

A SUBDIVISION PLAT OF "ZANNA LANE P.U.D." A PLANNED UNIT DEVELOPMENT FOR MICHAEL KITTS HOMES, INC., an Oregon corporation PAGE 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR Erik M. Carlson December 30, 2005 72306 Expires: December, 2015

HOOD RIVER COUNTY SURVEYOR'S OFFICE CS# 2015032 DATE FILED: 07/21/15 BY: MD

LOCATION OF SURVEY: A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON. ZONING: (R-2) URBAN STANDARD DENSITY RESIDENTIAL. FOUND 3/4" IRON PIPE OF RECORD AT NW CORNER LOT 10 OF ADAMS PARADISE ACREAGE. INT. CORNER D.L.C. No. 38. (NOTE: BRASS CAP MISSING)

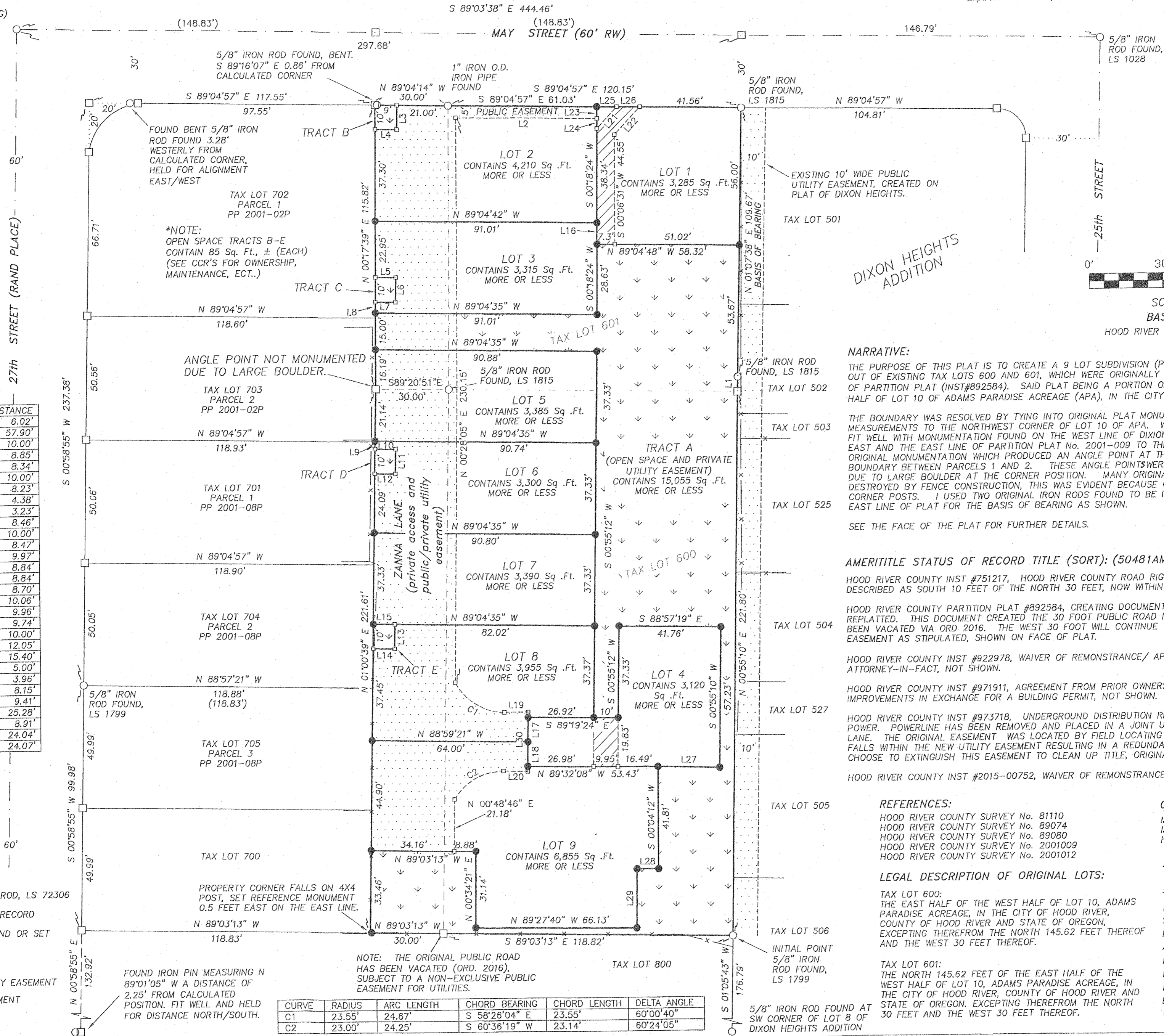


Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L30 with their respective bearings and distances.

- LEGEND: SET 5/8" X 30" IRON ROD, LS 72306; FOUND MONUMENT OF RECORD; CALCULATED, NOT FOUND OR SET; DEED OR PLAT CALL; PRIVATE ACCESS AND PUBLIC/PRIVATE UTILITY EASEMENT; PRIVATE UTILITY EASEMENT; OPEN SPACE.

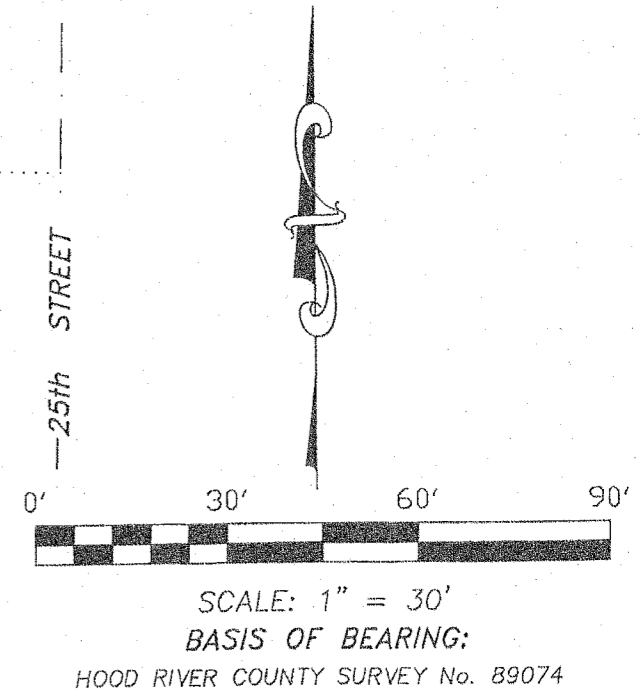
Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Lists curve data for C1 and C2.

NARRATIVE: THE PURPOSE OF THIS PLAT IS TO CREATE A 9 LOT SUBDIVISION (PLANNED UNIT DEVELOPMENT) OUT OF EXISTING TAX LOTS 600 AND 601, WHICH WERE ORIGINALLY CREATED AS PARCEL 1 AND 2 OF PARTITION PLAT (INST#892584). SAID PLAT BEING A PORTION OF THE EAST HALF OF THE WEST HALF OF LOT 10 OF ADAMS PARADISE ACREAGE (APA), IN THE CITY OF HOOD RIVER. THE BOUNDARY WAS RESOLVED BY TYING INTO ORIGINAL PLAT MONUMENTATION AND COMPARING MEASUREMENTS TO THE NORTHWEST CORNER OF LOT 10 OF APA. WE ALSO FOUND THE DISTANCES FIT WELL WITH MONUMENTATION FOUND ON THE WEST LINE OF DIXON HEIGHTS SUBDIVISION TO THE EAST AND THE EAST LINE OF PARTITION PLAT No. 2001-009 TO THE WEST. I HELD THE FOUND ORIGINAL MONUMENTATION WHICH PRODUCED AN ANGLE POINT AT THE ORIGINAL PARTITION BOUNDARY BETWEEN PARCELS 1 AND 2. THESE ANGLE POINTS WERE NOT MONUMENTED IN THE DUE TO LARGE BOULDER AT THE CORNER POSITION. MANY ORIGINAL MONUMENTS WERE DESTROYED BY FENCE CONSTRUCTION, THIS WAS EVIDENT BECAUSE CALCULATED POSITIONS FELL ON CORNER POSTS. I USED TWO ORIGINAL IRON RODS FOUND TO BE IN GOOD CONDITION ON THE EAST LINE OF PLAT FOR THE BASIS OF BEARING AS SHOWN. SEE THE FACE OF THE PLAT FOR FURTHER DETAILS.

AMERITITLE STATUS OF RECORD TITLE (SORT): (50481AM & 21720AM, DATED 7/1/15) HOOD RIVER COUNTY INST #751217, HOOD RIVER COUNTY ROAD RIGHT OF WAY EASEMENT, DESCRIBED AS SOUTH 10 FEET OF THE NORTH 30 FEET, NOW WITHIN MAY STREET. HOOD RIVER COUNTY PARTITION PLAT #892584, CREATING DOCUMENT FOR THE TWO PARCELS BEING REPLATTED. THIS DOCUMENT CREATED THE 30 FOOT PUBLIC ROAD RIGHT OF WAY, WHICH HAS BEEN VACATED VIA ORD 2016. THE WEST 30 FOOT WILL CONTINUE TO BE A PUBLIC UTILITY EASEMENT AS STIPULATED, SHOWN ON FACE OF PLAT. HOOD RIVER COUNTY INST #922978, WAIVER OF REMONSTRANCE/ APPOINTMENT OF ATTORNEY-IN-FACT, NOT SHOWN. HOOD RIVER COUNTY INST #971911, AGREEMENT FROM PRIOR OWNERS TO PARTICIPATE IN PUBLIC IMPROVEMENTS IN EXCHANGE FOR A BUILDING PERMIT, NOT SHOWN. HOOD RIVER COUNTY INST #973718, UNDERGROUND DISTRIBUTION RIGHT OF WAY EASEMENT FOR POWER. POWERLINE HAS BEEN REMOVED AND PLACED IN A JOINT UTILITY TRENCH WITHIN ZANNA LANE. THE ORIGINAL EASEMENT WAS LOCATED BY FIELD LOCATING THE POWER SERVICE WHICH FALLS WITHIN THE NEW UTILITY EASEMENT RESULTING IN A REDUNDANT EASEMENT, OWNER MAY CHOOSE TO EXTINGUISH THIS EASEMENT TO CLEAN UP TITLE, ORIGINAL EASEMENT NOT SHOWN. HOOD RIVER COUNTY INST #2015-00752, WAIVER OF REMONSTRANCE, NOT SHOWN.

REFERENCES: HOOD RIVER COUNTY SURVEY No. 81110 HOOD RIVER COUNTY SURVEY No. 89074 HOOD RIVER COUNTY SURVEY No. 89080 HOOD RIVER COUNTY SURVEY No. 2001009 HOOD RIVER COUNTY SURVEY No. 2001012 OWNER/DEVELOPER: MICHAEL KITTS HOMES, INC. MAY STREET HOOD RIVER, OR. 97031

TERRA SURVEYING MONUMENTATION DATE: JUNE 24, 2015 SCALE: 1" = 30' PROJECT: 14139PUD ASSESSORS MAP: 3N-10E-35BD P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terrandsurveying.com LEGAL DESCRIPTION OF ORIGINAL LOTS: TAX LOT 600: THE EAST HALF OF THE WEST HALF OF LOT 10, ADAMS PARADISE ACREAGE, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, EXCEPTING THEREFROM THE NORTH 145.62 FEET THEREOF AND THE WEST 30 FEET THEREOF. TAX LOT 601: THE NORTH 145.62 FEET OF THE EAST HALF OF THE WEST HALF OF LOT 10, ADAMS PARADISE ACREAGE, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, EXCEPTING THEREFROM THE NORTH 30 FEET AND THE WEST 30 FEET THEREOF.



A SUBDIVISION PLAT OF "ZANNA LANE P.U.D."

A PLANNED UNIT DEVELOPMENT FOR

MICHAEL KITTS HOMES, INC., an Oregon corporation

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2015032

DATE FILED: 07/21/15

BY: MD

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 AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "ZANNA LANE P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.

PARCEL 1 AND 2 OF PARTITION PLAT No. 892584 AS RECORDED IN HOOD RIVER COUNTY RECORDS, TOGETHER WITH THE 30 FOOT WIDE ROADWAY VACATED PER ORD. 2016, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT B OF THE DIXON HEIGHTS ADDITION; THENCE NORTH 01°05'43" EAST A DISTANCE OF 176.79 FEET TO A 5/8" IRON ROD, LS 1799, AND THE INITIAL POINT OF ZANNA LANE P.U.D.; THENCE NORTH 00°55'10" EAST A DISTANCE OF 221.80 FEET TO A POINT; THENCE NORTH 01°07'38" EAST A DISTANCE OF 6.02 FEET TO A 5/8" IRON ROD, LS 1815; THENCE NORTH 01°07'38" EAST A DISTANCE OF 109.67 FEET TO A 5/8" IRON ROD, LS 1815, AND THE NORTHEAST CORNER OF SAID P.U.D.; THENCE NORTH 89°04'57" WEST A DISTANCE OF 120.15 FEET TO A 1" IRON PIPE; THENCE NORTH 89°04'14" WEST A DISTANCE OF 30 FEET TO A POINT WHICH IS THE NORTHWEST CORNER OF SAID P.U.D.; THENCE SOUTH 00°17'39" WEST A DISTANCE OF 115.82 FEET TO A POINT; THENCE SOUTH 01°00'39" WEST A DISTANCE OF 221.61 FEET TO A POINT; THENCE SOUTH 89°03'13" EAST A DISTANCE OF 148.82 FEET TO THE POINT OF BEGINNING.

[Signature of Erik M. Carlson]
ERIK M. CARLSON PLS 72306

DECLARATION AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT MICHAEL KITTS HOMES, INC. DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "ZANNA LANE P.U.D." SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND MICHAEL KITTS AS THE MANAGING MEMBER, DOES HEREBY GRANT OPEN SPACE, AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT MAP.

[Signature of Michael Kitts]
MICHAEL KITTS, MANAGING MEMBER

DECLARATION OF PLANNED COMMUNITY:

THE DECLARATION OF PLANNED COMMUNITY FOR "ZANNA LANE P.U.D." IS MADE BY MICHAEL KITTS HOMES, INC. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILED FOR RECORD AS MICROFILM NO. 2015-2487, AS RECORDED July 17, 2015, HOOD RIVER COUNTY DEED RECORDS.

ADDITIONAL RESTRICTIONS ON THE USE, MAINTENANCE OR OCCUPANCY OF THE TRACTS AND RESIDENTIAL LOTS WITHIN "ZANNA LANE P.U.D." MAY BE DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) AND RECORDED IN HOOD RIVER COUNTY RECORDS.

APPROVALS:

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 "ZANNA LANE P.U.D." IN THE CITY 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 HEREOF HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

[Signature of David Brown]
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE & TAX COLLECTOR

THE PLAT OF "ZANNA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF July, 2015.

[Signature of David Brown]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "ZANNA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF July, 2015.

[Signature of Mark Long]
HOOD RIVER CITY DIRECTOR OF PUBLIC WORKS & ENGINEERING

[Signature of Erik M. Carlson]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE PLAT OF "ZANNA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF July, 2015.

[Signature of Cynthia A. Walbridge]
PLANNING DIRECTOR, CITY OF HOOD RIVER

THE PLAT OF "ZANNA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 13 DAY OF July, 2015.

[Signature of Greg Gray]
HOOD RIVER CITY RECORDER

THE PLAT OF "ZANNA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 14 DAY OF July, 2015.

[Signature of Kate McBride]
MAYOR, CITY OF HOOD RIVER

THE PLAT OF "ZANNA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 20th DAY OF July, 2015.

[Signature of Ron Rines]
HOOD RIVER COUNTY COMMISSIONER CHAIRMAN

THE PLAT OF "ZANNA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 20th DAY OF July, 2015.

[Signature of Erik M. Carlson]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "ZANNA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 20th DAY OF July, 2015.

[Signature of Erik M. Carlson]
HOOD RIVER COUNTY COMMISSIONER

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[Signature of Erik M. Carlson]
HOOD RIVER COUNTY COMMISSIONER

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[Signature of Erik M. Carlson]
HOOD RIVER COUNTY COMMISSIONER

RECORDING INFORMATION:

PLAT NUMBER 2015-02538

INSTRUMENT RECEIVED ON THE 21st DAY

OF July, 2015 AT

9:01 A.M.

[Signature of M. Keller]

HOOD RIVER COUNTY CLERK

ACKNOWLEDGMENT:

STATE OF OREGON )

COUNTY OF HOOD RIVER )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF

July, 2015 MICHAEL KITTS AS MANAGING MEMBER OF MICHAEL KITTS HOMES, INC.

[Signature of Beverly Gayle Nanez]
PRINT NAME OF NOTARY PUBLIC - OREGON

[Signature of Beverly Gayle Nanez]
SIGNATURE OF NOTARY PUBLIC - OREGON

COMMISSION NUMBER: 933126

MY COMMISSION EXPIRES: October 12, 2018

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature of Erik M. Carlson]

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2015

TERRA SURVEYING

MONUMENTATION DATE: JUNE 24, 2015
SCALE: 1" = 30'
PROJECT: 14139PUD
ASSESSORS MAP: 3N-10E-35BD
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com