

BASIS OF BEARING: HOOD RIVER COUNTY PARTITION PLAT 2007-04P.

LOCATION OF SURVEY: PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY OREGON.

EASEMENT FOR PUBLIC UTILITIES, MICROFILM No. 930082, HOOD RIVER COUNTY DEED RECORDS.

TERRA SURVEYING

DATE: MARCH 27, 2008  
SCALE: 1" = 20'  
PROJECT: 207071PLAT  
ASSESSORS MAP: 3N-10E-34A

P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A 6 LOT PLANNED UNIT DEVELOPMENT ON PARCEL 3 OF HOOD RIVER COUNTY PARTITION PLAT NO. 2007-04P. THE 32' WIDE EASEMENT CREATED ON PARTITION PLAT NO. 200328P IS SHOWN ON FACE OF PLAT. MOST OF THE PAVEMENT DRIVE IS INSIDE SAID EASEMENT EXCEPT A SMALL PORTION ON THE WESTERLY PORTION OF LOT 5, SEE NOTE FOR ADDITIONAL EASEMENT DETAILS. SEE FACE OF PLAT FOR DETAILS.

HOOD RIVER EASEMENT OF RECORD #2003-7649, 32 FOOT WIDE EASEMENT FOR OPEN SPACE, INGRESS, EGRESS AND UTILITIES. INCLUDES TRACTS A, B, E AND A PORTION OF TRACT C.

NOTE: THIS IS AN OPEN SPACE EASEMENT TO PROTECT SIGNIFICANT TREES.

NOTE: THIS OPEN SPACE EASEMENT MAY BE DECREASED TO A 8 FOOT FROM NORTHERN PROPERTY LINE TO ACCOMMODATE A 25' LONG PARKING PAD.

NOTE: ACCESS FOR LOT 3 IS FROM WEST PROSPECT DRIVE.

NEW: 15 FOOT WIDE WATERLINE EASEMENT SEE EASEMENT NOTE 4.

NEW: 5 FOOT WIDE SANITARY SEWER EASEMENT.

NEW: ADDITIONAL EASEMENT FOR THE PURPOSES OF PUBLIC UTILITY, INGRESS AND EGRESS EASEMENT.

PRIVATE EASEMENT SHOWN AS CREATED ON HOOD RIVER PARTITION PLAT 2007-04P FOR THE BENEFIT OF PARCELS 1 & 2.

NOTE ABOUT COMMON AREAS: ALL AREAS ON THE FACE OF PLAT ARE CONSIDERED COMMON AREAS EXCEPT FOR LOTS 1-6.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 84°48'11" W	6.74'
L2	N 05°11'49" E	12.00'
L3	N 84°48'11" W	24.38'
L4	S 05°31'37" E	7.62'
L5	N 69°14'51" W	0.97'
L6	N 19°15'23" E	11.49'
L7	N 03°56'03" W	0.91'
L8	N 20°45'09" E	5.68'
L9	S 69°14'51" E	9.04'
L10	N 20°45'09" E	5.68'
L11	S 69°14'51" E	4.71'
L12	S 69°14'51" E	2.89'
L13	N 01°02'25" E	2.49'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	42.00'	51.52'	48.35'	N 34°06'13" W	70°17'16"
C2	NA				
C3	NA				
C4	10.00'	12.27'	11.51'	N 34°06'13" W	70°17'16"
C5	60.00'	13.48'	13.45'	N 62°48'40" W	12°52'22"
C6	60.00'	8.40'	8.39'	S 52°21'58" E	8°01'02"
C7	60.00'	46.52'	45.36'	S 26°08'44" E	44°25'25"
C8	NA				
C9	NA				
C10	28.00'	31.92'	30.22'	S 36°35'27" E	65°18'49"
C11	20.00'	34.60'	30.45'	S 45°37'53" W	99°07'52"
C12	NA				
C13	NA				
C14	NA				
C15	NA				
C16	48.74'	15.99'	15.92'	N 34°55'20" W	18°47'41"

OPEN SPACE AREA: (DESCRIBED AS TRACTS A-E)

TOTAL AREA OF PARCEL 3 OF PARTITION PLAT 2007-04P = 45,080 Sq. Ft. ±  
30% OF TOTAL AREA OF PARCEL 3 = 13,524

AREA OF TRACT A = 1,105 Sq. Ft. ±  
AREA OF TRACT B = 2,490 Sq. Ft. ±  
AREA OF TRACT C = 10,565 Sq. Ft. ±  
AREA OF TRACT D = 1,370 Sq. Ft. ±  
AREA OF TRACT E = 55 Sq. Ft. ±

TOTAL OPEN SPACE = 15,585 Sq. Ft. ±  
TOTAL REQUIRED (30%) = 13,524 Sq. Ft. ±

NOTE: THE AREA OF TRACTS A & B MAY BE REDUCED TO ACCOMMODATE DRIVEWAYS.  
NOTE: THE AREA OF TRACT C INCLUDES THE WETLAND BOUNDARY AND THOSE AREAS WEST AND SOUTH OF THAT BOUNDARY, EXCLUDING THE 10' X 98.32' STORM EASEMENT. TRACT C ALSO INCLUDES THE LANDSCAPING AREA ON THE EAST AND SOUTH SIDE OF PARKING AREA.

MAINTENANCE:

SEE THE AMENDED DECLARATION OF PLANNED COMMUNITY FOR "WEST PROSPECT COTTAGES PUD", AS FILED WITH HOOD RIVER COUNTY RECORDS INSTRUMENT # 20081390 FOR DETAILS, ALSO SEE THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN HOOD RIVER COUNTY RECORDS INSTRUMENT # 20081389 FOR FURTHER DETAILS.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, PLS 72306
- FOUND 5/8" IRON ROD OF RECORD, LS 1815
- ⊙ 5/8" IRON ROD FOUND FROM HOOD RIVER COUNTY PARTITION PLAT #2007-04P, LS 1815
- ⊙ 5/8" IRON ROD FOUND FROM C.S.#99052.
- ⊙ 5/8" IRON ROD FOUND FROM PARTITION PLAT NO. 203028P.
- ▲ SET SCREW WITH WASHER IN ROCK
- CALCULATED, NOT FOUND OR SET
- ▣ CATCH BASIN
- ⊕ WATER METER
- ▲ WETLANDS
- ( ) DEED OR PLAT CALL

THIS AREA IS CONSIDERED COMMON AREA USED FOR PARKING AND TURN-AROUND THIS AREA IS NOT PART OF THE OPEN SPACE CALCULATIONS.

NOTE: THIS LINE REPRESENTS THE FIELD TIED EXISTING EDGE OF PAVEMENT.

L=28.23'  
R=20.00'  
Δ=80°52'08"  
C LEN=25.94'  
BRG=S 44°22'07" E

NOTE: THIS LANDSCAPE AREA IS OVERLAPPING EXISTING INGRESS, EGRESS AND UTILITY EASEMENT AS RECORDED ON 2003-7649 AND PARTITION PLAT #2003-28P.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Erik M. Carlson*

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2009

"WEST PROSPECT COTTAGES PUD"  
for  
MICHAEL A. KITTS

NOTES:  
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this plat to be an exact copy of the original plat recorded in the county recorder's office.

LEGAL DESCRIPTION OF THE SUBDIVISION:

PARCEL 3 OF HOOD RIVER COUNTY PARTITION PLAT NO. 2007-04P AS FILED FEBRUARY 6, 2007 BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY AND STATE OF OREGON.

APPROVALS:

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 2nd DAY OF APRIL, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 4th DAY OF April, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 3RD DAY OF APRIL, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 7th DAY OF April, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 3RD DAY OF APRIL, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 7th DAY OF April, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 10th DAY OF APRIL, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 7th DAY OF April, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 2 DAY OF April, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 1st DAY OF April, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 2 DAY OF APRIL, 2008. [Signature]

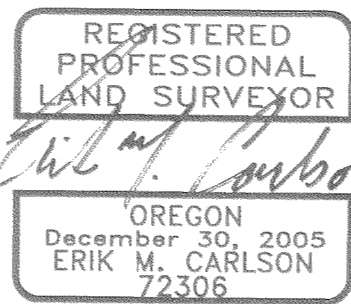
THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 7th DAY OF April, 2008. [Signature]

THE PLAT OF "WEST PROSPECT COTTAGES PUD" WAS EXAMINED AND APPROVED BY ME THIS 2 DAY OF April, 2008. [Signature]

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 "WEST PROSPECT COTTAGES 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.

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

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



"WEST PROSPECT COTTAGES PUD" for MICHAEL A. KITTS

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 "WEST PROSPECT COTTAGES PUD" HOOD RIVER COUNTY, STATE OF OREGON.

[Signature] ERIK M. CARLSON PLS 72306

DECLARATION OF PLANNED COMMUNITY:

THE "DECLARATION OF PLANNED COMMUNITY" FOR "WEST PROSPECT COTTAGES PUD", IS MADE BY MICHAEL A. KITTS AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM NO. 20081390, HOOD RIVER COUNTY, OREGON.

THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" FOR "WEST PROSPECT COTTAGES PUD", IS MADE BY MICHAEL A. KITTS AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM NO. 20081389, HOOD RIVER COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT MICHAEL A. KITTS DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "WEST PROSPECT COTTAGES PUD"

[Signature] MICHAEL A. KITTS, OWNER.

ACKNOWLEDGMENT:

STATE OF Oregon ) COUNTY OF Hood River ) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/27/08

BY MICHAEL A. KITTS AS A REPRESENTATIVE OF WEST PROSPECT COTTAGES PUD.

[Signature] NAME OF NOTARY (PRINT)

[Signature] SIGNATURE OF NOTARY

411634 COMMISSION NUMBER

MY COMMISSION EXPIRES: November 2, 2010

FILED FOR RECORD THIS 10 DAY

OF April, 2008

INSTRUMENT NO. 20081391

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

EASEMENTS:

- 1. HOOD RIVER COUNTY INSTRUMENT #811083 AGREEMENT BETWEEN CITY OF HOOD RIVER AND GEORGE MORGAN FOR CONNECTION TO CITY WATER SERVICE.
2. HOOD RIVER COUNTY EASEMENT #930082 SHOWN ON FACE OF PLAT.
3. HOOD RIVER COUNTY EASEMENT ON DEED #950577 IRRIGATION PIPELINE, UNABLE TO LOCATE.
4. NEW 15' WATERLINE EASEMENT WOULD RESTRICT BUILDINGS, FENCES OR GENERAL DEVELOPMENT WITHIN SAID EASEMENT. ICE FOUNTAIN WILL NOT BE RESPONSIBLE FOR EXISTING LANDSCAPE AND DRIVES.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# CS 2008 032

DATE FILED: 4-15-08

BY: [Signature]

TERRA SURVEYING

NOTE:

As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

DATE: MARCH 27, 2008 SCALE: 1" = 30' PROJECT: 207071PLAT ASSESSORS MAP: 3N-10-34A

P.O. BOX 617 HOOD RIVER, OREGON 97031

PHONE & FAX: (541) 386-4531

E-Mail: terra@gorge.net

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