

# "STONEGATE WEST"

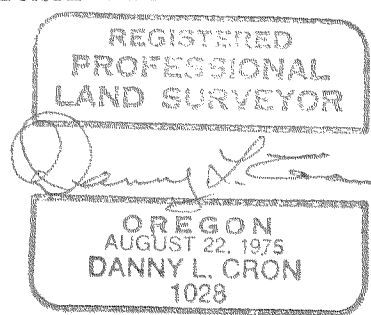
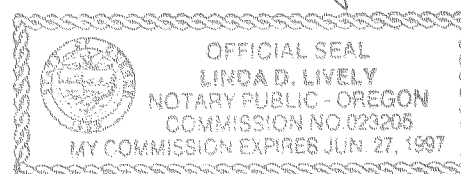
A PLANNED UNIT DEVELOPMENT LOCATED IN, THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,  
T. 3 N., R. 10 E., W.M., HOOD RIVER COUNTY, OREGON

## SURVEYOR'S CERTIFICATE :

I, Danny L. Cron, a registered professional Land Surveyor for the State of Oregon, No. 1028, being first duly sworn depose and say that I have correctly surveyed and marked with legal monuments the land represented on the annexed plat of STONEGATE WEST, as located in the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 3 North, Range 10 East, Willamette Meridian, Hood River County, Oregon, and that a 2 1/2 inch by 36 inch galvanized iron pipe was set at the Initial Point of said STONEGATE WEST. Said STONEGATE WEST being more particularly described as follows:

Beginning at the Southeast corner of the Northwest 1/4 of said Section 34; thence N.88°58'27"W., along the South line of the Northwest 1/4 of said Section 34, a distance of 1319.94 feet; thence N.00°35'10"E. a distance of 138.77 feet to the Initial Point of said STONEGATE WEST, said point being the Northwest corner of platted Lot 4 of Block 3 of Hood Valley Estates to the County of Hood River; thence S.89°25'35"E. a distance of 101.68 feet to the Northeast corner of said Lot 4; thence N.00°34'28"E., along the West line of platted Fifteenth Drive to said Hood Valley Estates, a distance of 20.56 feet; thence S.88°58'05"E. a distance of 60.00 feet to the Northwest corner of platted Lot 8 of Block 1 of said Hood Valley Estates; thence S.88°58'05"E. a distance of 210.00 feet to the Northeast corner of platted Lot 9 of Block 1 of said Hood Valley Estates; thence S.00°34'28"W. a distance of 20.00 feet to the Northwest corner of the South 110.00 feet of platted Lot 10 of Block 1 of said Hood Valley Estates; thence S.88°58'05"E. a distance of 125.00 feet to the Northeast corner of the South 110.00 feet of the West 20.00 feet of platted Lot 11 of Block 1 of said Hood Valley Estates; thence N.00°34'28"E. a distance of 20.00 feet to the Northeast corner of the West 20.00 feet of said Lot 11; thence S.88°58'05"E., along the North line of said Lot 11 and along the North line of platted Lot 12 of Block 1 of said Hood Valley Estates, a distance of 150.00 feet; thence N.00°34'28"E. a distance of 91.43 feet; thence S.88°58'27"E. a distance of 145.28 feet to the East line of said Hood Valley Estates; thence N.00°34'58"E., along the said East line, a distance of 23.50 feet; thence N.02°28'14"W. a distance of 99.09 feet; thence N.24°15'31"E. a distance of 31.23 feet; thence N.11°54'54"W. a distance of 90.99 feet; thence N.20°58'50"W. a distance of 159.24 feet; thence N.39°24'45"W. a distance of 98.55 feet; thence N.43°59'03"E. a distance of 68.00 feet; thence N.67°53'45"W. a distance of 76.76 feet; thence S.42°27'29"W. a distance of 81.95 feet; thence N.59°16'32"W. a distance of 197.43 feet; thence N.11°52'37"W. a distance of 189.34 feet to the South line of that tract conveyed to Ladd G. Henderson et ux., by deed recorded March 17, 1982 as Recorders Fee No. 820389, Film Records; thence N.88°58'27"W., along said Henderson South line, a distance of 366.59 feet to the Northeast corner of that strip of land Quitclaimed to Donald P. Flerchinger, et ux., by deed recorded 5/19/1994 as film No. 941893; thence S.00°35'10"W. a distance of 574.41 feet to the Southeast corner of said Flerchinger strip, said point being on the West line of said Hood Valley Estates; thence S.00°35'10"W. along said West line of Hood Valley Estates a distance of 299.07 feet to the Initial Point of said STONEGATE WEST.

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF August, 1995.  
Linda D. Lively  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES 6/27/97



## DEDICATION :

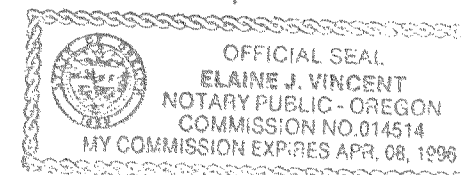
WE, RICHARD IDLER, JEFF HUNTER REALTY, INC., AN OREGON CORPORATION, MICHAEL D. JENNINGS AND JANE R. JENNINGS, HUSBAND AND WIFE, ALBERT KWIATKOWSKI AND TRACY W. KWIATKOWSKI, HUSBAND AND WIFE, AND STONEGATE HOMEOWNERS ASSOCIATION, AN OREGON NON-PROFIT CORPORATION, AS OWNER'S IN FEE SIMPLE OF THE LAND SHOWN ON THE ANNEXED PLAT AND MORE PARTICULARLY DESCRIBED ON THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS SHOWN ON SUCH PLAT AND THAT WE DECLARE THE ANNEXED PLAT OF STONEGATE WEST TO BE A CORRECT PLAT AS LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD RIVER COUNTY, OREGON.

Richard Idler  
RICHARD IDLER  
Michael D. Jennings and Jane R. Jennings  
MICHAEL D. JENNINGS AND JANE R. JENNINGS  
Jeffrey W. Hunter, President  
JEFF HUNTER REALTY, INC.  
Jeffrey W. Hunter, President  
STONEGATE HOMEOWNERS ASSOCIATION  
Albert Kwiatkowski and Tracy W. Kwiatkowski  
ALBERT KWIATKOWSKI AND TRACY W. KWIATKOWSKI

## ACKNOWLEDGEMENT :

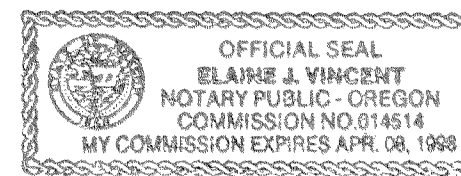
ON THIS 24th DAY OF July, 1995, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED MICHAEL D. JENNINGS, JANE R. JENNINGS, JEFF HUNTER, PRESIDENT OF JEFF HUNTER REALTY, INC. AN OREGON CORPORATION AND ALSO PRESIDENT OF STONEGATE HOMEOWNERS ASSOCIATION, AN OREGON NON-PROFIT CORPORATION, ALBERT KWIATKOWSKI, AND TRACY W. KWIATKOWSKI KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF July, 1995.  
Flaine Vincent  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES: 4.8.96



ON THIS 21st DAY OF July, 1995, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF INDIANA, PERSONALLY APPEARED RICHARD IDLER KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF July, 1995.  
Flaine Vincent  
NOTARY PUBLIC FOR THE STATE OF INDIANA OREGON  
MY COMMISSION EXPIRES: 4.8.96



## COVENANTS AND RESTRICTIONS :

ALL LOTS WITHIN THE ATTACHED STONEGATE WEST ARE SUBJECT TO A 9 PAGE DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STONEGATE". SAID 9 PAGE DOCUMENT RECORDED JUNE 27, 1995 AS HOOD RIVER COUNTY DEED FILM 951761. SAID 9 PAGE DOCUMENT SHALL BE CONSIDERED PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID 9 PAGE DOCUMENT.

## MAINTENANCE AGREEMENT :

ALL LOTS WITHIN THE ATTACHED STONEGATE WEST ARE SUBJECT TO A 9 PAGE DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEGATE" PERTAINING TO MAINTENANCE OF ROADS, IRRIGATION, AND OPEN SPACE. SAID 9 PAGE DOCUMENT RECORDED JUNE 27, 1995 AS HOOD RIVER COUNTY DEED FILM 951761. SAID 9 PAGE DOCUMENT SHALL BE CONSIDERED PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID 9 PAGE DOCUMENT.

## APPROVALS :

THE DIRECTOR OF RECORDS AND ASSESSMENTS AND DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED PLAT OF STONEGATE WEST IN HOOD RIVER COUNTY, OREGON AND 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.

Daniel Guy Chamness CPA  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR  
Sandra E. Berry  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE ANNEXED PLAT OF STONEGATE WEST WAS EXAMINED AND APPROVED THIS 15th DAY OF August, 1995.  
Richard G. Strodd  
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE ANNEXED PLAT OF STONEGATE WEST WAS EXAMINED AND APPROVED THIS 5th DAY OF September, 1995.  
RHSchuyler  
HOOD RIVER COUNTY PLANNING COMMISSION CHAIRMAN  
Duffrey S. Hunt  
HOOD RIVER COUNTY PLANNING DIRECTOR

THE ANNEXED PLAT OF STONEGATE WEST WAS EXAMINED AND APPROVED THIS 5th DAY OF September, 1995.  
Chuck Storman  
HOOD RIVER COUNTY COMMISSIONER  
Devin Lambert  
HOOD RIVER COUNTY COMMISSIONER  
John Lane  
HOOD RIVER COUNTY COMMISSIONER  
Alexan E. Best  
HOOD RIVER COUNTY COMMISSIONER  
Beverley A. Rowland  
HOOD RIVER COUNTY COMMISSIONERS CHAIRMAN

THE ANNEXED PLAT OF STONEGATE WEST WAS EXAMINED AND APPROVED THIS 14 DAY OF Aug., 1995.  
Richard G. Strodd  
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED PLAT OF STONEGATE WEST WAS EXAMINED AND I HEREBY CERTIFY ALL STATE AND COUNTY HEALTH REQUIREMENTS HAVE BEEN COMPLIED WITH THIS 14 DAY OF Aug., 1995.  
Scott D. Galt  
HOOD RIVER COUNTY SANITARIAN

THE ANNEXED PLAT OF STONEGATE WEST WAS EXAMINED AND APPROVED THIS 21 DAY OF AUGUST, 1995.  
Roger Kaul  
HOOD RIVER CITY ENGINEER  
Cynthia D. Walbridge  
HOOD RIVER CITY PLANNING DIRECTOR

THE ANNEXED PLAT OF STONEGATE WEST WAS EXAMINED AND APPROVED THIS 8 DAY OF August, 1995.  
Paul A. Hiltner  
FARMERS IRRIGATION DISTRICT CHAIRMAN

FILED FOR RECORD THIS 7 DAY OF SEPTEMBER, 1995.  
Sandra E. Berry  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

FILED  
SEP 14 1995  
Richard G. Strodd  
COUNTY SURVEYOR  
DEPUTY

SEP - 7 1995  
Certified to be a true and correct copy of the ORIGINAL.  
Dept. of Records & Assessment  
by J. Judd; Deputy

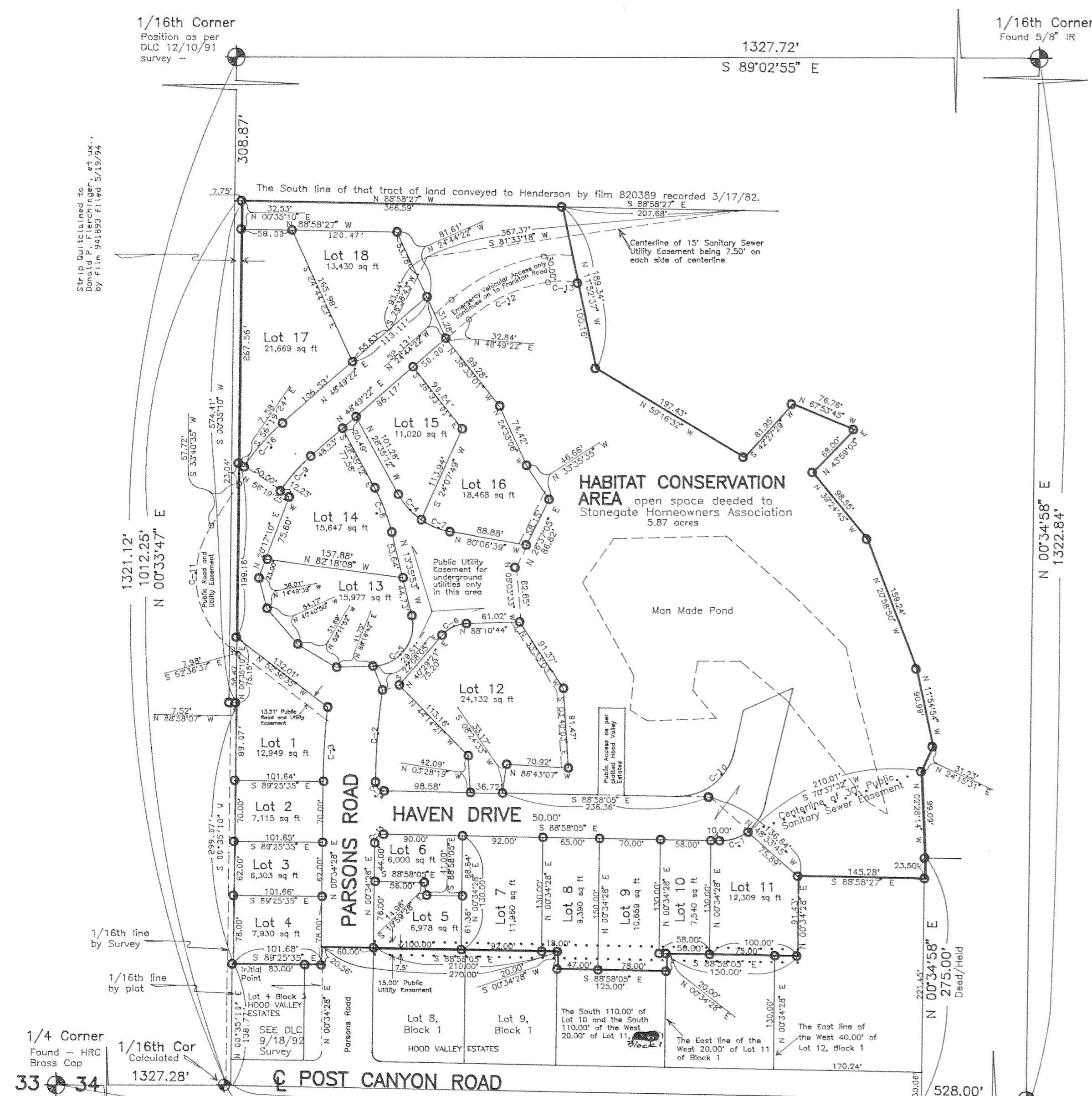
1/16th Corner  
Position as per  
DLC 12/10/91  
survey

1/16th Corner  
Found 5/8" IR

EASEMENTS - NOTE: NOT ALL ARE SHOWN ON DRAWING.

- 1.) Easement for underground water line as per Deed film 820389.
- 2.) Public road and utility easements created by Hood River County Record of Partition Plat No. 9338 as recorded 12/29/1993. Users to maintain - Affects Parsons Road.
- 3.) Public utility easement for underground utilities as per Hood River County Partition Plat No. 9410 recorded 6/16/94. - Affects Habitat Conservation Area.
- 4.) Thirty foot public sanitary sewer easement as shown thru Habitat Conservation Area.
- 5.) Ten foot Aesthetic and Conservation easement as per Hood River County Partition Plat No. 9410 recorded 6/16/94. The Stonegate Homeowners Association retains an easement as shown on plat map to plant and maintain a hedge around the perimeter of Stonegate development. The hedge is intended to provide an attractive green and flowering privacy screen for homeowners and food and cover habitat for wildlife. The hedge shall have a minimum height of 7 feet at plant maturity. The Association may perform such maintenance as watering, trimming, fertilizing, and enhancing the hedge by both additions and removals of plants. A minimum of 80% of the hedge shall be composed of plants native to the Pacific Northwest. Homeowners are, however, encouraged to do their own maintenance of the hedge on their property after first obtaining approval of the Association. Subject also to a Declaration of Covenants, Conditions, and Restrictions as recorded 6/27/1995; Hood River County file #951761. Said Ten Foot Aesthetic and Conservation easement is along:
  - a.) The East 10.00' of Lots 16 and 12 as shown.
  - b.) The West 10.00' of Lots 17, 1, 2, 3, & 4 (Not Shown)
  - c.) The South 10.00' of Lots 4, 5, 7, 8, 9, 10, and 11 (Not Shown)
  - d.) The West 10.00' of the South 20.00' of Lot 8 (Not Shown)
  - e.) The East 10.00' of the South 20.00' of Lot 9 (Not Shown)
  - f.) The East 10.00' of Lot 11 (Not Shown)
- 6.) All 7.5 and 15 foot public utility easements of platted Hood Valley Estates found within the boundaries of platted Stonegate West are abandoned except as shown on platted Stonegate West.
- 7.) A twenty foot wide Building Restriction over the South 20.00 feet of Lot 5 and over the South 20.00 feet of the West 5.00 feet of Lot 7 as per Deed Film No. 680459 recorded 4/11/1968. (Not Shown)
- 8.) View Easement over Lot 5, Lot 6 and the West 5.00 feet of Lot 7 as per Deed Film No. 680459 recorded 4/11/1968. (Not Shown)
- 9.) A ten foot wide public utility easement over the East 10.00 feet of Lot 6. (Not Shown)
- 10.) A ten foot wide electrical easement over the South 10.00 feet of Lot 11 as per Hood River County Partition Plat No. 9530 filed 7/28/95. (Not Shown)
- 11.) A Sewer easement being variable in width along the Northerly and Northeasterly lines of Lot 11 as per Hood River County Partition Plat No. 9530 filed 7/28/95. (Not Shown)
- 12.) A ten foot wide Sanitary Sewer Easement over the East 10.00 feet of Lot 14 from Parsons Road to the North line of Lot 13. (Not Shown)
- 13.) A ten foot wide water line easement along the Northwesterly boundary of Lot 15 along Parsons Road. (Not Shown)
- 14.) A fifteen foot wide Sanitary Sewer Easement thru Lot 18 and the Habitat Conservation Area, the centerline of which is shown. Said easement being 7.50 feet on each side of said centerline. Said fifteen foot wide easement is also for vehicular traffic necessary for sanitary sewer maintenance.
- 15.) Protective covenants for the subdivision of Hood Valley Estates filed 4/11/1968 as Hood River County Deed Film No. 680457.

Strip, quitclaimed to Donald P. Leitchinger et al., by Film 941899 Filed 5/13/94.



1/4 Corner  
Found - HRC  
Brass Cap

C 1/4 Corner  
Section 34  
Found PK nail

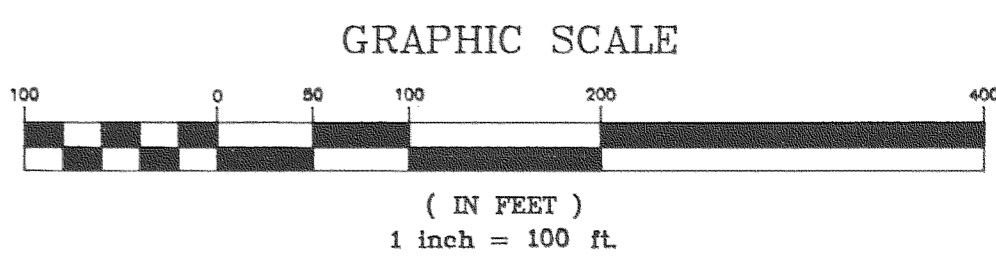
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	55.08'	34.79'	18.00'	34.21'	N 72°56'22" E	36°11'07"
C-2	830.00'	105.71'	52.93'	105.64'	S 04°13'23" W	07°17'50"
C-3	890.00'	85.25'	42.66'	85.21'	S 03°19'06" W	05°29'17"
C-4	83.57'	39.26'	20.00'	38.90'	S 42°02'46" E	26°55'09"
C-5	47.02'	83.61'	57.94'	73.02'	N 37°20'25" E	101°52'35"
C-6	38.01'	31.64'	16.80'	30.73'	S 64°20'02" W	47°41'24"
C-7	83.57'	35.89'	18.23'	35.61'	S 67°48'30" E	24°36'19"
C-8	206.52'	54.03'	27.17'	53.87'	N 21°05'32" W	14°59'19"
C-9	201.44'	53.25'	26.78'	53.10'	S 41°14'59" W	15°08'47"
C-10	66.27'	90.80'	54.15'	83.86'	N 51°46'55" E	78°30'00"
C-11	105.24'	158.49'	98.63'	143.93'	S 09°28'00" E	86°17'11"
C-12	185.00'	101.93'	52.29'	100.64'	S 64°36'23" W	31°34'02"
C-13	85.00'	35.46'	17.99'	35.21'	N 87°39'28" W	23°54'17"
C-14	10.07'	15.67'	9.93'	14.14'	S 44°22'53" E	89°10'24"
C-15	9.92'	15.66'	10.00'	14.09'	S 45°48'11" W	90°27'27"
C-16	251.44'	66.47'	33.43'	66.28'	S 41°14'59" W	15°08'46"

NARRATIVE: The purpose of this survey was for the platting of "STONEGATE WEST". A portion of the parcel was part of platted "Hood Valley Estates". Said lots of Hood Valley Estates within said "Stonegate West" are being abandoned and being replatted as shown. A portion of the original parcel was part of Hood River County Partition Plat recorded 12/29/1993 as Partition Plat No. 9338. A portion of the original parcel was part of Hood River County Partition Plat recorded 6/16/1994 as Partition Plat No. 9410. Said parcels of Plat No. 9338 and Plat No. 9410 are being abandoned and being replatted as shown.

○ = 5/8" X 30" iron rod monument with yellow, plastic cap stamped "LS 1028" affixed, unless noted.

Basis of bearing and survey control and monuments found as per D.L.C. C.S. 93111.

WATER RIGHTS: The original parcel has no water rights filed with the State of Oregon, unless thru a utility district.



REGISTERED PROFESSIONAL LAND SURVEYOR  
DANNY L. CRON  
AUGUST 12, 1975  
1028  
Aug. 8, 1995

FILED  
SEP 14, 1995  
RICKI G. ADL  
CLERK

SEP - 7 1995  
Certified to be a true and correct copy of the ORIGINAL  
Dept. of Records & Assessment  
by [Signature] Deputy

DLC SURVEYING  
ESTABLISHED 1976  
Dan Cron  
5694 Trout Creek Road  
Parkdale, Oregon 97041  
(503) 352-8574

"STONEGATE WEST"  
A PLATTED PLANNED UNIT  
DEVELOPMENT AS LOCATED IN THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4  
OF SECTION 34, TOWNSHIP 3 NORTH,  
RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON  
SHEET 2 OF 2