

COVENANTS, CONDITIONS AND RESTRICTIONS:

ALL LOTS WITHIN THE PLAT OF CLAIR COURT SUBDIVISION ARE SUBJECT TO A DOCUMENT TITLED "DECLARATION OF PLANNED COMMUNITY CLAIR COURT IN SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT BEING RECORDED IN INSTRUMENT NUMBER 201003614... HOOD RIVER DEED RECORDS. SAID DOCUMENTS 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.

PLAT OF CLAIR COURT PLANNED UNIT DEVELOPMENT

A PORTION OF LOTS 2 & 3, BLOCK 10 OF HULLS SUBDIVISION LOCATED IN SW 1/4, NW 1/4, SECTION 36, T 3 N, R 10 E, WM CITY OF HOOD RIVER, STATE OF OREGON 3N 10E 36BC, TAX LOT 8800

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

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. CS 2010 052

FILED 11-2-10

BY [Signature]

CERTIFICATION NOTE:

I, JAMES M. KLEIN CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE SUBDIVISION ON FILED WITH HOOD RIVER COUNTY RECORDS OFFICE.

LEGEND

- SET 3/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
○ FOUND 3/8" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES INC., CS NO. 2007 015)
● FOUND BRASS DISK IN CONCRET (FROST LAND SURVEYING CS NO. 94073)
⊙ FOUND 3/4" IRON PIPE
⊗ FOUND 3/8" REBAR
● ANGLE POINT, NOT MONUMENTED

- CS NO. COUNTY SURVEY NO.
R1 RECORD DATA PER COUNTY SURVEY NO. 2004-064
R2 RECORD DATA PER COUNTY SURVEY NO. 94073
FD FOUND DATA
x - - - - - FENCE
- - - - - EDGE OF PROPOSED ASPHALT
[Pattern] EASEMENT CREATED AS PER THIS PLAT (SEE EASEMENT NOTES).

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT DAN AND LYNN ROBERGE DO HEREBY MAKE, ESTABLISH AND DECLARE THIS PLAT TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS CLAIR COURT PUD. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON. THEY DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THIS PLAT WHICH ARE SUBJECT TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

[Signatures] DAN ROBERGE LYNN ROBERGE

ACKNOWLEDGMENTS

BE IT REMEMBERED, THAT ON THIS 7th DAY OF October 2010, BEFORE ME A NOTARY PUBLIC IN THE STATE OF OREGON PERSONALLY APPEARED, 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.

NOTARY PUBLIC FOR STATE OF OREGON COUNTY OF HOOD RIVER [Signature] MY COMMISSION NUMBER 4131696 MY COMMISSION EXPIRES Aug 17, 2012

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 PLAT OF CLAIR COURT PUD IN THE CITY OF HOOD RIVER AND 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.

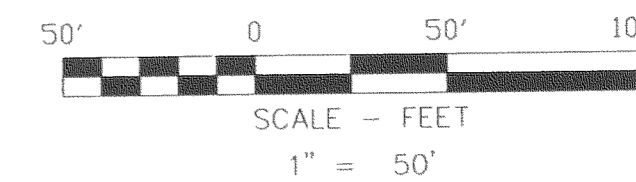
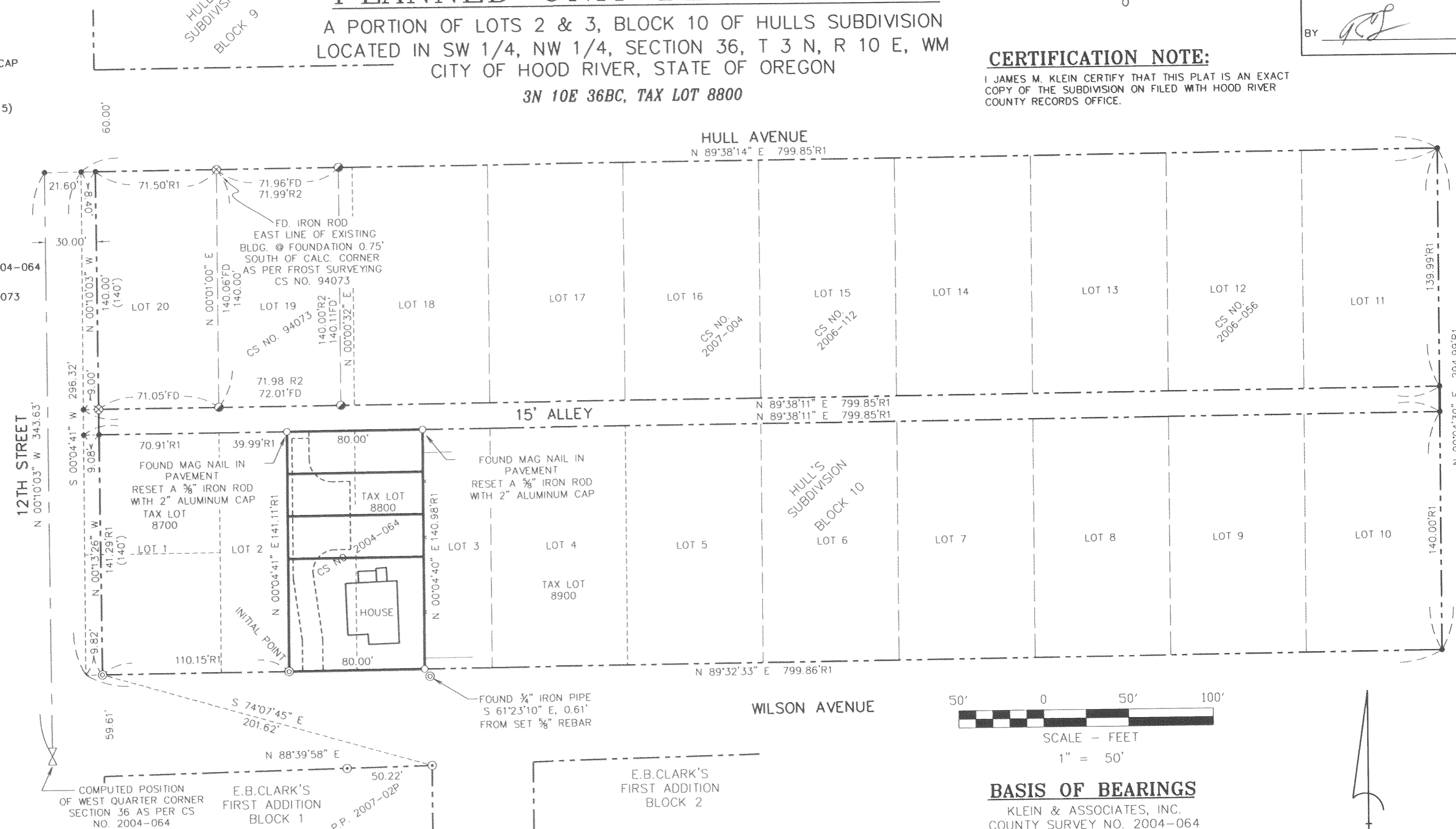
[Signatures] HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS THE MAP OF THE CLAIR COURT PUD WAS EXAMINED AND APPROVED BY ME, ON THIS 20th DAY OF October 2010 HOOD RIVER COUNTY SURVEYOR

THE MAP OF THE CLAIR COURT PUD WAS EXAMINED AND APPROVED BY ME, ON THIS 18 DAY OF October 2010 CHAIRPERSON, HOOD RIVER COUNTY COMMISSION [Signatures] THE MAP OF THE CLAIR COURT PUD WAS EXAMINED AND APPROVED BY ME, ON THIS 18 DAY OF October 2010 HOOD RIVER COUNTY COMMISSIONER [Signatures] THE MAP OF THE CLAIR COURT PUD WAS EXAMINED AND APPROVED BY ME, ON THIS 18 DAY OF October 2010 HOOD RIVER COUNTY COMMISSIONER [Signatures] THE MAP OF THE CLAIR COURT PUD WAS EXAMINED AND APPROVED BY ME, ON THIS 18 DAY OF October 2010 HOOD RIVER COUNTY COMMISSIONER [Signatures] THE MAP OF THE CLAIR COURT PUD WAS EXAMINED AND APPROVED BY ME, ON THIS 18 DAY OF October 2010 HOOD RIVER COUNTY COMMISSIONER [Signatures]

THE MAP OF THE CLAIR COURT PUD WAS EXAMINED AND APPROVED BY ME, ON THIS 12 DAY OF Oct 2010 [Signatures] MAYOR CITY RECORDER THE MAP OF THE CLAIR COURT PUD WAS EXAMINED AND APPROVED BY ME, ON THIS 12th DAY OF OCT 2010 [Signatures] HOOD RIVER CITY PLANNING DIRECTOR THE MAP OF THE CLAIR COURT PUD WAS EXAMINED AND APPROVED BY ME, ON THIS 12th DAY OF OCTOBER 2010 [Signatures] CITY ENGINEER

FILED FOR RECORD THIS 20 DAY OF Oct 2010

[Signature] HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS



BASIS OF BEARINGS KLEIN & ASSOCIATES, INC. COUNTY SURVEY NO. 2004-064 OWNER DAN & LYNN ROBERGE

SURVEYORS CERTIFICATE

I, JAMES M. KLEIN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PLAT OF CLAIR COURT SUBDIVISION, AND THAT FOR THE INITIAL POINT OF THIS SURVEY, I FOUND A 3/4" IRON PIPE, SAID IRON PIPE IS AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF LOT 2, BLOCK 10, HULL'S SUBDIVISION OF TRACTS A AND B OF PLEASANT VIEW ADDITION. SAID BOUNDARY IS DESCRIBED AS THE EAST ONE-HALF OF LOT 2 AND THE WEST ONE-HALF OF LOT 3, BLOCK 10, HULL'S SUBDIVISION OF LOTS OR TRACT A AND B OF PLEASANT VIEW ADDITION. THE PERIMETER BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLO:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF LOT 2, BLOCK 10, HULL'S SUBDIVISION OF TRACTS A AND B OF PLEASANT VIEW ADDITION; THENCE NORTH 00°04'41" EAST, 141.11 FEET ALONG THE WEST LINE OF SAID EAST ONE-HALF OF LOT 2 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°38'11" EAST, 80.00 FEET ALONG THE NORTH LINE OF LOTS 2 AND 3 TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF LOT 3; THENCE SOUTH 00°04'40" WEST, 140.98 FEET ALONG THE SAID EAST LINE OF THE WEST ONE-HALF OF LOT 3 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°32'33" WEST, 80.00 FEET ALONG THE SOUTH LINE OF LOTS 3 AND 2, BACK TO THE POINT OF BEGINNING.

[Signature] JAMES M. KLEIN 59002 LS

Klein & ASSOCIATES, INC. ENGINEERING • LAND SURVEYING • PLANNING

1308 12th Street, Hood River, Oregon 97031 Tel: (541)386-3322 EMAIL info@kleinassocinc.com

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] OREGON JULY 12, 2005 JAMES M. KLEIN 59002

EXPIRES 6-25-11 SURVEY PERFORMED FOR: DAN & LYNN ROBERGE MONUMENTED: AUGUST 2, 2010 PROJECT: 10-06-11 FILE: 100611.DWG DRAFT: JMK

SHEET 1 OF 2 WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON

1/4 SEC T. R. 36BC 3N. 10E.

PLAT OF CLAIR COURT PLANNED UNIT DEVELOPMENT

A PORTION OF LOTS 2 & 3, BLOCK 10 OF HULLS SUBDIVISION
LOCATED IN SW 1/4, NW 1/4, SECTION 36, T 3 N, R 10 E, WM
CITY OF HOOD RIVER, STATE OF OREGON

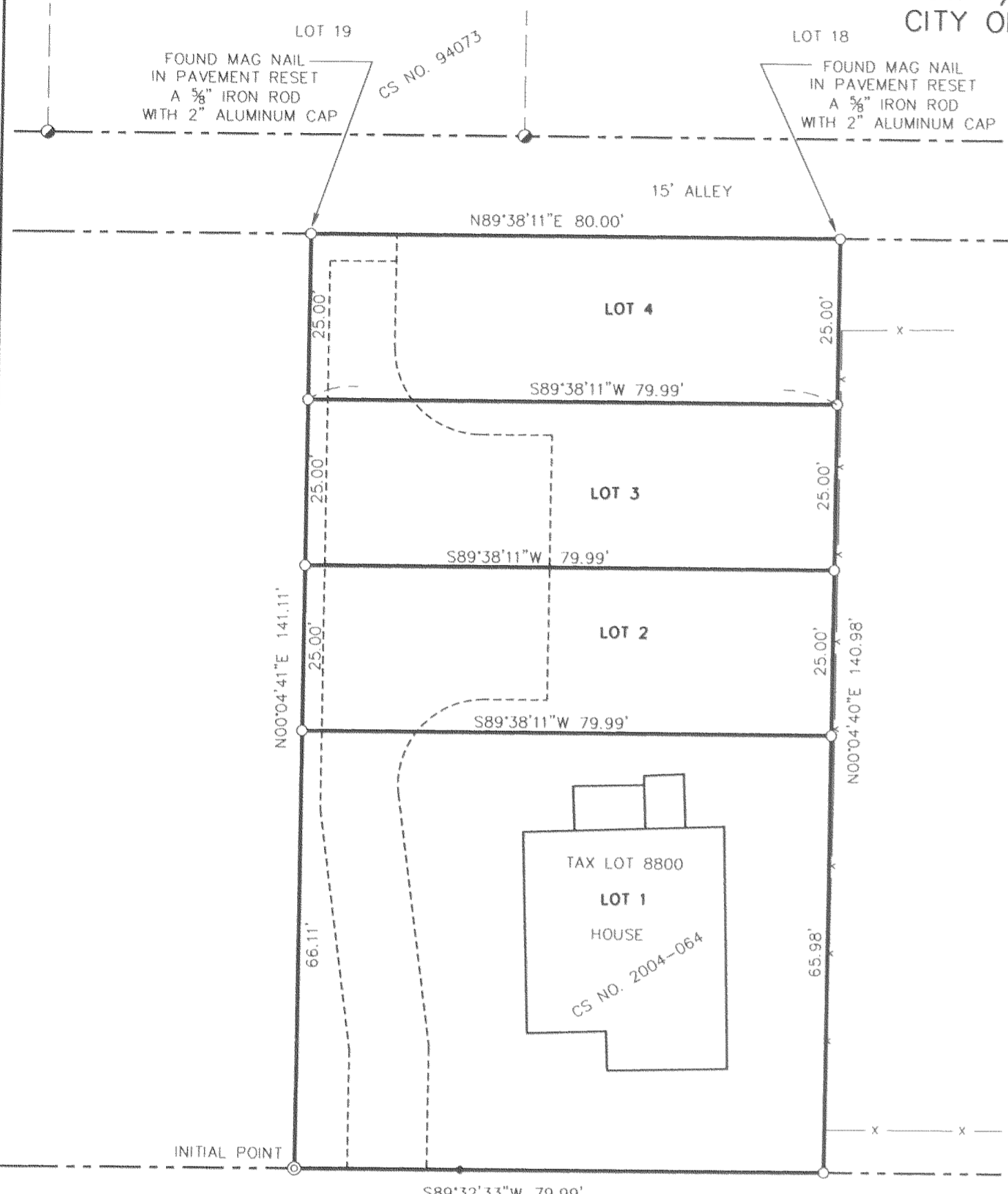
3N 10E 36BC, TAX LOT 8800

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. CS 2010 052

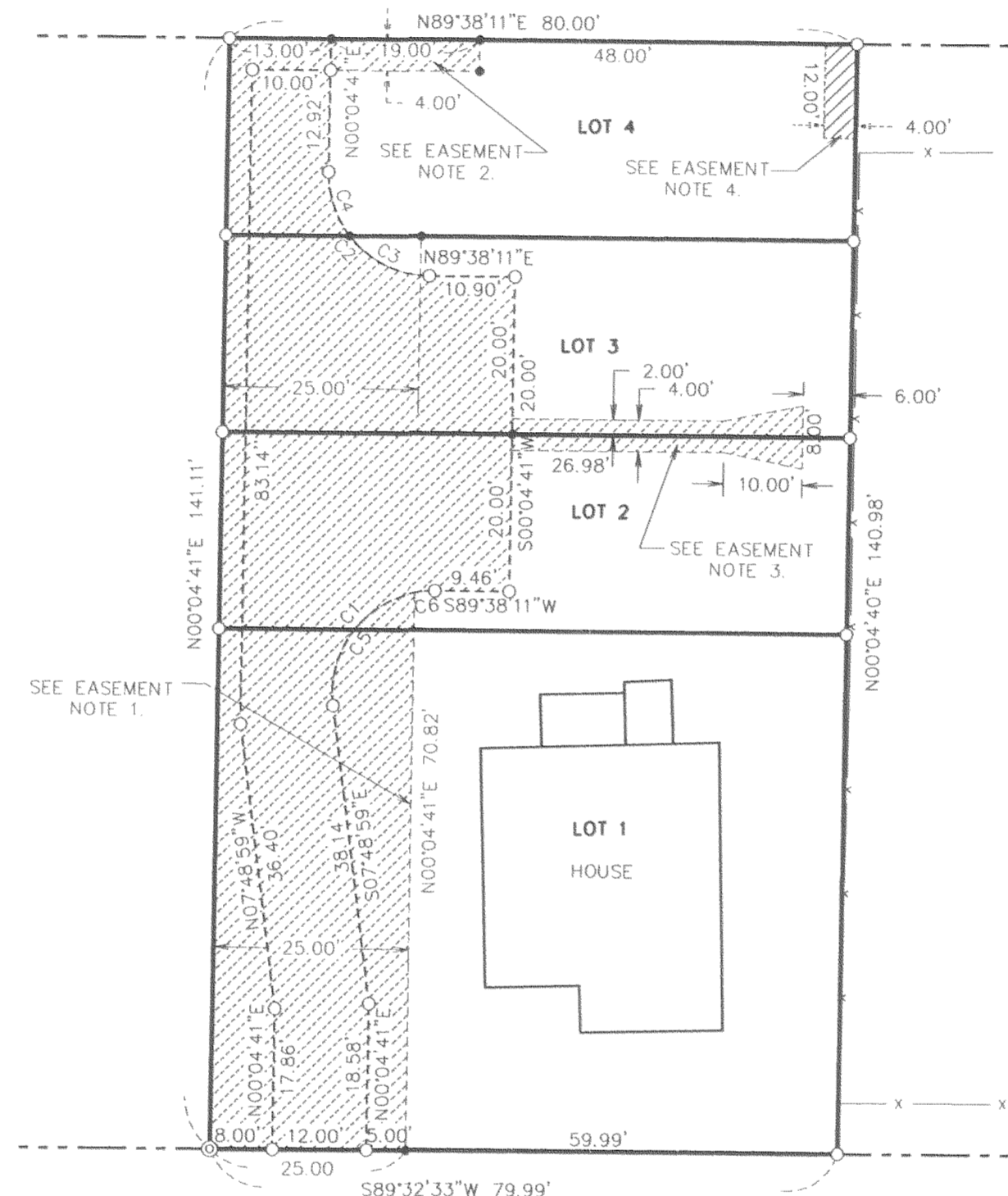
FILED 11-2-10

BY [Signature]



LOT DETAIL

1" = 20'



EASEMENT DETAIL

1" = 20'

EASEMENT NOTES

- 1.) A VARIED WIDTH INGRESS, EGRESS AND UTILITY EASEMENT, LOCATED ON THE WESTERLY PORTION OF LOTS 1-4, TO BE USED JOINTLY BY ALL LOTS LOCATED WITHIN THE PLAT OF CLAIR COURT.
- 2.) A 19.00 FOOT BY 4.00 FOOT UTILITY EASEMENT LOCATED ON THE NORTHERLY PORTION OF LOT 4.
- 3.) A VARIED WIDTH ACCESS EASEMENT ON THE NORTHERLY PORTION OF LOT 2 AND THE SOUTHERLY PORTION OF LOT 3, AS SHOWN, FOR THE JOINT USE OF LOTS 2 AND 3.
- 4.) A 12.00 FOOT BY 4.00 FOOT ACCESS EASEMENT FOR THE PURPOSE OF GARBAGE AND RECYCLING STORAGE, LOCATED IN THE NORTHEAST PORTION OF LOT 4, AS SHOWN HEREIN, TO BE USED JOINTLY BY ALL LOTS LOCATED WITHIN THE PLAT OF CLAIR COURT.

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-----------------|--------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 22.11 | 13.00 | 97°27'09" | S40°54'36"W | 19.54 |
| C2 | 20.52 | 13.00 | 90°26'30" | S45°08'34"E | 18.46 |
| C3 | 11.81 | 13.00 | 52°02'05" | S64°20'46"E | 11.40 |
| C4 | 8.71 | 13.00 | 38°24'24" | S19°07'32"E | 8.55 |
| C5 | 19.56 | 13.00 | 95.7680 | S39.1992W | 17.76 |
| C6 | 2.56 | 13.00 | 12.5127 | S93.3396W | 2.55 |

LEGEND

- SET 3/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 3/8" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES INC., CS NO. 2007 015)
- FOUND BRASS DISK IN CONCRET (FROST LAND SURVEYING CS NO. 94073)
- ⊙ FOUND 1/2" IRON PIPE
- ⊗ FOUND 3/8" REBAR
- ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NO.
- R1 RECORD DATA PER COUNTY SURVEY NO. 2004-064
- R2 RECORD DATA PER COUNTY SURVEY NO. 94073
- FD FOUND DATA
- - - - - FENCE
- - - - - EDGE OF PROPOSED ASPHALT
- [Hatched Box] EASEMENT CREATED AS PER THIS PLAT (SEE EASEMENT NOTES).

AREA NOTE:

| LOT NO. | LOT AREA |
|---------|-------------|
| LOT 1 | 5283 SQ.FT. |
| LOT 2 | 2000 SQ.FT. |
| LOT 3 | 2000 SQ.FT. |
| LOT 4 | 2000 SQ.FT. |

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX LOT 8800 OF HOOD RIVER COUNTY ASSESSORS MAP 3N 10E 36BC INTO FOUR LOTS AS SHOWN. TAX LOT 8800 IS DESCRIBED IN THAT CERTAIN LAND DEVELOPMENT REPORT, PREPARED BY COLUMBIA GORGE TITLE COMPANY, ORDER NO. 10-0180JS, DATED JUNE 25, 2010, BEING BETTER DESCRIBED IN THE SURVEYORS CERTIFICATE SHEET 1 OF 2 OF THIS PLAT. A PREVIOUS SURVEY PERFORMED BY OUR FIRM ON SAID TAX LOT 8800, FILED AS COUNTY SURVEY NO. 2004-064, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. FOUND P.K. NAILS SET IN SAID COUNTY SURVEY NO. 2004-064 LOCATED AT THE NORTHWEST AND NORTHEAST CORNER OF SAID TRACT WERE REPLACED WITH 3/8" REBARS AND A 2" ALUMINUM CAPS AFFIXED. SEE THE FACE OF THIS PLAT FOR MONUMENTS FOUND AND/OR SET IN THIS PLAT.

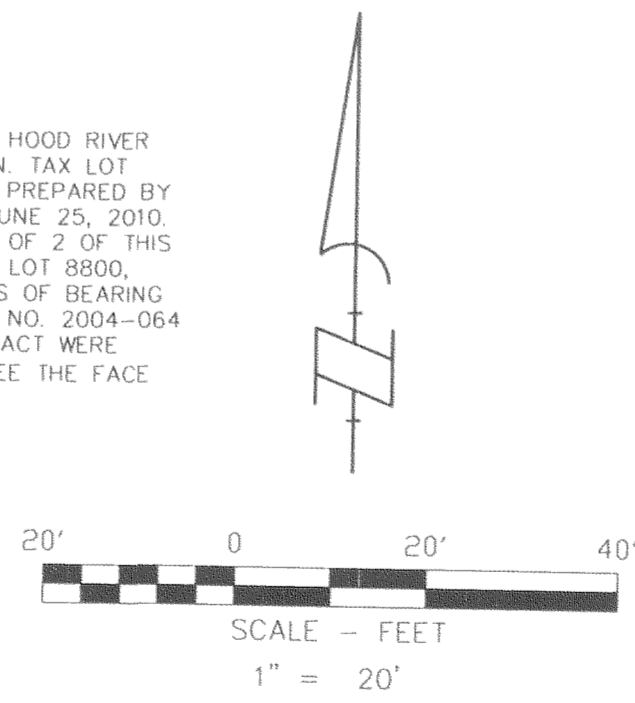
REFERENCE SURVEYS

HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-36BC.
KLEIN & ASSOCIATES INC., CS NO. 2007-015.
KLEIN & ASSOCIATES INC., CS NO. 2006-112.
KLEIN & ASSOCIATES INC., CS NO. 2006-056.
KLEIN & ASSOCIATES INC., CS NO. 2004-064.
COLUMBIA RIVER SURVEYING & MAPPING, CS NO. 2007-004.
FROST LAND SURVEYING & CATTLE COMPANY, CS NO. 94073.

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

CERTIFICATION NOTE:

I JAMES M. KLEIN, CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE SUBDIVISION FILED WITH HOOD RIVER COUNTY RECORDS OFFICE.



BASIS OF BEARINGS

KLEIN & ASSOCIATES, INC.
COUNTY SURVEY NO. 2004-064

KA Klein & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING

SURVEY PERFORMED FOR:
DAN & LYNN ROBERGE
MONUMENTED: AUGUST 2, 2010
PROJECT: 10-06-11
FILE: 100611.DWG
DRAFT: JMK

1308 12th Street, Hood River, Oregon 97031
Tel: (541)386-3322
EMAIL info@kleinassocinc.com

OWNER
DAN & LYNN ROBERGE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2011

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

| | | | |
|------|-----|------|----|
| 1/4 | SEC | T. | R. |
| 36BC | 3N. | 10E. | |
| | | | |

CS 2010 052-2

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