

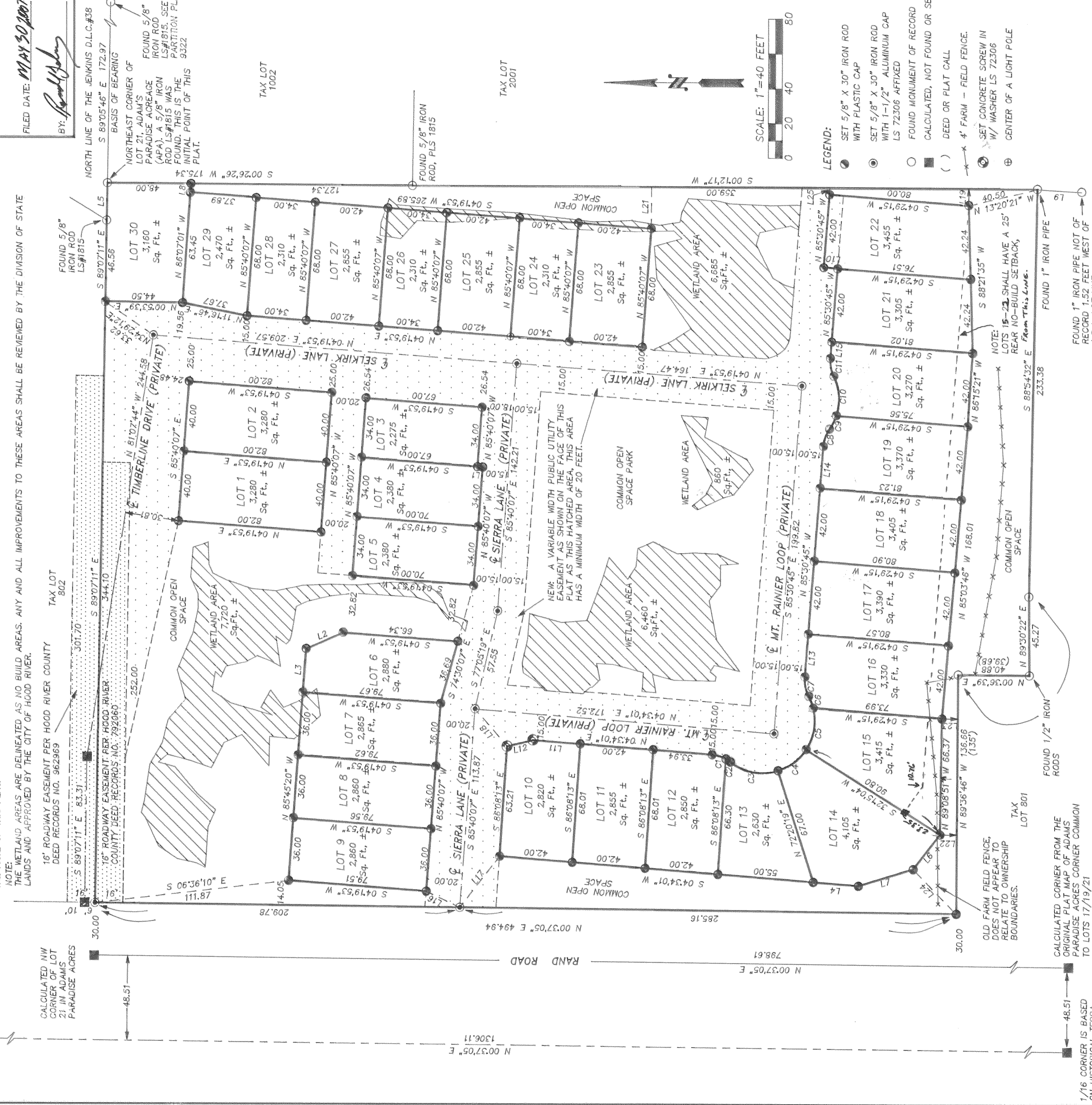
HOOD RIVER COUNTY
SURVEYORS OFFICE
CS # 2007 065
FILED DATE: MAY 30 2007
BY: *[Signature]*

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO CREATE A PLANNED UNIT DEVELOPMENT (P.U.D.) OUT OF TAX LOT 800. THE 4.93 ACRE LOT WILL BE DIVIDED UP INTO 30 LOTS, COMMON OPEN SPACE AND WETLAND AREAS. DELINEATED WETLAND AREAS ARE SHOWN ON THE FACE OF THE PLAT. I DETERMINED THE RIGHT OF WAY OF RAND ROAD BY OFFSETTING THE 1/16TH CORNER 48.51 FEET TO DETERMINE THE EAST LINE OF LOT 21 IN ADAMS PARADISE ACREAGE AS SHOWN IN THE ORIGINAL PLAT. THIS LINE IS ALSO THE CALCULATED CENTERLINE OF RAND ROAD, WHICH WAS OFFSET AN ADDITIONAL 30 FEET AS SHOWN. THE SIXTEENTH CORNER AT SHERMAN AND RAND WAS CALCULATED USING MIDPOINT PROTRACTION BETWEEN THE SOUTHWEST CORNER AND SOUTH 1/4 OF SECTION 26. MONUMENTATION FOUND WAS HELD AND SHOWN ON THE FACE OF THIS PLAT.

NOTE:
THE WETLAND AREAS ARE DELINEATED AS NO BUILD AREAS. ANY AND ALL IMPROVEMENTS TO THESE AREAS SHALL BE REVIEWED BY THE DIVISION OF STATE LANDS AND APPROVED BY THE CITY OF HOOD RIVER.

16" ROADWAY EASEMENT PER HOOD RIVER COUNTY DEED RECORDS NO. 962969

16" ROADWAY EASEMENT PER HOOD RIVER COUNTY DEED RECORDS NO. 792060



LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- SET 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP LS 72306 AFFIXED
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL
- ✕ 4' FARM - FIELD FENCE.
- ⊙ SET CONCRETE SCREW IN W/ WASHER LS 72306
- ⊕ CENTER OF A LIGHT POLE

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
DECEMBER 30, 2005
ERIK M. CARLSON
72306
Expires December, 2007

TERRA SURVEYING
DATE: FEBRUARY 8, 2007
SCALE: 1" = 40'
PROJECT: 205030PUD
ASSESSORS MAP: 3N-10E-260D
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 388-4531
E-Mail: terra@grg.net

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG.
C1	23°49'39"	20.00	8.32	8.26	S 16°28'50" W
C2	9°20'22"	20.00	3.26	3.26	S 33°03'50" W
C3	55°04'36"	30.00	28.84	27.74	N 10°11'44" E
C4	39°23'37"	30.00	20.63	20.24	N 37°03'35" W
C5	47°14'18"	30.00	24.73	24.04	N 80°23'40" W
C6	13°56'29"	30.00	7.30	7.28	S 69°00'57" W
C7	32°26'33"	20.00	11.32	11.17	N 78°15'55" E
C8	30°25'06"	20.00	10.62	10.49	S 70°18'12" W
C9	16°29'13"	30.00	8.63	8.60	N 63°20'15" W
C10	44°20'59"	30.00	23.22	22.65	S 86°14'38" W
C11	30°25'06"	20.00	10.62	10.49	N 79°16'42" E

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 04°19'53" W	3.00
L2	S 23°56'58" E	23.25
L3	N 85°35'20" W	24.99
L4	S 04°34'10" E	26.01
L5	S 88°51'10" E	21.56
L6	N 52°33'16" W	25.16
L7	N 17°08'26" W	32.85
L8	N 06°07'01" W	5.15
L9	S 03°38'18" W	25.46
L10	S 04°29'15" W	8.00
L11	S 04°34'01" W	27.42
L12	N 13°42'14" W	15.30
L13	S 85°30'45" E	24.70
L14	S 85°30'45" E	23.91
L15	S 85°30'45" E	9.46
L16	N 25°10'21" E	21.40
L17	S 52°00'30" E	36.99
L18	S 49°10'45" E	28.19
L19	N 89°47'43" E	9.49
L20	N 04°56'14" E	7.08
L21	S 89°47'43" E	23.75
L22	S 00°23'14" W	9.63
L23	S 00°23'14" W	9.09
L24	N 45°53'06" E	35.38
L25	S 89°47'43" E	3.51

LOCATION OF SURVEY:
PLAT OF ADAMS PARADISE ACREAGE
HOOD RIVER COUNTY SURVEY NO. 98013
HOOD RIVER COUNTY SURVEY NO. 98019
HOOD RIVER COUNTY SURVEY NO. 94064
HOOD RIVER COUNTY SURVEY NO. 93069
HOOD RIVER COUNTY SURVEY NO. 95083
HOOD RIVER COUNTY SURVEY NO. 94129
HOOD RIVER COUNTY SURVEY NO. 91071
HOOD RIVER COUNTY SURVEY NO. 1021
HOOD RIVER COUNTY DEED NO. 702060
HOOD RIVER COUNTY DEED NO. 962969

REFERENCES:
PLAT OF ADAMS PARADISE ACREAGE
HOOD RIVER COUNTY SURVEY NO. 98013
HOOD RIVER COUNTY SURVEY NO. 98019
HOOD RIVER COUNTY SURVEY NO. 94064
HOOD RIVER COUNTY SURVEY NO. 93069
HOOD RIVER COUNTY SURVEY NO. 95083
HOOD RIVER COUNTY SURVEY NO. 94129
HOOD RIVER COUNTY SURVEY NO. 91071
HOOD RIVER COUNTY SURVEY NO. 1021
HOOD RIVER COUNTY DEED NO. 702060
HOOD RIVER COUNTY DEED NO. 962969

PLANNED UNIT DEVELOPMENT (P.U.D.)
for
VILLAGE AT RAND HILL P.U.D.
PAGE 1 OF 2
5-29-07 1302

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LEGAL DESCRIPTION OF THE SUBDIVISION:

LOT 21 OF ADAMS PARADISE ACREAGE, A SUBDIVISION 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, EXCEPTING THEREFROM:

- 1. THE SOUTH 265 FEET THEREOF.
2. THAT TRACT OF LAND 165 FEET EAST AND WEST AND 39.68 FEET NORTH AND SOUTH HERETOFORE CONVEYED TO ROBERT A. WYMORE AND LILLIAN S. WYMORE, HUSBAND AND WIFE, AS SHOWN BY INSTRUMENT RECORDED MARCH 4, 1966, AS INSTRUMENT NO. 660367 IN DEED RECORDS OF HOOD RIVER COUNTY, OREGON.
3. THAT PORTION CONVEYED TO HOOD RIVER COUNTY BY DEED RECORDED AUGUST 21, 1987, AS RECORDER'S FEE NO. 871755, FILM RECORDS.

HOOD RIVER COUNTY SURVEYORS OFFICE

CS # 2007 065
FILED DATE MAY 30, 2007
BY: [Signature]

APPROVALS:

THE PLAT OF "VILLAGE AT RAND HILL P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 30th DAY OF April, 2007. [Signature] HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "VILLAGE AT RAND HILL P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF May, 2007. [Signature] HOOD RIVER COUNTY COMMISSIONER

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS:

THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" FOR "VILLAGE AT RAND HILL P.U.D.", IS MADE BY R. SCOTT SMITH OF HERITAGE HOMES INVESTMENT CORP. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM NO. 20055868, HOOD RIVER COUNTY, OREGON.

THE PLAT OF "VILLAGE AT RAND HILL P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 1st DAY OF MAY, 2007. [Signature] CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF "VILLAGE AT RAND HILL P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF May, 2007. [Signature] HOOD RIVER COUNTY COMMISSIONER

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 "VILLAGE AT RAND HILL P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.

[Signature] ERIK M. CARLSON PLS 72306

THE PLAT OF "VILLAGE AT RAND HILL P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF May, 2007. [Signature] CITY OF HOOD RIVER RECORDER

THE PLAT OF "VILLAGE AT RAND HILL P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF May, 2007. [Signature] HOOD RIVER COUNTY COMMISSIONER

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT R. SCOTT SMITH, DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "VILLAGE AT RAND HILL P.U.D.". SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT MAP.

[Signature] R. SCOTT SMITH, HERITAGE HOMES INVESTMENT CORP.

THE PLAT OF "VILLAGE AT RAND HILL P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF May, 2007. [Signature] CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "VILLAGE AT RAND HILL P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF May, 2007. [Signature] 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 "VILLAGE AT RAND HILL 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.

[Signature] HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR

[Signature] HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

FILED FOR RECORD THIS 24th DAY OF May, 2007. INSTRUMENT NO. 20072337.

[Signature] HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

ACKNOWLEDGMENT:

STATE OF Oregon } COUNTY OF Hood River } SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 3, 2007

BY [Signature] R. SCOTT SMITH AS A REPRESENTATIVE OF HERITAGE HOMES INVESTMENT CORP.

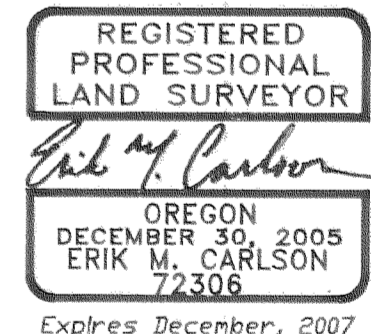
[Signature] NAME OF NOTARY (PRINT)

[Signature] SIGNATURE OF NOTARY

411534 COMMISSION NUMBER

MY COMMISSION EXPIRES: Nov. 2, 2010

THE PLAT OF "VILLAGE AT RAND HILL P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF May, 2007. [Signature] CITY OF HOOD RIVER MAYOR



PLANNED UNIT DEVELOPMENT (P.U.D.) for VILLAGE AT RAND HILL P.U.D.

TERRA SURVEYING

DATE: FEBRUARY, 2007 SCALE: 1" = 40' PROJECT: 205030PUD ASSESSORS MAP: 3N-10E-26CD P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE & FAX: (541) 386-4531 E-Mail: terra@gorge.net

CS 2007 065-2