

TERRA SURVEYING
THE LOG CABIN SUBDIVISION
A
PLANNED UNIT DEVELOPMENT
FOR

LEGACY DEVELOPMENT GROUP, INC., AN OREGON CORPORATION

LOCATION OF SURVEY:

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

FOUND HOOD RIVER COUNTY BRASS CAP IN MONUMENT BOX @ THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34.

FOUND A 5/8" IRON ROD, L.S.1815. MONUMENTING THE NORTHWEST CORNER OF LOT 15 OF ORIGINAL L.F. HENDERSON (C.S.2007079)

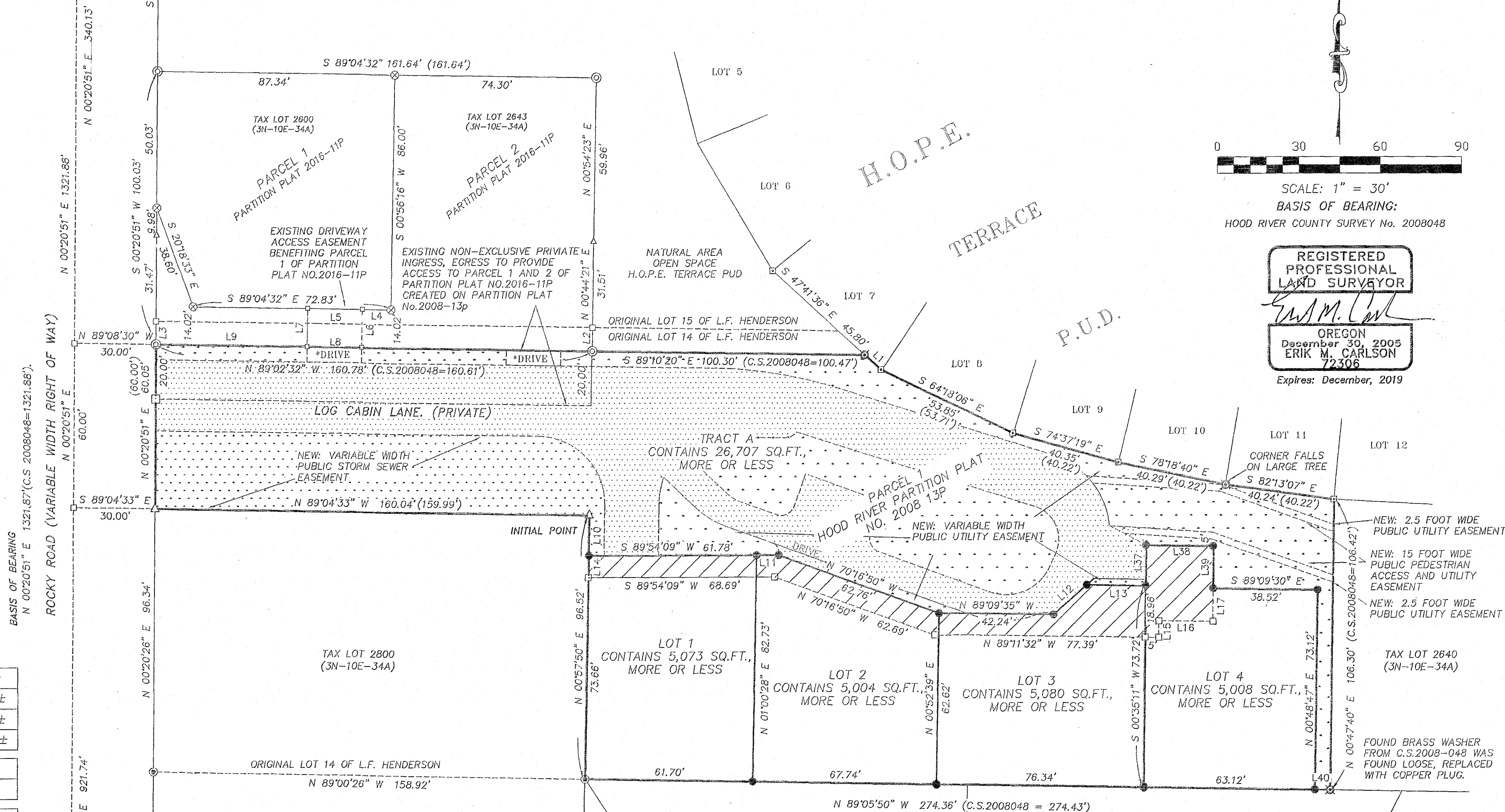


SCALE: 1" = 30'
BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY No. 2008048

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2019



AREA TABLE

LOT 1	5,073 SQ.FT.±
LOT 2	5,004 SQ.FT.±
LOT 3	5,080 SQ.FT.±
LOT 4	5,008 SQ.FT.±
ROADWAY AREA	12,642 SQ.FT. ±
TOTAL OPEN SPACE	14,066 SQ.FT. ±
TOTAL AREA OF PUD	46,872' SQ.FT.±
30% OPEN SPACE	

* 2 DRIVES ON NORTH LINE ARE NOT INCLUDED IN OPEN SPACE AREA. (111 SQ.FT. EACH)

FOUND HOOD RIVER COUNTY BRASS CAP @ THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34.

LEGEND:

- SET 5/8" IRON ROD WITH RED PLASTIC CAP, L.S.72306 (SET 8/13/18)
- ⊗ SET 1-5/32" DIAMETER COPPER PLUG, L.S.72306 (SET 8/13/18)
- ⊙ FOUND 5/8" IRON ROD WITH CAP, L.S.72306 (C.S.2016059)
- ⊗ FOUND 5/8" IRON ROD WITH CAP, L.S.72306 (C.S.2008058)
- ⊙ FOUND 5/8" IRON ROD WITH CAP, L.S.72306 (C.S.2008048)
- ⊙ FOUND 5/8" IRON ROD WITH CAP, L.S.1815 (C.S.2007079)
- △ FOUND 5/8" IRON ROD WITH CAP, L.S.1815 (C.S.2004089)
- ⊙ FOUND 5/8" IRON ROD WITH CAP, L.S.1815 (C.S.95022)
- FOUND MONUMENT OF RECORD, AS NOTED.
- CALCULATED, NOT FOUND OR SET
- () PREVIOUS SURVEY/PLAT CALL

HATCH LEGEND:

- NEW: PUBLIC UTILITY EASEMENT
- NEW: PRIVATE ROADWAY EASEMENT AND PUBLIC PEDESTRIAN ACCESS EASEMENT
- OPEN SPACE

LINE	BEARING	DISTANCE
L1	S 48°20'42" E	8.08'
L2	N 00°44'21" E	8.64'
L3	N 00°20'51" E	8.55'
L4	N 89°04'32" W	10.52'
L5	N 89°04'32" W	20.05'
L6	S 00°55'28" W	14.02'
L7	S 00°55'28" W	14.02'
L8	S 89°02'32" E	20.05'
L9	S 89°04'32" E	55.73'
L10	S 00°57'50" W	14.86'
L11	N 89°54'09" E	8.15'
L12	N 48°31'19" E	16.34'
L13	S 89°09'35" E	21.66'
L14	N 00°57'50" E	8.00'
L15	N 00°35'11" E	6.00'
L16	S 89°24'49" E	19.97'
L17	N 00°09'49" E	12.18'

TERRA SURVEYING

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

DATE: JUNE 20, 2019
PROJECT: 15035PUDPLAT
SCALE: 1" = 30'
ASSESSORS MAP: 3N-10E-34A TL 2603

TERRA SURVEYING
 THE LOG CABIN SUBDIVISION
 A
 PLANNED UNIT DEVELOPMENT

FOR
 LEGACY DEVELOPMENT GROUP, INC., AN OREGON CORPORATION

PAGE 2 OF 2

LOCATION OF SURVEY:

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

OWNER:
 LEGACY DEVELOPMENT GROUP, INC.
 P.O. BOX 4
 HOOD RIVER, OREGON
 97031

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

CS# 2019032

DATE FILED: 7/18/2019

BY: *EC*

APPROVALS:

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 20th DAY OF JUNE, 2019.

Abraon
 HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 26th DAY OF JUNE, 2019.

M. J. ...
 CITY OF HOOD RIVER DIRECTOR OF
 PUBLIC WORKS

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 10th DAY OF JULY, 2019.

Jan May
 CITY OF HOOD RIVER RECORDER

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 10th DAY OF JULY, 2019.

...
 CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 12th DAY OF JULY, 2019.

...
 CITY OF HOOD RIVER MAYOR

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 15th DAY OF JULY, 2019.

...
 CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 16th DAY OF JULY, 2019.

...
 HOOD RIVER COUNTY COMMISSIONER

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE LOG
 CABIN SUBDIVISION PLAT" TO BE FILED UNDER SEPARATE DOCUMENTS AS
 RECORDER'S FILE FEE No. 20192176, RECORDED

July 16th, 2019 HOOD RIVER COUNTY DEED RECORDS.

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 LOG CABIN
 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 HEREOF
 HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Montreal Puffer
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE, TREASURER/TAX COLLECTOR

...
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

CONSENT AFFIDAVIT

A CONSENT AFFIDAVIT FROM ANDY VON FLOWTOW AS TRUST DEED BENEFICIARY, PER
 TRUST DEED INST#2017-03785, RECORDED ON NOVEMBER 1, 2017 HAS BEEN EXECUTED
 AND RECORDED ON JUNE 17, 2019 ON INST#2019-01788 OF HOOD RIVER COUNTY
 OFFICIAL RECORDS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PLAT TAX
 LOT 2603. THIS SUBDIVISION WILL BE CREATING 4
 LOTS AND 1 TRACT. THE PROPERTY IS DESCRIBED
 AS PARCEL 1 OF PARTITION PLAT NO. 2008-13P
 (2008-048). TERRA HAS SURVEYED THIS PROPERTY IN
 THE PAST. THE PERIMETER MONUMENTS WERE
 RECOVERED AND MATCHED FAIRLY WELL WITH THE
 ORIGINAL POSITIONS WITH EXCEPTION OF THE
 SOUTHEASTERN CORNER ORIGINALLY SET ON
 2008-048. THIS SCREW AND BRASS WASHER WAS
 UNSTABLE, WE REPLACED WITH A COPPER PLUG. THE
 PROPERTY TO THE NORTH WAS SUBDIVIDED ON THE
 HOPE TERRACE PUD, WHICH IS FILED AS C.S.2008058,
 MONUMENTS FROM C.S.2008048 WERE RECOVERED ON
 THAT PLAT. THE BASIS OF BEARING FOR THIS
 SUBDIVISION IS TWO BRASS CAP MONUMENTS
 RECOVERED ON THE 1/16TH LINE WHICH IS FOUND IN
 THE CENTERLINE OF ROCKY ROAD.

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 15th DAY OF JULY, 2019.

...
 HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 15th DAY OF JULY, 2019.

...
 HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "THE LOG CABIN SUBDIVISION"
 WAS EXAMINED AND APPROVED BY ME THIS
 DAY OF JULY, 2019.

...
 HOOD RIVER COUNTY COMMISSIONER

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
 "THE LOG CABIN SUBDIVISION" HOOD RIVER COUNTY, STATE OF OREGON. SAID LAND IS DESCRIBED
 MORE PARTICULARLY AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT NO.200813P AS RECORDED IN HOOD RIVER RECORDS ON JUNE 24TH
 2008.

INITIAL POINT IS A 5/8" IRON ROD, L.S.1815 FOUND AT THE INTERIOR CORNER OF PARCEL 1 OF
 PARTITION PLAT 2008-13P AS SHOWN ON THE FACE OF THE PLAT.

Erik M. Carlson
 ERIK M. CARLSON PLS 72306

REFERENCES:

- PLAT MAP OF THE LAND OF L.F. HENDERSON, DATED JULY 1905.
- C.S. NO. 80063, SURVEY FOR H.R. COUNTY BY L.S.932, REVISED DATE 1983.
- C.S. NO. 87022, SURVEY FOR JENSEN, BY L.S.1815, FILED MAY 7, 1987.
- C.S. NO. 93108, PARTITION PLAT NO. 9336 FOR GERDE BY L.S. 1028, FILED DECEMBER 22, 1993.
- C.S. NO. 95022, PARTITION PLAT NO. 9512 FOR THOMPSON BY L.S.2393, FILED APRIL 3, 1995.
- C.S. NO. 96002, PARTITION PLAT NO. 9602 FOR THOMPSON BY L.S.2393, FILED MARCH 8, 1996.
- C.S. NO. 97057, PARTITION PLAT NO.9719 FOR GERDE BY L.S.1815, FILED SEPTEMBER 24, 1997.
- C.S. NO. 2004089, PLA SURVEY FOR MAUI MEYER BY L.S.1815, FILED OCT. 22, 2004.
- C.S. NO. 2005006, PLA SURVEY FOR MAUI MEYER BY L.S.1815, FILED JAN. 24, 2005.
- C.S. NO. 2007079, PLA SURVEY FOR H.O.P.E. BY L.S.1815, FILED AUGUST 8, 2007.
- C.S. NO. 2008035, PLA SURVEY FOR H.O.P.E. BY L.S.72306, FILED MAY 1, 2008.
- C.S. NO. 2008048, PARTITION PLAT NO. 200813P FOR HOPE BY L.S.72306, FILED JULY 1, 2008.
- C.S. NO. 2008058, HOPE TERRACE PUD SUBDIVISION PLAT FOR HOPE BY L.S.72306, FILED AUGUST 26, 2008.
- C.S. NO. 2018059, PARTITION PLAT NO. 201811P FOR LEAVITT BY L.S.72306, FILED SEPT 8, 2018.

EXISTING EASEMENTS (AMERITITLE JUNE 6, 2018 SORT#241865AM):

BOOK 43, PAGE 328, PRIVATE EASEMENT GRANTED TO PACIFIC POWER &
 LIGHT COMPANY FOR THE PURPOSE OF POWER DISTRIBUTION, POWER HAS
 BEEN PLACED UNDERGROUND IN EXISTING RIGHT OF WAYS.
 BOOK 49, PAGE 473, PRIVATE EASEMENT GRANTED TO DONALD E. PAYNE
 FOR THE PURPOSE OF 2" UNDERGROUND WATER DISTRIBUTION FROM
 FRANKTON WATER COMPANY. THE SPECIFIC LOCATION IS NOT GIVEN.

RECORDING INFORMATION:

PLAT NUMBER: 20192177

INSTRUMENT RECEIVED ON THE 16th DAY
 OF July, 2019 AT 2:46 P.M.

...
 HOOD RIVER COUNTY CLERK

ACKNOWLEDGMENT:

ON THIS 20th DAY OF June, 2019, BEFORE ME A NOTARY PUBLIC
 FOR THE STATE OF OREGON, PERSONALLY APPEARED Cameron Curtis
 PRESIDENT OF LEGACY DEVELOPMENT GROUP, INC, SAID THAT HE DID
 ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

Cameron Curtis
 SIGNATURE

Nancy Jane Carlson

PRINTED NAME
 NOTARY PUBLIC FOR THE STATE OF OREGON

COUNTY OF Hood River

COMMISSION NUMBER 985708

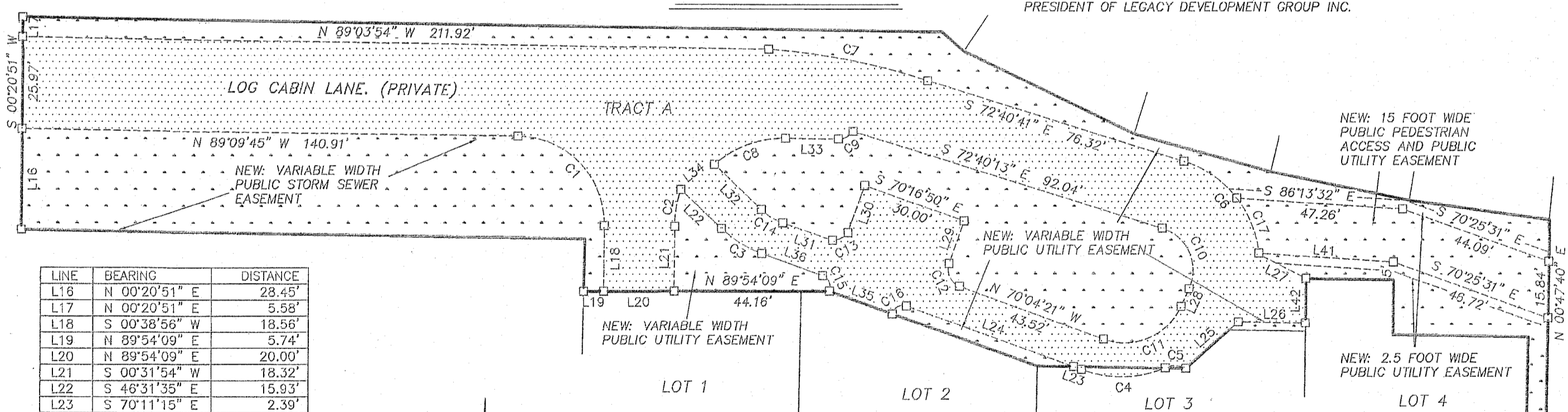
MY COMMISSION EXPIRES April 4, 2023

DECLARATION AND DEDICATION:

I, Cameron Curtis, OWNER OF THE LAND SHOWN ON THE PLAT
 DESCRIBED IN THE SURVEYOR'S CERTIFICATE DOES HEREBY MAKE, ESTABLISH &
 DECLARE THE MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND
 LAID OUT AS "THE LOG CABIN SUBDIVISION" AND CAUSED THE SUBDIVISION TO BE
 PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ORS 92, HEREBY DEDICATE
 TO THE PUBLIC A PUBLIC PEDESTRIAN ACCESS EASEMENT, PUBLIC STORM SEWER
 EASEMENT AND PUBLIC UTILITY EASEMENTS AND CREATES PRIVATE ROADWAY
 ACCESS EASEMENT FOR LOG CABIN LANE SHOWN ON SUCH PLAT.

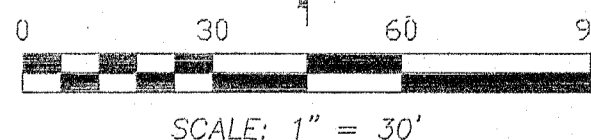
...
 PRESIDENT OF LEGACY DEVELOPMENT GROUP INC.

TRACT A EASEMENT DIAGRAM



LINE	BEARING	DISTANCE
L16	N 00°20'51" E	28.45'
L17	N 00°20'51" E	5.58'
L18	S 00°38'56" W	18.56'
L19	N 89°54'09" E	5.74'
L20	N 89°54'09" E	20.00'
L21	S 00°31'54" W	18.32'
L22	S 46°31'35" E	15.93'
L23	S 70°11'15" E	2.39'
L24	N 70°11'15" W	50.53'
L25	S 48°31'19" W	19.80'
L26	S 89°10'00" E	19.10'
L27	N 81°56'12" W	15.22'
L28	N 24°14'02" E	5.45'
L29	S 19°43'10" W	11.19'
L30	S 19°43'10" W	11.06'
L31	S 70°50'47" E	13.39'
L32	S 46°31'35" E	18.42'
L33	S 89°10'23" E	14.99'
L34	N 53°06'30" E	11.87'
L35	N 70°18'50" W	19.04'
L36	N 70°11'15" W	18.46'
L37	N 00°35'11" E	14.83'
L38	S 89°10'05" E	24.77'
L39	S 00°09'49" W	15.50'
L40	N 89°05'49" W	5.50'
L41	S 86°13'32" E	38.30'
L42	S 00°35'11" W	12.50'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	39.19'	N 44°15'44" W	35.30'	89°49'19"
C2	30.30'	10.57'	S 09°19'35" W	10.51'	19°58'52"
C3	32.50'	13.47'	S 88°24'12" E	13.38'	23°45'14"
C4	32.50'	24.38'	S 88°58'08" W	23.81'	42°58'22"
C5	6.32'	6.07'	N 89°09'35" W	5.84'	55°01'31"
C6	30.49'	35.55'	S 39°20'58" E	33.57'	66°48'46"
C7	183.33'	46.23'	S 78°50'43" E	46.10'	14°26'51"
C8	30.00'	22.05'	N 89°46'31" E	21.55'	42°06'12"
C9	5.00'	4.90'	S 62°45'56" W	4.70'	56°07'21"
C10	12.50'	21.14'	N 24°13'06" W	18.71'	98°54'15"
C11	17.67'	26.27'	N 67°20'41" E	23.92'	85°09'56"
C12	5.02'	7.85'	N 25°16'50" W	7.07'	89°35'04"
C13	5.00'	7.80'	N 64°26'12" E	7.04'	89°26'02"
C14	15.62'	7.27'	S 88°24'12" E	7.20'	28°40'04"
C15	3.53'	5.30'	S 24°24'52" E	4.82'	86°01'25"
C16	3.00'	5.14'	N 60°43'07" E	4.52'	98°00'07"
C17	30.49'	16.98'	N 21°54'01" W	16.76'	31°54'52"



TERRA SURVEYING

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

DATE: JUNE 20, 2019
 PROJECT: 15035PUDPLAT

SCALE: 1" = 30'
 ASSESSORS MAP: 3N-10E-36A TL 2603

CS# 2019032