20073859

FOUND 2" IRON PIPE SET IN CONCRETE AT THE SOUTHWEST CORNER OF LOIS DRIVE AND THE SMITH WAY TRACTS. THIS IS THE INITIAL POINT OF THE SMITH WAY TRACTS.

LOCATION OF SURVEY:

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

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY#2005-034

CURVE TABLE

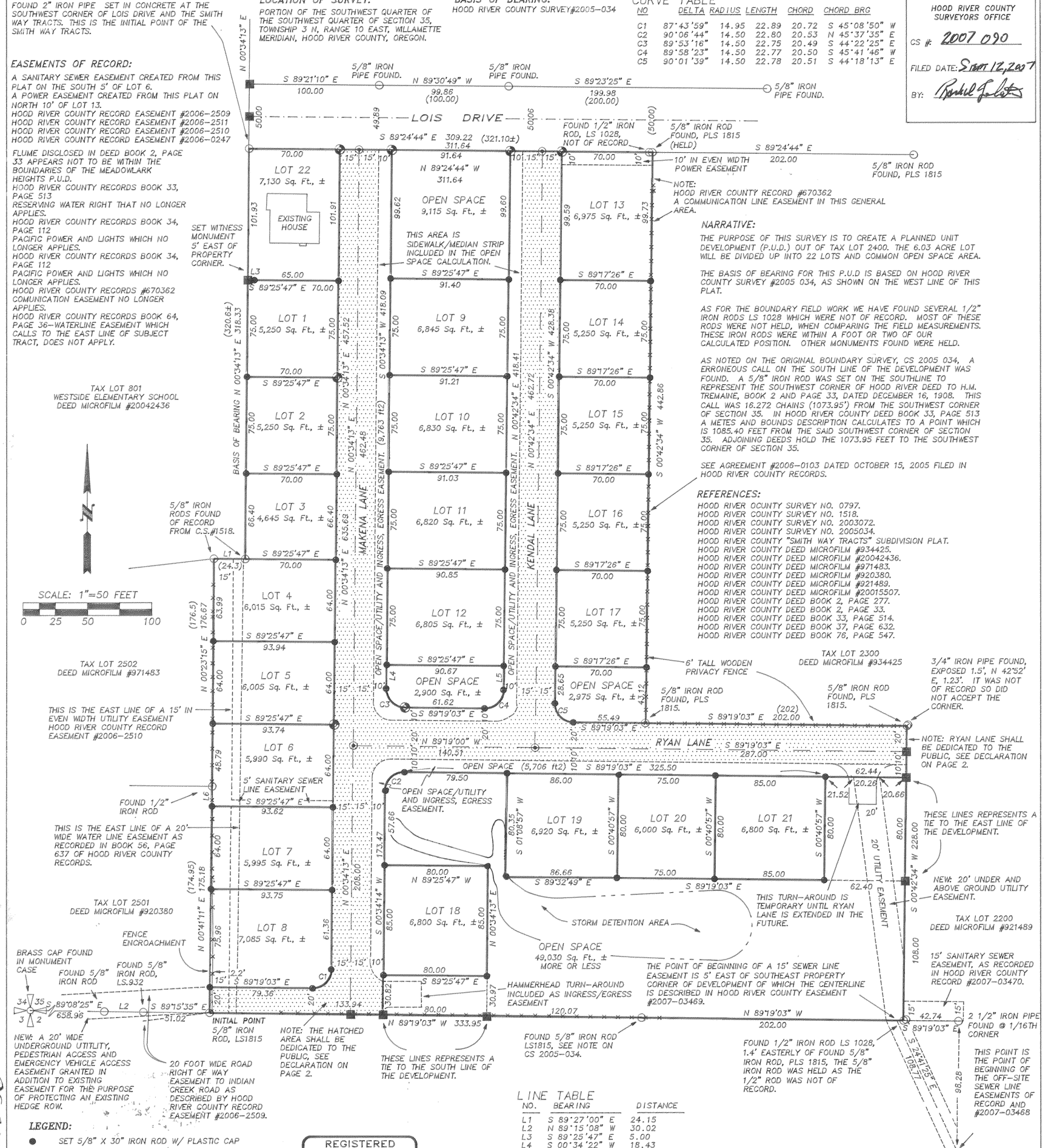
NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	87°43'59"	14.95	22.89	20.72	S 45°08'50" W
C2	90°06'44"	14.50	22.80	20.53	N 45°37'35" E
C3	89°53'16"	14.50	22.75	20.49	S 44°22'25" E
C4	89°58'23"	14.50	22.77	20.50	S 45°41'46" W
C5	90°01'39"	14.50	22.78	20.51	S 44°18'13" E

HOOD RIVER COUNTY SURVEYORS OFFICE
CS #: 2007 090
FILED DATE: SEPT 12, 2007
BY: Rachel Gelatt

EASEMENTS OF RECORD:

A SANITARY SEWER EASEMENT CREATED FROM THIS PLAT ON THE SOUTH 5' OF LOT 6.
A POWER EASEMENT CREATED FROM THIS PLAT ON NORTH 10' OF LOT 13.
HOOD RIVER COUNTY RECORD EASEMENT #2006-2509
HOOD RIVER COUNTY RECORD EASEMENT #2006-2511
HOOD RIVER COUNTY RECORD EASEMENT #2006-2510
HOOD RIVER COUNTY RECORD EASEMENT #2006-0247

FLUME DISCLOSED IN DEED BOOK 2, PAGE 33 APPEARS NOT TO BE WITHIN THE BOUNDARIES OF THE MEADOWLARK HEIGHTS P.U.D.
HOOD RIVER COUNTY RECORDS BOOK 33, PAGE 513
RESERVING WATER RIGHT THAT NO LONGER APPLIES.
HOOD RIVER COUNTY RECORDS BOOK 34, PAGE 112
PACIFIC POWER AND LIGHTS WHICH NO LONGER APPLIES.
HOOD RIVER COUNTY RECORDS BOOK 34, PAGE 112
PACIFIC POWER AND LIGHTS WHICH NO LONGER APPLIES.
HOOD RIVER COUNTY RECORDS #670362
COMUNICATION EASEMENT NO LONGER APPLIES.
HOOD RIVER COUNTY RECORDS BOOK 64, PAGE 36-WATERLINE EASEMENT WHICH CALLS TO THE EAST LINE OF SUBJECT TRACT, DOES NOT APPLY.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A PLANNED UNIT DEVELOPMENT (P.U.D.) OUT OF TAX LOT 2400. THE 6.03 ACRE LOT WILL BE DIVIDED UP INTO 22 LOTS AND COMMON OPEN SPACE AREA.

THE BASIS OF BEARING FOR THIS P.U.D IS BASED ON HOOD RIVER COUNTY SURVEY #2005 034, AS SHOWN ON THE WEST LINE OF THIS PLAT.

AS FOR THE BOUNDARY FIELD WORK WE HAVE FOUND SEVERAL 1/2" IRON RODS LS 1028 WHICH WERE NOT OF RECORD. MOST OF THESE RODS WERE NOT HELD, WHEN COMPARING THE FIELD MEASUREMENTS. THESE IRON RODS WERE WITHIN A FOOT OR TWO OF OUR CALCULATED POSITION. OTHER MONUMENTS FOUND WERE HELD.

AS NOTED ON THE ORIGINAL BOUNDARY SURVEY, CS 2005 034, A ERRONEOUS CALL ON THE SOUTH LINE OF THE DEVELOPMENT WAS FOUND. A 5/8" IRON ROD WAS SET ON THE SOUTHLINE TO REPRESENT THE SOUTHWEST CORNER OF HOOD RIVER DEED TO H.M. TREMAINE, BOOK 2 AND PAGE 33, DATED DECEMBER 16, 1908. THIS CALL WAS 16.272 CHAINS (1073.95') FROM THE SOUTHWEST CORNER OF SECTION 35. IN HOOD RIVER COUNTY DEED BOOK 33, PAGE 513 A METES AND BOUNDS DESCRIPTION CALCULATES TO A POINT WHICH IS 1085.40 FEET FROM THE SAID SOUTHWEST CORNER OF SECTION 35. ADJOINING DEEDS HOLD THE 1073.95 FEET TO THE SOUTHWEST CORNER OF SECTION 35.

SEE AGREEMENT #2006-0103 DATED OCTOBER 15, 2005 FILED IN HOOD RIVER COUNTY RECORDS.

REFERENCES:

HOOD RIVER OCUNTY SURVEY NO. 0797.
HOOD RIVER COUNTY SURVEY NO. 1518.
HOOD RIVER COUNTY SURVEY NO. 2003072.
HOOD RIVER COUNTY SURVEY NO. 2005034.
HOOD RIVER COUNTY "SMITH WAY TRACTS" SUBDIVISION PLAT.
HOOD RIVER COUNTY DEED MICROFILM #934425.
HOOD RIVER COUNTY DEED MICROFILM #20042436.
HOOD RIVER COUNTY DEED MICROFILM #971483.
HOOD RIVER COUNTY DEED MICROFILM #920380.
HOOD RIVER COUNTY DEED MICROFILM #921489.
HOOD RIVER COUNTY DEED MICROFILM #20015507.
HOOD RIVER COUNTY DEED BOOK 2, PAGE 277.
HOOD RIVER COUNTY DEED BOOK 2, PAGE 33.
HOOD RIVER COUNTY DEED BOOK 33, PAGE 514.
HOOD RIVER COUNTY DEED BOOK 37, PAGE 632.
HOOD RIVER COUNTY DEED BOOK 76, PAGE 547.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°27'00" E	24.15
L2	N 89°15'08" W	30.02
L3	S 89°25'47" E	5.00
L4	S 00°34'22" W	18.43
L5	N 00°42'34" E	18.58
L6	N 00°15'15" W	15.21

LEGEND:

- ● SET 5/8" X 30" IRON ROD W/ PLASTIC CAP
- ○ FOUND MONUMENT AS NOTED ON PLAT
- ⊙ SET 5/8" X 30" IRON ROD WITH 1 1/2" ALUMINUM CAP, PLS 72306
- SET CONCRETE SCREW IN CONCRETE W/ WASHER LS 72306
- ■ CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- EXISTING FENCE
- AREA DEDICATED TO THE PUBLIC

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DECEMBER 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2007

AREAS:

TOTAL ACREAGE = 262,845 Sq. Ft., ± (6.03 ACRES)
TOTAL LOT ACREAGE = 135,160 Sq. Ft., ±

30% OF TOTAL ACREAGE = 78,850 Sq. Ft., ±
TOTAL OPEN SPACE ACREAGE = 79,489 Sq. Ft., ±

OWNERS:

SMITH BROTHERS PROPERTIES, L.L.C.
307 OAK STREET
HOOD RIVER, OR. 97031

TERRA SURVEYING

DATE: MAY 22, 2007
SCALE: 1" = 50'
PROJECT: 206031
ASSESSORS MAP: 3N-10-35CC TL.2400

P.O. BOX 617
HOOD RIVER, OREGON 97031

PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

PLAT OF "MEADOWLARK HEIGHTS P.U.D."

8-22-07 1430

CS 2007 090_1

CS 2007 090-1

HOOD RIVER COUNTY
SURVEYORS OFFICE
CS # 2007 090
FILED DATE: SEPT. 12, 2007
BY:

LEGAL DESCRIPTION OF THE P.U.D.

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35 IN TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER, AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO SANDRA E. AND MALINE BERRY, ET UX., BY WARRANTY DEED RECORDED FEBRUARY 19, 1992, MICROFILM NUMBER 920380(2), HOOD RIVER COUNTY DEED RECORDS. SAID POINT BEING LOCATED A DISTANCE OF 740 FEET S(SOUTH) 89°20'37" E(EAST) AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 35 FROM THE SOUTHWEST CORNER THEREOF. THENCE N(NORTH) 0°41'11"E ALONG THE EAST LINE OF SAID BERRY TRACT A DISTANCE OF 174.95 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER THEREOF; THENCE N 0°23'15" E A DISTANCE OF 176.67 FEET TO A 5/8 INCH IN DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO MATTHEW M. AND PAULA LINDQUIST IHLE. ET UX., BY WARRANTY DEED RECORDED MAY 5, 1997, MICROFILM NUMBER 971483, HOOD RIVER COUNTY DEED RECORDS; THENCE S 89°27'00" E A DISTANCE OF 24.15 FEET TO THE MOST SOUTHEAST CORNER OF TRACT OF LAND CONVEYED TO SCHOOL DIST NO. 1R, HOOD RIVER COUNTY, BY DEED RECORDED APRIL 19, 1967, MICROFILM NUMBER 670504, HOOD RIVER COUNTY DEED RECORDS; THENCE N 0°34'13" E ALONG THE EAST LINE OF SAID SCHOOL DISTRICT NO. 18 TRACT A DISTANCE OF 318.33 FEET TO THE SOUTH RIGHT OF WAY OF LOIS DRIVE (STREET), A PLATTED STREET IN "SMITH WAY TRACTS" SUBDIVISION IN HOOD RIVER COUNTY; THENCE S 89°24'44" E ALONG SAID RIGHT OF WAY A DISTANCE OF 311.64 FEET TO A 5/8 INCH IN DIAMETER ROD SET FOR THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO CHARLES ROBERT AND LURENA MAE DUCKWALL ET UX., AS TRUSTEES UNDER THE LURENA MAE DUCKWALL REVOCABLE LIVING TRUST DATED DECEMBER 15, 1993, RECORDED DECEMBER 20, 1993, MICROFILM NUMBER 934425(3), HOOD RIVER COUNTY DEED RECORDS; THENCE S 0°42'34" W(WEST) ALONG THE WEST LINE OF SAID DUCKWALL TRACT A DISTANCE OF 442.86 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89°19'03" E ALONG THE SOUTH LINE OF THE SAID DUCKWALL TRACT A DISTANCE OF 202.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 0°42'34" W A DISTANCE OF 228.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT CONVEYED TO GILBERT ROBERTS, ET UX., BY DEED RECORDED MARCH 5, 1954, IN BOOK 52, PAGE 123, DEED RECORDS, HOOD RIVER COUNTY; THENCE N 89°16'53" W ALONG THE SOUTH LINE OF SAID SECTION 35 A DISTANCE OF 535.95 FEET TO THE POINT OF BEGINNING. CONTAINS 6.03 ACRES, MORE OR LESS.

AS RECORDED IN HOOD RIVER COUNTY CORRECTION DEED # 20056786.

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS:

THE "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS" FOR "MEADOWLARK HEIGHTS P.U.D." IS MADE BY Declarant AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM NO. 20073861, AS RECORDED August 21, 2007, HOOD RIVER COUNTY DEED RECORDS.

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 AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.

ERIK M. CARLSON PLS 72306

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT SMITH BROTHERS PROPERTIES, L.L.C., DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "MEADOWLARK HEIGHTS P.U.D." AND HEREBY DEDICATES THE ROAD RIGHT OF WAY FOR MAKENA LANE, KENDAL LANE AND RYAN LANE SHOWN ON SAID PLAT TO BE DEDICATED TO THE PUBLIC FOR ROAD AND UTILITY PURPOSES. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AS SHOWN ON THIS PLAT MAP.

Richard D. Smith - manager
SMITH BROTHERS PROPERTIES, L.L.C.

ACKNOWLEDGMENT:

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

THIS INSTRUMENT WAS AKNOWLEDGED BEFORE ME ON August 1, 07 BY Richard Smith AS THE REPRESENTATIVE OF SMITH BROTHERS PROPERTIES, L.L.C.

M. Halseth
NAME OF NOTARY (PRINT)

M. Halseth
SIGNATURE OF NOTARY

COMMISSION NUMBER 417400
MY COMMISSION EXPIRES May 15, 2011.

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 "MEADOWLARK HEIGHTS P.U.D." 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.

Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR

FILED FOR RECORD THIS 21 DAY OF August, 2007
INSTRUMENT NO. 20073859
Leah Day - Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment
By L. Day Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DECEMBER 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2007

APPROVALS:

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 31st DAY OF July, 2007
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 31st DAY OF JULY, 2007
COUNTY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 16TH DAY OF August, 2007
04-353
COUNTY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 31ST DAY OF JULY, 2007.
CITY OF HOOD RIVER ENGINEER

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 31 DAY OF July, 2007.
ICE FOUNTAIN WATER DISTRICT

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 31 DAY OF July, 2007
WEST SIDE RURAL FIRE PROTECTION DISTRICT

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 31st DAY OF July, 2007.
FARMERS IRRIGATION DISTRICT

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF August, 2007.
HOOD RIVER COUNTY PLANNING COMMISSION CHAIR

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF August, 2007
HOOD RIVER COUNTY COMMISSION CHAIR

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF August, 2007
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF August, 2007.
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF August, 200_.
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "MEADOWLARK HEIGHTS P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF August, 200_.
HOOD RIVER COUNTY COMMISSIONER

CS 2007 090_2

OWNERS:
SMITH BROTHERS PROPERTIES, L.L.C.
307 OAK STREET
HOOD RIVER, OR. 97031

TERRA SURVEYING
DATE: MAY 22, 2007
PROJECT: 206031PLAT2
ASSESSORS MAP: 3N-10E-35CC
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
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PLAT OF
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CS 2007 090_2