

# BLUFF ROAD PLANNED UNIT DEVELOPMENT

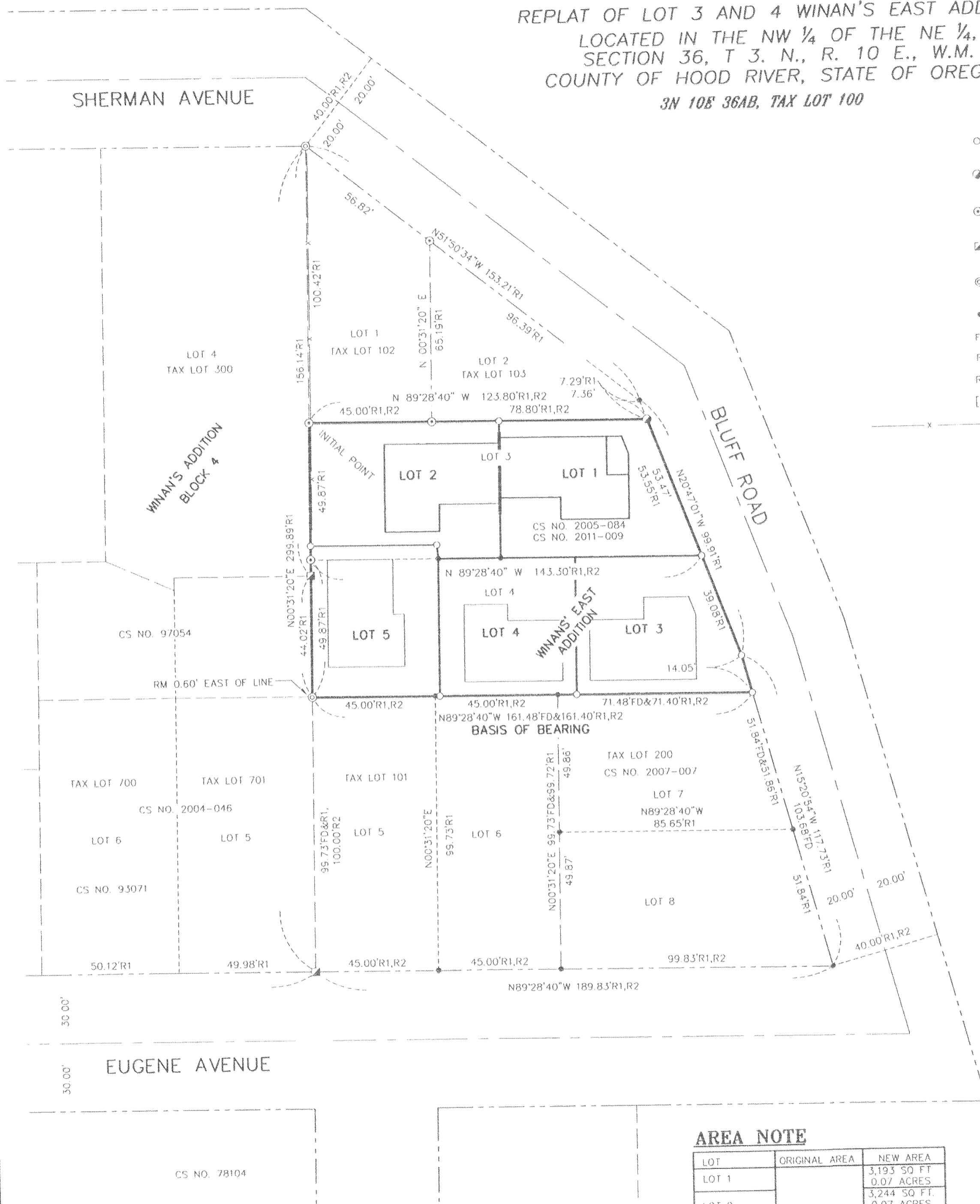
REPLAT OF LOT 3 AND 4 WINAN'S EAST ADDITION  
LOCATED IN THE NW 1/4 OF THE NE 1/4,  
SECTION 36, T 3. N., R. 10 E., W.M.  
COUNTY OF HOOD RIVER, STATE OF OREGON  
3N 10E 36AB, TAX LOT 100

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. *CS 2013 044*

FILED *11.21.13*

BY *[Signature]*



### LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES, OR 59002)
- SET BRASS SCREW W/ WASHER (KLEIN & ASSOCIATES, OR 59002)
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES, CS NO. 2011-009)
- ⊠ FOUND 5/8" REBAR W/ RED PLASTIC CAP (TERRA SURVEYING, CS NO. 2004-046) VISITED 2005
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES, CS NO. 2005-084)
- COMPUTED POINT, NOT MONUMENTED
- FD FOUND DATA
- R1 KLEIN & ASSOCIATES CS NO. 2005-084
- R2 WINAN'S EAST ADDITION CS NO. 11182
- [1] GENERAL EXCEPTIONS NOTE
- x — FENCE LINE

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOTS 3 AND 4 OF WINAN'S EAST ADDITION INTO FIVE SEPARATE LOTS. THE CENTER OF THE COMMON WALL OF THE EXISTING STRUCTURE BETWEEN LOTS 1 AND 2 SHALL BE THE COMMON BOUNDARY BETWEEN THE LOTS SHOWN. TAX LOT 100 IS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 2010-00252 OF HOOD RIVER COUNTY RECORDS, SAID TAX LOT IS DESCRIBED AS LOTS 1, 2, 3 AND 4 WINAN'S EAST ADDITION TO THE CITY OF HOOD RIVER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36 OF TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON.

THE BASIS OF BEARING FOR THIS SURVEY IS A SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC., FILED AS COUNTY SURVEY NO. 2005084. IN SAID SURVEY THE PERIMETER BOUNDARY OF WINAN'S EAST ADDITION WAS COMPUTED. THIS SURVEY FIELD AND USED THE COMPUTED POSITION PER SAID COUNTY SURVEY NO. 2005084 AND SET NEW MONUMENTS ON THE DIVISION LINE BETWEEN LOTS AND ALONG THE EDGE OF A 16.00 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN.

### DEDICATION OF EASEMENT:

- 1.) A PRIVATE ACCESS AND UTILITY EASEMENT IS HERE BY GRANTED FOR THE USE AND BENEFIT OF LOTS 1, 2, 3, 4 AND 5, AS SHOWN ON THIS PLAT. MAINTENANCE AND REPAIR OF THE PRIVATE ACCESS ROAD IS THE RESPONSIBILITY OF THE OWNERS AS ADDRESSED IN THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS. SEE SURVEYOR NOTES NO. 3.
- 2.) A GARBAGE ENCLOSURE AND STORAGE EASEMENT LOCATED ON LOT 3 FOR THE USE AND BENEFIT OF LOTS 1, 2, 3, 4 AND 5 AS SHOWN ON THIS PLAT. THE USE OF AND THE RESPONSIBILITY OF THE OWNERS AS ADDRESSED IN THE RECORDED COVENANTS, CONDITION AND RESTRICTIONS.
- 3.) A 1.00 FOOT EASEMENT IS HEREBY RESERVED AROUND ALL PROPERTY CORNERS AND IS TO BE FREE OF UTILITIES, AS PER ORS 92.044(7).

### SURVEYOR NOTES:

- 1.) THE VIEW EASEMENT ENCUMBERED ON THIS SITE DOES NOT EFFECT THE BUILDING LOCATED OR HEIGHT IF, SAID BUILDING MAINTAINS A HEIGHT, LESS THE 30 FEET FROM EXISTING GROUND LEVEL.
- 2.) THE CENTER OF THE COMMON WALL OF THE EXISTING STRUCTURE BETWEEN LOTS 1 AND 2 SHALL BE THE COMMON BOUNDARY BETWEEN THE LOTS SHOWN.
- 3.) A 10.00 FOOT PERPETUAL EASEMENT GRANTED TO THE CITY OF HOOD RIVER, RECORDED IN INSTRUMENT NO. 201003730 CONTAINS A DEFECTIVE ACKNOWLEDGEMENT AND HAS BEEN DETERMINED NOT TO BE A VALUED EASEMENT BY TITLE COMPANY AND CITY OF HOOD RIVER A NEW 16.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT IS BEING CREATED OVER THE PERPETUAL EASEMENT LOCATION AS RECORDED IN INSTRUMENT NO. 201003730, EXCEPTING THEREFROM THE WEST 34.00 FEET THEREOF.

### GENERAL EXCEPTIONS:

GENERAL EXCEPTION LIST ARE PER THAT CERTAIN LAND DEVELOPMENT REPORT PERFORMED BY COLUMBIA GORGE TITLE, DATED JUNE 17, 2013, ORDER NO. 13-0175ED.

1. MUNICIPAL LIENS, IF ANY.
2. VIEW EASEMENT GRANTED TO CLARENCE OLMSTEAD, RECORDED JUNE 8, 2004, INSTRUMENT NO. 20042659.
3. SEWER EASEMENT GRANTED TO SEAN AIKEN AND TEM GRONQUIST, AS TENANTS IN COMMON, RECORDED AUGUST 6, 2004, INSTRUMENT NO. 20043717
4. TRUST DEED, RECORDED JANUARY 12, 2010, INSTRUMENT NO. 201000126.
5. DECLARATION OF DEED RESTRICTION/RESTRICTIVE COVENANT AND REMONSTRANCE, RECORDED AUG. 19, 2010, INSTRUMENT NO. 201002788.
6. DECLARATION OF DEED RESTRICTION/RESTRICTIVE COVENANT AND REMONSTRANCE, RECORDED AUG. 19, 2010, INSTRUMENT NO. 201002789.
7. PERPETUAL, NON-EXCLUSIVE EASEMENT GRANTED TO THE CITY OF HOOD RIVER, RECORDED OCT. 29, 2010, INSTRUMENT NO. 201003730. (NOTE SAID DOCUMENT CONTAINS A DEFECTIVE ACKNOWLEDGE, SEE EASEMENT NO 1 AND SURVEYOR NOTE 3.)
8. PERPETUAL, EASEMENT GRANTED TO THE CITY OF HOOD RIVER, RECORDED AUG 29, 2011, INSTRUMENT NO. 201102532.
9. TRUST DEED, RECORDED JULY 13, 2012, INSTRUMENT NO. 201202364.

### REFERENCED SURVEYS

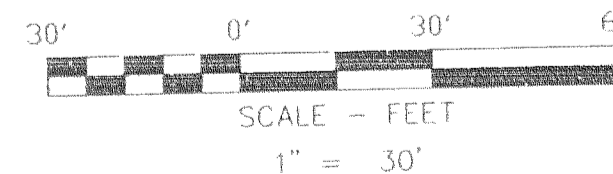
SURVEY PERFORMED BY KLEIN & ASSOCIATES, CS NO. 2011-009  
 SURVEY PERFORMED BY KLEIN & ASSOCIATES, CS NO. 2007-007  
 SURVEY PERFORMED BY KLEIN & ASSOCIATES, CS NO. 2005-084  
 SURVEY PERFORMED BY KLEIN & ASSOCIATES, CS NO. 2002-031  
 SURVEY PERFORMED BY KLEIN & ASSOCIATES, CS NO. 97054  
 SURVEY PERFORMED BY TERRA SURVEYING, CS NO. 2004-046  
 SURVEY PERFORMED BY WYEAST SURVEYS, CS NO. 93071  
 SURVEY PERFORMED BY BISHOP SURVEYING, CS NO. 78104  
 SURVEY PERFORMED BY WINAN'S EAST ADDITION TO HOOD RIVER.

### REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2010-00252.

### AREA NOTE

LOT	ORIGINAL AREA	NEW AREA
LOT 1		3,193 SQ FT 0.07 ACRES
LOT 2		3,244 SQ FT 0.07 ACRES
LOT 3	14,299 SQ FT. 0.32 ACRES	2,791 SQ FT. 0.06 ACRES
LOT 4		2,508 SQ FT. 0.06 ACRES
LOT 5		2,562 SQ FT. 0.06 ACRES



**BASIS OF BEARINGS**  
RECORD OF SURVEY CS NO. 2005-084



**Klein & Associates, Inc.**  
ENGINEERING • SURVEYING • PLANNING  
1411 13th Street • Hood River, OR 97031  
TEL: 541-386-3322 • FAX: 541-386-2515

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James Miller*  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 6-30-2015

SHEET 1 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON  
1/4 SEC T. R.  
36AB 3N, 10E.

SURVEY PERFORMED FOR:  
DARRYL AGERSEA  
DATE OF MONUMENTATION: JULY 19, 2013  
PROJECT: 12-09-02 DRAFT: JK  
FILE: 120902PUD.DWG LAYOUT TAB: LAYOUT1

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

### OWNER

BLUFF ROAD, LLC  
DARRYL AGERSEA

RECEIVED NOV -7 2013

*CS 2013 044-1*

# BLUFF ROAD PLANNED UNIT DEVELOPMENT

REPLAT OF LOT 3 AND 4 WINAN'S EAST ADDITION  
LOCATED IN THE NW 1/4 OF THE NE 1/4,  
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COUNTY OF HOOD RIVER, STATE OF OREGON

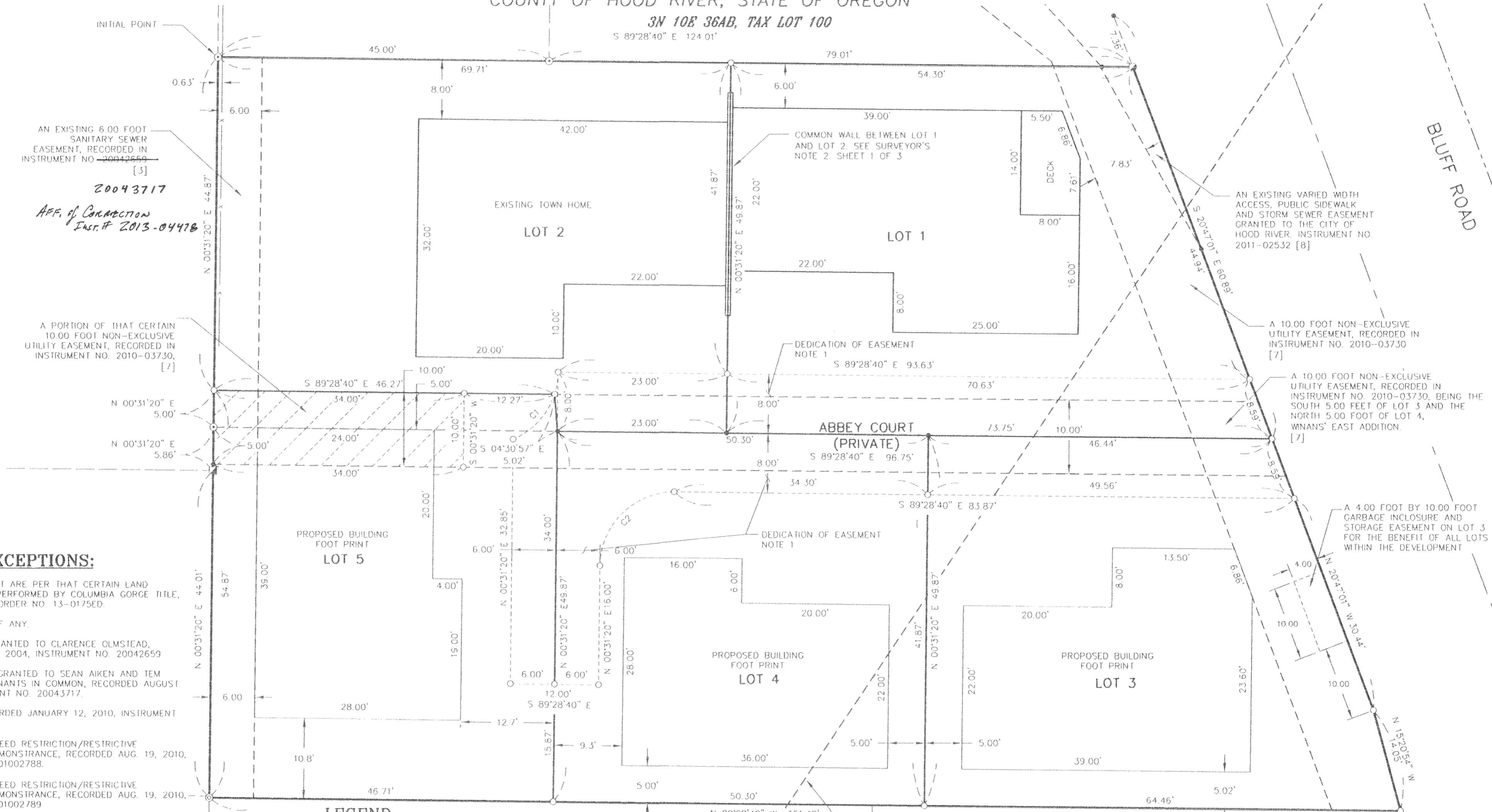
3N 10E 36AB, TAX LOT 100  
S 89°28'40" E 124.01'

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. CS 2013044

FILED 11.21.13

BY [Signature]



**GENERAL EXCEPTIONS:**

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8. PERPETUAL, EASEMENT GRANTED TO THE CITY OF HOOD RIVER, RECORDED AUG 25, 2011, INSTRUMENT NO. 201102532.
9. TRUST DEED, RECORDED JULY 13, 2012, INSTRUMENT NO. 201202364.

**LEGEND**

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES, OR 59002)
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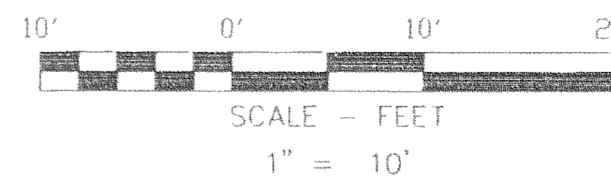
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C1	8.55	9.88	49.59	N42°38'41"E	8.29
C2	15.71	10.00	90.00	S45°31'20"W	14.14

SURVEY PERFORMED FOR:  
DARRYL AGERSEA  
DATE OF MONUMENTATION: JULY 19, 2013  
PROJECT: 12-09-02 DRAFT: JK  
FILE: 120902PUD.DWG LAYOUT TAB: LAYOUT1

**OWNER**

BLUFF ROAD, LLC  
DARRYL AGERSEA

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.



**BASIS OF BEARINGS**

RECORD OF SURVEY CS NO. 2005-084



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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James M. Klein*  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 6-30-2015

SHEET 2 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
36AB	3N.	10E.	

CS 2013044.2

# BLUFF ROAD PLANNED UNIT DEVELOPMENT

REPLAT OF LOT 3 AND 4 WINAN'S EAST ADDITION  
LOCATED IN THE NW 1/4 OF THE NE 1/4,  
SECTION 36, T 3. N., R. 10 E., W.M.  
COUNTY OF HOOD RIVER, STATE OF OREGON  
3N 10E 36AB, TAX LOT 100

### APPROVALS

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 26th DAY OF September 2013

[Signature]  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013

[Signature]  
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 16th DAY OF October 2013

[Signature]  
CITY OF HOOD RIVER RECORDER

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 19th DAY OF October 2013

[Signature]  
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 16th DAY OF October 2013

[Signature]  
CITY OF HOOD RIVER MAYOR

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 21st DAY OF October 2013

[Signature]  
CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 21st DAY OF October 2013

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 21st DAY OF October 2013

[Signature]  
HOOD RIVER COUNTY COMMISSION

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 21st DAY OF October 2013

[Signature]  
HOOD RIVER COUNTY COMMISSION

THE PLAT OF BLUFF ROAD PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 21st DAY OF October 2013

[Signature]  
HOOD RIVER COUNTY COMMISSION

### APPROVALS

THE DIRECTOR OF RECORD 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 ANNEXED PLAT OF "BLUFF ROAD PLANNED UNIT DEVELOPMENT" IN HOOD RIVER COUNTY. THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY. WE FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

[Signature] 11/7/13  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR DATE

[Signature] 11/7/13  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS DATE

FILED FOR RECORD  
THIS 7 DAY OF Nov., 2013

INSTRUMENT NO. 201304097  
[Signature]  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

### DECLARATION

THE "DECLARATION OF PLANNED COMMUNITY" FOR "BLUFF ROAD PLANNED UNIT DEVELOPMENT", IS MADE BY BLUFF ROAD, LLC, AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM NO. 201304096, HOOD RIVER COUNTY, OREGON.

KNOW ALL PERSONS BY THESE PRESENT THAT BLUFF ROAD, LLC., AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS "BLUFF ROAD PLANNED UNIT DEVELOPMENT" AND DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT AND ARE SUBJECT TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. I ALSO HEREBY GRANT ALL EASEMENTS AS SHOWN ON THIS PLAT FOR THERE STATED PURPOSES. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT.

[Signature] 9-20-13  
DARRYL AGERSEA DATE  
PRESIDENT OF BLUFF ROAD, LLC

### ACKNOWLEDGMENTS

BE IT REMEMBERED, THAT ON THIS 20th DAY OF September, 2013, DARRYL AGERSEA AS PRESIDENT OF BLUFF ROAD, LLC APPEARED BEFORE ME, WHO BEING FIRST DULY SWORN, UNDER OATH, DID SAY THAT THEY DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES.

[Signature]  
NOTARY PUBLIC FOR STATE OF OREGON  
COUNTY OF HOOD RIVER

MY COMMISSION NUMBER 469581  
MY COMMISSION EXPIRES 8/17/2016

### SURVEYORS CERTIFICATE

I, JAMES M. KLEIN, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LANDS REPRESENTED ON THE PLAT OF "BLUFF ROAD PLANNED UNIT DEVELOPMENT," HOOD RIVER COUNTY, STATE OF OREGON. THE INITIAL POINT OF THE SURVEY, HELD A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED KLEIN & ASSOC. OR 59002LS, LOCATED AT THE NORTHWEST CORNER OF LOT 3 WINAN'S EAST ADDITION, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON, AS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 2010-00252 HOOD RIVER COUNTY RECORDS.

I FURTHER SAY THAT THE BOUNDARIES ON THIS PROPERTY ARE FULLY AND ACCURATELY COMPLETE.

[Signature] 9-20-13  
JAMES M. KLEIN PLS 59002 DATE

### LEGAL DESCRIPTION

A TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN INSTRUMENT NO. 2010-00252 OF HOOD RIVER COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3 AND 4, WINAN'S EAST ADDITION, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

### COVENANTS, CONDITIONS & RESTRICTIONS:

ALL LOTS WITHIN THE PLAT OF "BLUFF ROAD PLANNED UNIT DEVELOPMENT" ARE SUBJECT TO A DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS". SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT, IN INSTRUMENT NUMBER 201304096, HOOD RIVER DEED RECORDS. SAID DOCUMENT SHALL BE CONSIDERED AS A PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002

Expires 6-30-2015



Klein & Associates, Inc.

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### OWNER

BLUFF ROAD, LLC  
DARRYL AGERSEA

SHEET 3 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

36AB 3N 10E

CS 2013 044-3