

# GORGE VISTA

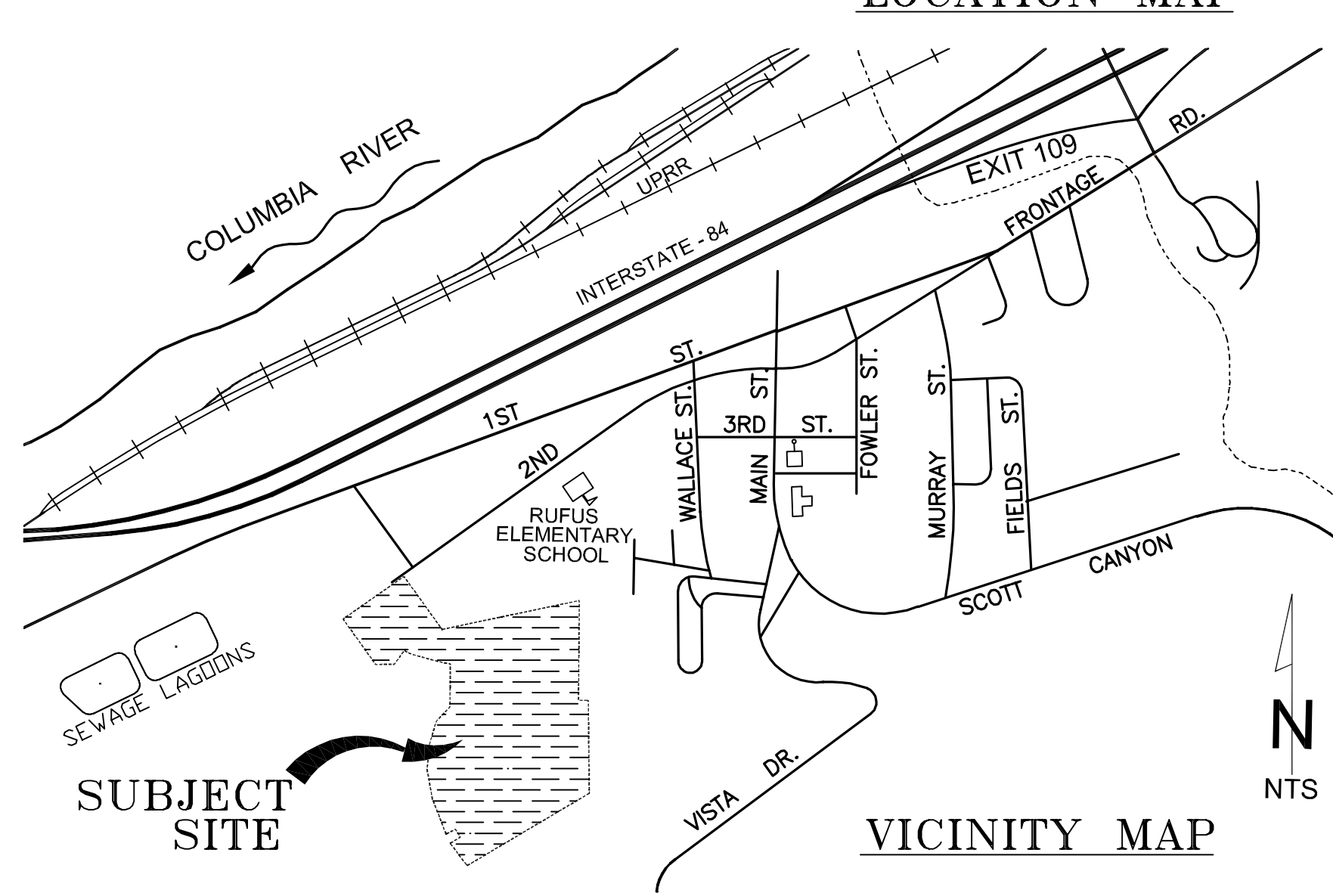
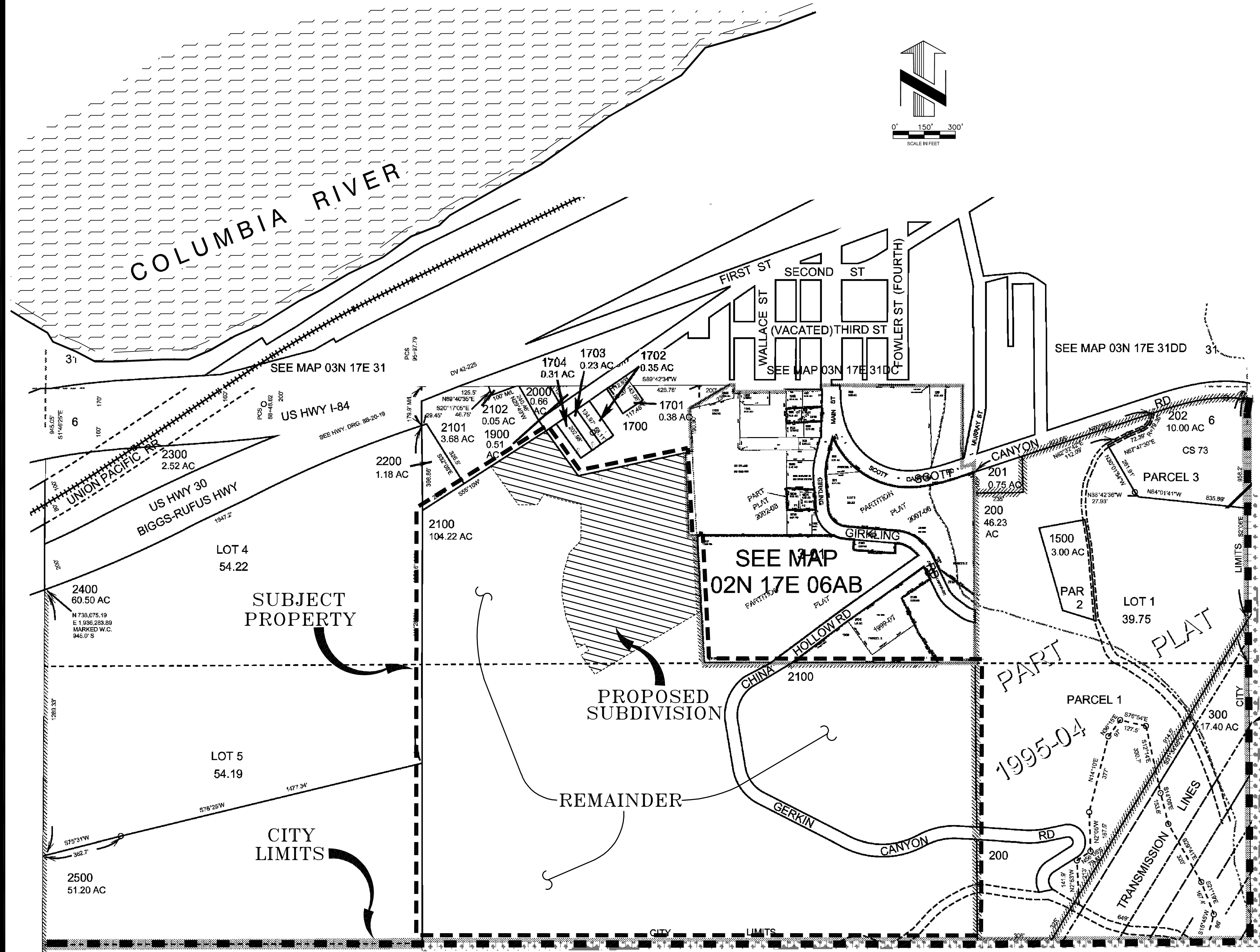
**LAND INFO:**

PARCEL: TAX LOT 2100 (2N-17-06)  
 SIZE: TOTAL LOT 104.22 AC.  
 DEVELOPED 13.70 AC.  
 REMAINDER 90.52 AC.  
 No. OF LOTS: 53 DEVELOPED  
 1 REMAINDER  
 ZONING: R-5 22 LOTS (5,000 S.F. MIN)  
 R-10 31 LOTS (10,000 S.F. MIN)  
 AVE. LOT SIZE: R-5 7,419 S.F.  
 R-10 10,968 S.F.  
 DENSITY: R-5 4.93 DWELLING/ACRE  
 R-10 3.35 DWELLINGS/ACRE  
 GROSS 3.87 DWELLINGS/ACRE

**LANDOWNER/APPLICANT:**

GORGE VISTA LLC  
 P.O. Box 1934  
 SANDY, OR. 97055  
 PH. (503) 704-9745  
 EMAIL: john@gorgevista.com  
 CONTACT: JOHN F. SCHMIDT IV,  
 MANAGING MEMBER

ADJOINING PROPERTY OWNERS			
TAX MAP	TAX LOT	RECORD OWNER	MAILING ADDRESS
2N-17	1700	THOMSON S. MARTIN	P. O. BOX 128, RUFUS, OR 97050
2N-17	2000	THOMSON S. MARTIN	P. O. BOX 128, RUFUS, OR 97050
2N-17-6	200	PATRICK & LORI BEERS	P. O. BOX 202, RUFUS, OR 97050
2N-17-6	1700	CITY OF RUFUS	P. O. BOX 27, RUFUS, OR 97050
2N-17-6	2101	GALEN & SHIRLEY SMITH	P. O. BOX 766, RUFUS, OR 97050
2N-17-6	2200	THOMSON S. MARTIN	P. O. BOX 128, RUFUS, OR 97050
2N-17-6	2400	CITY OF RUFUS	P. O. BOX 27, RUFUS, OR 97050
2N-17-6	2500	GORGE VISTA LLC	P. O. BOX 1934 SANDY, OR 97055
2N-17-6AB	1400	RUFUS PROPERTIES LLC	8290 SW 61ST STREET, REDMOND, OR 97756
2N-17-6AB	1900	MICHAEL NILSON	P. O. BOX 518, LYLE, WA 98635
2N-17-6AB	2100	MICHAEL NILSON	P. O. BOX 518, LYLE, WA 98635



SECTION 6, T.2N R.17E. W.M.  
 SHERMAN COUNTY

**NOTE**  
 THIS DOCUMENT IS FOR PLANNING PURPOSES AND NOT INTENDED FOR CONSTRUCTION OR INTENDED TO CREATE TAX LOTS, DELINEATE LOT LINES, RIGHTS-OF-WAY OR VARIOUS EASEMENTS.  
 DATA OBTAINED FROM <http://www.ormap.org/maps/index.cfm> AND COMPILED FROM DIFFERENT ASSESSORS MAPS TO CREATE A CONGRUENT MAP.

VICINITY MAP  
 GORGE VISTA SUBDIVISION  
 FOR  
 GORGE VISTA LLC  
 SHERMAN COUNTY, OREGON

Tenneson Engineering Corp.  
 CONSULTING ENGINEERS  
 3313 WEST SECOND STREET, SUITE 100  
 THE DALLES, OREGON 97058  
 PH. 541-296-9177 FAX 541-296-6657

PRELIMINARY ONLY  
 IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY  
 REGISTERED PROFESSIONAL ENGINEER  
 56,141 PE  
 OREGON  
 KEVIN W. CHRISTIAN  
 LAW 15, 2002  
 RENEWAL DATE: 12/31/11

VICINITY SHEET 1 OF 2  
 Work Order No. 13396

02-17-06 TL2101  
GALEN & SHIRLEY SMITH

02-17-06 TL2200  
THOMSON MARTIN

02-17-06 TL1700  
CITY OF RUFUS

02-17-06AB TL1400  
RUFUS PROPERTIES, LLC

- LEGEND :**
- MH MANHOLE
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - ▭ CB CATCH BASIN
  - CLEAN OUT
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - F.H. FIRE HYDRANT
  - W.V. WATER VALVE
  - B.O. BLOW-OFF VALVE
  - NATURAL GAS LINE
  - OVERHEAD TELEPHONE CABLE
  - UNDERGROUND TELEPHONE CABLE
  - CABLE TELEVISION LINE
  - OVERHEAD ELECTRIC POWER LINE
  - UNDERGROUND ELECTRIC POWER LINE
  - PP EXISTING POWER POLE
  - EXISTING FENCE LINE
  - TP = TELEPHONE RISER
  - GM = GAS METER
  - EM = ELECTRICAL METER
  - PROPOSED STREET LIGHT
  - WM = WATER METER
  - EXISTING CONTOUR LINE
  - PROPOSED FINISHED CONTOUR LINE
- NOTE :** ALL OTHERS AS NOTED ON PLAN

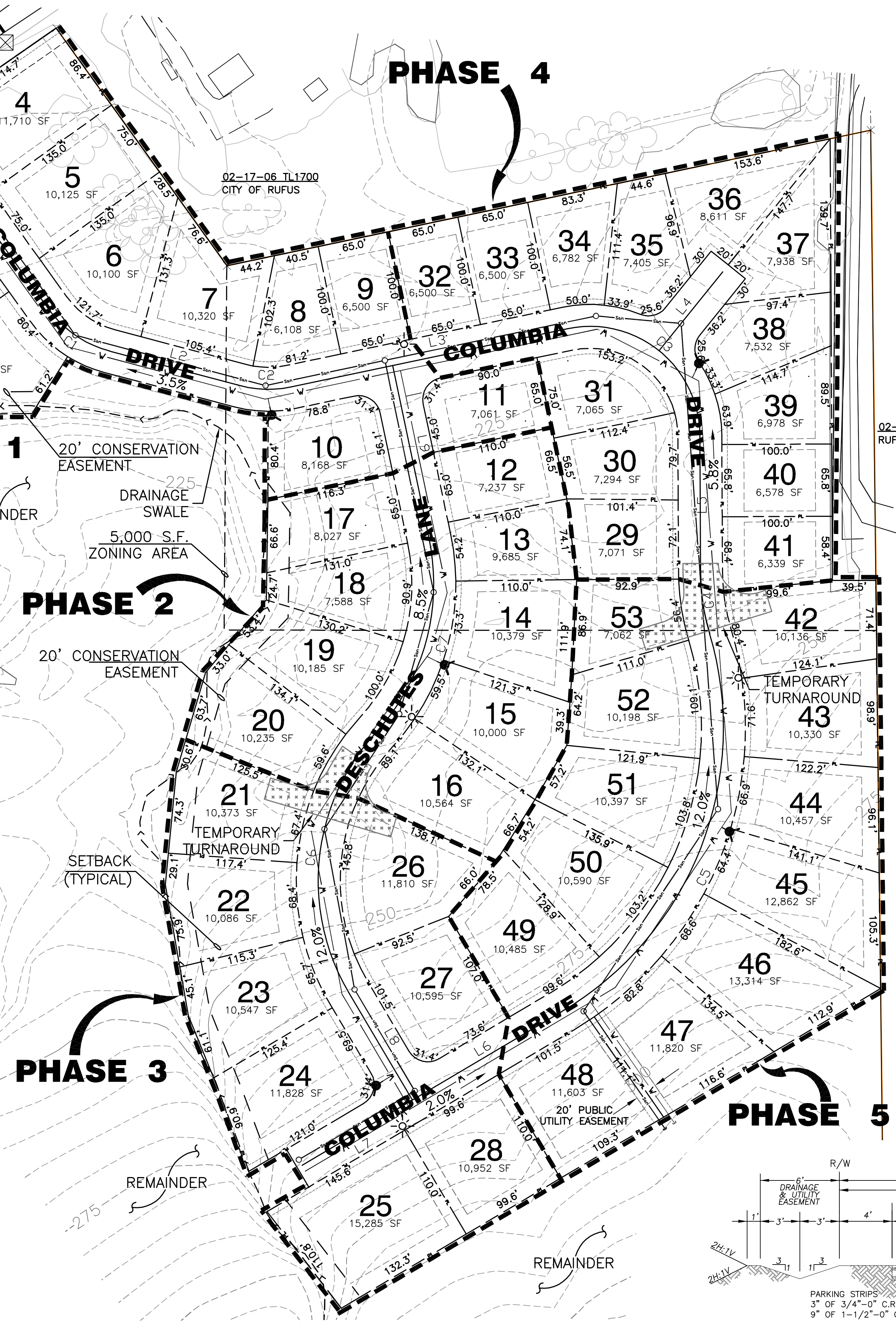
PHOTOGRAMMETRY CONTOURS BY:  
SPENCER B. GROSS, INC.  
3545 N.W. SCIENCE PARK DRIVE  
PORTLAND, OREGON 97229  
503-646-1733

**IMPORTANT**

THIS DOCUMENT IS FOR PLANNING PURPOSES AND NOT INTENDED FOR CONSTRUCTION OR INTENDED TO CREATE TAX LOTS, DELINEATE LOT LINES, RIGHTS-OF-WAY OR VARIOUS EASEMENTS.

PRIOR TO CONSTRUCTION, PLANS WILL BE PREPARED BY A REGISTERED OREGON ENGINEER AND SUBMITTED TO THE CITY AND APPROVED PRIOR TO CONSTRUCTION.

PRIOR TO FINAL PLAT OF THIS PROJECT, A PLAT WILL BE PREPARED BY A REGISTERED OREGON LAND SURVEYOR AND APPROVED AND RECORDED WITH THE COUNTY.



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EMAIL: john@gorgevista.com  
CONTACT: JOHN F. SCHMIDT IV,  
MANAGING MEMBER

**UTILITY SERVICE PROVIDERS:**

SEWER: CITY OF RUFUS  
WATER: CITY OF RUFUS  
POWER: PACIFIC POWER  
TELEPHONE: CENTURYLINK  
TELEVISION: NOT AVAILABLE  
NATURAL GAS: NOT AVAILABLE

- NOTES:**
- SETBACKS:
 

FRONT	=	R-5 20 FT	R-10 20 FT
SIDES	=	5 FT	10 FT
REAR	=	15 FT	15 FT
  - MINIMUM UTILITY SIZES:
 

SANITARY SEWER	=	8 INCHES
WATER MAINS	=	8 INCHES
SEWER SERVICE	=	4 INCHES
WATER SERVICE	=	3/4 INCHES
  - WATER METERS AND SEWER CLEAN-OUTS TO BE INSTALLED AT EDGE OF RIGHT-OF-WAY ON PUBLIC SIDE

**PHASE BREAKDOWN**

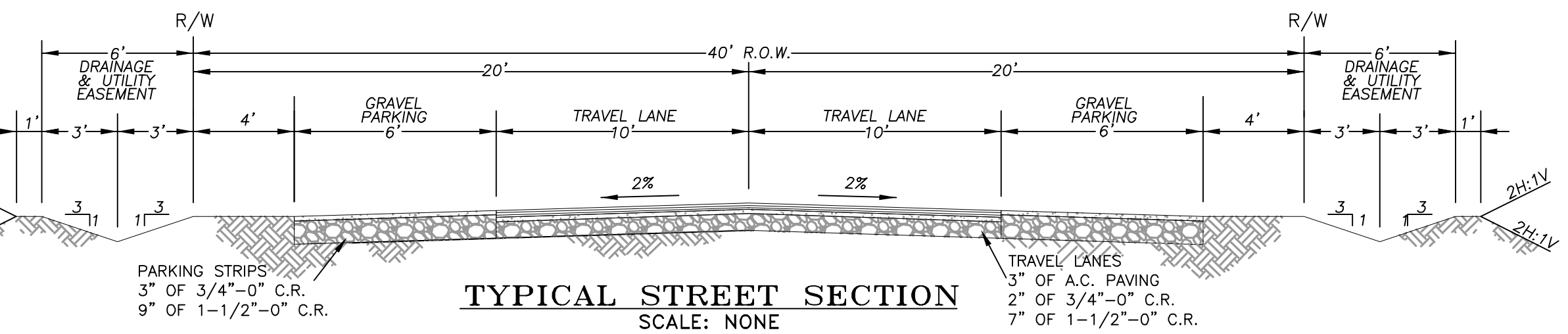
PHASE	LOTS	AREA TOTAL	ROAD AREA	YEAR
1	11	2.89 ACRES	0.60 ACRES	2011
2	9	2.17 ACRES	0.30 ACRES	2012
3	8	2.60 ACRES	0.50 ACRES	2013
4	13	2.61 ACRES	0.49 ACRES	2014
5	12	3.43 ACRES	0.56 ACRES	2015
TOTAL	53	13.70 ACRES	2.45 ACRES	

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC LENGTH
C1	39°30'15"	100.00	68.95
C2	26°42'45"	100.00	46.62
C3	101°37'03"	100.00	177.36
C4	16°20'03"	200.00	57.02
C5	75°57'25"	300.00	397.71
C6	73°11'09"	200.00	255.47
C7	54°25'34"	200.00	189.98

**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	305°40'36"	205.88
L2	165°10'51"	122.95
L3	191°53'36"	257.26
L4	231°05'05"	92.41
L5	90°16'33"	124.25
L6	210°39'11"	158.14
L7	30°39'11"	116.72
L8	300°39'11"	113.45
L9	281°53'36"	161.06



TENTATIVE MAP  
 GORGE VISTA SUBDIVISION  
 FOR  
 GORGE VISTA LLC  
 RUFUS COUNTY, OREGON

Survey T.E.C.  
 Design T.E.C.  
 DWG. No. K:\ACAD\13300\13396\XREF\SBG\_TOPO\_SECTION  
 Date 8/2/2010  
 Work Order No. X  
 Scale ###/##

**TENNESON ENGINEERING CORP.**  
 CONSULTING ENGINEERS  
 3313 WEST SECOND STREET, SUITE 100  
 THE DALLES, OREGON 97058  
 PH. 541-296-9177 FAX 541-296-6657

**PRELIMINARY ONLY**

REGISTERED PROFESSIONAL ENGINEER  
 56,141 PE  
 OREGON  
 KEVIN W. CHRISTMAN  
 RENEWAL DATE: 12/31/11

**TENTATIVE**  
 SHEET  
 2 OF 2  
 Work Order No. 13396