

200801799

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# 2008 039
DATE FILED: 5-7-08
BY: *Paul J. Kitts*

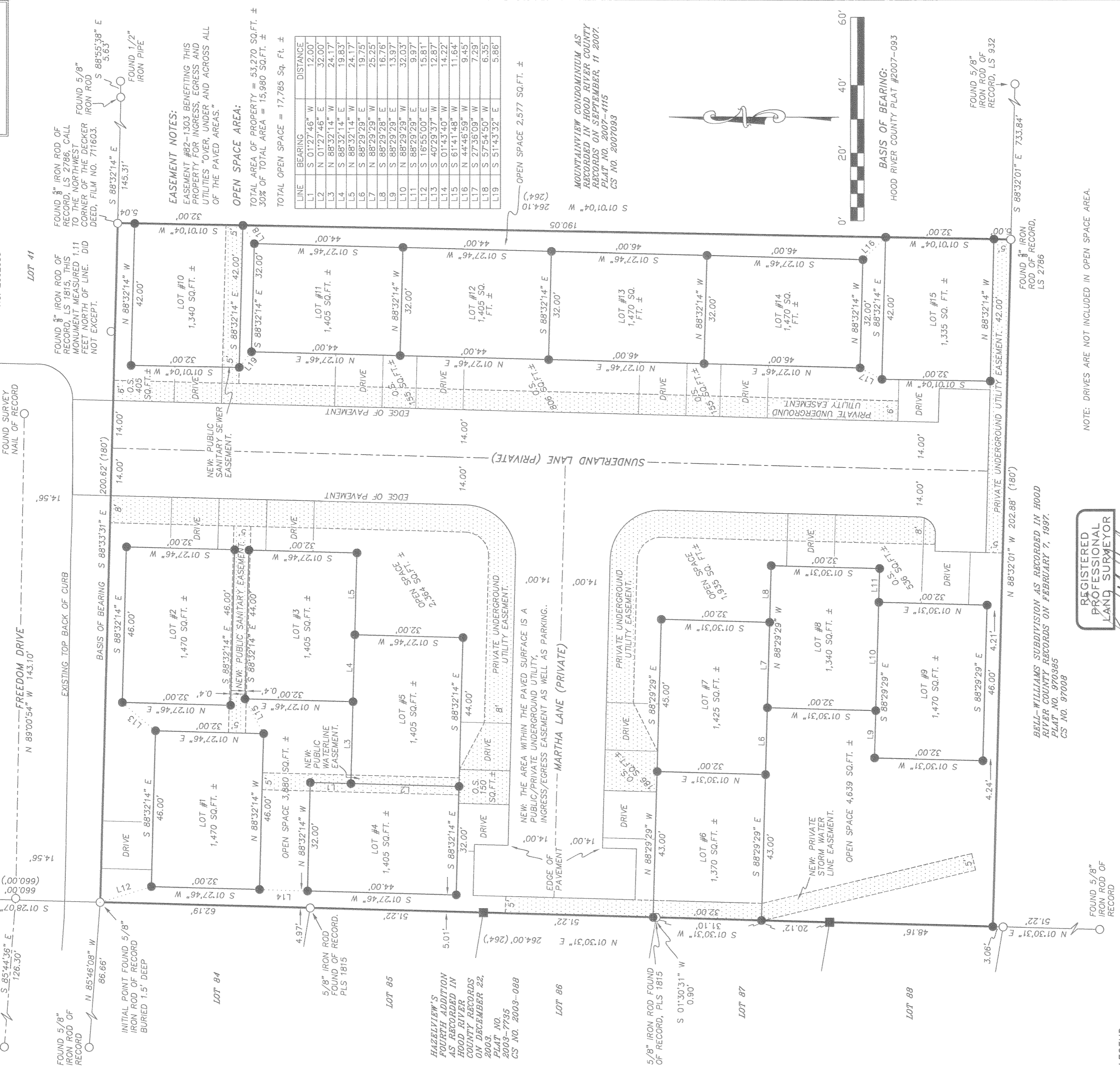
LOCATION:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

MAINTENANCE:
SEE THE DEED RESTRICTIONS/RESTRICTIVE COVENANT AS RECORDED ON MARCH 18, 2008 IN HOOD RIVER COUNTY RECORDS INSTRUMENT #2008-00911 FOR FURTHER DETAILS.

HAZELVIEW'S SECOND ADDITION AS RECORDED IN HOOD RIVER COUNTY RECORDS ON JUNE 5, 2002 PLAT NO. 20022711 CS NO. 2002035

FOUND SURVEY NAIL OF RECORD (660.00')
S 85°44'36" E 126.30'
N 89°00'54" W 143.10'

SE CORNER WILLIAM JENKINS DONATION AND CLAIM NO. 38 PER HOOD RIVER COUNTY SURVEY NO. 2002035



FOUND 5/8" IRON ROD OF RECORD
N 88°32'14" E 145.31'
FOUND 1/2" IRON PIPE

FOUND 5/8" IRON ROD OF RECORD, LS 2786, CALL TO THE NORTHWEST CORNER OF THE DECKER IRON ROD DEED, FILM NO. 711603.

EASEMENT NOTES:
EASEMENT #82-1303 BENEFITING THIS PROPERTY FOR INGRESS, EGRESS AND UTILITIES "OVER, UNDER AND ACROSS ALL OF THE PAVED AREAS."

OPEN SPACE AREA:
TOTAL AREA OF PROPERTY = 53,270 SQ.FT. ±
30% OF TOTAL AREA = 15,980 SQ.FT. ±
TOTAL OPEN SPACE = 17,785 Sq. Ft. ±

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L19 with their respective bearings and distances.

MOUNTAINVIEW CONDOMINIUM AS RECORDED IN HOOD RIVER COUNTY RECORDS ON SEPTEMBER 11, 2007. PLAT NO. 2007-4115 CS NO. 2007093

OPEN SPACE 2,577 SQ.FT. ±



BASIS OF BEARING:
HOOD RIVER COUNTY PLAT #2007-093

FOUND 5/8" IRON ROD OF RECORD, LS 932

FOUND 5/8" IRON ROD OF RECORD, LS 2786

REGISTERED PROFESSIONAL LAND SURVEYOR
ERIK M. CARLSON
December 2005
12-306
Expires: December, 2009

BELL-WILLIAMS SUBDIVISION AS RECORDED IN HOOD RIVER COUNTY RECORDS ON FEBRUARY 7, 1997. PLAT NO. 970365 CS NO. 97008

- LEGEND:
● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
○ FOUND MONUMENT OF RECORD
■ CALCULATED, NOT FOUND OR SET
() DEED OR PLAT CALL
O.S. OPEN SPACE
EASEMENT AREA

NOTE: DRIVES ARE NOT INCLUDED IN OPEN SPACE AREA.

NOTES:
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this plat to be an exact copy of the original plat recorded in the county recorder's office.

TERRA SURVEYING

DATE: APRIL 23, 2008
SCALE: 1" = 20'
PROJECT: 208005
ASSESSORS MAP: 3N 10E 35DB
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@terra.com

"SUNDERLAND" P.U.D.
for
MICHAEL KITTS

PAGE 1 OF 2

RECEIVED MAY - 7 2008

CS 2008 039-1

CS 2008 039-1

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 THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "SUNDERLAND" P.U.D., HOOD RIVER COUNTY, STATE OF OREGON.

Erik M. Carlson
ERIK M. CARLSON PLS 72306

LEGAL DESCRIPTION OF THE SUBDIVISION:

BEGINNING AT THE RE-ENTRANT CORNER IN THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO BERTHA E. GLASS BY DEED RECORDED APRIL 5, 1910, IN BOOK 4, PAGE 259, DEED RECORDS HOOD RIVER COUNTY, WHICH SAID CORNER IS 803.22 FEET WEST AND 660 FEET SOUTH OF THE MOST SOUTHERLY SOUTHEAST CORNER OF THE WILLIAM JENKINS LAND CLAIM NO. 38, IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, AND IS ABOUT 27.19 CHAINS NORTH AND 3.59 CHAINS EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE EAST ALONG THE SOUTH LINE, AND ITS EASTERLY CONTINUATION OF SAID GLASS TRACT OF LAND AND OF THAT TRACT OF LAND CONVEYED TO HORACE C. DEITZ BY DEED RECORDED NOVEMBER 27, 1903, IN BOOK 37, PAGE 17, DEED RECORDS WASCO COUNTY (BOOK LETTER J AT PAGE 432, DEED RECORDS HOOD RIVER COUNTY), A DISTANCE OF 200.62 (180) FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO DALE D. DECKER ET AL BY DEED RECORDED SEPTEMBER 15, 1971 FILM NO. 711603, DEED RECORDS HOOD RIVER COUNTY; THENCE SOUTH ALONG THE WEST LINE OF SAID DECKER TRACT OF LAND AND THE SOUTHERLY CONTINUATION THEREOF 264.10 (264) FEET TO THE SOUTH LINE OF THE FIRST TRACT OF LAND DESCRIBED IN CORRECTION DEED FROM OSCAR L. STRANAHAN ET UX. TO HEBER W. CHAPMAN ET UX., RECORDED APRIL 30, 1909, IN BOOK 2, PAGE 450, DEED RECORDS HOOD RIVER COUNTY, AND CONVEYED BY SAID CHAPMANS TO GEORGE WALTER LAWRENCE BY DEED RECORDED APRIL 30, 1909, IN BOOK 2, PAGE 452, DEED RECORDS HOOD RIVER COUNTY; THENCE WEST ALONG THE SOUTH LINE OF SAID LAWRENCE TRACT OF LAND, BEING PARALLEL WITH THE NORTH LINE THEREOF, A DISTANCE OF 202.88 (180) FEET, MORE OR LESS, TO THE EAST LINE OF SAID GLASS TRACT OF LAND; THENCE NORTH ALONG THE EAST LINE OF SAID GLASS TRACT OF LAND 264.00 (264) FEET TO THE POINT OF BEGINNING.

DECLARATION OF PLANNED COMMUNITY:

THE "DECLARATION OF PLANNED COMMUNITY." FOR THE PLAT OF "SUNDERLAND" P.U.D., IS MADE BY MICHAEL KITTS HOMES AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM No. 200801798, HOOD RIVER COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT MICHAEL KITTS DOES HEREBY MAKE, ESTABLISH & DECLARE THE REPLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE PLAT OF "SUNDERLAND" P.U.D. IN ACCORDANCE WITH ORS CHAPTER 92. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT MAP.

Michael Kitts 4/24/08
MICHAEL KITTS, OWNER

ACKNOWLEDGMENT:

STATE OF Oregon)
COUNTY OF Hood River) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 24, 2008

BY MICHAEL KITTS OF MICHAEL KITTS HOMES.

Nancy J. Carlson
NAME OF NOTARY (PRINT)

Nancy J. Carlson
SIGNATURE OF NOTARY

411534
COMMISSION NUMBER

MY COMMISSION EXPIRES: November 2, 2010

REFERENCES:

- HOOD RIVER COUNTY SURVEY NO. 1151.
- HOOD RIVER COUNTY SURVEY NO. 1145.
- HOOD RIVER COUNTY SURVEY NO. 94103.
- HOOD RIVER COUNTY SURVEY NO. 97008.
- HOOD RIVER COUNTY SURVEY NO. 2001031.
- HOOD RIVER COUNTY SURVEY NO. 2003021.
- HOOD RIVER COUNTY SURVEY NO. 94120.
- HOOD RIVER COUNTY SURVEY NO. 2002035.
- HOOD RIVER COUNTY SURVEY NO. 2003088.
- HOOD RIVER COUNTY DEED NO. 20065760
- HOOD RIVER COUNTY DEED BOOK 4, PAGE 259
- HOOD RIVER COUNTY DEED BOOK 37, PAGE 17
- HOOD RIVER COUNTY DEED FILM NO. 711603

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE TAX LOT 2100 INTO A 15 LOT PLANNED UNIT DEVELOPMENT SUBDIVISION THE BOUNDARY WAS DETERMINED USING DEED DESCRIPTION EXHIBIT A OF HOOD RIVER COUNTY DEED #2006-05760.

MONUMENTATION WAS HELD ON THE WEST LINE OF SUBJECT PROPERTY, PARTICULARLY AT THE NORTHWEST CORNER OF TAX LOT 2100. WE FOUND AN IRON ROD BURIED 1.5 FEET DOWN. THIS CORNER WAS ORIGINALLY TIED BY TERRA AS A 3/4" IRON PIPE, WHICH WAS DESTROYED AS THE SIDEWALK WAS CONSTRUCTED. THIS WAS REFERENCED AS A 3/4" IRON PIPE IN THE HAZELVIEW'S SECOND ADDITION PLAT (CS 2002-035), BUT WAS RESET AS IRON ROD SOMETIME LATER. THIS CORNER IS IMPORTANT TO THIS SURVEY BECAUSE IT IS THE RE-ENTRANT CORNER OF THE GLASS TRACT IN BOOK 4, PAGE 259 IN HOOD RIVER COUNTY RECORDS, WHICH CONTROLS OUR NORTH LINE. THIS IS ALSO THE POINT OF BEGINNING TO THIS SUBJECT PARCEL. A FAIRLY LARGE DISCREPANCY EXISTS IN THE DISTANCE BETWEEN OUR SUBJECT PARCEL AND THE PARCEL TO THE EAST, THE DEED CALL IS 180 FEET TO THE NORTHWEST CORNER OF TRACT CONVEYED TO DALE D. DECKER AS RECORDED IN HOOD RIVER COUNTY MICROFILM NO. 711603. THE CALL TO THIS RECORD MONUMENT WILL PREVENT A DEED GAP AND THE 20 FEET WOULD BE IN FAVOR OF MY CLIENT. THE MONUMENTS FOUND ON THE EAST ADJOINER CONTROLLED THE NORTH AND SOUTH LINE OF OUR SUBJECT PROPERTY.

NOTES:

As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this plat to be an exact copy of the original plat recorded in the county recorders office.

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

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2008 039

DATE FILED: 5-7-08

BY: *David Day*

FILED FOR RECORD THIS 6th DAY OF MAY, 2008

INSTRUMENT NO. 200801799

David Day - Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

APPROVALS:

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 24th DAY OF APRIL, 2008.
Ronald T. Taha
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF May, 2008.
John Dimes
CHAIRMAN HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 23rd DAY OF APRIL, 2008.
David H. Cook
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF May, 2008.
Barbara Briggs
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 29th DAY OF April, 2008.
Jimmy McKenzie
CITY OF HOOD RIVER RECORDER

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF MAY, 2008.
Mike
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 23rd DAY OF APRIL, 2008.
Cynthia A. Walkbridge
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF May, 2008.
Chuck Storneman
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 29th DAY OF April, 2008.
Justin Storch
CITY OF HOOD RIVER MAYOR

THE PLAT OF "SUNDERLAND" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 200____.
HOOD RIVER COUNTY COMMISSIONER

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 "SUNDERLAND" 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.

Andrew Boroway
HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2009

"SUNDERLAND" P.U.D.
for
MICHAEL KITTS

TERRA SURVEYING

DATE: APRIL 23, 2008
SCALE: 1" = 30'
PROJECT: 208005
ASSESSORS MAP: 3N 10E 35DB
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net