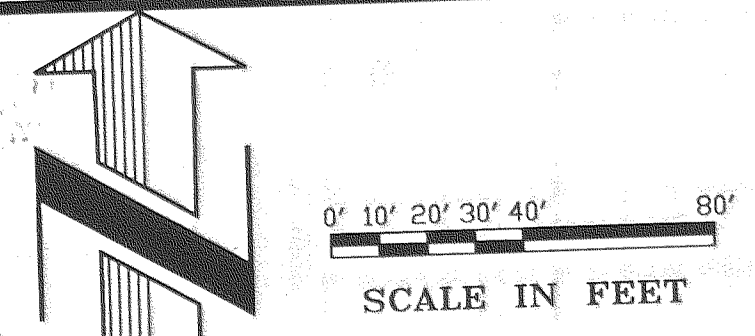


FILED
HOOD RIVER CO.
OCT 19 9 01 AM '04

PLAT OF SON-RISE ACRES PLANNED UNIT DEVELOPMENT

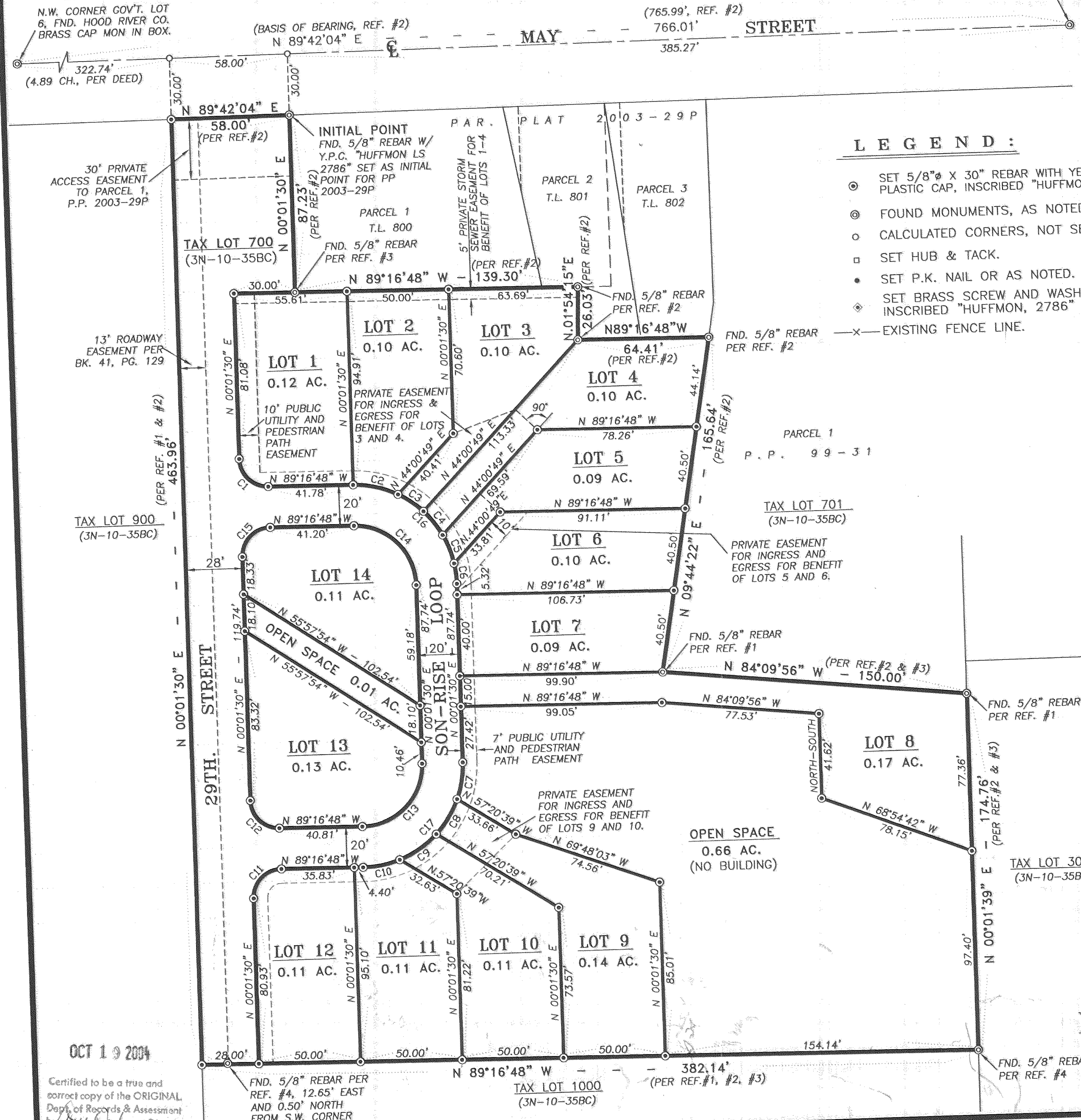
PARCEL 2 OF PARTITION PLAT 99-31 AND
IN GOVERNMENT LOT 6 OF SECTION 35,
TWP.3 N., RANGE 10 E. W.M.
CITY OF HOOD RIVER
HOOD RIVER COUNTY, OREGON
OCTOBER 7, 2004

OWNER:
HOOD RIVER HOMES, INC.
DOUG BEVERIDGE, PRESIDENT
P.O. BOX 858
HOOD RIVER, OREGON. 97031
PH. (541) 386-6680



N.W. CORNER GOV'T. LOT 6, FND. HOOD RIVER CO. BRASS CAP MON IN BOX.
(4.89 CH., PER DEED)

WESTERLY SW CORNER OF WILLIAM JENKINS D.L.C. #38, FND. HOOD RIVER CO. BRASS CAP MON IN BOX.



LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON, LS 2786"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "HUFFMON, 2786"
- X- EXISTING FENCE LINE.

REFERENCES:

- 1) PARTITION PLAT 99-31 BY TERRA SURVEYING RECORDED DEC. 30, 1999 C.S. 99119
- 2) PROPERTY LINE ADJ. PLAT FOR RUSSELL & SCHEMPF BY TERRA SURVEYING. C.S. 2001-091
- 3) PARTITION PLAT 2003-29P FOR JAMES & KAREN RUSSELL AND DENNIS RUSSELL BY TENNESON ENGINEERING CORP. W.O. #10954 CS 2003-092
- 4) SURVEY FOR ROGER RASMUSSEN AND DENNIS RUSSELL BY TERRA SURVEYING CS 82-064

RECORDING INFORMATION:

PLAT NUMBER: 20044903
INSTRUMENT RECEIVED ON THE 19th DAY OF October, 2004 AT 9:01 A.M.
Cindy Judah Deputy Clerk
HOOD RIVER COUNTY CLERK

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PLAT OF SON-RISE ACRES PLANNED UNIT DEVELOPMENT IS FILED UNDER A SEPARATE DOCUMENT AS RECORDERS FEE No. 2004 4880, RECORDED 9:01 AM 10/25, 2004, HOOD RIVER COUNTY DEED RECORDS.

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	89°18'18"	14.00'	21.82'	13.83'	S 44°37'39" E	19.68'
C2	26°06'15"	50.00'	22.78'	11.59'	N 76°13'40" W	22.58'
C3	17°11'22"	50.00'	15.00'	7.56'	N 54°34'52" W	14.94'
C4	17°11'17"	50.00'	15.00'	7.56'	N 37°23'32" W	14.94'
C5	17°11'19"	50.00'	15.00'	7.56'	N 20°12'14" W	14.94'
C6	11°38'04"	50.00'	10.15'	5.09'	N 05°47'32" W	10.14'
C7	21°05'38"	50.00'	18.41'	9.31'	N 10°34'19" E	18.30'
C8	23°04'26"	50.00'	20.14'	10.21'	N 32°39'21" E	20.00'
C9	25°19'59"	50.00'	22.11'	11.24'	N 56°51'34" E	21.93'
C10	21°11'39"	50.00'	18.50'	9.35'	N 80°07'23" E	18.39'
C11	90°41'42"	14.00'	22.16'	14.17'	S 45°22'21" W	19.92'
C12	89°18'18"	14.00'	21.82'	13.83'	S 44°37'39" E	19.68'
C13	90°41'42"	30.00'	47.49'	30.37'	N 45°22'21" E	42.68'
C14	89°18'18"	30.00'	46.76'	29.64'	N 44°37'39" W	42.17'
C15	90°41'42"	14.00'	22.16'	14.17'	S 45°22'21" W	19.92'
C16	89°18'18"	50.00'	77.93'	49.40'	N 44°37'39" W	70.28'
C17	90°41'42"	50.00'	79.15'	50.61'	N 45°22'21" E	71.14'

OCT 19 2004

Certified to be a true and correct copy of the ORIGINAL
Deputy of Records & Assessment
Deputy

FILED

OCT 25 2004
Bradley R. Huffmon
REGISTERED PROFESSIONAL LAND SURVEYOR

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

REGISTERED PROFESSIONAL LAND SURVEYOR
Bradley R. Huffmon
OREGON
JAN. 21, 1997
BRADLEY R. HUFFMON
#2786

EXPIRES: 6/30/05

SHEET 1 OF 2

RES: 10-20-04 1400 CS 2004 070-1 W.D. #10855pla2

OCT 19 9 01 AM '04

OWNER:

HOOD RIVER HOMES, INC.
DOUG BEVERIDGE, PRESIDENT
P.O. BOX 858
HOOD RIVER, OREGON. 97031
PH. (541) 386-6680

PLAT OF
**SON-RISE ACRES
PLANNED UNIT DEVELOPMENT**

PARCEL 2 OF PARTITION PLAT 99-31 AND
IN GOVERNMENT LOT 6 OF SECTION 35,
TWP.3 N., RANGE 10 E. W.M.
CITY OF HOOD RIVER
HOOD RIVER COUNTY, OREGON
OCTOBER 7, 2004

RECORDING INFORMATION:

PLAT NUMBER: 20044803
INSTRUMENT RECEIVED ON THE 19th DAY
OF October, 2004 AT 9:01 A.M.
Andy Jank - Deputy Clerk
HOOD RIVER COUNTY CLERK

APPROVALS:

I CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE SON-RISE ACRES P.U.D. SUBDIVISION PLAT.

Andrew Borow
HOOD RIVER COUNTY DIRECTOR OF BUDGET
AND FINANCE

10/19/04
DATE

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE SON-RISE ACRES P.U.D. SUBDIVISION PLAT AND THAT THE NAME ADOPTED TO SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY AND HEREBY APPROVE SAID PLAT.

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

10/19/2004
DATE

DEDICATION:

I, DOUG BEVERIDGE, PRESIDENT OF HOOD RIVER HOMES, INC., AS OWNER OF THE LAND SHOWN IN THE PLAT HEREINTO ATTACHED AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, ALSO HEREINTO ATTACHED, DEDICATE TO THE PUBLIC FOREVER THE PUBLIC EASEMENTS SHOWN ON SAID PLAT AND BY THIS PLAT CREATE THE PRIVATE ROADS AND EASEMENTS FOR THE PURPOSES STATED AS SHOWN ON SAID PLAT AND THAT I DECLARE THE PLAT OF SON-RISE ACRES P.U.D. TO BE A CORRECT PLAT AS LOCATED IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

D. Beveridge
DOUG BEVERIDGE, PRESIDENT

10/8/04
DATE

ACKNOWLEDGEMENT:

ON THIS 8th DAY OF October, 2004, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED DOUG BEVERIDGE, PRESIDENT OF HOOD RIVER HOMES, INC., KNOWN TO ME PERSONALLY, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

Darrin O. Eckman
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 10.16.04



SURVEYOR'S CERTIFICATE:

I, BRADLEY R. HUFFMON, REGISTERED LAND SURVEYOR #2786 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND THE CITY OF HOOD RIVER LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF SON-RISE ACRES PLANNED UNIT DEVELOPMENT LOCATED IN PARCEL 2 OF PARTITION PLAT 99-31 AND IN GOVERNMENT LOT 6, SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON. THE INITIAL POINT FOR SAID PLAT IS THE 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON LS 2786" FOUND 58.00 FEET, NORTH 89°42'04" EAST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, ALSO BEING ON THE SOUTH RIGHT-OF-WAY OF MAY STREET AS SET FOR THE INITIAL POINT OF PARTITION PLAT 2003-29P. SAID INITIAL POINT BEARS NORTH 89°42'04" EAST 380.74 FEET AND THENCE SOUTH 00°01'30" WEST 30.00 FEET FROM THE HOOD RIVER COUNTY SURVEYOR'S BRASS CAP MONUMENT IN MONUMENT BOX FOUND AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 6. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE SOUTH 00°01'30" WEST 87.23 FEET; THENCE SOUTH 89°16'48" EAST 139.30 FEET; THENCE SOUTH 01°54'15" WEST 26.03 FEET; THENCE SOUTH 89°16'48" EAST 64.41 FEET; THENCE SOUTH 09°44'22" WEST 165.64 FEET; THENCE SOUTH 84°09'56" EAST 150.00 FEET; THENCE SOUTH 00°01'39" WEST 174.76 FEET; THENCE NORTH 89°16'48" WEST 382.14 FEET; THENCE NORTH 00°01'30" EAST 463.96 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAY STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°42'04" EAST 58.00 FEET TO THE INITIAL POINT.

CONTAINS 2.79 ACRES.

SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY, ROADWAYS, EASEMENTS, AND LOTS THEREIN OF THE PLAT OF SON-RISE ACRES PLANNED UNIT DEVELOPMENT. THE SUBJECT PROPERTY LIES IN PARCEL 2 OF PARTITION PLAT 99-31 AS IT WAS ADJUSTED IN C.S. 2001 091 TO INCLUDE A TRACT LYING BETWEEN PARCEL 2 AND MAY STREET, ALL IN GOVERNMENT LOT 6 OF SECTION 35. THE BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED IN PARTITION PLAT 99-31 AND IN COUNTY SURVEY 2001-091. THESE SURVEYS WERE BOTH COMPLETED BY TERRA SURVEYING AND ARE LISTED AS REFERENCES #1 AND #2. REFERENCE #2 ADJUSTED THE PARCELS 1 AND 2 OF PARTITION PLAT 99-31 TO CREATE THE OWNERSHIP CONFIGURATION OF THE SUBJECT PROPERTY. A COMPUTER COORDINATE MODEL OF REFERENCES #1 AND #2 WAS CREATED. IN THE FIELD, MONUMENTS WERE RECOVERED ALONG THE BOUNDARY AS SHOWN. HOLDING CONTROLLING CORNERS IN MAY STREET, AS SHOWN ON THE SURVEY, RESULTED IN GOOD FIT OF THE MODEL WHEN COMPARED TO THE MONUMENTS FOUND THROUGHOUT THE BOUNDARY OF THE SUBJECT PROPERTY. WITH RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY, THE INDIVIDUAL LOTS, ROADWAYS, AND EASEMENTS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY MAP OF THE PUD.

SET AS SHOWN ON THE SURVEY 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON LS 2786".

APPROVALS:

WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "SON-RISE ACRES PLANNED UNIT DEVELOPMENT" IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

Mark A. Lacey 10-14-04
CITY OF HOOD RIVER DIRECTOR OF
PUBLIC WORKS AND ENGINEERING DATE

Arnthia A. Walbridge 10-13-04
CITY OF HOOD RIVER PLANNING
DIRECTOR DATE

Bradley R. Huffmon 10-8-04
HOOD RIVER COUNTY SURVEYOR DATE

Paul Schuch 10/18/04
HOOD RIVER COUNTY BOARD OF
COMMISSIONERS, CHAIRMAN DATE

Paul A. Cummings 10/12/04
CITY OF HOOD RIVER MAYOR DATE

Jean M. Hadley 10/13/04
CITY OF HOOD RIVER RECORDER DATE

NOTES:

- 1) BEARINGS BASED ON D.L.C. MONUMENTS IN MAY STREET AS PER SURVEY REFERENCE No. 2.
- 2) 29TH. STREET AND SON-RISE LOOP ARE PRIVATE DRIVES, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THEY PROVIDE PUBLIC ACCESS TO THE P.U.D. AND ABUTTING PROPERTIES AND ARE ALSO PUBLIC UTILITY EASEMENTS. THESE PRIVATE DRIVES ARE NOT ELIGIBLE FOR PUBLIC MAINTENANCE AS PER SUBDIVISION APPROVAL AND CC&R's (REF. CITY PLANNING FILE No. 2003-48).
- 3) POWERLINE RIGHT OF WAY EASEMENT GRANTED IN BOOK 41, PAGE 136 WAS FOR THE OVERHEAD LINE WHICH RAN ALONG THE WEST PROPERTY LINE PRIOR TO THIS DEVELOPMENT. THIS LINE HAS BEEN RELOCATED OFF OF THE SUBJECT PROPERTY. ON SITE POWER IS PROVIDED THROUGH THE EASEMENTS SHOWN ON THE PLAT.
- 4) EASEMENT DESCRIBED IN WARRANTY DEED RECORDED AT M.F. #761364 LIES IN PARCEL 2 OF P.P. 99-31. IT DOES NOT LIE IN OR EFFECT THE SUBJECT PROPERTY.

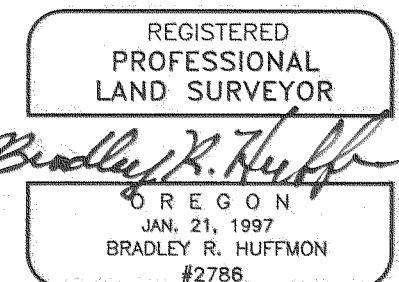
FILED

OCT 25 2004

Bradley R. Huffmon
CITY CLERK
DEPUTY

ENGINEER / SURVEYOR: Bradley R. Huffmon

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



EXPIRES: 6/30/05

OCT 19 2004

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by Andy Jank Deputy