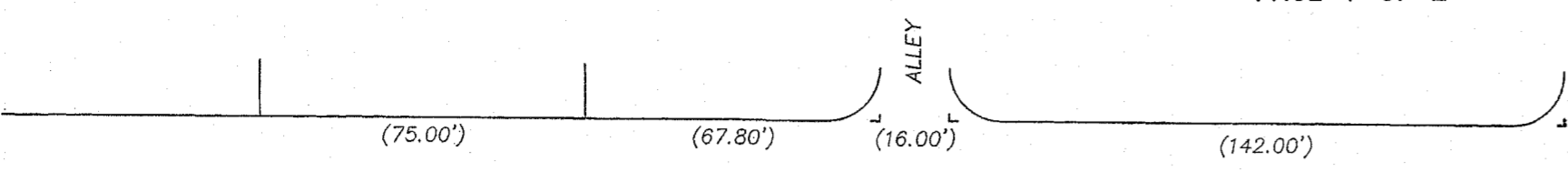
CS# 2018 001

DATE FILED: 1/12/2018

BY: [Signature]

CS# 2018 001

OWNERS:
BYRON G. ROBERTS,
TRUSTEES OF IDA K.
ROBERTS TRUST
3066 LORD BYRON PL.
EUGENE, OR 97408



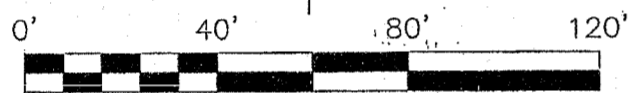
LOIS DRIVE (50' R/W)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 00°31'47" E	25.00'
L2	S 00°51'15" W	35.97'
L3	S 00°12'51" W	12.34'
L4	N 00°41'35" E	15.32'
L5	N 00°12'51" E	41.55'
L6	N 00°42'16" E	14.97'
L7	S 89°16'44" E	21.24'
L8	N 09°21'53" E	28.96'
L9	S 46°50'22" E	31.29'
L10	N 00°43'16" E	14.09'
L11	S 38°54'44" E	22.49'
L12	S 89°25'01" E	22.14'
L13	N 00°42'51" E	12.29'
L15	S 89°25'01" E	26.25'
L16	S 28°08'54" E	25.64'
L17	N 36°10'40" W	23.80'
L18	N 89°31'46" W	0.69'

3N-10E-35CC
TL 2300
DUCKWALL

3' TALL OLD BARBED WIRE



SCALE: 1" = 40'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY NO. 2007-090

LOCATION OF SURVEY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

BASIS OF BEARING
S 89°19'03" E
202.03'

RYAN LANE (PUBLIC 40' R/W)

N 89°19'48" W
222.50'

MEADOWLARK
HEIGHTS

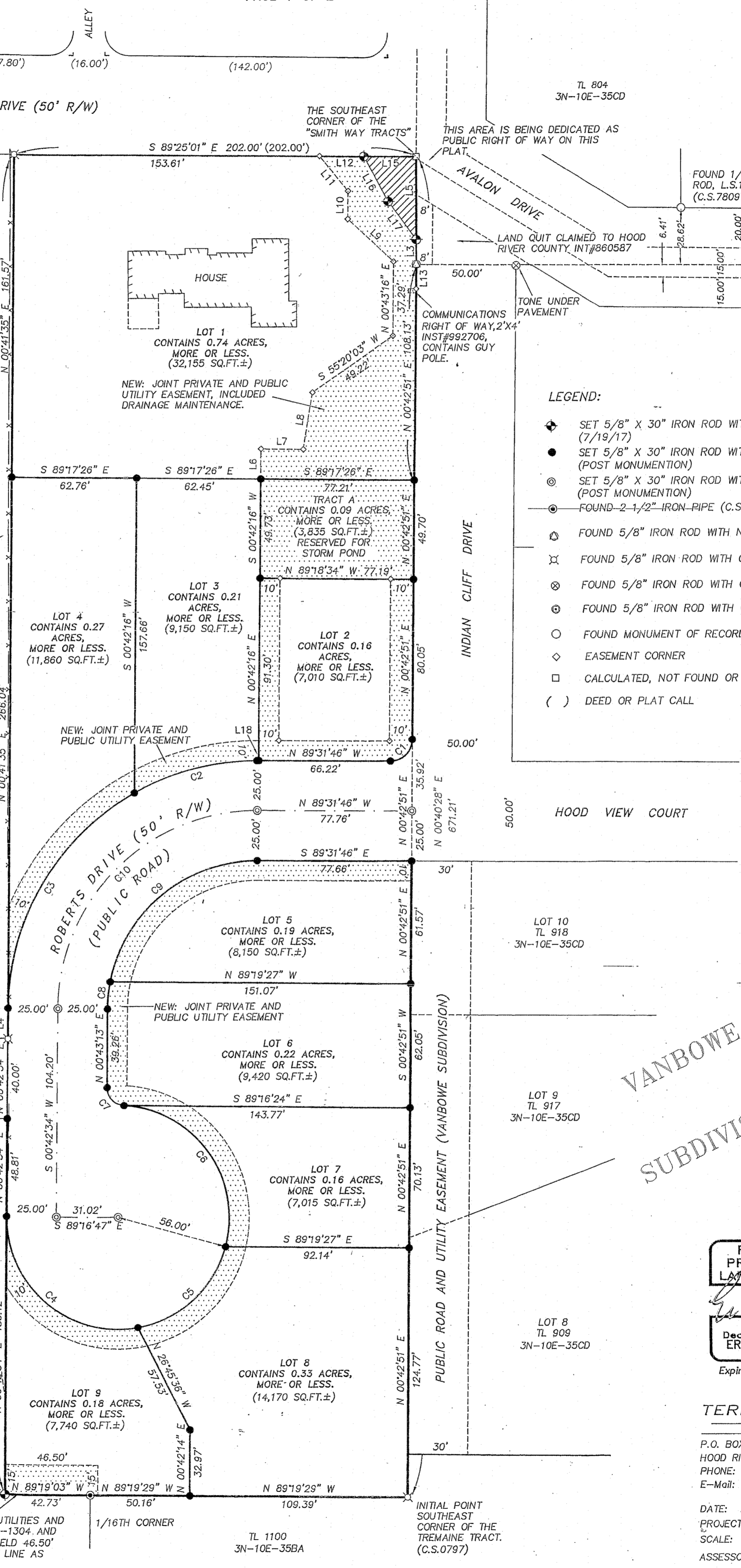
EXISTING 20' UNDER AND ABOVE GROUND UTILITY EASEMENT, CREATED ON PLAT OF MEADOWLARK HEIGHTS.

SOUTHWEST CORNER OF THE TREMAINE TRACT. (C.S.0798)

REPLACED IRON ROD IN THE ORIGINAL POSITION FROM C.S.2005034

EASEMENT FOR BURIED UTILITIES AND SEWER LINE, INST #2005-1304, AND 200703470 (TO CITY), HELD 46.50' AND PARALLEL TO WEST LINE AS CONTROLLING ELEMENT.

BRASS CAP FOUND IN MONUMENT CASE



LEGEND:

- ◆ SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, L.S.72306 (7/19/17)
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, L.S.72306 (POST MONUMENT)
- ⊙ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP, L.S.72306 (POST MONUMENT)
- ⊖ FOUND 2 1/2" IRON PIPE (C.S. 797)
- ⊕ FOUND 5/8" IRON ROD WITH NO CAP, (C.S. 1224)
- ⊗ FOUND 5/8" IRON ROD WITH CAP, L.S.1815 (C.S. 2005-034)
- ⊗ FOUND 5/8" IRON ROD WITH CAP, L.S.1815 (C.S. 86023)
- ⊗ FOUND 5/8" IRON ROD WITH CAP, L.S.72306 (C.S.2007-090)
- FOUND MONUMENT OF RECORD
- ◇ EASEMENT CORNER
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

VANBOWE
SUBDIVISION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2017

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

DATE: AUGUST 1, 2017

PROJECT: 17055PLAT

SCALE: 1" = 40'

ASSESSORS MAP: 3N-10E-35CC TL 2200

TL 1100
3N-10E-35BA

INITIAL POINT
SOUTHEAST
CORNER OF THE
TREMAINE TRACT.
(C.S.0797)

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PLAT
OF
GILBERT PLACE SUBDIVISION

LOCATION OF SURVEY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.
PAGE 2 OF 2

OWNER:
BYRON G. ROBERTS,
TRUSTEES OF IDA K.
ROBERTS TRUST
3066 LORD BYRON PL.
EUGENE, OR 97408

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2018 001

DATE FILED: 1/12/2018

BY: BC

CS# 2018 001

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 REINFORCING CAPS OR ALUMINUM CAPS WILL BE COMPLETED ON OR BEFORE OCTOBER 15, 2018.

Erik M. Carlson
ERIK M. CARLSON, L.S. 72306

9/5/17
DATE

RECORDING INFORMATION:

PLAT NUMBER: 20180013
INSTRUMENT RECEIVED ON THE 2ND DAY
OF JANUARY, 2018 AT 2:41 P.M.

[Signature]
HOOD RIVER COUNTY CLERK

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 GILBERT PLACE SUBDIVISION IN HOOD RIVER COUNTY, STATE OF OREGON. SAID SUBDIVISION IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD RIVER COUNTY AND STATE OF OREGON BEING 1275.95 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SECTION 35 AND BEING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND HERETOFORE TO CHESTER A. SMITH ET UX, BY DEED DATED NOVEMBER 15, 1951 AND RECORDED APRIL 28, 1952 IN BOOK 47 AT PAGE 480, DEED RECORDS IN HOOD RIVER COUNTY; THENCE NORTH ALONG THE EAST LINE OF SAID SMITH TRACT OF LAND AND ALONG THE NORTHERLY EXTENSION OF SAID LINE A DISTANCE OF 663.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO CHESTER A. SMITH ET UX, BY DEED DATED JULY 30, 1946 AND RECORDED OCTOBER 1, 1946 IN BOOK 33 AT PAGE 514, DEED RECORD HOOD RIVER COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID SMITH TRACT OF LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 33 AT PAGE 514 A DISTANCE OF 202 FEET, MORE OR LESS, TO THE EAST LINE OF THE FORMER H.M. TREMAINE TRACT OF LAND AS DESCRIBED IN DEEDS THERETO, ONE RECORDED DECEMBER 16, 1908 IN BOOK 2 AT PAGE 33 AND THE OTHER RECORDED DECEMBER 20, 1909 IN BOOK 3 AT PAGE 598 BOTH DEED RECORDS HOOD RIVER COUNTY; THENCE SOUTH ALONG THE EAST LINE OF SAID FORMER H.H. TREMAINE TRACT OF LAND 663 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF ON THE SOUTH LINE OF SAID SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35 A DISTANCE OF 202 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING EXCEPTING THEREFROM THE PORTION OF THIS PROPERTY WITHIN AVALON DRIVE RIGHT OF WAY. INITIAL POINT IS A 5/8" IRON ROD, L.S. 1815 FOUND AT THE SOUTHEAST CORNER OF SUBDIVISION.

Erik M. Carlson
ERIK M. CARLSON PLS 72306

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE.
- C.S. NO. 0797, SURVEY FOR HOWES AND BUTTS BY JOHN LELAND HENDERSON, DATED JANUARY 1909.
- C.S. NO. 1224, SURVEY FOR HENDERSON BY TENNESON ENGINEERING CORP. (L.S.183), FILED JANUARY 19, 1970.
- C.S. NO. 1343, SURVEY BY HOOD RIVER COUNTY, DATED MAY 1961.
- C.S. NO. 1749, PLAT OF SMITH WAY TRACTS BY FRALEY (L.S.183) FILED DECEMBER 3, 1954.
- C.S. NO. 78097, SURVEY FOR ADAMS BY CRON (L.S.1028), DATED SEPTEMBER 6, 1978.
- C.S. NO. 86023, PLAT OF VANBOWE SUBDIVISION BY TERRA (L.S.1815), RECORDED APRIL 8, 1986.
- C.S. NO. 92006, SURVEY FOR BROOKSIDE BY CRON (L.S.1028) FILED FEBRUARY 12, 1992.
- C.S. NO. 2003-072, PARTITION PLAT NO. 200322P FOR VALLEY CHRISTIAN BY KLEIN (L.S.932) FILED DATE NOVEMBER 14, 2003.
- C.S. NO. 2005-034, PROPERTY SURVEY FOR MEADOWLARK HEIGHTS BY TERRA (L.S.1815) FILED ON MAY 10, 2005.
- C.S. NO. 2007-090, SUBDIVISION PLAT OF MEADOWLARK HEIGHTS, P.U.D. FOR SMITH BY TERRA (L.S.72306), FILED SEPTEMBER 12, 2007.

EASEMENT REFERENCES:

- EASEMENTS OF RECORD, PER AMERITITLE SORT REPORT No.188858AM, DATED JULY 19, 2017
- 3) BOOK 2, PAGE 33, A PRIVATE EASEMENT BENEFITING FARMERS IRRIGATION COMPANY, IT APPEARS THIS IRRIGATION FLUME IS NOW A 8" PIPE WHICH FALLS IN LOIS DRIVE, FLUME IS SHOWN ON C.S.797.
- 4) BOOK 37, PAGE 632, A PRIVATE EASEMENT BENEFITING PACIFIC POWER & LIGHT COMPANY, DESCRIBED IN A GENERAL WAY, THE OVERHEAD POWER WIRES CROSSING THE NORTHEASTERLY CORNER OF THE PROPERTY, THESE WIRES HAVE NOW BEEN PLACED INTO THE RIGHT OF WAY.
- 6) INST#992706, A PRIVATE EASEMENT BENEFITING UNITED TELEPHONE COMPANY OF THE NORTHWEST AS SHOWN CENTERED ON EXISTING POWER POLE.
- 7) INST#20051304, A PRIVATE EASEMENT BENEFITING RICARD D. SMITH, GARY LEE SMITH AND DENNIS SMITH AS SHOWN AT THE SOUTHWEST CORNER OF SUBDIVISION.
- 8) INST#200703470, A PUBLIC EASEMENT BENEFITING THE CITY OF HOOD RIVER AS SHOWN ON THE SOUTHWEST CORNER OF SUBDIVISION.
- 9) INST#201203049, DEED RESTRICTIONS/RESTRICTIVE COVENANTS (CONSENT TO ANNEXATION)

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 GILBERT PLACE SUBDIVISION 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.

Delonna Gainhart
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE, TREASURER/TAX COLLECTOR

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

APPROVALS:

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 6TH DAY OF SEPTEMBER, 2017.

[Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 20TH DAY OF DECEMBER, 2017.

[Signature]
COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 8TH DAY OF SEPTEMBER, 2017.

[Signature]
ICE FOUNTAIN WATER DISTRICT MANAGER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 8TH DAY OF SEPTEMBER, 2017.

[Signature]
FARMERS IRRIGATION DISTRICT MANAGER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 2ND DAY OF JANUARY, 2018.

[Signature]
HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 1ST DAY OF SEPTEMBER, 2017.

[Signature]
WEST SIDE FIRE MARSHAL

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 11TH DAY OF SEPTEMBER, 2017.

[Signature]
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF THE GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18TH DAY OF SEPTEMBER, 2017.

[Signature]
HOOD RIVER COUNTY PLANNING COMMISSION CHAIR

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18TH DAY OF SEPTEMBER, 2017.

[Signature]
CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 19TH DAY OF SEPTEMBER, 2017.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18TH DAY OF SEPTEMBER, 2017.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18TH DAY OF SEPTEMBER, 2017.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 18TH DAY OF SEPTEMBER, 2017.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE A 9 LOT SUBDIVISION FROM TAX LOT 2200. TERRA PLATTED THE PROPERTY WEST OF THIS SITE INTO A SUBDIVISION NAMED MEADOWLARK HEIGHTS, WE USED THAT PLAT AS OUR BASIS OF BEARING. WE TIED TWO IRON RODS FOUND ON THE NORTH SIDE OF PLATTED RYAN LANE. THE PROPERTY BOUNDARIES WERE DESCRIBED IN HOOD RIVER COUNTY DEED BOOK 52, PAGE 123. DEEDED FROM JENSON TO GILBERT AND IDA ROBERTS. THIS DEED IS A PORTION OF A LARGER PIECE OF PROPERTY NAMED THE TREMAINE TRACT (BOOK 2 PAGE 33, 1908) AS SHOWN ON C.S.797. THIS DEED CALLS TO EXISTING DEEDS ON THE PERIMETER, BEING A 663 FOOT BY 202 FEET TRACT OF LAND BOUND TO THE SOUTH BY THE SOUTH LINE OF SECTION 35, WHICH WE TIED MONUMENTS DEFINING THIS LINE. THE WEST LINE IS BOUNDED BY THE DEED TO CHESTER SMITH BOOK 47, PAGE 460 IN 1951, THIS LINE WAS MONUMENTED BY GAYLORD L.S.1815 ON C.S.2005034. THE NORTH LINE IS BOUND BY THE SOUTH LINE OF SMITH WAY TRACTS SUBDIVISION, BEING SOUTH RIGHT OF WAY OF LOIS DRIVE. THE EAST LINE IS MEASURED 202 FEET EAST, MORE OR LESS TO THE FORMER TREMAINE TRACT, THIS LINE IS AN EXTENSION EASTERLY FROM TWO 5/8" IRON ROD L.S. 1815 (C.S.2005-034) FOUND TO THE WEST. THIS RESOLUTION FIT WELL WITH THE EAST LINE PROJECTED NORTHERLY FROM A IRON ROD FOUND ON THE EAST LINE SET ON C.S.1224.

THE NORTHEAST CORNER OF THE PROPERTY IS BEING DEDICATED AS PART OF AVALON DRIVE. A CORNER OF THIS AREA MAY HAVE BEEN DEDICATED TO THE COUNTY IN 1921 BY CRUIKSHANK. THIS GEOMETRY WAS NOT PERFECTLY CLEAR, THEREFORE I AM DEDICATING ADDITIONAL RIGHT OF WAY TOGETHER WITH WHAT WAS PREVIOUSLY DEDICATED AS SHOWN.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	11.00'	17.23'	S 45°35'33" W	15.52'	89°45'23"
C2	125.00'	64.68'	N 75°38'08" E	63.96'	29°39'30"
C3	125.00'	131.12'	N 30°45'37" E	125.19'	60°06'07"
C4	56.00'	98.39'	S 49°36'20" E	86.22'	100°39'27"
C5	56.00'	63.12'	N 47°46'55" E	59.83'	64°34'40"
C6	56.00'	99.88'	S 35°36'35" E	87.16'	102°10'24"
C7	9.00'	13.72'	S 42°58'03" E	12.43'	87°22'32"
C8	75.00'	13.74'	N 05°57'21" E	13.72'	10°29'42"
C9	75.00'	103.74'	N 50°49'55" E	95.67'	79°15'17"
C10	100.00'	156.84'	N 45°35'07" E	141.11'	89°44'52"

DECLARATION AND DEDICATION:

I, BYRON G. ROBERTS, AS TRUSTEE 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 GILBERT PLACE 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 SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, PATHWAYS AND PUBLIC EASEMENTS AND CREATE PRIVATE EASEMENTS SHOWN ON SUCH PLAT.

[Signature]
BYRON G. ROBERTS, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
)SS.
COUNTY OF HOOD RIVER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5TH DAY OF SEPTEMBER, 2017, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED Byron G. Roberts, BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

Nancy Jane Carlson
PRINT NAME OF NOTARY

[Signature]
SIGNATURE OF NOTARY

NOTARY PUBLIC- OREGON

COMMISSION NO: 939097

MY COMMISSION EXPIRES: May 14, 2019

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GILBERT PLACE SUBDIVISION TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE NO. 20180014, RECORDED JAN 2, 2018 (DATE), HOOD RIVER COUNTY DEED RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

DATE: AUGUST 1, 2017
PROJECT: 17055PLAT
SCALE: 1" = 40'
ASSESSORS MAP: 3N-10E-35CC TL 2200