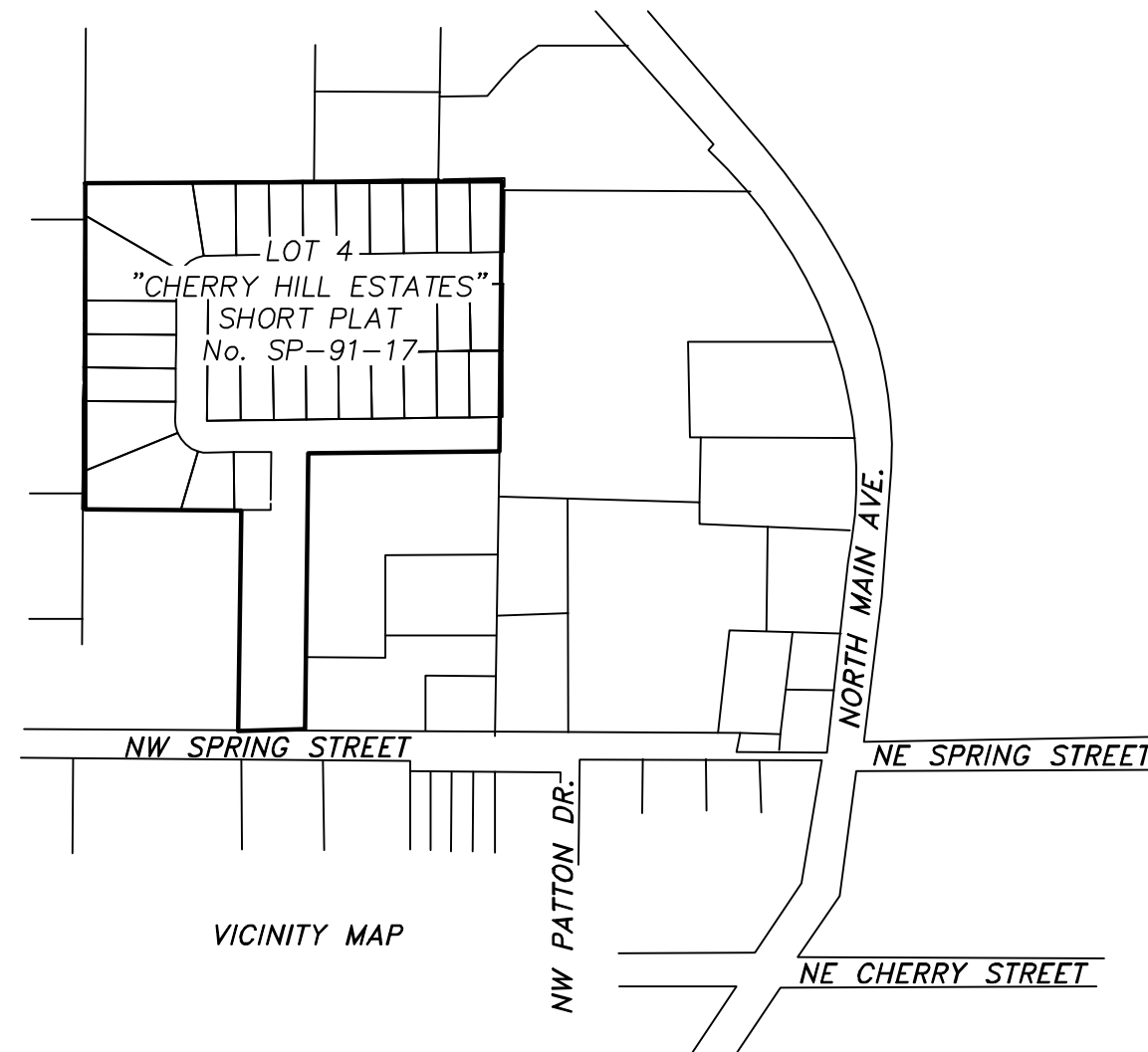


OWNER:  
LEGACY DEVELOPMENT GROUP  
403 HIGHWAY 35  
HOOD RIVER, OR 97031

**PLAT OF CHERRY HILL ESTATES SUBDIVISION SUB-2024-###**  
**PLATTING LOT 4 CHERRY HILL ESTATES, SHORT PLAT NO. SP-91-17**  
**SECTION 24, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, KLICKITAT COUNTY, WASHINGTON.**  
PAGE 1 OF 2

**AREA TABLE**

LOT 1	5,249 SQ.FT.
LOT 2	6,328 SQ.FT.
LOT 3	15,447 SQ.FT.
LOT 4	11,792 SQ.FT.
LOT 5	7,617 SQ.FT.
LOT 6	7,610 SQ.FT.
LOT 7	7,665 SQ.FT.
LOT 8	13,520 SQ.FT.
LOT 9	17,733 SQ.FT.
LOT 10	6,895 SQ.FT.
LOT 11	6,088 SQ.FT.
LOT 12	6,086 SQ.FT.
LOT 13	6,084 SQ.FT.
LOT 14	6,082 SQ.FT.
LOT 15	6,080 SQ.FT.
LOT 16	6,078 SQ.FT.
LOT 17	6,076 SQ.FT.
LOT 18	6,189 SQ.FT.
LOT 19	5,631 SQ.FT.
LOT 20	5,323 SQ.FT.
LOT 21	5,323 SQ.FT.
LOT 22	5,323 SQ.FT.
LOT 23	5,323 SQ.FT.
LOT 24	5,323 SQ.FT.
LOT 25	5,323 SQ.FT.
LOT 26	5,323 SQ.FT.
LOT 27	5,387 SQ.FT.
LOT 28	5,322 SQ.FT.
LOT 29	5,322 SQ.FT.
LOT 30	5,322 SQ.FT.
LOT 31	5,322 SQ.FT.
LOT 32	5,322 SQ.FT.
LOT 33	5,322 SQ.FT.
LOT 34	5,322 SQ.FT.
LOT 35	5,322 SQ.FT.
LOT 36	5,399 SQ.FT.



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO CREATE A 36 LOT SUBDIVISION PLAT, NAMED CHERRY HILL ESTATES. THE PROPERTY WAS CREATED ON SHORT PLAT NO. SP-91-17. IN THE FIELD, WE RECOVERED AND HELD ORIGINAL MONUMENTS SET ON ORIGINAL PLAT, BEING THE SOUTH SOUTHEAST CORNER, NORTH SOUTHEAST AND SOUTHEAST CORNER. THE NORTHWEST CORNER OF LOT 4 WAS RECOVERED AS A 1-1/2" ALUMINUM CAP, L.S.15673. IT IS UNCLEAR WHEN THIS WAS SET, BUT ASSUME IT IS THE ORIGINAL MONUMENT. THE NORTHEAST CORNER OF LOT 4 WAS REPLACED BY HOLDING THE ORIGINAL PLAT DISTANCES FROM THE NORTHWEST AND SOUTHEAST CORNER MONUMENTS. THIS POSITION WAS VALIDATED BY RECOVERING A 5/8" IRON ROD WITH UNREADABLE CAP FOUND ALONG EAST LINE. WE ALSO RECOVERED MONUMENT FITTING THE BOUNDARY RESOLUTION ON THE WEST LINE THAT WERE SET ON THE WHITSON-HURN SUBDIVISION.

BASIS OF BEARING IS THE EASTERN SOUTH LINE OF LOT 4 OF CHERRY HILL ESTATE SHORT PLAT NO. 91-17, SHOWN WITH WASHINGTON STATE PLANE GRID BEARINGS.

**REFERENCES:**

ON FILE AT KLICKITAT COUNTY SURVEY RECORDS:  
AFN. 207520, SHORT PLAT NO. 87-07: DATED NOVEMBER 17, 1987.  
AFN. 229623, SHORT PLAT NO. 91-17: DATED JULY 24, 1992.  
AFN. 245222, SURVEY FOR THE CITY OF WHITE SALMON: DATED JANUARY 18, 1995.  
AFN. 252221, SHORT PLAT NO. 95-16: DATED MARCH 21, 1996.  
AFN. 1026503, SHORT PLAT NO. 2000-00003: DATED OCTOBER 26, 2001.  
AFN. 1093016, SHORT PLAT NO. 2009-10: DATED APRIL 29, 2011.  
AFN. 1099990, SHORT PLAT NO. 2010-010: DATED OCTOBER 2012.  
AFN. 1129497, PLAT OF WHITSON-HURN SUBDIVISION SUB-2017-002: DATED JUNE 25, 2018.

**LEGAL DESCRIPTION OF TOTAL PARCEL:**

LOT 4, CHERRY HILL ESTATES, SHORT PLAT NO. SP-91-17, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 24, 1992, IN BOOK 2, PAGE 112, AUDITOR'S FILE NO.229623, KLICKITAT COUNTY SHORT PLAT RECORDS, IN THE COUNTY OF KLICKITAT AND STATE OF WASHINGTON.

ACCESS EASEMENT THE RIGHT TO USE SPRING LANE PRIVATE DRIVE OVER LOTS 1, 2 AND 3 OF CHERRY HILL ESTATES, SHORT PLAT NO. SP-91-17, RECORDED JULY 24, 1992, IN BOOK 2, PAGE 112, AUDITOR'S FILE NO. 229623, KLICKITAT COUNTY SHORT PLAT RECORD. (SEE TITLE EXCEPTION INST#1133874)

**TITLE EXCEPTIONS:**

BOOK 46, PAGE 277, PRIVATE POWER DISTRIBUTION EASEMENT GRANTED TO PACIFIC POWER AND LIGHTS, DATED NOVEMBER 12, 1917. THIS EASEMENT GIVES A GENERAL LOCATION.

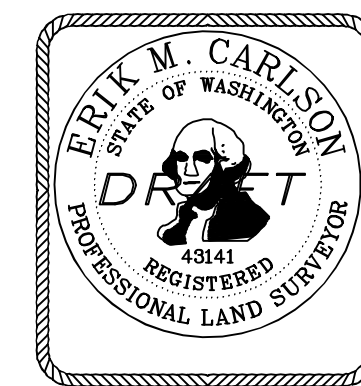
BOOK 135, PAGE 310, PRIVATE 60 FOOT GAS LINE EASEMENT GRANTED TO EL PASO NATURAL GAS COMPANY, DATED JANUARY 21, 1963. AS SHOWN.

BOOK 143, PAGE 1, PRIVATE EASEMENT FOR WATER LINE GRANTED TO THE CITY OF WHITE SALMON. DATED AUGUST 4, 1966. THIS WATERLINE IS BEING REDESIGNED, THE EASEMENT WILL NEED TO BE EXTINGUISHED.

BOOK 149, PAGE 478, PUBLIC UTILITY DISTRICT EASEMENT GRANTED TO KLICKITAT COUNTY, DATED SEPTEMBER 10, 1969. LOCATION UNCLER.

BOOK 285, PAGE 861, COVENANTS, CONDITIONS AND RESTRICTIONS. DATED JULY 24, 1992.

INST#1133874 MODIFICATION OF CCRS, DATED APRIL 29, 2019.



**TERRA SURVEYING**

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

DATE: AUGUST 1, 2024

PROJECT: 20186

SCALE: 1" = 60'

PARCEL No: 03-10-24-75000400

I, CAMERON CURTIS, HEREBY DECLARE THAT THE DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES CONSENT TO THE SUBDIVISION OF SUCH LAND AND RECITING A DEDICATION BY THEM OF ALL LAND SHOWN ON THE PLAT TO BE DEDICATED FOR PUBLIC USES AND A WAIVER BY THEM AND THEIR SUCCESSORS OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION (WSMC 16.60.020.D(7));

CAMERON CURTIS, MANAGING MEMBER.

NOTARY:  
WITNESS MY HAND AND OFFICIAL SEAL  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, RESIDING IN HOOD RIVER COUNTY.

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYORS CERTIFICATE:  
I, ERIK M. CARLSON, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE MONTH OF JUNE 2024; THAT THE DISTANCES AND BEARINGS ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS, OTHER THAN THOSE APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

ERIK M. CARLSON L.S. 43141 WA DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN EXAMINED BY ME AND THAT IT CONTAINS ADEQUATE SAFE PROVISIONS FOR WATER SUPPLY AND ACCESS FOR PURPOSES OF FIRE PROTECTION.

WHITE SALMON FIRE CHIEF DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED AND EXAMINED BY ME AND THAT IT CONFORMS TO THE CITY OF WHITE SALMON STANDARDS FOR SURVEY DATA, LAYOUT FOR ROADS, ALLEY AND EASEMENTS, ROAD NAMES, AND NUMBERS, AND OTHER IMPROVEMENTS AS REQUIRED OR AS APPLICABLE.

WHITE SALMON CITY ENGINEER/CITY ADMINISTRATOR DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS WITH THE CITY OF WHITE SALMON ZONING ORDINANCE, COMPREHENSIVE PLAN AND ANY OTHER APPLICABLE LAWS AND/OR POLICIES.

WHITE SALMON CITY PLANNER DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN EXAMINED BY ME AND THAT IT CONTAINS ADEQUATE PROVISIONS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR DOMESTIC AND/OR COMMERCIAL USE.

WHITE SALMON PUBLIC WORKS

I HEREBY CERTIFY THAT ALL TAXES, AND COMPENSATING TAXES AND/OR PENALTIES AND PROPERTY CONTAINED WITHIN THE PLAT SHOWN HEREIN HAVE BEEN PAID, DISCHARGED, OR SATISFIED PER WSMC 16.60.020.D(8).

KLICKITAT COUNTY TREASURER DATE \_\_\_\_\_

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
WHITE SALMON CITY COUNCIL

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY CLERK

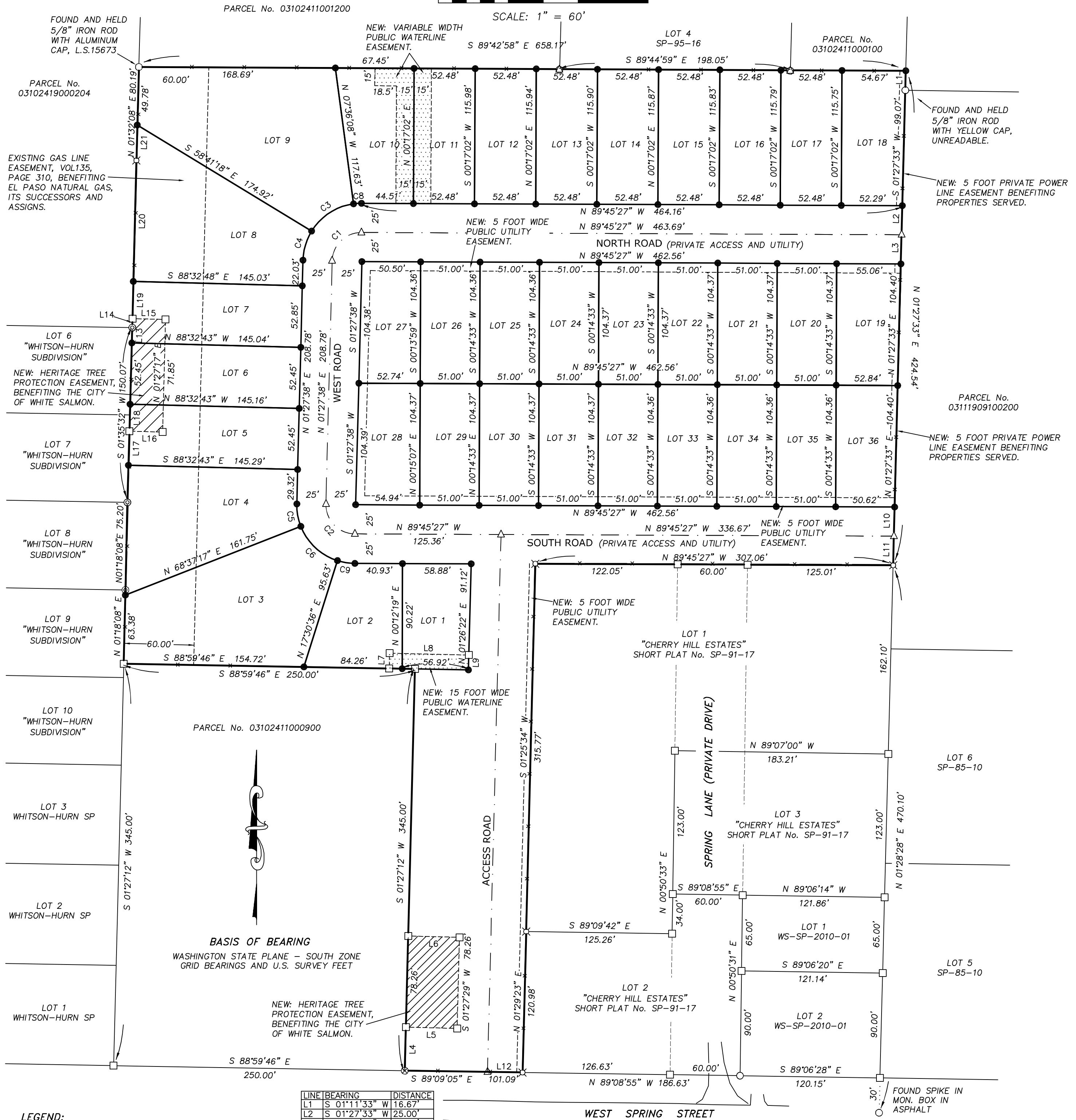
**AUDITORS CERTIFICATE:**

SUBDIVISION FILED FOR RECORD AT THE REQUEST OF TERRA SURVEYING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, RECORDS OF KLICKITAT COUNTY, WASHINGTON.

AUDITOR'S FILE NO. \_\_\_\_\_

KLICKITAT COUNTY AUDITOR DEPUTY \_\_\_\_\_

PLAT OF CHERRY HILL ESTATES SUBDIVISION SUB-2024-###  
 PLATTING LOT 4 CHERRY HILL ESTATES, SHORT PLAT NO. SP-91-17  
 SECTION 24, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, KLICKITAT COUNTY, WASHINGTON.  
 PAGE 2 OF 2



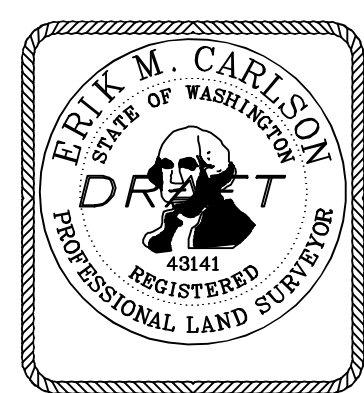
**BASIS OF BEARING**  
 WASHINGTON STATE PLANE - SOUTH ZONE  
 GRID BEARINGS AND U.S. SURVEY FEET

**LEGEND:**

- SET 5/8" X 30" IRON ROD, L.S. 43141
- △ SET 1 1/2" WASHER WITH NAIL, L.S. 43141
- ⊕ FOUND MONUMENT OF RECORD AS NOTED
- FOUND 5/8" IRON ROD, L.S. 15673 (AFN252221)
- ⊗ FOUND 5/8" IRON ROD, L.S. 15673 (AFN229623)
- ⊙ FOUND 5/8" IRON ROD, L.S. 42587 (AFN129497)
- ⊗ FOUND 2 1/2" BRASS CAP, L.S. 15673 (AFN245222)
- ⊗ FOUND 1 1/2" ALUM CAP, L.S. 25552 (AFN229526)
- CALCULATED, NOT FOUND OR SET
- x- EXISTING FENCE

LINE	BEARING	DISTANCE
L1	S 01°11'33" W	16.67'
L2	S 01°27'33" W	25.00'
L3	S 01°27'33" W	25.00'
L4	N 01°26'16" E	37.41'
L5	S 88°32'35" E	43.99'
L6	N 88°32'36" W	43.99'
L7	N 01°00'14" E	13.09'
L8	N 88°39'19" W	68.07'
L9	S 01°26'22" W	12.78'
L10	S 01°27'33" W	25.00'
L11	S 01°27'33" W	25.00'
L12	N 89°09'05" W	30.09'
L13	N 01°35'32" E	13.26'
L14	N 01°24'48" E	7.71'
L15	N 88°32'54" W	28.36'
L16	S 88°31'40" E	28.57'
L17	S 01°34'51" W	29.19'
L18	N 01°36'23" E	23.26'
L19	N 01°24'48" E	31.88'
L20	N 01°24'48" E	103.94'
L21	N 01°32'08" E	30.41'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.74'	25.00'	88°46'55"	N 45°51'06" E	34.98'
C2	39.80'	25.00'	91°13'05"	N 44°08'54" W	35.73'
C3	44.32'	50.00'	50°46'38"	N 57°02'18" E	42.88'
C4	26.34'	50.00'	30°11'07"	N 16°33'12" E	26.04'
C5	19.95'	50.00'	22°51'23"	S 09°58'24" E	19.81'
C6	44.58'	50.00'	51°05'08"	N 46°56'40" W	43.12'
C7	0.79'	0.25'	180°00'00"	N 90°00'00" E	0.50'
C8	6.82'	50.00'	7°48'45"	S 86°20'11" W	6.81'
C9	15.10'	50.00'	17°18'28"	N 81°08'28" W	15.05'



**TERRA SURVEYING**

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