

GENERAL NOTE

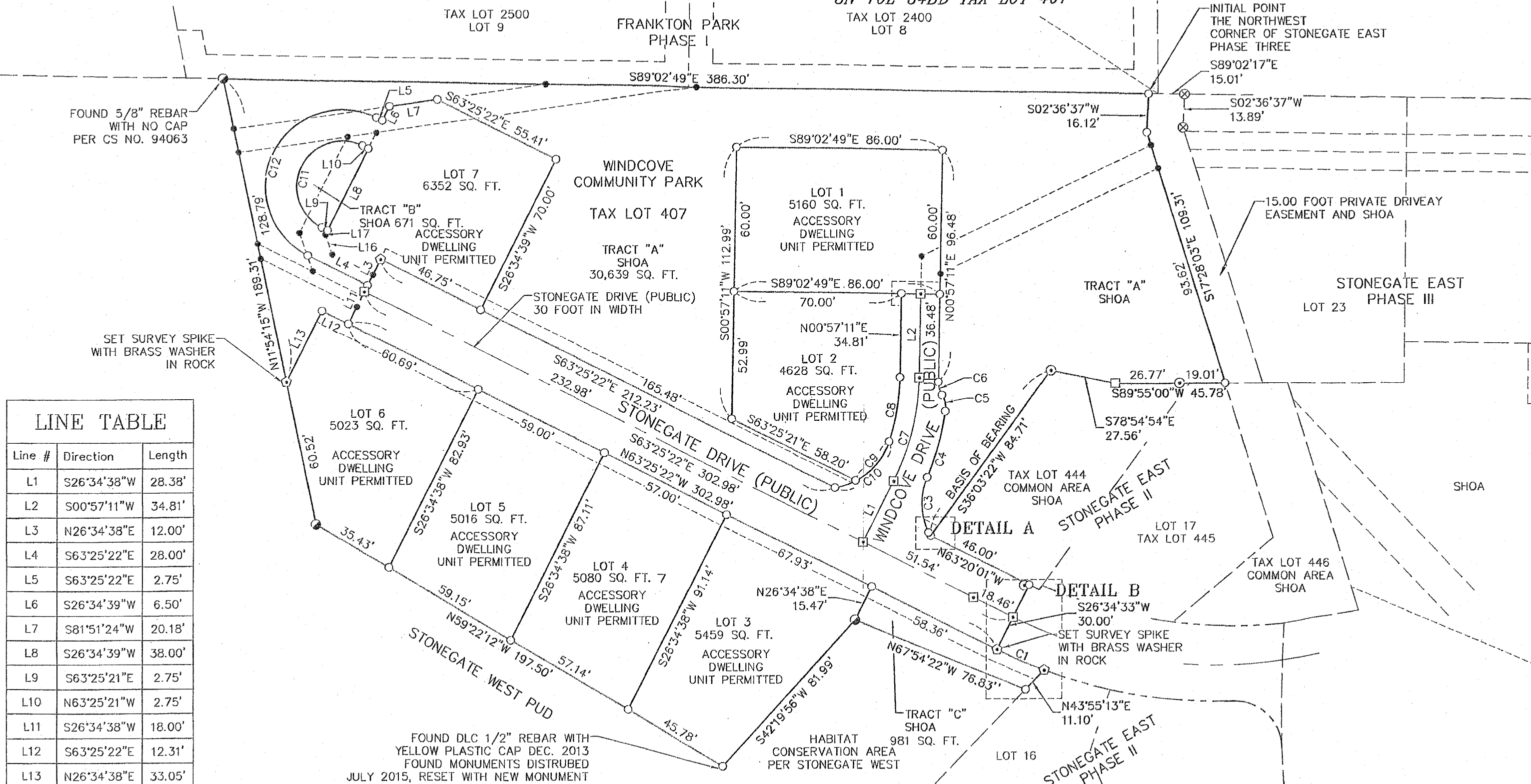
- 1. COMMON SPACE CONTAINS, 32,291 SQUARE FEET
2. NO STRUCTURE, INCLUDING FENCES, MAY BE BUILT WITHIN THE PUBLIC UTILITY EASEMENT
3. ALL LOTS WITHIN PHASE 4, ARE PERMITTED FOR ACCESSORY DWELLING UNITS
4. LOTS 3-7, DRIVEWAYS ARE TO BE CONSTRUCTED PER STONEGATE PHASE IV AS-BUILT DRAWING ON FILE WITH THE HOOD RIVER COUNTY ENGINEERING DEPARTMENT
4. LOTS 1 & 2, AND 7 CONTAIN EXISTING FILL. DEPTHS VARY
5. IMPERVIOUS SURFACING (FRONT DRIVEWAY AND ROOF DRAINS) ON LOT 7 TO DRAIN TO SWALE IN FRONT OF HOME ALONG STONEGATE DRIVE. DRIVEWAY ON WEST SIDE OF LOT 7 SHALL BE CONSTRUCTED TO PERVIOUS SURFACING

STONEGATE EAST, PHASE FOUR PLANNED UNIT DEVELOPMENT LOT LAYOUT

SURVEY LOCATED IN SE 1/4 OF THE NW 1/4 OF SECTION 34, T. 3N., R. 10E., W.M. HOOD RIVER COUNTY, STATE OF OREGON 3N 10E 34BD TAX LOT 407

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOC. OR 59002 WA 42690)
SET 5/8" X 30" REBAR W/ 2" ALUMINUM CAP (KLEIN & ASSOC. OR 59002 WA 42690)
SET SURVEY SPIKE W/ BRASS WASHER (OR 59002, WA 42690)
FOUND WYEAST SURVEYS 5/8" REBAR W/ PLASTIC CAP (STONEGATE EAST PHASE II, CS NO. 2002-001. VISITED DECEMBER 2013)
FOUND WYEAST SURVEYS 5/8" REBAR W/ PLASTIC CAP (STONEGATE EAST PHASE III, CS NO. 2004-005, VISITED DECEMBER 2013)
FOUND DLC 5/8" REBAR W/ PLASTIC CAP (SHOWN AS SET IN STONEGATE WEST P.U.D. AND FOUND IN CS NO. 94063)
FOUND DLC SURVEYING, 5/8" REBAR W/ YELLOW PLASTIC CAP, ORIGIN UNKNOWN
ANGLE POINT, NOT MONUMENTED
NEW EASEMENT
EXISTING EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
CS NO. COUNTY SURVEY NO.
SHOA COMMON OPEN SPACE DEED TO THE STONEGATE HOMEOWNERS ASSOCIATION



LINE TABLE

Table with 3 columns: Line #, Direction, Length. Lists lines L1 through L13 with their respective bearings and distances.

CURVE TABLE

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves C1 through C12 with their geometric data.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS FOR THE PLATING AND MONUMENTATION OF THE EXTERIOR BOUNDARY AND LOTS OF PHASE FOUR OF "STONEGATE EAST" A PLANNED UNIT DEVELOPMENT. THE EXTERIOR BOUNDARY OF PHASE FOUR WAS ESTABLISHED BY RECOVERING MONUMENTS FROM STONEGATE WEST, STONEGATE EAST PHASE II, ALONG WITH STONEGATE EAST, PHASE III.

THE NORTH LINE WAS ESTABLISHED BY HOLDING A FOUND 5/8" REBAR AT THE NORTHWEST CORNER, ORIGINALLY ESTABLISHED IN STONEGATE WEST, AND A FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF LOT 23, AS ESTABLISHED IN STONEGATE EAST PHASE III. THE WEST LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER STONEGATE WEST. THE SOUTHEAST CORNER OF LOT 3 WAS ESTABLISHED BASED ON FIELD TIES TO A 5/8" IN DECEMBER OF 2013, WHICH WAS ESTABLISHED IN STONEGATE WEST. SAID MONUMENT WAS FOUND DISTURBED IN JULY OF 2015. SAID TIED POSITION IN 2013 WAS USED TO RESET THE SOUTHEAST CORNER OF LOT 3, WHICH WAS USED TO ESTABLISH THE SOUTH LINE OF LOTS 3 THROUGH 6 AND THE EAST LINE OF SAID LOT 3. THE MOST NORTHERLY EAST LINE OF TRACT "A" WAS ESTABLISHED BY HOLDING 15.00 FEET WEST OF THE ESTABLISHED WEST LINE OF LOT 23 OF STONEGATE EAST PHASE III. THE MOST SOUTHERLY CORNER OF TRACT "A" ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 444 BEING A COMMON AREA AND SHOA PER THE PLAT OF STONEGATE EAST PHASE II, WAS TIED IN DECEMBER OF 2013. SAID MONUMENT WAS FOUND DISTURBED IN JULY AND WAS REESTABLISHED TO THE ORIGINAL TIED POSITION. THE EAST LINE OF TRACT "C" WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION OF THE WEST LINE OF LOT 16 PER THE PLAT OF STONEGATE EAST PHASE II.

LOTS WERE THEN LAID OUT BASED ON CLIENTS INSTRUCTION.

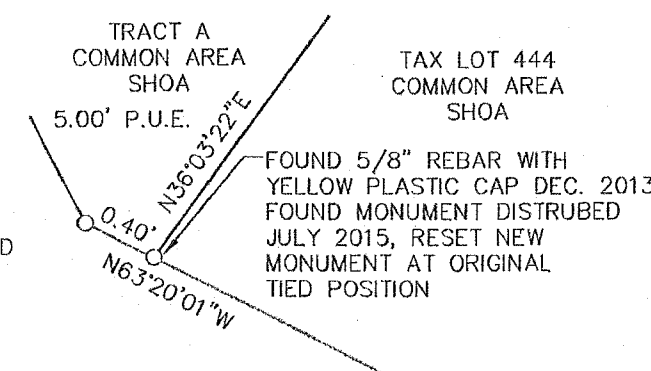
SPECIAL EXCEPTIONS:

GENERAL EXCEPTIONS LISTED ARE PER THAT CERTAIN LAND DEVELOPMENT REPORT PERFORMED BY AMERITITLE, DATED JUNE 3, 2014, ORDER NO. 46905.

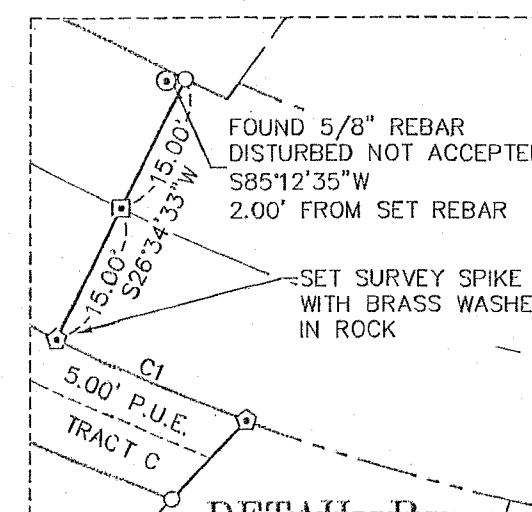
- 1. WAIVER OF REMONSTRANCE, TO THE CITY OF HOOD RIVER, RECORDED OCTOBER 26, 1993, INSTRUMENT NO. 933737
2. AN AGREEMENT TO ANNEXATION, RECORDED OCTOBER 26, 1993, INSTRUMENT NO. 933744
3. DECLARATION OF COVENANTS, CONDITION AND RESTRICTION, RECORDED DECEMBER 19, 2001, INSTRUMENT NO. 20015365, AND RECORDED SEPTEMBER 23, 2015, INSTRUMENT NO. 2015-03323

TRACTS NOTE

TRACTS "A", "B" AND "C" SHALL BE COMMON OPEN SPACE, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN INSTRUMENT NO. 2015-03323, WHICH IS RECORDED IN A SEPARATE DOCUMENT, BUT MADE A PART OF THIS PLAT.



DETAIL A 1" = 1'



DETAIL B 1" = 20'

AREA NOTE

Table with 3 columns: LOT, ORIGINAL AREA, NEW AREA. Lists areas for lots 1-7, tracts A, B, and C, and road area.

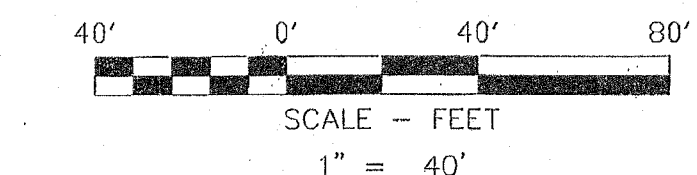
SHEET INDEX

SHEET 1 = LOT LAYOUT. SHEET 2 = EASEMENTS. SHEET 3 = ACKNOWLEDGEMENTS AND APPROVALS.



Klein & Associates, Inc. ENGINEERING • SURVEYING • PLANNING 1411 13th Street • Hood River, OR 97031 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 3 WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON 1/4 SEC T. R. 34BD 3N. 10E.



BASIS OF BEARINGS

STONEGATE EAST PHASE II COUNTY SURVEY NO. 2002-001.

SURVEY PERFORMED FOR: COVE AT STONEGATE, LLC DATE OF MONUMENT: SEPTEMBER 18, 2015 PROJECT: 13-12-01 DRAFT: GJD FILE: 131201 SURVEY-PUD.DWG LAYOUT TAB: OR SURVEY

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

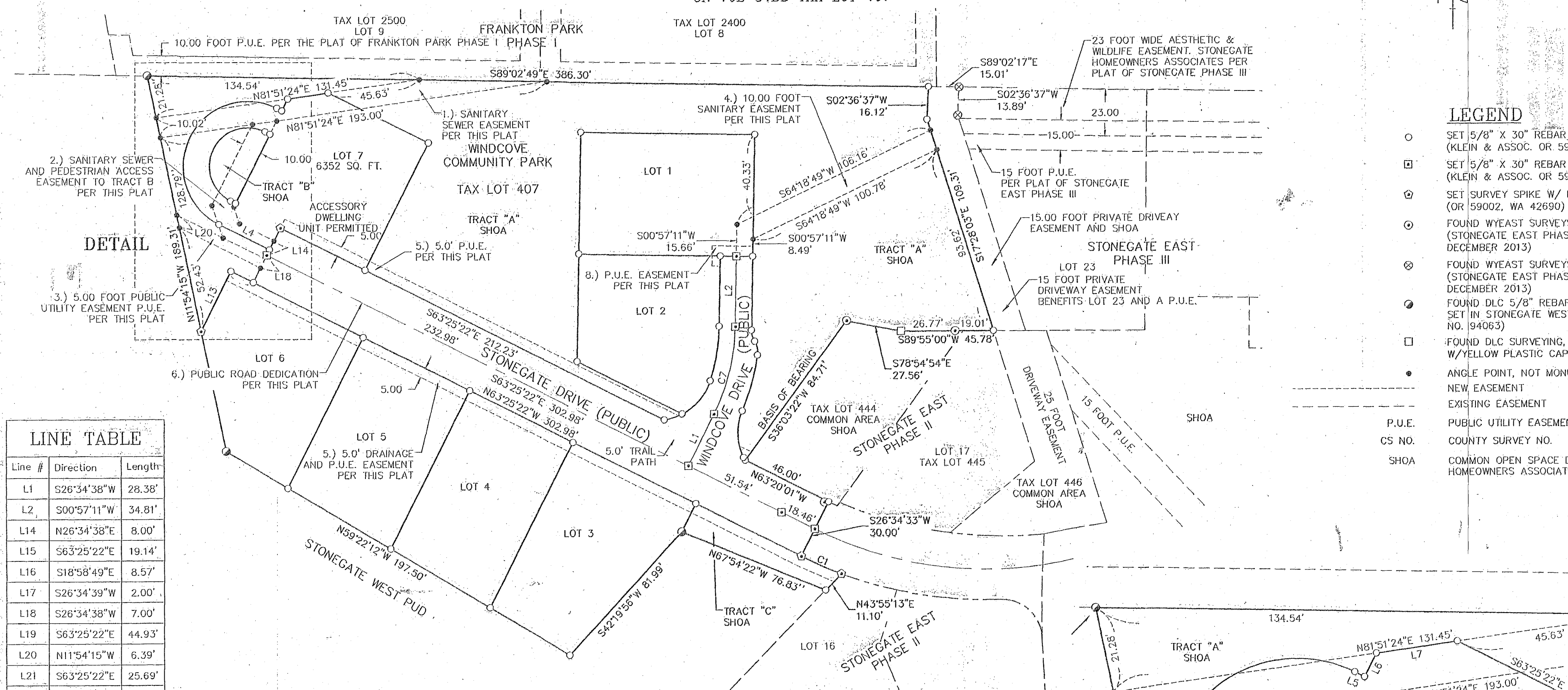
OWNER COVE AT STONEGATE, LLC.

REGISTERED PROFESSIONAL LAND SURVEYOR James M. Klein OREGON JULY 12, 2006 JAMES M. KLEIN 59002 Expires 6-30-2017

# STONEGATE EAST, PHASE FOUR PLANNED UNIT DEVELOPMENT

**EASEMENTS**  
SURVEY LOCATED IN SE 1/4 OF THE NW 1/4 OF  
SECTION 34, T. 3N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
3N 10E 34BD TAX LOT 407

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. 2015 046  
FILED 10/28/15  
BY BC

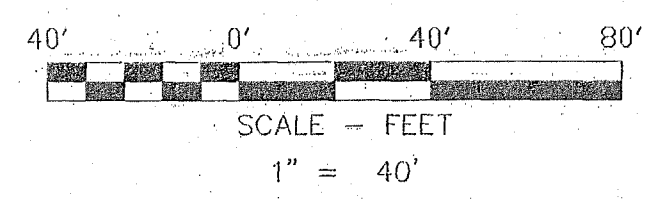


**LINE TABLE**

Line #	Direction	Length
L1	S26°34'38"W	28.38'
L2	S00°57'11"W	34.81'
L14	N26°34'38"E	8.00'
L15	S63°25'22"E	19.14'
L16	S18°58'49"E	8.57'
L17	S26°34'39"W	2.00'
L18	S26°34'38"W	7.00'
L19	S63°25'22"E	44.93'
L20	N11°54'15"W	6.39'
L21	S63°25'22"E	25.69'
L22	S63°25'22"E	23.22'
L23	S18°58'49"E	16.85'
L24	S26°34'39"W	44.61'
L25	N26°34'39"E	7.34'

**CURVE TABLE**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.58'	205.00'	6°01'52"	S66°26'19"E	21.57'
C3	24.94'	28.00'	51°01'40"	S02°52'43"E	24.12'
C8	27.26'	92.00'	16°58'36"	N09°26'28"E	27.16'
C12	100.53'	32.00'	180°00'00"	S26°34'38"W	64.00'



**BASIS OF BEARINGS**  
STONEGATE EAST PHASE II  
COUNTY SURVEY NO. 2002-001.

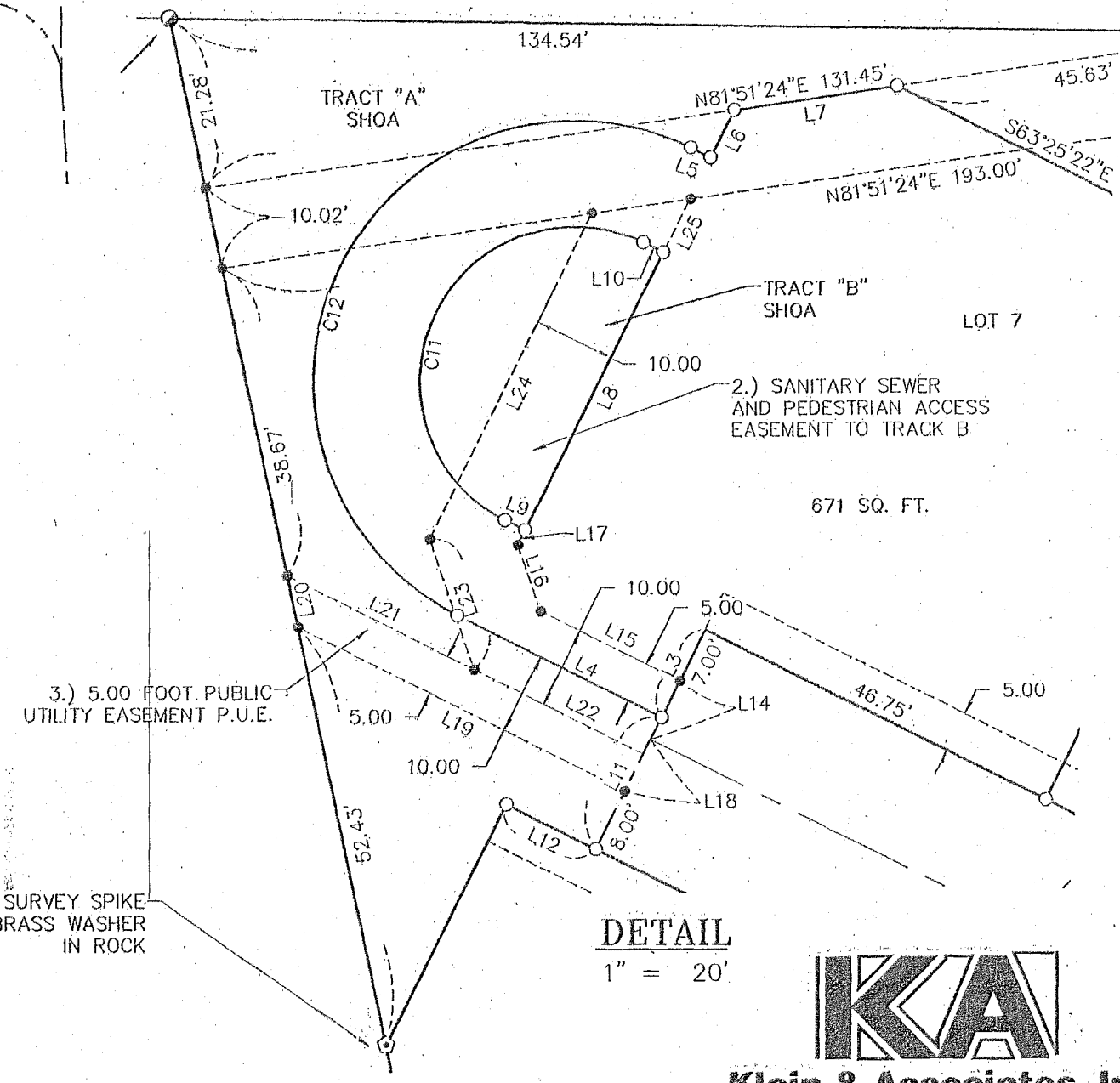
- NEW EASEMENT:**
- 1.) AN EXISTING 15.00 FOOT PUBLIC SANITARY AND UTILITY EASEMENT, PER THE PLAT OF STONEGATE WEST, IS BEING MODIFIED BY THIS PLAT TO A 10.00 FOOT IN WIDTH PUBLIC SANITARY SEWER AND UTILITY EASEMENT AS SHOWN.
  - 2.) A VARIED IN WIDTH PUBLIC SANITARY EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT ACROSS A PORTION OF TRACT "A" TO ACCESS TRACT "B" IS HEREBY GRANTED TO THE CITY OF HOOD RIVER AND THE STONEGATE HOMEOWNERS ASSOCIATION.
  - 3.) A PUBLIC UTILITY EASEMENT FROM THE END OF STONEGATE DRIVE TO THE WEST BOUNDARY OF PHASE FOUR, AS SHOWN HEREIN, IS HEREBY GRANTED TO THE PUBLIC.
  - 4.) A 10.00 FOOT IN WIDTH PUBLIC SANITARY SEWER EASEMENT IS HEREBY GRANTED TO THE CITY OF HOOD RIVER AS SHOWN.
  - 5.) A 5.00 FOOT PUBLIC UTILITY EASEMENT, ALONG THE NORTH AND SOUTH RIGHT-OF-WAY OF STONEGATE DRIVE AND A 5.00 DRAINAGE EASEMENT ALONG THE SOUTH RIGHT-OF-WAY OF STONEGATE DRIVE IS HEREBY DEDICATED PER THIS PLAT.
  - 6.) STONEGATE DRIVE RIGHT-OF-WAY IS BEING DEDICATED TO THE PUBLIC BY THIS PLAT FOR ROAD AND UTILITY PURPOSES.
  - 7.) A 1.00 FOOT EASEMENT IS HEREBY RESERVED AROUND ALL PROPERTY CORNERS AND IS TO BE FREE OF UTILITIES, AS PER ORS 92.044(7). (NOT SHOWN)
  - 8.) A 5.00 FOOT PUBLIC UTILITY EASEMENT ALONG THE SOUTH 5.00 FEET OF THE EAST 20.00 FEET OF LOT 1 AND A 5.00 FOOT PUBLIC UTILITY EASEMENT ALONG THE NORTH 5.00 FEET OF THE EAST 4.00 FEET OF LOT 2, AS SHOWN HEREIN, AND HEREBY GRANTED TO THE PUBLIC.

**OWNER**  
COVE AT STONEGATE, LLC.

SURVEY PERFORMED FOR:  
COVE AT STONEGATE, LLC  
DATE OF MONUMENT: SEPTEMBER 18, 2015  
PROJECT: 13-12-01 DRAFT: GJD  
FILE: 131201 SURVEY-PUD.DWG LAYOUT TAB: OR SURVEY

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

- LEGEND**
- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOC. OR 59002 WA 42690)
  - ◻ SET 5/8" X 30" REBAR W/ 2" ALUMINUM CAP (KLEIN & ASSOC. OR 59002 WA 42690)
  - ⊙ SET SURVEY SPIKE W/ BRASS WASHER (OR 59002, WA 42690)
  - ⊙ FOUND WYEAST SURVEYS 5/8" REBAR W/ PLASTIC CAP (STONEGATE EAST PHASE II, CS NO. 2002-001, VISITED DECEMBER 2013)
  - ⊙ FOUND WYEAST SURVEYS 5/8" REBAR W/ PLASTIC CAP (STONEGATE EAST PHASE III, CS NO. 2004-005, VISITED DECEMBER 2013)
  - ⊙ FOUND DLC 5/8" REBAR W/ PLASTIC CAP (SHOWN AS SET IN STONEGATE WEST P.U.D. AND FOUND IN CS NO. 94063)
  - ◻ FOUND DLC SURVEYING, 1/2" REBAR W/YELLOW PLASTIC CAP, ORIGIN UNKNOWN
  - ANGLE POINT, NOT MONUMENTED
  - NEW EASEMENT
  - - - EXISTING EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - CS NO. COUNTY SURVEY NO.
  - SHOA COMMON OPEN SPACE DEED TO THE STONEGATE HOMEOWNERS ASSOCIATION



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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James M. Klein*  
OREGON  
JULY 12, 2000  
JAMES M. KLEIN  
59002  
Expires 6-30-2017

SHEET 2 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON  
1/4 SEC T. 3N. R. 10E.  
34BD 3N. 10E.

# STONEGATE EAST, PHASE FOUR PLANNED UNIT DEVELOPMENT

## ACKNOWLEDGEMENTS & APPROVALS

LOCATED IN SE 1/4, OF THE NW 1/4  
SECTION 34, T. 3N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
3N 10E 34BD TAX LOT 407

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2015 046

FILED 10/28/15

BY BC

### APPROVALS

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 15<sup>th</sup> DAY OF OCTOBER, 2015

[Signature]  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 22<sup>nd</sup> DAY OF OCTOBER, 2015

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 22<sup>nd</sup> DAY OF OCTOBER, 2015

[Signature]  
CITY OF HOOD RIVER PUBLIC WORKS DIRECTOR

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 15<sup>th</sup> DAY OF OCT, 2015

[Signature]  
ICE FOUNTAIN WATER DISTRICT MANAGER

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 19<sup>th</sup> DAY OF OCT, 2015

[Signature]  
FARMERS IRRIGATION DISTRICT MANAGER

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 16<sup>th</sup> DAY OF OCT, 2015

[Signature]  
WEST SIDE FIRE MARSHALL

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 22<sup>nd</sup> DAY OF OCTOBER 2015

[Signature]  
HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

[Signature]  
HOOD RIVER COUNTY PLANNING COMMISSION CHAIR

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 19<sup>th</sup> DAY OF OCTOBER, 2015

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 19<sup>th</sup> DAY OF OCTOBER, 2015

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

### APPROVALS

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 19<sup>th</sup> DAY OF OCTOBER, 2015

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS 19<sup>th</sup> DAY OF OCTOBER, 2015

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF STONEGATE EAST PHASE FOUR WAS EXAMINED AND APPROVED BY ME, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

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 ANNEXED PLAT OF "STONEGATE EAST, PHASE FOUR, 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] 22<sup>nd</sup> Day of Oct, 2015  
STONEGATE HOMEOWNERS ASSOCIATION

[Signature] 10/23/15  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

[Signature] 10/23/15  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

FILED FOR RECORD  
THIS 23<sup>rd</sup> DAY OF OCT, 2015 9:22 AM  
INSTRUMENT NO. 20153692

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

### 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 ACCORDING TO ORS CHAPTER 92 THE LANDS REPRESENTED ON THE PLAT OF "STONEGATE EAST PHASE FOUR, PLANNED UNIT DEVELOPMENT," HOOD RIVER COUNTY, STATE OF OREGON. THE INITIAL POINT OF THE SURVEY, I SET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED KLEIN & ASSOC. OR 59002LS, WA 42690, LOCATED AT THE NORTHWEST CORNER OF STONEGATE EAST, PHASE THREE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT NO. 20040817 HOOD RIVER COUNTY DEED RECORDS.

[Signature] October 19, 2015  
JAMES M. KLEIN PLS 59002 DATE

### LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF STONEGATE EAST, PHASE THREE; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID PHASE THREE, SOUTH 02°36'37" WEST, A DISTANCE OF 16.12 FEET; THENCE SOUTH 17°28'03" EAST, A DISTANCE OF 109.31 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF STONEGATE EAST, PHASE TWO; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID PHASE TWO, SOUTH 89°55'00" WEST, A DISTANCE OF 45.78 FEET; THENCE NORTH 78°54'54" WEST, A DISTANCE OF 27.56 FEET; THENCE SOUTH 36°03'22" WEST, A DISTANCE OF 84.71 FEET; THENCE SOUTH 63°20'01" EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 26°34'33" WEST, A DISTANCE OF 30.00 FEET; THENCE ALONG THE ARC OF 205.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°01'53", AN ARC DISTANCE OF 21.58 FEET; THENCE SOUTH 43°55'13" WEST, A DISTANCE OF 11.10 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF STONEGATE WEST; THENCE ALONG SAID EXTERIOR BOUNDARY, NORTH 67°54'22" WEST, A DISTANCE OF 76.83 FEET; THENCE SOUTH 42°19'56" WEST, A DISTANCE OF 81.99 FEET; THENCE NORTH 59°22'12" WEST, A DISTANCE OF 197.50 FEET; THENCE NORTH 11°54'15" WEST, A DISTANCE OF 189.31 FEET TO THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO LADD G. HENDERSON, ET, UX., BY DEED RECORDED MARCH 17, 1982 FEE NO. 820389, HOOD RIVER COUNTY DEED RECORDS; THENCE SOUTH 89°02'49" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 386.30 FEET, BACK TO THE POINT OF BEGINNING.

### DECLARATION

I, GREG CRAFTS, MANAGING PARTNER, COVE AT STONEGATE, LLC, AS OWNER IN FEE SIMPLE OF THE LAND SHOWN ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION HEREUNTO, TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS "STONEGATE EAST, PHASE FOUR, PLANNED UNIT DEVELOPMENT" AND DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THIS PLAT. I ALSO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT AND GRANT ALL PRIVATE EASEMENTS FOR THEIR STATED PURPOSES.

[Signature] 10/14/15  
GREG CRAFTS DATE

### ACKNOWLEDGMENTS

BE IT REMEMBERED, THAT ON THIS 14<sup>th</sup> DAY OF OCTOBER 2015, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON PERSONALLY APPEARED, GREG CRAFTS, MANAGING PARTNER, COVE AT STONEGATE, LLC, WHO BEING FIRST DULY SWORN, UNDER OATH, DID SAY THAT THEY DID SIGN AND ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES.

SUBSCRIBED AND SWORN BEFORE ME THIS 14<sup>th</sup> DAY OF OCTOBER 2015

[Signature]  
NOTARY PUBLIC FOR STATE OF OREGON

[Signature]  
PRINTED NAMES

MY COMMISSION EXPIRES August 17, 2016  
MY COMMISSION NO. 469581

### COVENANTS, CONDITIONS & RESTRICTIONS:

ALL LOTS WITHIN THE PLAT OF "STONEGATE EAST PHASE FOUR, 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 2015-03323, RECORDED SEPTEMBER 23, 2015, AND ARE HEREBY INCORPORATED AS PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENTS.



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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Expires 6-30-2017

SHEET 3 OF 3  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.  
34BD 3N. 10E.

SURVEY PERFORMED FOR:  
COVE AT STONEGATE, LLC  
DATE OF MONUMENT: SEPTEMBER 18, 2015  
PROJECT: 13-12-01 DRAFT: GJD  
FILE: 131201 SURVEY-PUD.DWG LAYOUT TAB: OR SURVEY

OWNER  
COVE AT STONEGATE, LLC.