

PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT

LOCATED IN NW 1/4 OF SE 1/4 OF SECTION 35
T. 3N, R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
3N 10E 35DB TAX LOT 1602

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. *CS 2007 118*

FILED *November 30 2007*

BY *James M. Klein*

REFERENCED DEEDS

MICROFILM NO. 2003569
MICROFILM NO. 691625
MICROFILM NO. 20061767

REFERENCED SURVEYS

SURVEY BY D.L.C. SURVEYING CS. NO. 83011
SURVEY BY D.L.C. SURVEYING CS. NO. 83013
TENNESON ENGINEERING CS. NO. 7563
TENNESON ENGINEERING CS. NO. 83009

ROAD NOTE

SOLAR LANE IS A VARIED WIDTH PRIVATE ROAD. SOLAR LANE IS ALSO AN EASEMENT FOR PUBLIC UTILITIES AND PRIVATE INGRESS AND EGRESS WITHIN SOLAR VILLAGE SUBDIVISION. NOT ELIGIBLE FOR PUBLIC MAINTENANCE PER CITY APPROVALS AND CC&R'S. SEE PLANNING FILE #06-22.

TRACT DESIGNATION

TRACT A INCLUDES SOLAR LANE (PRIVATE ROAD)

TRACT B, TRACT C, TRACT D, TRACT E, TRACT F IS DESIGNATED AS COMMON OPEN SPACE.

COMMON OPEN SPACE

TRACT B, TRACT C, TRACT D, TRACT E, TRACT F AND THE WEST 5.00 FEET OF LOT 7 AND THE SOUTH 5.00 FEET OF LOT 6 IS DESIGNATED AS COMMON OPEN SPACE.

COMMON OPEN SPACE EASEMENT

THE WEST 5.00 FEET OF LOT 7 AND THE SOUTH 5.00 FEET OF LOT 6 IS DESIGNATED AS COMMON OPEN SPACE PER THIS SUBDIVISION.

PUBLIC UTILITY EASEMENT

A 10.00 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY RESERVED ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY OF SOLAR LANE AND A 5.00 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE SOUTHERN RIGHT-OF-WAY OF BELMONT AVENUE.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1		1,920 SQ. FT. 0.04 AC.
LOT 2		1,920 SQ. FT. 0.04 AC.
LOT 3		1,920 SQ. FT. 0.04 AC.
LOT 4		1,920 SQ. FT. 0.04 AC.
LOT 5		1,920 SQ. FT. 0.04 AC.
LOT 6	28391 SQ. FT. 0.65 AC.	1,920 SQ. FT. 0.04 AC.
LOT 7		1,860 SQ. FT. 0.04 AC.
LOT 8		2,080 SQ. FT. 0.05 AC.
TRACT A		5,041 SQ. FT. 0.12 AC.
TRACT B		4,276 SQ. FT. 0.10 AC.
TRACT C		1,394 SQ. FT. 0.03 AC.
TRACT D		575 SQ. FT. 0.01 AC.
TRACT E		1,130 SQ. FT. 0.03 AC.
TRACT F		514 SQ. FT. 0.01 AC.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2009

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

35DB 3N, 10E

1/4

MOST SE. CORNER OF W.M. JENKINS D.L.C. #38 COMPUTED PER DLC SURVEYING CS NO. 83011.

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊗ SET 3" SURVEY MARKER W/BASS WASHER MARKED (PLS OR 59002, PLS WA 42690)
- FOUND BRASS CAP OF RECORD
- FOUND 1/2" IRON ROD PER D.L.C. CS NO. 83011
- ANGLE POINT, NOT MONUMENTED
- CS COUNTY SURVEY
- R1 RECORD DATA PER CS NO. 83011
- FD FOUND DATA
- RM REFERENCE MONUMENT
- C COMPUTED
- P.U.E. PUBLIC UTILITY EASEMENT
- C.O.S. COMMON OPEN SPACE EASEMENT
- EDGE OF COMMON AREA
- EDGE OF EASEMENT
- ▨ OPEN SPACE, NO BUILDING AREA

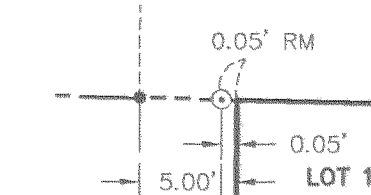
NOTE: ALL BEARINGS AND DISTANCES SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX LOT 1602 OF ASSESSOR MAP 3N-10E-35DB INTO 8 LOTS. TAX LOT 1602 IS DESCRIBED IN MICRO FILM NO. 2007-00730 AND QUITCLAIM DEED RECORDED IN MICRO FILM NO. 20061767, AS SHOWN IN AMERTITLE SUBDIVISION GUARANTEE ORDER NO. 38169. A PREVIOUS SURVEY PERFORMED BY DLC SURVEY ON TAX LOT 1602. RECORDED IN COUNTY SURVEY NO. 83011 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. EXTERIOR MONUMENTS SET BY DLC SURVEYING WERE RECORDED AROUND THE EXTERIOR OF TAX LOT 1602 AND HELD. THE INTERIOR LOTS WERE THEN COMPUTED AND MONUMENTS SET AS SHOWN ON THE FACE OF THIS PLAT.

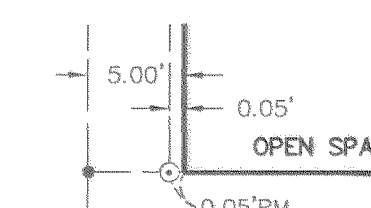
OPEN SPACE

OPEN SPACE AREA IS GRANTED FOR THE COMMON USE AND BENEFIT OF LOT 1-8 AS SHOWN ON THIS PLAT.



DETAIL A

NOT TO SCALE

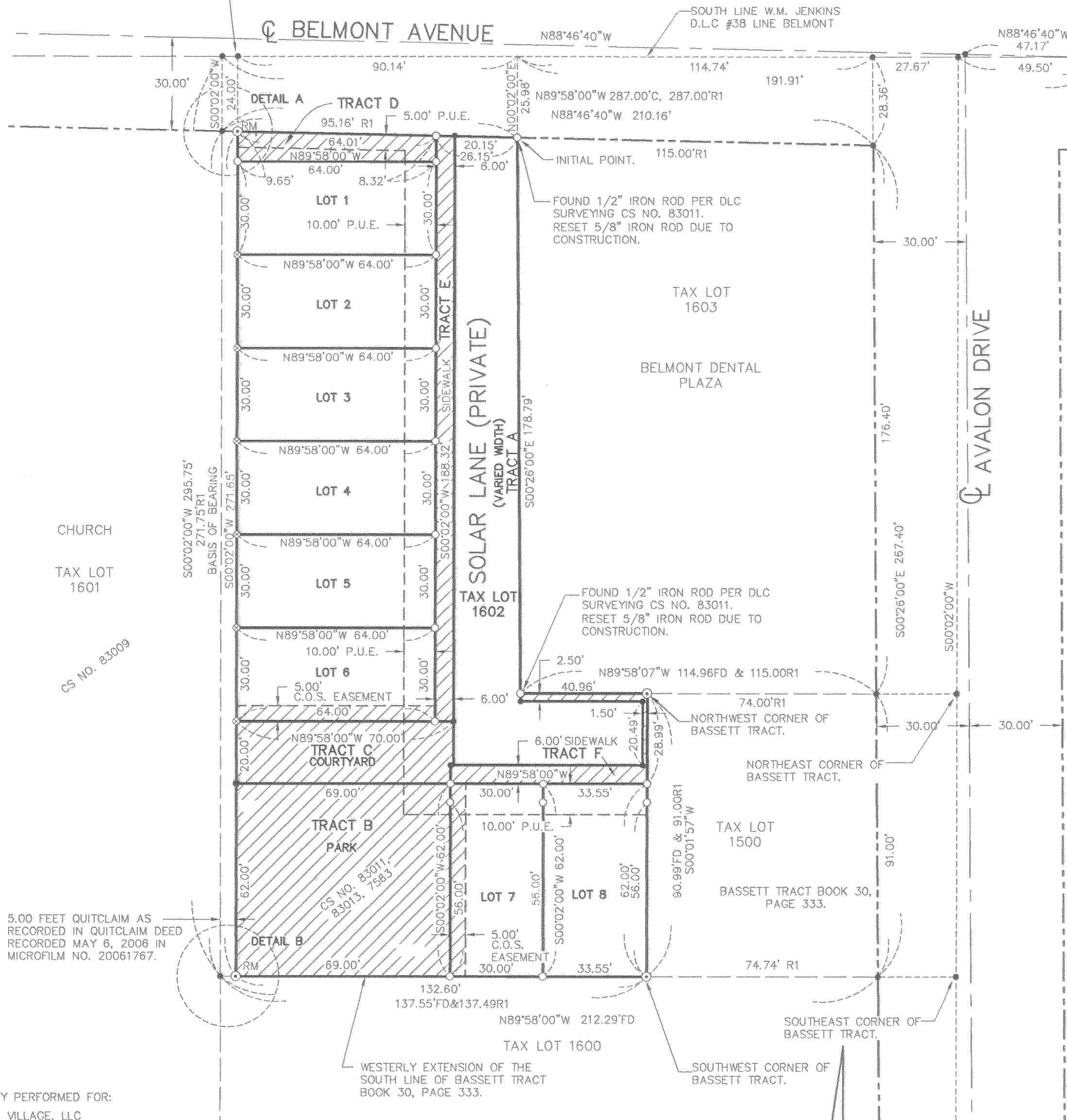


DETAIL B

NOT TO SCALE

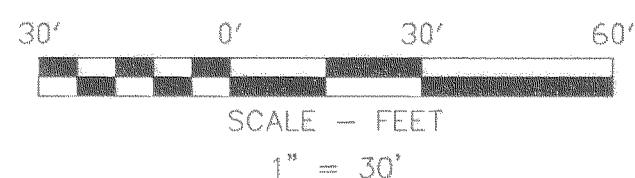
Klein & Associates, Inc.
LAND SURVEYING
1412 13th Street Suite 200
Hood River, Oregon 97031
Tel: (541)386-3322

NORTHEAST CORNER OF FIRST BAPTIST CHURCH MICROFILM NO. 691623.



SURVEY PERFORMED FOR:
SOLAR VILLAGE, LLC
DATE: SEPTEMBER 19, 2007
PROJECT: 07-09-01
FILE: 070901.DWG
DRAFT: GDH

OWNER
SOLAR VILLAGE, LLC



BASIS OF BEARINGS

RECORD OF SURVEY CS NO. 83011

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

RECEIVED NOV 28 2007

CS 2007 118-1

PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT

LOCATED IN NW 1/4 OF SE 1/4 OF SECTION 35
T. 3N, R. 10E, W.M.
HOOD RIVER COUNTY, STATE OF OREGON
3N 10E 35DB TAX LOT 1602

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. CS 2007 118
FILED November 30, 2007
BY [Signature]

APPROVALS

THE DIRECTOR OF RECORD 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 ANNEXED PLAT OF "SOLAR VILLAGE PLANNED UNIT DEVELOPMENT" IN HOOD RIVER COUNTY. THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY. WE FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

[Signature] 11/27/07
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR DATE

[Signature] 11/27/2007
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS DATE

APPROVALS

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 24th DAY OF October, 2007

[Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 6th DAY OF NOVEMBER, 2007

[Signature]
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 14th DAY OF November, 2007

[Signature]
CITY OF HOOD RIVER RECORDER

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 15th DAY OF November, 2007

[Signature]
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 14th DAY OF November, 2007

[Signature]
CITY OF HOOD RIVER MAYOR

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 19th DAY OF November, 2007

[Signature]
CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 19th DAY OF November, 2007

[Signature]
HOOD RIVER COUNTY COMMISSIONER

SURVEY PERFORMED FOR:
SOLAR VILLAGE, LLC
DATE: SEPTEMBER 19, 2007
PROJECT: 07-09-01
FILE: 070901.DWG
DRAFT: GDH

OWNER
SOLAR VILLAGE, LLC

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

DECLARATION OF PLANNED COMMUNITY

THE "DECLARATION OF PLANNED COMMUNITY" FOR "SOLAR VILLAGE PLANNED UNIT DEVELOPMENT", IS MADE BY SOLAR VILLAGE, LLC. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM NO. 20075202 HOOD RIVER COUNTY, OREGON.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT I, KARL F. REUTER, REPRESENTATIVE OF SOLAR VILLAGE, LLC., AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS "SOLAR VILLAGE PLANNED UNIT DEVELOPMENT" AND DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT.

[Signature]
KARL F. REUTER, REPRESENTATIVE
SOLAR VILLAGE, LLC.

ACKNOWLEDGMENTS

BE IT REMEMBERED, THAT ON THIS 23rd DAY OF October, 2007, BEFORE ME A NOTARY PUBLIC IN THE STATE OF OREGON PERSONALLY APPEARED, KARL A. REUTER REPRESENTATIVE OF SOLAR VILLAGE, LLC., WHO BEING FIRST DULY SWORN, UNDER OATH, DID SAY THAT THEY DID ACKNOWLEDGE THIS INSTRUMENT OF THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

[Signature]
NOTARY PUBLIC FOR STATE OF OREGON
COUNTY OF HOOD RIVER

MY COMMISSION NUMBER 412540
MY COMMISSION EXPIRES 12/07/2010

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 19th DAY OF November, 2007

[Signature]
HOOD RIVER COUNTY COMMISSION

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 19th DAY OF November, 2007

[Signature]
HOOD RIVER COUNTY COMMISSION

THE PLAT OF SOLAR VILLAGE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 19th DAY OF November, 2007

[Signature]
HOOD RIVER COUNTY COMMISSION

SURVEYORS CERTIFICATE

I, JAMES M. KLEIN, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LANDS REPRESENTED ON THE PLAT OF "SOLAR VILLAGE PLANNED UNIT DEVELOPMENT" HOOD RIVER COUNTY, STATE OF OREGON. THE INITIAL POINT OF THIS SURVEY, I SET A 5/8" IRON ROD WITH PLASTIC CAP STAMPED OR 59002, AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN DOCUMENT NO. 200700730 OF HOOD RIVER COUNTY RECORDS.

I FURTHER SAY THAT THE BOUNDARIES ON THIS PROPERTY ARE FULLY AND ACCURATELY COMPLETE.

[Signature] 10-23-07
JAMES M. KLEIN PLS 59002 DATE

PERIMETER DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEAST CORNER OF THE W. M. JENKINS D.L.C. NO. 38; THENCE NORTH 89°58'00" WEST, 191.92 FEET ALONG THE SOUTH LINE OF THE W. M. JENKINS D.L.C. NO. 38; THENCE SOUTH 00°02'00" WEST, 25.98 FEET, TO THE SOUTH RIGHT-OF-WAY OF BELMONT AVENUE SAID POINT IS AT RIGHT ANGLES TO SAID SOUTH LINE OF THE W. M. JENKINS D.L.C. NO. 38 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88°46'40" WEST, 90.16 FEET ALONG THE SOUTH RIGHT-OF-WAY OF BELMONT AVENUE TO A POINT, WHICH IS 5.00 FEET EASTERLY OF THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO FIRST BAPTIST CHURCH OF HOOD RIVER BY DEED RECORDED NOVEMBER 12, 1969, FILM NO. 691623, DEED RECORDS OF HOOD RIVER COUNTY, THENCE SOUTH 00°02'00" WEST, 271.65 FEET PARALLEL TO THE EAST LINE OF SAID CHURCH TRACT, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT W. BASSETT ET UX, BY DEED RECORDED NOVEMBER 6, 1943, IN BOOK 30 OF DEED RECORDS OF HOOD RIVER COUNTY, OREGON AT PAGE 333; THENCE SOUTH 89°58'00" EAST, 132.60 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE SOUTH LINE OF SAID BASSETT TRACT OF LAND AS EXTENDED TO THE SOUTHWEST CORNER OF SAID BASSETT TRACT; THENCE NORTH 00°01'57" EAST, 90.99 FEET ALONG THE WEST LINE OF SAID BASSETT TRACT TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°58'07" WEST, 40.96 FEET; THENCE NORTH 00°26'00" EAST, 178.79 FEET TO THE SOUTH RIGHT-OF-WAY OF BELMONT AVENUE AND BACK TO THE POINT OF BEGINNING.

COVENANTS, CONDITIONS AND RESTRICTIONS:

ALL LOTS WITHIN THE PLAT OF "SOLAR VILLAGE PLANNED UNIT DEVELOPMENT" ARE SUBJECT TO A DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS". SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT, IN INSTRUMENT NUMBER 20075202 HOOD RIVER DEED RECORDS. SAID DOCUMENT SHALL BE CONSIDERED AS A PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

FILED FOR RECORD
THIS 27 DAY OF Nov., 2007
INSTRUMENT NO. 20075203

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2009

Klein & Associates, Inc.
LAND SURVEYING
1412 13th Street Suite 200
Hood River, Oregon 97031
Tel: (541)386-3322

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
 35DB 3N, 10E

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

CS 2007 118 2