

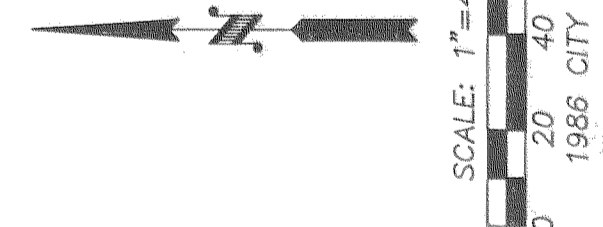
2006 6/39

FILED

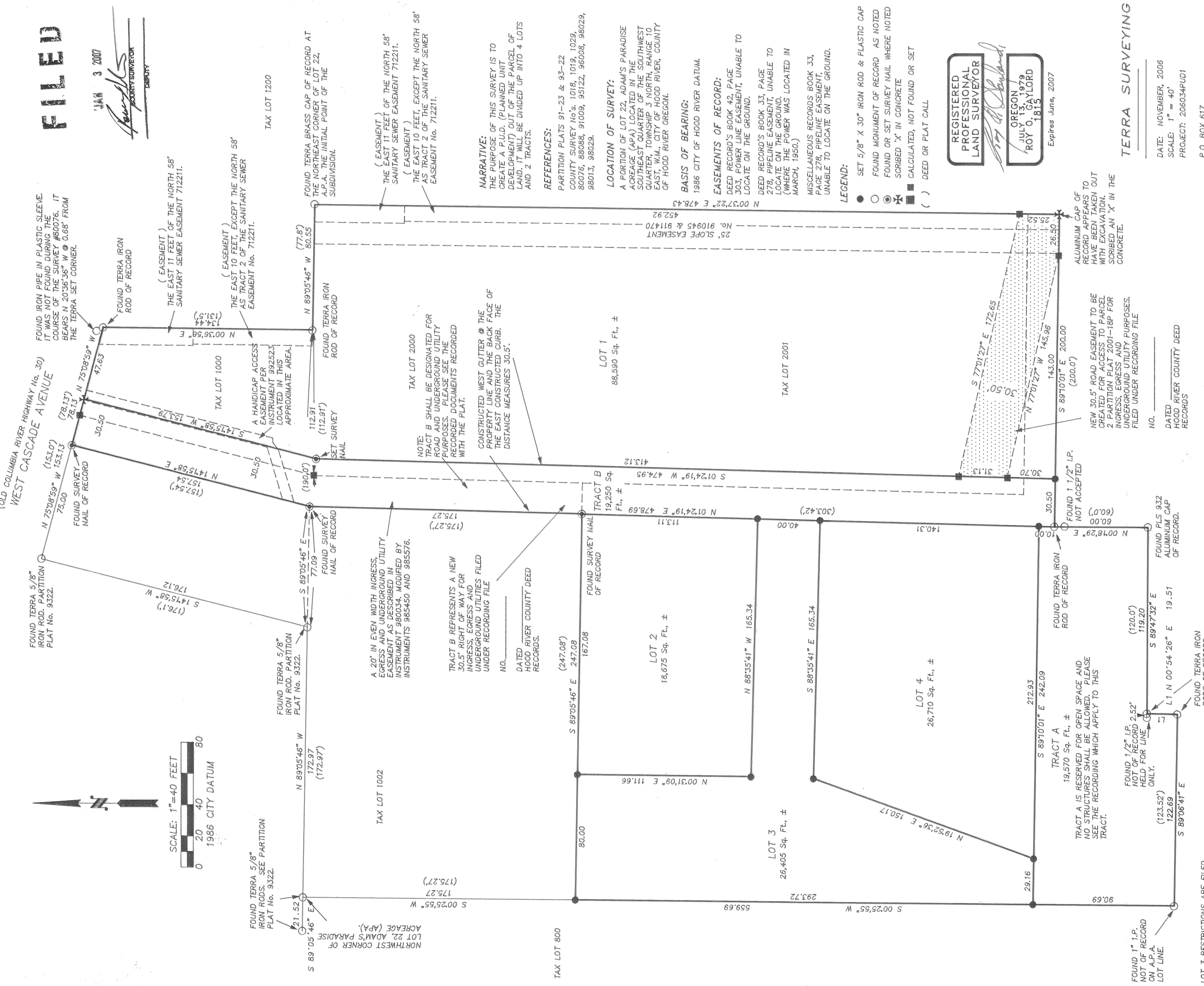
JAN 3 2007

*David M. Gaylor*  
COUNTY SURVEYOR  
CLATSOP COUNTY

FOUND TERRA 5/8" IRON ROD PARTITION PLAT No. 9322.  
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FOUND TERRA 5/8" IRON ROD PARTITION PLAT No. 9322.  
FOUND TERRA 5/8" IRON ROD PARTITION PLAT No. 9322.



SCALE: 1"=40 FEET  
1986 CITY DATUM



FOUND TERRA 5/8" IRON RODS. SEE PARTITION PLAT No. 9322.  
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A 20' IN EVEN WIDTH INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT AS DESCRIBED IN INSTRUMENT 980034, MODIFIED BY INSTRUMENTS 985450 AND 985576.

TRACT B REPRESENTS A NEW 30.5' RIGHT OF WAY FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES FILED UNDER RECORDING FILE NO. \_\_\_\_\_ DATED \_\_\_\_\_ HOOD RIVER COUNTY DEED RECORDS.

NOTE: TRACT B SHALL BE DESIGNATED FOR ROAD AND UNDERGROUND UTILITY PURPOSES. PLEASE SEE THE RECORDED DOCUMENTS RECORDED WITH THE PLAT.

CONSTRUCTED WEST GUTTER @ THE PROPERTY LINE AND THE BACK FACE OF THE EAST CONSTRUCTED CURB. THE DISTANCE MEASURES 30.5'.

NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO CREATE A P.L.D. (PLANNED UNIT DEVELOPMENT) OUT OF THE PARCEL OF LAND. IT WILL BE DIVIDED UP INTO 4 LOTS AND 2 TRACTS.

REFERENCES: PARTITION PLATS 91-23 & 93-22 COUNTY SURVEY No's. 1018, 1019, 1029, 80076, 88088, 91009, 95122, 96008, 98029, 98013, 98029.

LOCATION OF SURVEY: A PORTION OF LOT 22, ADAM'S PARADISE ACREAGE (APA) LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., CITY OF HOOD RIVER, COUNTY OF HOOD RIVER OREGON.

BASIS OF BEARING: 1986 CITY OF HOOD RIVER DATUM.

EASEMENTS OF RECORD: DEED RECORD'S BOOK 42, PAGE 303, FOWER LINE EASEMENT, UNABLE TO LOCATE ON THE GROUND.

DEED RECORD'S BOOK 33, PAGE 278, PIPELINE EASEMENT; UNABLE TO LOCATE ON THE GROUND. (WHERE THE POWER WAS LOCATED IN MARCH, 1990.)

MISCELLANEOUS RECORDS BOOK 33, PAGE 278, PIPELINE EASEMENT. UNABLE TO LOCATE ON THE GROUND.

LEGEND:

- SET 5/8" X 30" IRON ROD & PLASTIC CAP
- FOUND MONUMENT OF RECORD AS NOTED
- ⊗ FOUND OR SET SURVEY NAIL WHERE NOTED
- ⊕ SCRIBED 'X' IN CONCRETE
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 13, 1979  
ROY C. GAYLORD  
1815  
Expires June, 2007

TERRA SURVEYING

DATE: NOVEMBER, 2006  
SCALE: 1" = 40'  
PROJECT: 206034PUD1

P.O. BOX 617  
HOOD RIVER, OREGON 97031

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

ALUMINUM CAP OF RECORD APPEARS TO HAVE BEEN TAKEN OUT WITH EXCAVATION. SCRIBED AN 'X' IN THE CONCRETE.

NEW 30.5' ROAD EASEMENT TO BE CREATED FOR ACCESS TO PARCEL 2 PARTITION PLAT 2001-18P FOR INGRESS, EGRESS AND UNDERGROUND UTILITY PURPOSES. FILED UNDER RECORDING FILE NO. \_\_\_\_\_ DATED \_\_\_\_\_ HOOD RIVER COUNTY DEED RECORDS

FOUND 1 1/2" I.P. NOT ACCEPTED

TRACT A IS RESERVED FOR OPEN SPACE AND NO STRUCTURES SHALL BE ALLOWED. PLEASE SEE THE RECORDING WHICH APPLY TO THIS TRACT.

FOUND 1 1/2" I.P. NOT OF RECORD 2.52' HELD FOR LINE ONLY.

LOT 3 RESTRICTIONS ARE FILED UNDER RECORDING FILE NO. \_\_\_\_\_

DATED \_\_\_\_\_ HOOD RIVER COUNTY DEED RECORDS.

PLANNED UNIT DEVELOPMENT (P.U.D.)  
for  
KIDS PLAZA P.U.D. SUBDIVISION

PAGE 1 OF 2

TAX MAP 3N - 10E - 26CD TAX LOTS 1000, 2000 AND 2001.

CS 2007 002-1

12-29-06 1400

CS 2007 002-1

LEGAL DESCRIPTION OF THE SUBDIVISION:

All of Lot 22, ADAMS PARADISE ACREAGE, in the County of Hood River and State of Oregon EXCEPTING THEREFROM the following described tract of land: Beginning at the Southeast corner of said Lot 22, ADAMS PARADISE ACREAGE; thence North along the East boundary line of said Lot, 320 feet; thence West 200 feet; thence South 60 feet; thence West 120 feet; thence South 20 feet; thence West 123.52 feet to the West boundary line of said Lot 22; thence South along the West boundary line of said Lot, 240 feet to the Southwest corner of said Lot 22; thence East along the South boundary line of said Lot, 443.52 feet to the place of beginning.

ALSO EXCEPTING THEREFROM, a parcel of land located in the Southeast quarter of the Southwest quarter of Section 26, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon, being more particularly described as follows: Commencing at the Northeast corner of Lot 22, ADAMS PARADISE ACREAGE; thence South 00°37'22" West along the East line of said Lot 22 a distance of 478.43 feet to a point 320 feet from the Southeast corner of said Lot 22; thence North 89°10'01" West parallel with the South line of said Lot 22 a distance of 200.00 feet; thence North 1°24'19" East a distance of 303.42 feet to the point of beginning of the following described parcel: Continuing North 1°24'19" East a distance of 175.27 feet to the North line of the William Jenkins Donation Land Claim No. 38; thence North 14°15'58" East a distance of 157.54 feet to the Southerly right of way of the Columbia River Highway (Cascade Avenue); thence North 75°08'59" West along said right of way a distance of 75.00 feet; thence South 14°15'58" West a distance of 176.12 feet to the said North line of said Donation Land Claim No. 38; thence North 89°05'46" West along said Claim line a distance of 172.97 feet to the Northwest corner of said Lot 22; thence South 00°25'55" West along the West line of said Lot 22 a distance of 175.27 feet; thence South 89°05'46" East parallel to the North line of said Claim line and Lot 22 a distance of 247.08 feet to the point of beginning.

TOGETHER WITH a parcel of land located in the Southeast quarter of the Southwest quarter of Section 26, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon, being more particularly described as follows: Commencing at the Northeast corner of said Lot 22, ADAMS PARADISE ACREAGE. Thence North 89°05'46" West along the North line of said Lot 22 a distance of 80.55 feet (78.13 feet by previous deed call) to the Southeast corner Parcel 2 of that tract of land conveyed to Jack Rowe Miller et ux., by deed recorded June 22, 1962 in Book 71 on page 151 of Hood River County Deed Records and the point of beginning of the following described tract. Thence continuing North 89°05'46" West along said North line a distance of 112.91 feet; thence North 14°15'58" East a distance of 157.54 feet to the Southerly right of way of the Columbia River Highway (Cascade Avenue); thence South 75°08'59" East along said right of way a distance of 78.13 feet to the Northeast corner of Parcel 2 of said Miller tract; thence South 0°36'56" West along the East line of said Miller tract a distance of 134.44 feet to the point of beginning.

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS:

THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" FOR "KIDS PLAZA P.U.D. SUBDIVISION", IS MADE BY HOWARD FAMILY LIMITED PARTNERSHIP AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM No. 2006-6171, HOOD RIVER COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, ROY O. GAYLORD, 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 "KIDS PLAZA SUBDIVISION" HOOD RIVER COUNTY, STATE OF OREGON.

Roy O. Gaylord
ROY O. GAYLORD PLS 1815

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT HOWARD/WARREN #12, DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "KIDS PLAZA SUBDIVISION". SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT MAP.

Kevin Howard
KEVIN HOWARD, IT'S GENERAL PARTNER

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF HOOD RIVER
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4th DAY OF November, 2006 BY KEVIN HOWARD AS THE GENERAL PARTNER OF HOWARD/WARREN #12.

STATE OF Oregon
COUNTY OF Clackamas

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 21, 2006

BY Kevin Howard KEVIN HOWARD AS THE GENERAL PARTNER OF HOWARD/WARREN #12.

Anneliese Gilligan
NAME OF NOTARY (PRINT)
Anneliese Sellen
SIGNATURE OF NOTARY

396769
COMMISSION NUMBER
MY COMMISSION EXPIRES: Sept. 1, 2009

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 "KIDS PLAZA P.U.D. SUBDIVISION" 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 HEREDON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Andra A. Brown
HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR

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

FILED FOR RECORD THIS 26th DAY OF DECEMBER, 2006. INSTRUMENT NO. 20066139.

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

PLANNED UNIT DEVELOPMENT (PUD) for KIDS PLAZA P.U.D. SUBDIVISION

FILED

JAN 8 2007
Roy O. Gaylord
COUNTY SURVEYOR

APPROVALS:

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS 22nd DAY OF November, 2006.
Roy O. Gaylord
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS 4th DAY OF December, 2006.
M. M.
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS 17th DAY OF DECEMBER, 2006.
Dwight B.
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS 17th DAY OF December, 2006.
Chuck
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS 28th DAY OF November, 2006.
Jul.
CITY OF HOOD RIVER RECORDER

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS 4th DAY OF December, 2006.
Carol
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS 7th DAY OF Dec., 2006.
Cynthia
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS 4th DAY OF December, 2006.
L.
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS 28th DAY OF November, 2006.
D.
CITY OF HOOD RIVER MAYOR

THE PLAT OF "KIDS PLAZA P.U.D. SUBDIVISION" WAS EXAMINED AND APPROVED BY ME THIS DAY OF , 2006.
HOOD RIVER COUNTY COMMISSIONER

REGISTERED PROFESSIONAL LAND SURVEYOR

ROY O. GAYLORD
OREGON
JULY 13, 1979
ROY O. GAYLORD
1815
Expires June, 2007

TERRA SURVEYING

DATE: NOVEMBER, 2006
SCALE: 1" = 40'
PROJECT: 206034PUD
ASSESSORS MAP: 3N-10E-26CD
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net