

A SUBDIVISION PLAT OF STELLA LANE P.U.D.
A PLANNED UNIT DEVELOPMENT
FOR FRANCO MARCHESI

OWNER:
MARCHESI FRANCO
P.O. BOX 210
HOOD RIVER, OR. 97031

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2018 027

DATE FILED: 5/23/2018

BY: [Signature]

FOUND 1" IRON PIPE AT THE
NW CORNER OF LOT 1 OF
R.W. ORDDWAY TRACTS. BEING
330 FEET EAST AND 117.61
FEET SOUTH OF WEST
QUARTER CORNER.

BASIS OF BEARING:
S 88°09'00" E 1150.57' (C.S.798=1150.7)
(C.S.2007018 = S 88°41'43" E)

NORTH BOUNDARY HELD BY THE AN
EASEMENT DESCRIBED ON BOOK 57,
PAGE 445.

FOUND 1" IRON PIPE
MONUMENTING THE SW
CORNER OF JENKINS D.L.C.
INITIAL POINT

FOUND 5/8" IRON
ROD, SET ON
C.S.89060



SCALE: 1" = 30'

BASIS OF BEARING:
BASIS OF BEARING OF THE SURVEY
IS OREGON STATE PLANE,
NORTH ZONE (3601), GRID
BEARINGS & INTERNATIONAL FEET.
ROTATION ANGLE TO
C.S.2007-018 IS 0°32'43"

LEGEND:

- SET 5/8" X 30" IRON ROD, L.S. 72306 (SET ON 5/1/18)
△ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (SET 5/2/18)
■ SET CONCRETE NAIL WITH WASHER, L.S. 72306 (SET 5/2/18)
○ FOUND MONUMENT OF RECORD, AS NOTED ON PLAT.
⊙ FOUND 1" IRON PIPE, C.S.1517
⊗ FOUND 5/8" IRON ROD, L.S.59002, C.S.2005-105
⊕ FOUND 5/8" IRON ROD, L.S.59002, C.S.2007-018
□ CALCULATED, NOT FOUND OR SET
() DEED OR PREVIOUS SURVEY CALL
NEW: PUBLIC/PRIVATE UTILITY EASEMENT
NEW: DEDICATED RIGHT OF WAY
COMMON OPEN SPACE

THIS LINE IS DETERMINED BY
THE EASEMENTS DESCRIBED
ON INST#701092.

NEW: 15 FOOT WIDE PUBLIC
TRAIL EASEMENT
(TO BE CONSTRUCTED)

TAX LOT 201
INST#701092

N 107°50'09" E 95.92'
(C.S.1517=96.08)

S 42°14'16" E
(C.S.1517=48.45)

S 32°10'51" E
(C.S.1517=52.90)

S 89°35'13" E
695.06'

S 89°36'59" E
102.02'
(C.S.1517=102.04')

FOUND 1" IRON PIPE OF
RECORD, REMOVED BY
CONSTRUCTION, REPLACED
WITH TERRA ROD.

LOCATION OF SURVEY:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION
35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE
MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY,
OREGON.

OPEN SPACE:
TOTAL LAND AREA: 107,328 SQ.FT.
COMMON OPEN SPACE(EXCLUDING STREETS):
TRACT A: 8,205 SQ.FT.
TRACT B: 17,208 SQ.FT.
TRACT C: 7,372 SQ.FT.
TOTAL NON-STREET OPEN SPACE: 32,785 SQ.FT.
PERCENT OPEN SPACE: 30.5%

IRON ROD, L.S.59002 HAS BEEN
REMOVED BY CONSTRUCTION,
REPLACED WITH COPPER PLUG.

MONUMENT FOUND ON
THE NORTH LINE OF
BARREL SPRINGS
SUBDIVISION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2019

TERRA SURVEYING

DATE: MAY 3, 2018
SCALE: 1" = 30'
PROJECT: 16006STELLAPUD
ASSESSORS MAP: 3N-10E-35BD
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

LOT 30
PLAT OF
BOWE'S
SECOND ADDITION

LOT 29
PLAT OF
BOWE'S
SECOND ADDITION

LOT 28
PLAT OF
BOWE'S
SECOND ADDITION

LOT 27
PLAT OF
BOWE'S
SECOND ADDITION

BELMONT DRIVE
(60 FOOT WIDE PUBLIC RIGHT OF WAY)

STELLA LANE
(PRIVATE ROAD AND PUBLIC/ PRIVATE UTILITY EASEMENT)

STELLA LANE
(PRIVATE ROAD AND PUBLIC/PRIVATE UTILITY EASEMENT)

STELLA LANE
(PRIVATE ROAD AND PUBLIC/PRIVATE UTILITY EASEMENT)

BIG APPLE AVENUE.
(25' WIDE PUBLIC R/W)

TRACT A
PUBLIC EASEMENT FOR
STORM AND UTILITIES
BENEFITING THE CITY
(OPEN SPACE)
CONTAINS 8,205 Sq .Ft.
MORE OR LESS

TRACT B
(OPEN SPACE)
CONTAINS 17,208 Sq .Ft.
MORE OR LESS

TRACT C
(OPEN SPACE)
CONTAINS 7,372 Sq .Ft.
MORE OR LESS

LOT 7 CONTAINS 2,675 Sq .Ft. MORE OR LESS
LOT 8 CONTAINS 2,810 Sq .Ft. MORE OR LESS
LOT 9 CONTAINS 2,778 Sq .Ft. MORE OR LESS
LOT 10 CONTAINS 2,742 Sq .Ft. MORE OR LESS
LOT 11 CONTAINS 2,707 Sq .Ft. MORE OR LESS
LOT 12 CONTAINS 2,672 Sq .Ft. MORE OR LESS

LOT 6 CONTAINS 2,341 Sq .Ft. MORE OR LESS

LOT 5 CONTAINS 2,487 Sq .Ft. MORE OR LESS

LOT 4 CONTAINS 2,800 Sq .Ft. MORE OR LESS

LOT 3 CONTAINS 2,800 Sq .Ft. MORE OR LESS

LOT 2 CONTAINS 2,800 Sq .Ft. MORE OR LESS

LOT 1 CONTAINS 2,728 Sq .Ft. MORE OR LESS

LOT 13 CONTAINS 3,016 Sq .Ft. MORE OR LESS

LOT 14 CONTAINS 2,800 Sq .Ft. MORE OR LESS

LOT 15 CONTAINS 2,800 Sq .Ft. MORE OR LESS

LOT 16 CONTAINS 2,800 Sq .Ft. MORE OR LESS

LOT 17 CONTAINS 2,800 Sq .Ft. MORE OR LESS

LOT 18 CONTAINS 2,746 Sq .Ft. MORE OR LESS

A SUBDIVISION PLAT OF STELLA LANE P.U.D.
A
PLANNED UNIT DEVELOPMENT
FOR
FRANCO MARCHESI
PAGE 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
CS# 2018 027
DATE FILED: 5/23/2018
BY: [Signature]

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 "STELLA LANE P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.

ALL THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EAST OF THE EAST LINE OF THE TRACT CONVEYED TO LEROY F. SMITH ET UX. BY DEED RECORDED AUGUST 12, 1970, FILM NO. 701092, DEED RECORDS HOOD RIVER, OREGON; AND ALSO THE PORTION LYING SOUTH AND EAST OF THE EASEMENTS DESCRIBED IN THE SMITH DEED TO WIT:

BEGINNING AT A POINT 5 CHAINS EAST AND 1,782 CHAINS SOUTH OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 34 AND 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, WHICH POINT IS MARKED BY A GAS PIPE; RUNNING THENCE SOUTH 6.208 CHAINS; THENCE EAST 17.42 CHAINS TO THE CENTER OF THE COUNTY ROAD; THENCE NORTH ALONG CENTER OF THE COUNTY ROAD 5.80 CHAINS; THENCE WESTERLY TO THE POINT OF BEGINNING; EXCEPT THAT PORTION LYING WITHIN THE WILLIAM JENKINS DONATION LAND CLAIM. THE INITIAL POINT IS AN 1" IRON PIPE MONUMENTING THE SW CORNER OF JENKINS DLC.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 1" IRON PIPE MONUMENTING THE SW CORNER OF JENKINS DLC. THENCE SOUTH 88°08'05" EAST A DISTANCE OF 89.42 FEET TO 5/8" IRON ROD, L.S.59002; THENCE SOUTH 88°08'05" EAST A DISTANCE OF 29.98 FEET TO A POINT; THENCE SOUTH 00°15'12" WEST A DISTANCE OF 360.96 FEET TO A POINT; THENCE NORTH 89°34'44" WEST A DISTANCE OF 354.51 FEET TO A POINT; THENCE NORTH 00°25'51" EAST A DISTANCE OF 192.91 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE NORTH 21°36'02" EAST A DISTANCE OF 36.74 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE NORTH 02°18'06" EAST A DISTANCE OF 113.01 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE NORTH 37°52'01" EAST A DISTANCE OF 36.08 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE SOUTH 88°07'58" EAST A DISTANCE OF 195.12 FEET TO THE POINT OF BEGINNING.

[Signature]
ERIK M. CARLSON PLS 72306

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE A 18 LOT SUBDIVISION (PLANNED UNIT DEVELOPMENT) FROM EXISTING TAX LOT 202, WHICH WAS SURVEYED AND MONUMENTED BY L.S. 59002 (C.S.2007-018) AND DESCRIBED ON INST#2010-01394. THE EXTERIOR BOUNDARY MONUMENTS WERE RECOVERED AND FOUND TO BE IN GOOD CONDITION. THE DEED ELEMENTS THAT CONTROL THE WEST AND NORTH BOUNDARY LINES ARE HOLDING THE ADJOINING PROPERTY DESCRIBED IN INST#701092 AND EASEMENT DESCRIBED ON BOOK 57, PAGE 445. BOTH OF THESE DEEDS HAVE BEEN SURVEYED BY L.S.59002 ON C.S.2007018 AND 2014039. THE DEED ELEMENTS WHICH CONTROL THE SOUTH AND EAST BOUNDARIES ARE BASED ON IRON PIPES SET ON THE PLATS FOR ORDDWAY. THESE PIPE WERE IN GOOD SHAPE AND MEASURED VERY WELL.

I USED TWO ORIGINAL IRON PIPES FOUND MONUMENTING THE NORTH LINE OF LOT 1 OF R.W. ORDDWAY FOR THE BASIS OF BEARING AS SHOWN. I USED GRID BEARINGS WITH A ROTATION ANGLE TO C.S.2007018 FOR THE BASIS OF BEARING.

SEE THE FACE OF THE PLAT FOR FURTHER DETAILS.

RECORDING INFORMATION:

PLAT NUMBER 20181573
INSTRUMENT RECEIVED ON THE 23RD DAY
OF May 2018 AT
10:31 A.M.
[Signature]
HOOD RIVER COUNTY CLERK

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF HOOD RIVER) SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7th DAY OF
May 2018 BY FRANCO MARCHESI.

[Signature] Nancy Jane Carlson
PRINT NAME OF NOTARY PUBLIC - OREGON
[Signature] mcarlson
SIGNATURE OF NOTARY PUBLIC - OREGON
COMMISSION NUMBER: 939097
MY COMMISSION EXPIRES: May 14, 2019

DECLARATION OF PLANNED COMMUNITY:

THE DECLARATION OF PLANNED COMMUNITY FOR "STELLA LANE P.U.D." IS MADE BY Michael Mills Homes, Inc. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILED FOR RECORD AS MICROFILM NO. 2018-01142 AS RECORDED April 13, 2018, HOOD RIVER COUNTY DEED RECORDS.

ADDITIONAL RESTRICTIONS ON THE USE, MAINTENANCE OR OCCUPANCY OF THE TRACTS AND RESIDENTIAL LOTS WITHIN "STELLA LANE P.U.D." MAY BE DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) AND RECORDED IN HOOD RIVER COUNTY RECORDS.

DECLARATION AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT FRANCO MARCHESI. DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "STELLA LANE P.U.D.". IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND DO HEREBY GRANT OPEN SPACE, AND UTILITY AND PRIVATE ROAD EASEMENTS, THE DEDICATION OF THE ROAD TO THE PUBLIC AS SHOWN ON THIS PLAT MAP.

[Signature] Franco Marchesi
FRANCO MARCHESI, OWNER

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 "STELLA LANE P.U.D." IN THE CITY 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.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE & TAX COLLECTOR

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 7th DAY OF MAY 2018.

[Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 15 DAY OF May 2018.

[Signature]
HOOD RIVER CITY RECORDER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21 DAY OF May 2018.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 8 DAY OF MAY 2018.

[Signature]
HOOD RIVER CITY DIRECTOR OF PUBLIC WORKS & ENGINEERING

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 23rd DAY OF May 2018.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF May 2018.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 14th DAY OF MAY 2018.

[Signature]
PLANNING DIRECTOR, CITY OF HOOD RIVER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF May 2018.

[Signature]
HOOD RIVER COUNTY COMMISSIONER CHAIRMAN

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF May 2018.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 14 DAY OF MAY 2018.

[Signature]
MAYOR, CITY OF HOOD RIVER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF May 2018.

[Signature]
HOOD RIVER COUNTY COMMISSIONER

REFERENCES:

- SURVEYS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE.
C.S.0797, PLAT OF S.W. 1/4 OF SECTION 35 BY J.L.H. DATE JANUARY 1909.
C.S.0798, PLAT SHOWING THE RELATIVE POSITION OF JENKINS DLC LOTS 5 & 6, BY KAY, DATED SEPT. 12, 1915.
C.S.0801, PLAT OF ORDDWAY FOR ORDDWAY BY J.L.H. DATED JULY 1909.
C.S.1475, PLAT OF ORDDWAY FOR ORDDWAY BY J.L.H. DATED JULY 1909.
C.S.1517, SURVEY FOR SCAERCE BY WESTECH ENGINEERING, FILED SEPTEMBER 28, 1971.
C.S.1989060, SURVEY OF BELMONT BY HRC, DATED JUNE 1989.
C.S.2005105, SURVEY FOR CONSOLIDATED LAND BY L.S.59002, FILED NOVEMBER 21, 2005.
C.S.2007018, SURVEY FOR FRANCO MARCHESI BY L.S.59002, FILED FEBRUARY 9, 2007.
C.S.2014039, SURVEY FOR KLEIN AND FOWLER BY L.S.59002, FILED OCTOBER 13, 2014.
C.S.2017050, SUBDIVISION PLAT OF BARREL SPRINGS, BY L.S.59999, FILED OCTOBER 12, 2017.

EASEMENT REFERENCES (SORT REPORT DATED MARCH 22, 2018 No.227131AM):

- FILED IN THE HOOD RIVER COUNTY ASSESSORS OFFICE.
BOOK 40, PAGE 106. PRIVATE EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, DATED MARCH 23, 1949. NO SPECIFIC LOCATION GIVEN. DESCRIBES LOT 1 OF ORDDWAY PLAT.
INST#701092. PRIVATE EASEMENT #2 FOR SEWER LEECH LINE. DESCRIPTION PLACES SEWER ON TAX LOT 201. EASEMENT #3 FOR FUTURE SEWER LINES TO BELMONT ROAD, THIS FUTURE RIGHT WOULD MOST LIKELY FALL WITHIN BIG APPLE AVENUE AS THERE IS SEWER LINES INSTALLED IN THAT AREA.
INST#811009. 10 FOOT PRIVATE EASEMENT FOR GAS LINE BENEFITING TAX LOT 201, THIS EASEMENT IS WITHIN BIG APPLE AVENUE.

Table with columns: LINE, BEARING, DISTANCE. Contains 19 rows of survey data.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Contains 9 rows of curve data.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
ERIK M. CARLSON
72306
Expires: December, 2019

TERRA SURVEYING

DATE: MAY 3, 2018
SCALE: 1" = 30'
PROJECT: 14139PUD
ASSESSORS MAP: 3N-10E-35BD
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com