

A 20' IN EVEN WIDTH INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT AS DESCRIBED IN INSTRUMENT 980034, MODIFIED BY INSTRUMENTS 985450 AND 985578. THE EASEMENT EXTENDS TO THE RIGHT OF WAY OF CASCADE STREET, A PUBLIC HIGHWAY.

30.5' ROAD EASEMENT FOR PURPOSES WHICH ARE DEFINED IN THE DOCUMENT TITLED "DECLARATION OF CONDITIONS AND RESTRICTIONS HOWARD/WARREN #12" UNDER RECORDING FILE NO. 2006-06138 RE-RECORDED AS FILE NO. 2006-06171 DATED DEC. 27, 2006 HOOD RIVER COUNTY DEED RECORDS

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

FOUND TERRA BRASS CAP OF RECORD AT THE NORTHEAST CORNER OF LOT 22, AKA. THE INITIAL POINT OF THE SUBDIVISION.

INITIAL POINT OF SOUTHGORGE PUD AT THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT No. 9123, PARTITION PLAT RECORDS. ALUMINUM CAP OF RECORD GONE DUE TO EXCAVATION. SET 5/8" IRON ROD AT POSITION.

30.5' ROAD EASEMENT FOR PURPOSES WHICH ARE DEFINED IN THE DOCUMENT TITLED "DECLARATION OF CONDITIONS AND RESTRICTIONS HOWARD/WARREN #12" UNDER RECORDING FILE NO. 2006-06138 RE-RECORDED AS FILE NO. 2006-06171 DATED DEC. 27, 2006 HOOD RIVER COUNTY DEED RECORDS

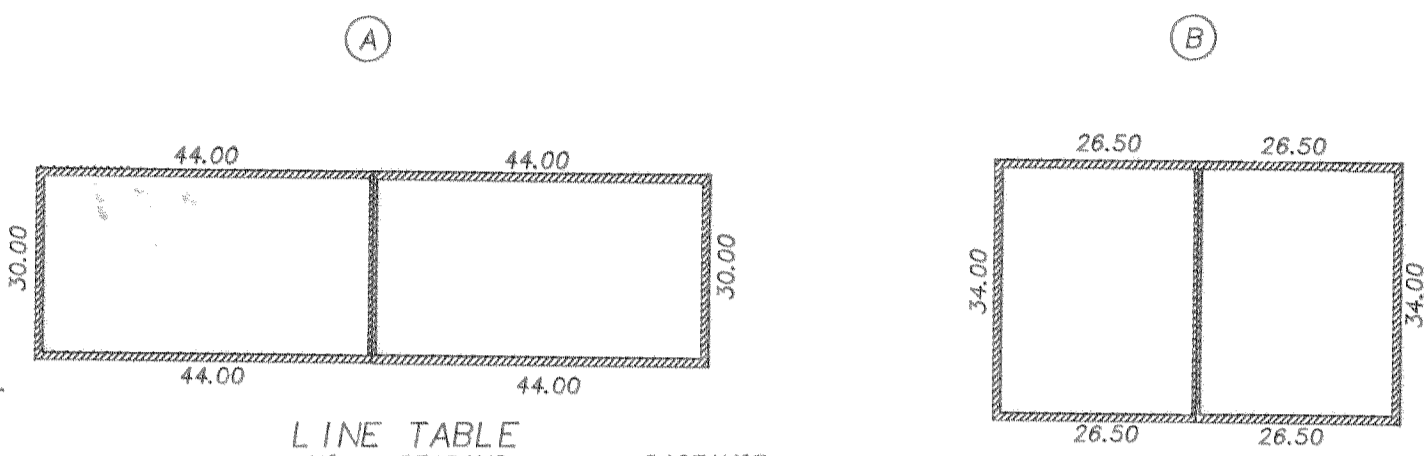
ALUMINUM CAP OF RECORD APPEARS TO HAVE BEEN TAKEN OUT WITH EXCAVATION. "X" IN CONCRETE REPLACED WITH A P-K NAIL.

FOUND 3" ALUMINUM CAP OF RECORD, LS 932 SET IN CONCRETE. BEARS N 76°18'42" E A DISTANCE OF 0.51' FROM THE LS 1028'S ORIGINAL IRON ROD POSITION.

NOTE: THE OPEN SPACE WHICH MAY EXIST BETWEEN EACH DESIGNATED FRONT LOT LINE AND 10' BACK OF THE EXISTING CURB SHALL BE USED AS AN EASEMENT TO THE FRONTING LOT FOR THE PURPOSE OF INGRESS, EGRESS BY THE OWNER OF THE LOT AND ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES.

NOTE: ALL DESIGNATED OPEN SPACE OTHER THAN ON THE FRONT OF EACH DESIGNATED LOT SHALL HAVE A BLANKET TYPE EASEMENT FOR PUBLIC AND PRIVATE UNDERGROUND UTILITIES.

TWO TYPES OF FOUNDATION PLANS NOT TO SCALE



LINE NO.	BEARING	DISTANCE
L1	S 89°14'00" E	36.53
L2	N 78°04'16" W	37.37
L3	S 89°14'00" E	36.50
L4	N 78°27'02" W	37.15
L5	S 00°46'01" W	6.93
L6	N 89°28'16" W	41.76
L7	N 78°15'37" W	12.47
L8	N 89°28'16" W	16.00
L9	S 01°44'13" W	3.89
L10	S 89°14'00" E	36.50
L11	N 89°28'16" W	36.50
L12	S 89°14'00" E	36.63
L13	N 81°50'50" W	12.68
L14	N 89°28'16" W	23.92
L15	S 89°15'59" E	36.22
L16	N 89°22'33" W	36.21
L17	S 89°15'59" E	36.21
L18	N 89°06'41" W	36.12
L19	S 89°15'59" E	36.21
L20	N 89°27'17" W	36.21
L21	S 89°15'59" E	25.70
L22	N 52°55'10" E	13.26
L23	N 89°27'17" W	36.21
L24	N 00°40'13" E	19.30

LOT ACREAGE IN SQUARE FEET (SQ. FT., ±)

- LOT 1 2,785, ±
- LOT 2 2,515, ±
- LOT 3 3,630, ±
- LOT 4 3,235, ±
- LOT 5 3,210, ±
- LOT 6 3,220, ±
- LOT 7 2,320, ±
- LOT 8 2,320, ±
- LOT 9 2,605, ±
- LOT 10 2,600, ±
- LOT 11 2,605, ±
- LOT 12 2,570, ±

TOTAL ACREAGE OF THE 12 LOTS LISTED ABOVE = 33,615 Sq. Ft., ±

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO CREATE A PLANNED UNIT DEVELOPMENT (PUD) FROM PARCEL 2 OF PARTITION PLAT 9123 AND FURTHER DESCRIBED IN HOOD RIVER COUNTY MICROFILM NO. 20062847.

BUILDING UNIT 1 THOUGH UNIT 8 WERE LOCATED ON THEIR RESPECTIVE LOT BY SURVEY PRIOR TO THE BUILDING'S CONSTRUCTION.

THE LOCATIONS OF THE BUILDING UNITS ON LOT 9, 10, 11 AND 12 ARE SUBJECT TO CHANGE. EACH BUILDING'S EXACT SIZE AND POSITION WILL BEING SITED ON THE LOT AFTER IT'S DESIGNED BY AN ARCHITECT AND REVIEWED BY THE LOT OWNER.

FIRST IRON ROD WAS SET MAY 1, 2006.

**LOCATION OF SURVEY:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

**REFERENCES:**

- HOOD RIVER COUNTY DEED RECORDS BK. 71, PG. 552
- HOOD RIVER COUNTY DEED RECORDS MICROFILM NO. 910691
- HOOD RIVER COUNTY DEED RECORDS MICROFILM NO. 910945
- HOOD RIVER COUNTY DEED RECORDS MICROFILM NO. 910946
- HOOD RIVER COUNTY DEED RECORDS MICROFILM NO. 985505
- HOOD RIVER COUNTY DEED RECORDS MICROFILM NO. 20062847
- COUNTY SURVEYOR'S FILE #'S (C.S. #) 1978049, 1988008, 1990089, 1991070, 1997063, 1998013, AND 2001044

**BASIS OF BEARING:**

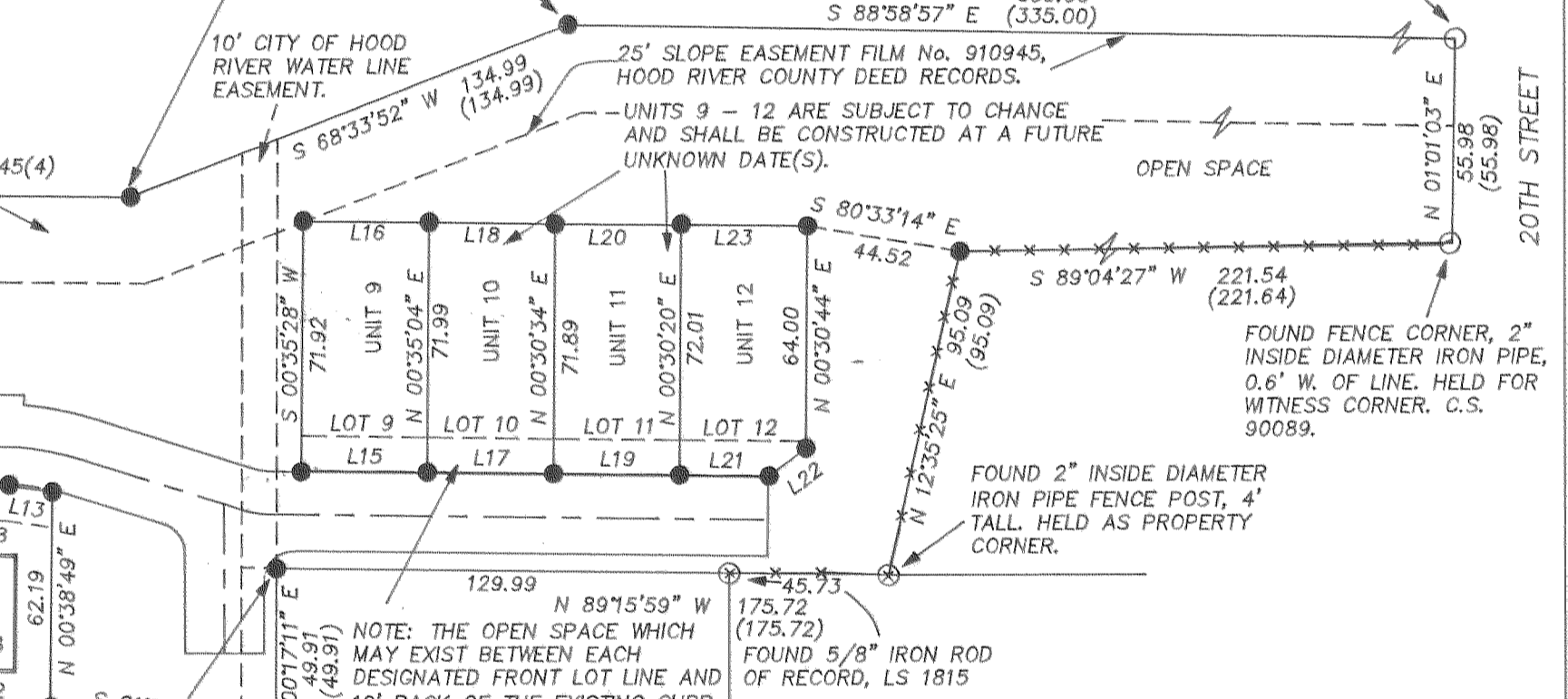
1986 CITY OF HOOD RIVER DATUM.

**AREAS:**

TOTAL ACREAGE = 110,880 SQUARE FEET, ±  
 30% OF TOTAL ACREAGE = 33,265 SQUARE FEET, ±  
 ROAD AND PARKING AREA = 16,780 SQUARE FEET, ±  
 ACREAGE AVAILABLE FOR TOWNHOUSE LOTS = 60,835 Sq. Ft., ±  
 TOTAL LOT ACREAGE ACTUALLY USED = 33,615 Sq. Ft., ±

CORNERS THAT WERE SET AND FILED FOR RECORD ON TERRA SURVEY C.S. # (COUNTY SURVEYOR'S FILE NUMBER) 90089, GONE. RE-SET 5/8" IRON ROD AT SAME POSITIONS.

FOUND 5/8" IRON ROD OF RECORD, LS 1815. C.S. 90089.

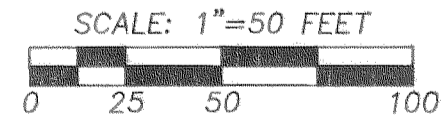


**LEGEND:**

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD, AS NOTED
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- EXISTING FENCE

FILED FOR RECORD THIS 19th DAY OF March, 2007

INSTRUMENT NO. 20071220  
 Leah Day - Clerk  
 HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS



REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JULY 13, 1979  
 ROY O. GAYLORD  
 1815  
 Expires June, 2007

THIS IS TO CERTIFY THIS TRACING IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

**SOUTHGORGE PLANNED UNIT DEVELOPMENT (PUD)**  
 for  
**CLEARWATER FALLS, LLC.**  
 c/o MATT MORRIS

Certified to be a true and correct copy of the ORIGINAL  
 Dept. of Records & Assessment  
 By: [Signature] Deputy

**TERRA SURVEYING**  
 DATE: FEBRUARY 12, 2007  
 SCALE: 1" = 50'  
 PROJECT: 205018PUD  
 ASSESSORS MAP: 3N-10E-26CD & DC  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE & FAX: (541) 386-4531  
 E-Mail: terra@gorge.net

**LEGAL DESCRIPTION OF THE SUBDIVISION:**

Parcel 2 of Partition Plat No. 9123, filed in the Hood River County Microfilm Records on September 19, 1991, and being a portion of Lots 23 and 24 of ADAMS PARADISE ACRES, in the South half of Section 26, Township 3 North, Range 10 East of the Willamette Meridian, in the City of Hood River, County of Hood River and State of Oregon, and being more particularly described as follows:

Commencing at the Northwest corner of said Lot 23, ADAMS PARADISE ACREAGE; thence South 0°36'56" West along the West line of said Lot 23 a distance of 423.30 feet to the Northwest corner of Parcel 2 of Partition Plat Number 9123, Hood River County Partition Plat Records and the Point of Beginning of the following described parcel.  
Thence continuing along the West line of said Lot 23 and said Partition Parcel 2, South 0°36'56" West, 155.00 feet to the Southwest corner of said parcel 2. Said point being located 220 feet North of the Southwest corner of said Lot 23; thence South 89°13'59" East along the South line of said Parcel 2 and parallel to the South line of said Lot 23 a distance of 443.10 feet to the East line of said Lot 23; thence North 0°17'11" East along East line of said Lot 23 a distance of 49.91 feet to the Northwest corner of that parcel conveyed to Hood River Abstract Investment Co., by deed recorded September 16, 1925, in Book 19, at page 82, Deed Records; thence South 89°15'59" East along the North line of said tract a distance of 175.72 feet to the most Westerly, Northwest corner of that tract conveyed to Lloyd John Jacobsen, et al., by Warranty Deed recorded April 10, 1979, Film No. 790782, Deed Records; thence North 12°35'25" East along said Jacobsen Westerly line a distance of 95.09 feet; thence North 89°04'27" East along said Jacobsen North line a distance of 221.54 feet to the West right-of-way of 20th Street, said point being 30.0 feet West of the East line of said Lot 24, ADAMS PARADISE ACREAGE and the Southeast corner of said Parcel 2; thence North 1°01'03" East along said West right-of-way line a distance of 55.98 feet to the Northeast corner of said Parcel 2; thence North 88°58'57" West along the division line of Parcel 1 of said Partition and said Parcel 2 a distance of 335.00 feet; thence continuing to follow said division line South 68°33'52" West a distance of 134.99 feet; thence continuing to follow said division line North 89°23'05" West a distance of 400.00 feet to the Point of Beginning.

**TOGETHER WITH:**

A 20 foot in even width easement for ingress and egress over and across the South 20 feet and the Westerly 20 feet of the following described parcel for access to Parcel 2 of Partition Plat Number 91-23, Hood River County Partition Plat Records. Beginning at the Northeast corner of Lot 22, ADAMS PARADISE ACREAGE; thence South 0°36'56" West along the East line of said Lot 22 a distance of 478.30 feet to a point 320 feet from the Southeast corner of said Lot 22; thence North 89°06'41" West parallel with the South line of said Lot 22 a distance of 200.00 feet; thence North 1° 24'16" East a distance of 478.59 feet to the North line of the Wm. 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 South 75°08'59" East along said right-of-way a distance of 78.13 feet to the Northeast corner of 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; thence South 0°36'56" West a distance of 134.44 feet to the Southeast Corner of said Parcel 2 and also being on the said North line of the Donation Land Claim No. 38; thence South 89°05'46" East a distance of 80.56 feet to the point of beginning.

**APPROVALS:**

THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF February, 2007.  
Donald J. Brown  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF March, 2007.  
Tom Kinn  
CHAIRMAN HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 3th DAY OF FEBRUARY, 2007.  
David M. Beck  
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF March, 2007.  
John H. ...  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 1st DAY OF March, 2007.  
Jul P. Rommel  
CITY OF HOOD RIVER RECORDER

THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF March, 2007.  
Arthur G. ...  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 2nd DAY OF March, 2007.  
Cynthia A. Walbridge  
CITY OF HOOD RIVER PLANNING DIRECTOR

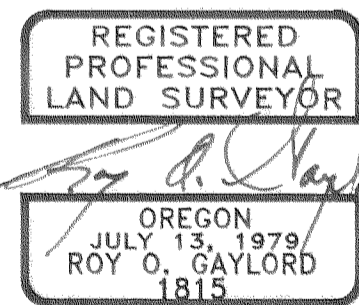
THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF March, 2007.  
Chris ...  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 2nd DAY OF MARCH, 2007.  
Sandra E. Berry  
CITY OF HOOD RIVER MAYOR

THE PLAT OF "SOUTHGORGE PUD" WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF March, 2007.  
Matt Morris  
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 "SOUTHGORGE PUD" 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.

Donald J. Brown  
HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR  
Sandra E. Berry  
HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS



THIS IS TO CERTIFY THIS TRACING IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

**SOUTHGORGE PLANNED UNIT DEVELOPMENT (PUD)**  
for  
**CLEARWATER FALLS, LLC.**  
c/o MATT MORRIS

HOOD RIVER COUNTY SURVEYOR'S OFFICE.  
SURVEY NUMBER: CS 2007 028  
FILING DATE: 3/28/07  
BY: [Signature]

**DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS:**

THE DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SOUTHGORGE PUD" IS FILED FOR RECORD IN HOOD RIVER COUNTY RECORDS AS

HOOD RIVER COUNTY FILE NO. 20071219  
RECORDED ON (DATE) 3-19- 2007.

**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 "SOUTHGORGE PUD" HOOD RIVER COUNTY, STATE OF OREGON.

Roy O. Gaylord  
ROY O. GAYLORD PLS 1815

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENCE THAT CLEARWATER FALLS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "SOUTHGORGE PUD". SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT MAP.

Matt Morris  
MATT MORRIS, MANAGING AND SOLE MEMBER

**ACKNOWLEDGMENT:**

STATE OF Oregon }  
COUNTY OF Hood River } SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-13-07

BY MATT MORRIS AS THE MANAGING AND SOLE MEMBER OF CLEARWATER FALLS, LLC.

Don O. Nunamaker  
NAME OF NOTARY (PRINT)

Don O. Nunamaker  
SIGNATURE OF NOTARY

411471  
COMMISSION NUMBER

MY COMMISSION EXPIRES: 11-16-10

FILED FOR RECORD THIS 19th DAY

OF March, 2007

INSTRUMENT NO. 20071220

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

**TERRA SURVEYING**

DATE: FEBRUARY 12, 2007  
SCALE: 1" = 50'  
PROJECT: 205018PUD  
ASSESSORS MAP: 3N-10E-26CD & DC  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net