

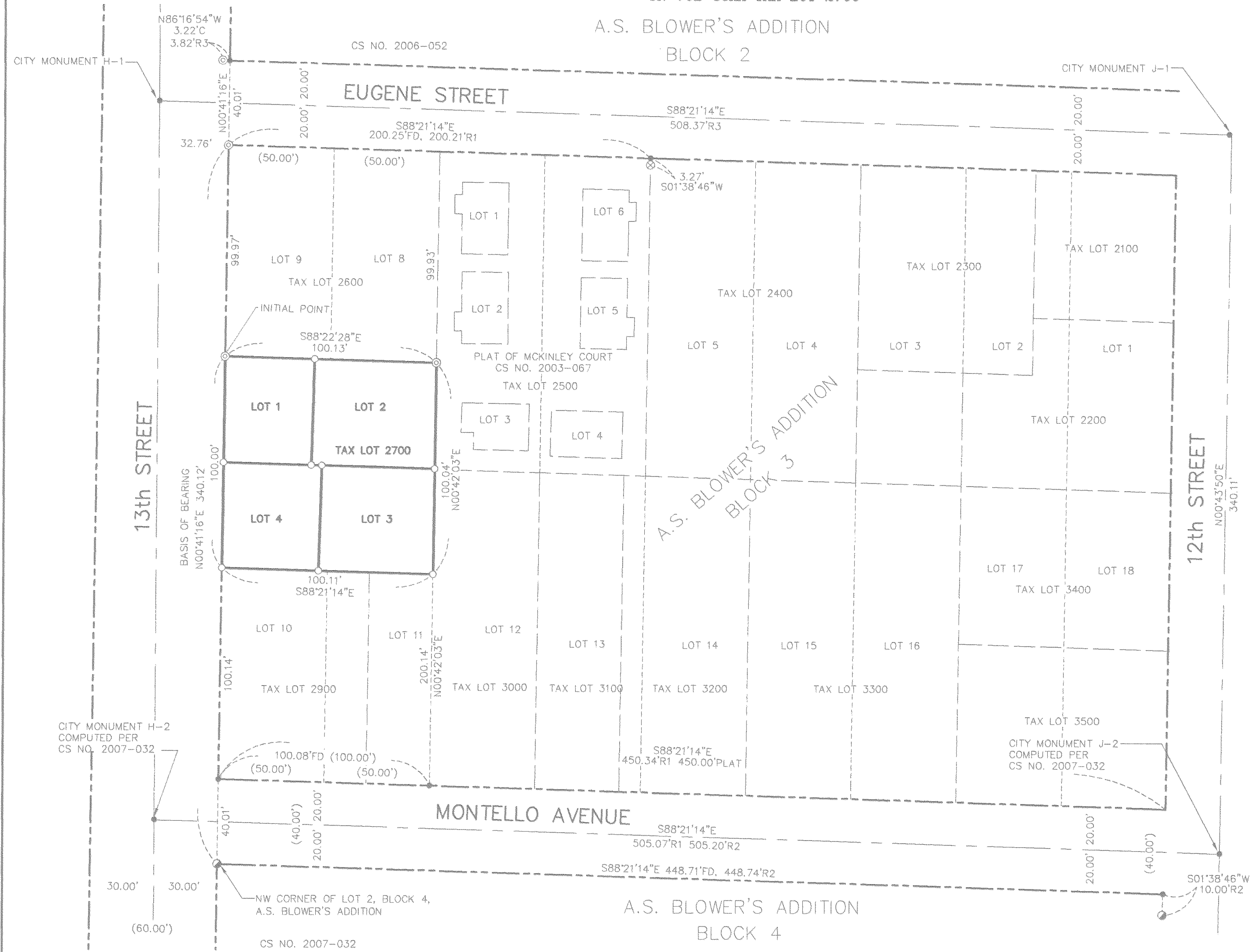
200801425

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2008 034  
FILED 4-22-08  
BY *Paul J. ...*

# PEAR TREE LANE PLANNED UNIT DEVELOPMENT

LOCATED IN NE 1/4, NE 1/4 OF SECTION 35, T. 3N., R. 10E., W.M.  
CITY OF HOOD RIVER, OREGON  
3N 10E 35AA TAX LOT 2700

A.S. BLOWER'S ADDITION  
BLOCK 2



- ### LEGEND
- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
  - FOUND SCREW WITH WASHER PER TERRA SURVEYING CS NO. 2007-032
  - ⊙ FOUND 5/8" IRON ROD PER KLEIN & ASSOCIATES
  - ⊗ FOUND 5/8" IRON ROD
  - ANGLE POINT, NOT MONUMENTED
  - CS COUNTY SURVEY
  - R1 RECORD DATA PER KLEIN AND ASSOCIATES CS NO. 2003-067
  - R2 RECORD DATA PER TERRA SURVEYING CS NO. 2007-032
  - R3 RECORD DATA PER KLEIN AND ASSOCIATES CS NO. 2006-052
  - FD FOUND DATA
  - C COMPUTED DISTANCE
  - P.A.E. PRIVATE ACCESS EASEMENT
  - P.U.E. PRIVATE UTILITY EASEMENT
  - P.P.E. PRIVATE PARKING EASEMENT
  - (XX.XX') DEED OR PLAT DISTANCE
  - O.S. OPEN SPACE/NO BUILD AREA
  - OVERHANG

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

### REFERENCE SURVEYS

1. KLEIN AND ASSOCIATES CS NO. 2003-067
2. TERRA SURVEYING CS NO. 2007-032
3. KLEIN AND ASSOCIATES CS NO. 2006-052

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN DOCUMENT NO. 20051571 OF HOOD RIVER COUNTY RECORDS. THE BOUNDARIES WERE ESTABLISHED AS FOLLOWS:

THE WEST BOUNDARY LINE OF SAID TRACT, DESCRIBED BY SAID STATUTORY WARRANTY DEED, WAS ESTABLISHED BY HOLDING A FOUND 5/8" IRON ROD AT THE NORTHWEST CORNER OF BLOCK 3, A FOUND 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID TRACT, DESCRIBED BY SAID STATUTORY WARRANTY DEED AND COMPUTING THE RECORD DISTANCE SOUTH.

THE NORTH LINE OF THE SOUTH 50 FEET OF LOTS 8 AND 9 OF SAID BLOCK 3 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID TRACT DESCRIBED BY SAID STATUTORY WARRANTY DEED.

THE EAST BOUNDARY LINE WAS ESTABLISHED BY HOLDING A MONUMENT AT THE NORTHEAST CORNER OF SAID TRACT DESCRIBED BY SAID STATUTORY WARRANTY DEED AND PROPORTIONING THE LOTS OF SAID BLOCK 3 ALONG THE NORTH SIDE OF MONTELLO AVENUE.

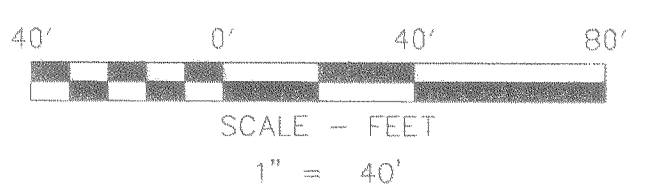
THE SOUTH LINE OF THE NORTH 50 FEET OF LOTS 10 AND 11 OF SAID BLOCK 3 WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE 100 FEET SOUTH FROM THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN SAID STATUTORY WARRANTY DEED AND HOLDING A LINE PARALLEL WITH MONTELLO AVENUE.

**CERTIFICATION NOTE:**  
AS PER O.R.S. 92.120(3) I JAMES M. KLEIN CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL PLAT RECORDED IN THE COUNTY RECORDERS OFFICE.

SURVEY PERFORMED FOR:  
ROB MONEYHAN  
DATE: SEPTEMBER 28, 2007  
PROJECT: 07-07-10  
FILE: 070710PUD.DWG  
DRAFT: GDH

**OWNER**  
GREATER GORGE LLC.

**EASEMENTS**  
SEE PAGE 2 OF 3



**BASIS OF BEARINGS**  
RECORD OF SURVEY CS NO. 2003-067

### AREA NOTE

LOT	ORIGINAL AREA	NEW AREA	OPEN SPACE
LOT 1		2,101 SQ. FT. 0.05 ACRES	384 SQ. FT. 0.008 ACRES
LOT 2	10,012 SQ. FT. 0.23 ACRES	2,908 SQ. FT. 0.07 ACRES	1229 SQ. FT. 0.03 ACRES
LOT 3		2,698 SQ. FT. 0.06 ACRES	960 SQ. FT. 0.02 ACRES
LOT 4		2,307 SQ. FT. 0.05 ACRES	430 SQ. FT. 0.009 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James M. Klein*  
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 1 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
35AA	3N.	10E.	

RECEIVED APR 18 2008

CS 2008 034.1

# PEAR TREE LANE PLANNED UNIT DEVELOPMENT

LOCATED IN NE 1/4, NE 1/4 OF SECTION 35, T. 3N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
3N 10E 35AA TAX LOT 2700

### LEGEND

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- R3 RECORD DATA PER KLEIN AND ASSOCIATES CS NO. 2008-052
- FD FOUND DATA
- C COMPUTED DISTANCE
- P.A.E. PRIVATE ACCESS EASEMENT
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- P.P.E. PRIVATE PARKING EASEMENT
- (XX.XX') DEED OR PLAT DISTANCE
- O.S. OPEN SPACE/NO BUILD AREA
- OVERHANG

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

### OPEN SPACE

OPEN SPACE AREA IS GRANTED FOR THE COMMON USE AND BENEFIT OF LOTS 1, 2, 3 AND 4 AS SHOWN ON THIS PLAT. USE AND MAINTENANCE OF OPEN SPACE AREAS ARE ADDRESSED IN THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS.

### EASEMENT NOTES:

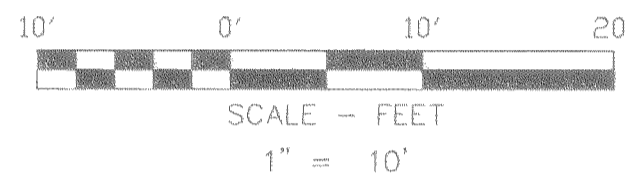
A PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT IS HEREBY GRANTED FOR THE USE AND BENEFIT OF LOTS 1, 2, 3 AND 4, AS SHOWN ON THIS PLAT. MAINTENANCE AND REPAIR OF THE PRIVATE ACCESS WAY IS THE RESPONSIBILITY OF THE OWNERS AS ADDRESSED IN THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS.

A PRIVATE PARKING EASEMENT IS HEREBY GRANTED ON AND ACROSS LOT 1 FOR THE USE AND BENEFIT OF LOT 2 AS SHOWN ON THIS PLAT.

A PRIVATE PARKING EASEMENT IS HEREBY GRANTED ON AND ACROSS LOT 2 FOR THE USE AND BENEFIT OF LOT 1 AS SHOWN ON THIS PLAT.

A PRIVATE PARKING EASEMENT IS HEREBY GRANTED ON AND ACROSS LOT 3 FOR THE USE AND BENEFIT OF LOT 4 AS SHOWN ON THIS PLAT.

A PRIVATE PARKING EASEMENT IS HEREBY GRANTED ON AND ACROSS LOT 4 FOR THE USE AND BENEFIT OF LOT 3 AS SHOWN ON THIS PLAT.



### BASIS OF BEARINGS

RECORD OF SURVEY CS NO. 2003-067

### REFERENCE SURVEYS

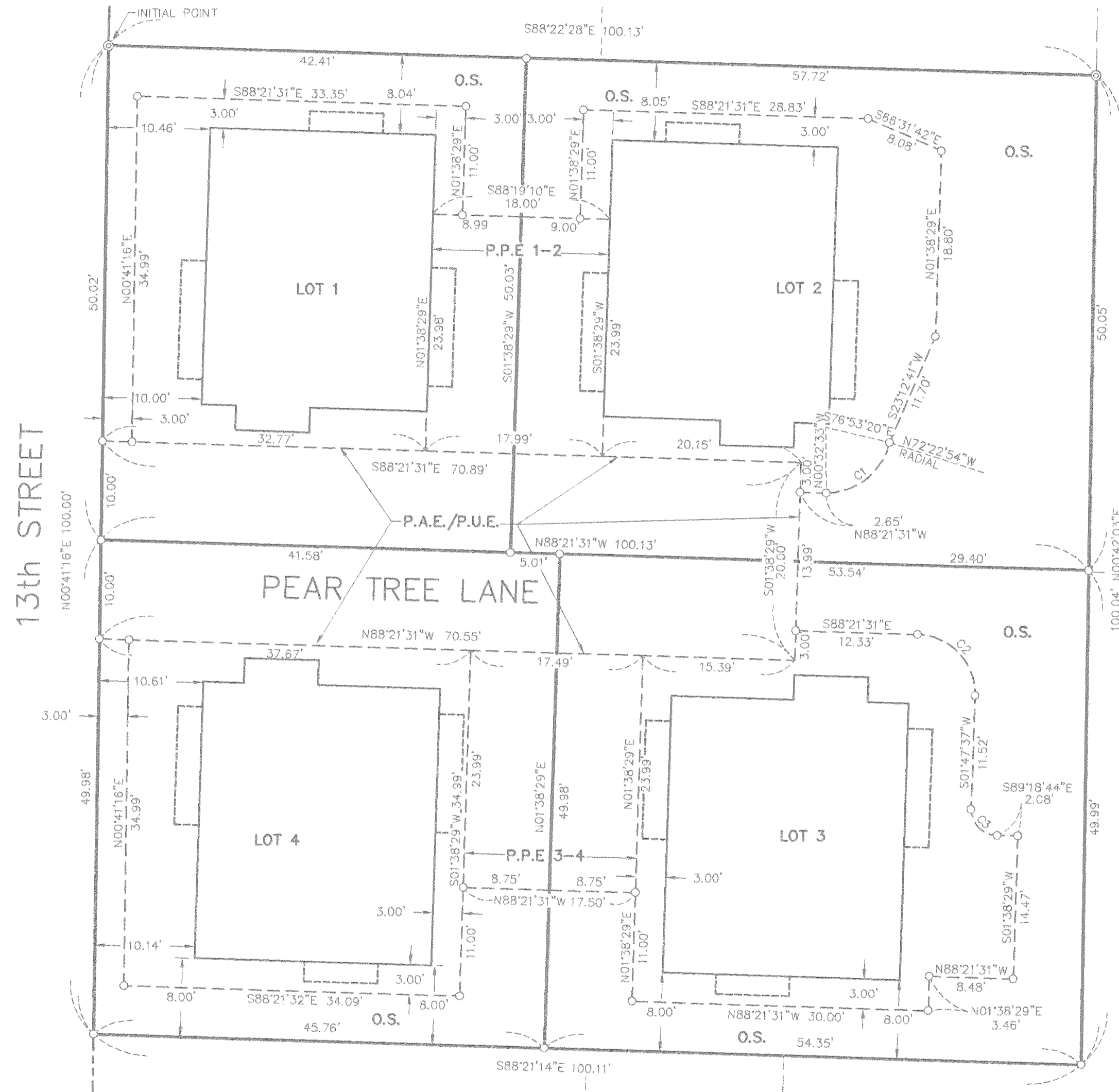
1. KLEIN AND ASSOCIATES CS NO. 2003-067
2. TERRA SURVEYING CS NO. 2007-032
3. KLEIN AND ASSOCIATES CS NO. 2008-052

### AREA NOTE

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LOT 2		2,900 SQ. FT. 0.07 ACRES	1229 SQ. FT.
LOT 3		2,696 SQ. FT. 0.06 ACRES	960 SQ. FT.
LOT 4		2,307 SQ. FT. 0.05 ACRES	430 SQ. FT.

### CERTIFICATION NOTE:

AS PER O.R.S. 92.120(3) I JAMES M. KLEIN CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL PLAT RECORDED IN THE COUNTY RECORDERS OFFICE.



### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD DISTANCE
C1	8.81	6.61	76°20'46"	5.20	N51°17'03"E	8.17
C2	9.42	6.00	90°00'00"	6.00	N43°21'31"W	8.48
C3	4.15	2.64	90°00'00"	2.64	S45°00'00"E	3.73

SURVEY PERFORMED FOR:  
ROB MONEYHAN  
DATE: JULY 31, 2007  
PROJECT: 07-07-10  
FILE: 070710PUD.DWG  
DRAFT: GDH

**OWNER**  
GREATER GORGE LLC.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Expires 6-30-2009

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SHEET 2 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
35AA	3N.	10E.	

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2008 034

FILED 4-22-08

BY *Ronald Felts*

**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 "PEAR TREE LANE 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.

*Sandra A. Borony* 4/14/08  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR DATE

*Sandra E. Berry* 4/14/08  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS DATE

**APPROVALS**

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 19<sup>th</sup> DAY OF February, 2008

*Ronald Felts*  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 22<sup>nd</sup> DAY OF FEBRUARY 2008

*David H. Beck*  
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 27<sup>th</sup> DAY OF February, 2008

*Janet Mclemis*  
CITY OF HOOD RIVER RECORDER

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 22<sup>nd</sup> DAY OF February, 2008

*Cynthia A. Walbridge*  
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 26<sup>th</sup> DAY OF February, 2008

*David Smith*  
CITY OF HOOD RIVER MAYOR

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 3<sup>rd</sup> DAY OF March, 2008

*Paul Edwards*  
CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 3<sup>rd</sup> DAY OF March, 2008

*Tom Rivers*  
HOOD RIVER COUNTY COMMISSIONER

SURVEY PERFORMED FOR:  
ROB MONEYHAN  
DATE: JULY 31, 2007  
PROJECT: 07-07-10  
FILE: 070710PUD.DWG  
DRAFT: GDH

**OWNER**  
GREATER GORGE LLC.

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

**PEAR TREE LANE  
PLANNED UNIT DEVELOPMENT**

LOCATED IN NE 1/4, NE 1/4 OF SECTION 35, T. 3N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
3N 10E 35AA TAX LOT 2700

**DECLARATION**

THE "DECLARATION OF PLANNED COMMUNITY" FOR "PEAR TREE LANE PLANNED UNIT DEVELOPMENT", IS MADE BY GREATER GORGE, LLC. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM NO. 200800333, HOOD RIVER COUNTY, OREGON.

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENT THAT GREATER GORGE, 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 "PEAR TREE LANE 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.

*Robert G Moneyhan* 1/27/08  
ROBERT G MONEYHAN, MEMBER AUTHORIZED OFFICIAL GREATER GORGE, LLC. DATE

**ACKNOWLEDGMENTS**

BE IT REMEMBERED, THAT ON THIS 29<sup>th</sup> DAY OF January, 2008, BEFORE ME A NOTARY PUBLIC IN THE STATE OF OREGON PERSONALLY APPEARED, GREATER GORGE, 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.

*Rob Moneyhan*  
NOTARY PUBLIC FOR STATE OF OREGON COUNTY OF HOOD RIVER

MY COMMISSION NUMBER 412540  
MY COMMISSION EXPIRES 12/7/2010

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 3<sup>rd</sup> DAY OF March, 2008

*Rob Moneyhan*  
HOOD RIVER COUNTY COMMISSION

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 3<sup>rd</sup> DAY OF March, 2008

*Barbara Brown*  
HOOD RIVER COUNTY COMMISSION

THE PLAT OF PEAR TREE LANE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

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 "PEAR TREE LANE PLANNED UNIT DEVELOPMENT," HOOD RIVER COUNTY, STATE OF OREGON. THE INITIAL POINT OF THE SURVEY, HELD A FOUND A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS; THE SOUTH 50 FEET OF LOTS 8 AND 9, AND THE NORTH 50 FEET OF LOTS 10 AND 11, BLOCK 3, A.S. BLOWERS ADDITION TO HOOD RIVER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, AS DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN DOCUMENT NO. 20051571 OF HOOD RIVER COUNTY RECORDS.

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

*James M. Klein* 1-29-08  
JAMES M. KLEIN PLS 59002 DATE

**LEGAL DESCRIPTION**

A TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN DOCUMENT NO. 20051571 OF HOOD RIVER COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 50 FEET OF LOTS 8 AND 9 AND THE NORTH 50 FEET OF LOTS 10 AND 11, BLOCK 3, A.S. BLOWERS ADDITION TO HOOD RIVER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

**COVENANTS, CONDITIONS AND RESTRICTIONS:**

ALL LOTS WITHIN THE PLAT OF "PEAR TREE LANE 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 200800333, 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 14<sup>th</sup> DAY OF April, 2008 10:37 A.M.

INSTRUMENT NO. 200801425

*Deah May - Clerk*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

**CERTIFICATION NOTE:**

AS PER O.R.S. 92.120(3) I JAMES M. KLEIN CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL PLAT RECORDED IN THE COUNTY RECORDERS OFFICE.

REGISTERED PROFESSIONAL LAND SURVEYOR

*James M. Klein*  
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 3 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.  
 35AA 3N. 10E.