

CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT

A PORTION OF LOT 22, ADAM'S PARADISE ACREAGE,
AND THAT PORTION LYING IN SE 1/4 OF THE SW 1/4 OF
SECTION 26, T. 3N., R. 10E., W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON
3N 10E 26CD TAX LOT 1002

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOC. OR 59002)
- SET BRASS SCREW IN LEAD W/ BRASS WASHER (OR 59002)
- FOUND 5/8" REBAR W/ RED PLASTIC CAP (TERRA SURVEYING, CS NO. 98029)
- ⊙ FOUND 5/8" REBAR W/ RED PLASTIC CAP (TERRA SURVEYING, CS NO. 2008-010)
- ⊗ FOUND SURVEY SPIKE/NAIL OF RECORD, (TERRA SURVEYING, CS NO. 2007-002)
- FOUND 5/8" REBAR W/ RED PLASTIC CAP (TERRA SURVEYING, CS NO. 2007-002)
- FOUND 5/8" REBAR W/ RED PLASTIC CAP (TERRA SURVEYING, CS NO. 93069)
- ANGLE POINT, NOT MONUMENTED
- FD FOUND DATA
- R1 TERRA SURVEYING, CS NO. 98029
- CURB AND GUTTER
- - - EXISTING EASEMENT
- CONCRETE
- - - FENCE LINE (6 FOOT CHAIN LINK)
- - - NEW EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- CS NO. COUNTY SURVEY NO.
- O.S. OPEN SPACE
- RM REFERENCE MONUMENT 1.00 FEET NORTH ON LINE.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2016020

FILED 3/31/16

BY B.C.

AREA NOTE

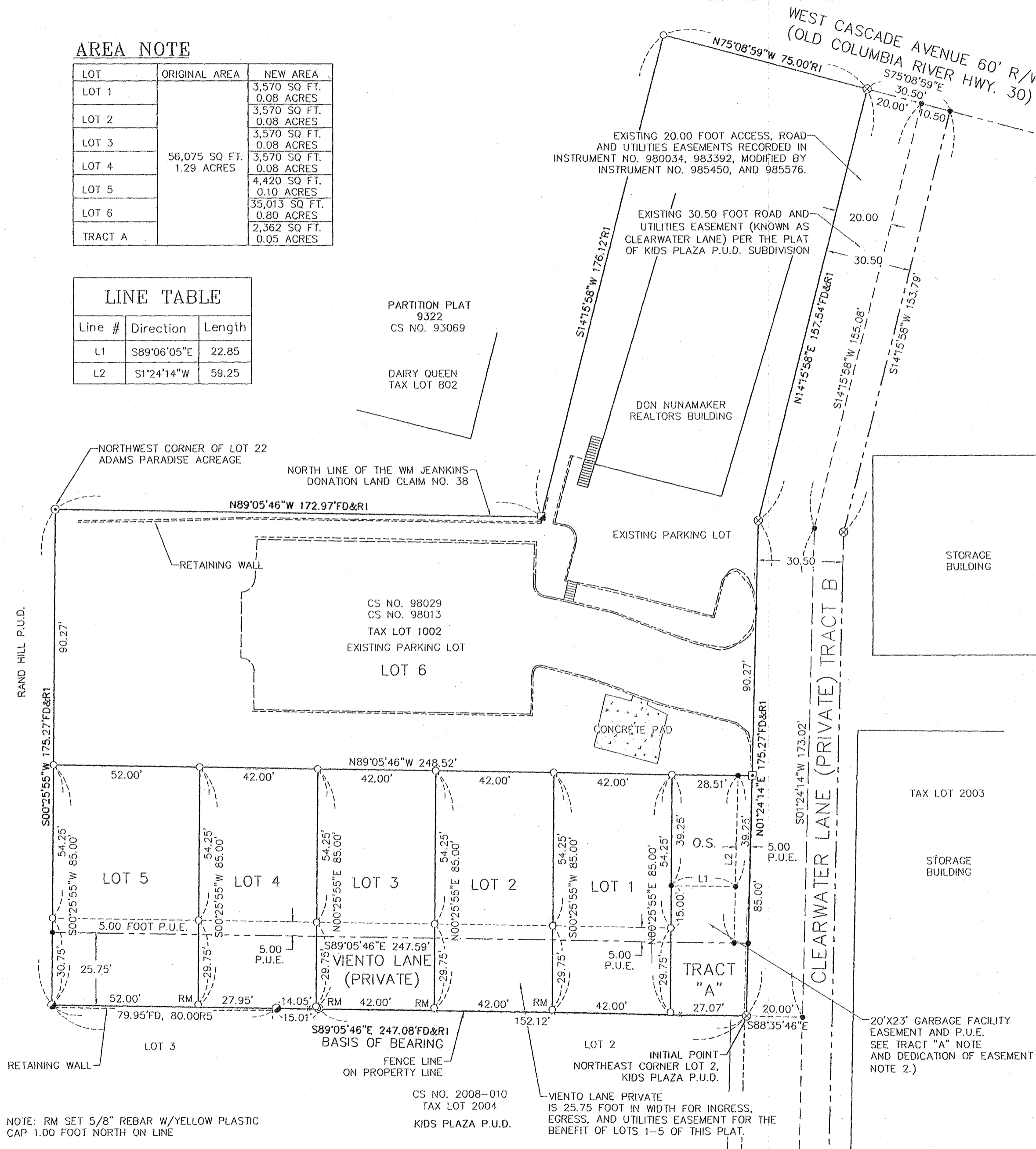
LOT	ORIGINAL AREA	NEW AREA
LOT 1		3,570 SQ. FT. 0.08 ACRES
LOT 2		3,570 SQ. FT. 0.08 ACRES
LOT 3		3,570 SQ. FT. 0.08 ACRES
LOT 4	56,075 SQ. FT. 1.29 ACRES	3,570 SQ. FT. 0.08 ACRES
LOT 5		4,420 SQ. FT. 0.10 ACRES
LOT 6		35,013 SQ. FT. 0.80 ACRES
TRACT A		2,362 SQ. FT. 0.05 ACRES

LINE TABLE

Line #	Direction	Length
L1	S89°06'05"E	22.85
L2	S1°24'14"W	59.25

PARTITION PLAT
9322
CS NO. 93069

DAIRY QUEEN
TAX LOT 802



COVENANTS, CONDITIONS & RESTRICTIONS:

ALL LOTS WITHIN THE PLAT OF "CLEARWATER TERRACE 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 2016-00917, 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.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT CERTAIN TRACT OF LAND DESCRIBED IN BARGAIN AND SALE DEED, RECORDED IN INSTRUMENT NO. 985270, INTO FIVE SEPARATE LOTS AS SHOWN. A PREVIOUS SURVEY PERFORMED BY TERRA SURVEYING, FILED AS COUNTY SURVEY NO. 98029 WAS USED TO COMPUTE THE EXTERIOR BOUNDARY OF SAID TRACT. MONUMENTS WERE RECOVERED ALONG THE EXTERIOR BOUNDARY, AS PREVIOUSLY SET AND/OR ESTABLISHED IN COUNTY SURVEY NO. 98029.

THE BASIS OF BEARING FOR THIS SURVEY IS AFORESAID SURVEY PERFORMED BY TERRA SURVEYING.

EXCEPTIONS:

GENERAL EXCEPTION LIST ARE PER THAT CERTAIN LAND DEVELOPMENT REPORT PERFORMED BY AMERITITLE, DATED DECEMBER 7, 2015, ORDER NO. 79729.

- AN EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED MARCH 31, 1950, BOOK 42 PAGE 303. BLANKET EASEMENT (NOT SHOWN).
- AN EASEMENT GRANTED TO THE CITY OF HOOD RIVER, RECORDED OCTOBER 20, 1971, INSTRUMENT NO. 712211. BLANKET EASEMENT (NOT SHOWN).
- AN AGREEMENT GRANTED TO THE CITY OF HOOD RIVER AND CASTERLINE EXCHANGE SERVICES COMPANY, RECORDED JULY 30, 1998, INSTRUMENT NO. 983392. (SHOWN)

REFERENCED DEEDS:

BARGAIN AND SALE DEED, RECORDED IN INSTRUMENT NO. 985270

REFERENCED SURVEYS:

- PROPERTY LINE ADJUSTMENT, PERFORMED BY ROY O. GAYLORD LS NO. 1815, OF TERRA SURVEYING, COUNTY SURVEY NO. 98029.
- PROPERTY LINE ADJUSTMENT, PERFORMED BY ROY O. GAYLORD LS NO. 1815, OF TERRA SURVEYING, COUNTY SURVEY NO. 98013.
- PROPERTY LINE ADJUSTMENT, PERFORMED BY ERIK CARLSON LS NO. 72306, OF TERRA SURVEYING, COUNTY SURVEY NO. 2008-010.
- SURVEY PERFORMED BY ROY O. GAYLORD LS NO. 1815, OF TERRA SURVEYING, COUNTY SURVEY NO. 93069.
- KIDS PLAZA P.U.D. SUBDIVISION PERFORMED BY ROY O. GAYLORD LS NO. 1815, OF TERRA SURVEYING, COUNTY SURVEY NO. 2007-002.

TRACT "A"

TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, SEE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH IS RECORDED IN A SEPARATE DOCUMENT, BUT MADE APART OF THIS PLAT.

TRACT "A" NOTE:

A 20.00 FOOT BY 23± FOOT GARBAGE FACILITY EASEMENT FOR THE BENEFIT OF LOTS 1 THRU 5 OF THIS PLAT AND A PUBLIC UTILITY EASEMENT.

OPEN SPACE:

OPEN SPACE LOCATED ON THE NORTHERLY 39.25 FEET OF TRACT "A" IS HEREBY RESERVED FOR THE BENEFIT AND USE OF LOTS 1 THRU 5 OF THIS PLAT, SEE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH IS RECORDED IN A SEPARATE DOCUMENT, BUT MADE APART OF THIS PLAT.



SCALE - FEET

1" = 30'

BASIS OF BEARINGS

COUNTY SURVEY NO. 98029

SHEET INDEX

SHEET 1: LOT LAYOUT
SHEET 2: DECLARATION, ACKNOWLEDGEMENTS AND APPROVALS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6-30-2017

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

26CD 3N. 10E.

NOTE: RM SET 5/8" REBAR W/YELLOW PLASTIC CAP 1.00 FOOT NORTH ON LINE

SURVEY PERFORMED FOR:
DON NUNAMAKER
DATE OF MONUMENTATION: AUGUST 26, 2015
PROJECT: 15-07-12 DRAFT: EB/GJD
FILE: 150712.DWG LAYOUT TAB: OR SURVEY

OWNER
DON NUNAMAKER

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

CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT

A PORTION OF LOT 22, ADAM'S PARADISE ACREAGE,
AND THAT PORTION LYING IN SE 1/4 OF THE SW 1/4 OF
SECTION 26, T. 3N., R. 10E., W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON
3N 10E 26CD TAX LOT 1002

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2016 020

FILED 3/31/16

BY BC

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT DON O. NUNAMAKER AND JANET R. NUNAMAKER, AS TRUSTEES OF THE NUNAMAKER FAMILY TRUST DATED APRIL 10, 1993 AS TO AN UNDIVIDED ONE THIRD, ASHLEY D. NUNAMAKER AS TO AN UNDIVIDED ONE THIRD, ALISON R. NUNAMAKER AS TO AN UNDIVIDED ONE THIRD AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE AS RECORDED IN INSTRUMENT NO. 985270, HOOD RIVER COUNTY, OREGON.

DOES HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS "CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT" AND DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT AND ARE SUBJECT TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. WE HEREBY GRANT ALL EASEMENTS FOR THEIR STATED PURPOSES. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT.

Don O. Nunamaker 1/26/2016
DON O. NUNAMAKER TRUSTEE DATE

Janet R. Nunamaker 1/26/16
JANET R. NUNAMAKER TRUSTEE DATE

Ashley D. Nunamaker-Belle 1/26/16
ASHLEY D. NUNAMAKER DATE

Alison R. Nunamaker 1/26/16
ALISON R. NUNAMAKER DATE

ACKNOWLEDGMENTS

STATE OF OREGON }
COUNTY OF HOOD RIVER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26 DAY OF January, 2016, BY DON O. NUNAMAKER

Notary Public - Oregon
NAME OF NOTARY (PRINT), Roxann R Cochran
SIGNATURE OF NOTARY, Roxann R Cochran
COMMISSION NUMBER, 469581
MY COMMISSION EXPIRES, August 17, 2016

ACKNOWLEDGMENTS

STATE OF OREGON }
COUNTY OF HOOD RIVER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26 DAY OF January, 2016, BY JANET R. NUNAMAKER

Notary Public - Oregon
NAME OF NOTARY (PRINT), Roxann R Cochran
SIGNATURE OF NOTARY, Roxann R Cochran
COMMISSION NUMBER, 469581
MY COMMISSION EXPIRES, August 17, 2016

ACKNOWLEDGMENTS

STATE OF OREGON }
COUNTY OF HOOD RIVER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26 DAY OF January, 2016, BY ASHLEY D. NUNAMAKER

Notary Public - Oregon
NAME OF NOTARY (PRINT), Roxann R Cochran
SIGNATURE OF NOTARY, Roxann R Cochran
COMMISSION NUMBER, 469581
MY COMMISSION EXPIRES, August 17, 2016

ACKNOWLEDGMENTS

STATE OF OREGON }
COUNTY OF HOOD RIVER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26 DAY OF January, 2016, BY ALISON R. NUNAMAKER

Notary Public - Oregon
NAME OF NOTARY (PRINT), Roxann R Cochran
SIGNATURE OF NOTARY, Roxann R Cochran
COMMISSION NUMBER, 469581
MY COMMISSION EXPIRES, August 17, 2016

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 ANNEXED PLAT OF "CLEARWATER TERRACE 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.

David A. Brown 3/29/16
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR DATE

Samuel Smith 3/29/16
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS DATE

FILED FOR RECORD
THIS 29th DAY OF March, 2016 9:21 AM
INSTRUMENT NO. 20160918

James M. Klein
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 "CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT," HOOD RIVER COUNTY, STATE OF OREGON. THE INITIAL POINT OF THE SURVEY, I FOUND A SURVEY SPIKE AS SET IN COUNTY SURVEY NO. 98013, LOCATED AT THE NORTHEAST CORNER OF LOT 2 OF KIDS PLAZA P.U.D., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, STATE OF OREGON, AS DESCRIBED IN THAT CERTAIN BARGAIN AND SALE DEED RECORDED IN INSTRUMENT NO. 985270 HOOD RIVER COUNTY DEED RECORDS.

James M. Klein 1/22/2016
JAMES M. KLEIN PLS 59002 DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2017

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, 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:

COMMENCING AT THE NORTHEAST CORNER OF LOT 22, ADAM'S PARADISE ACRES; THENCE SOUTH 00°37'22" WEST ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 478.43 FEET TO A POINT 320 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 89°10'01" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 200.00 FEET; THENCE NORTH 01°24'19" EAST, A DISTANCE OF 303.42 FEET TO A FOUND SURVEY SPIKE LOCATED AT THE NORTHEAST CORNER OF LOT 2, KIDS PLAZA P.U.D., AND THE INITIAL POINT OF THIS SUBDIVISION; THENCE CONTINUING NORTH 01°24'14" EAST A DISTANCE OF 175.27 FEET TO THE NORTH LINE OF THE WM. JENKINS DONATION LAND CLAIM NO. 38; THENCE NORTH 14°15'58" EAST A DISTANCE OF 157.54 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE COLUMBIA RIVER HIGHWAY (CASCADE AVENUE); THENCE NORTH 75°08'59" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 75.00 FEET; THENCE SOUTH 14°15'58" WEST A DISTANCE OF 176.12 FEET TO THE SAID NORTH LINE OF SAID DONATION LAND CLAIM NO. 38; THENCE NORTH 89°05'46" WEST ALONG SAID CLAIM LINE AND LOT 22, A DISTANCE OF 172.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 0°25'55" WEST ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 175.27 FEET; THENCE SOUTH 89°05'46" EAST PARALLEL TO THE NORTH LINE OF SAID CLAIM LINE AND LOT 22 LINE, A DISTANCE OF 247.08 FEET BACK TO THE POINT OF BEGINNING.

OWNER
DON NUNAMAKER

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

APPROVALS

THE CLEARWATER TERRACE DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 18th DAY OF FEBRUARY, 2016

Brown
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 19 DAY OF FEB, 2016

Mark A. Long
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF CLEARWATER PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 16 DAY OF March, 2016

Jim May
CITY OF HOOD RIVER RECORDER

THE PLAT OF CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 19 DAY OF FEB, 2016

Cynthia A. Walbridge
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 16 DAY OF MARCH, 2016

Paul R. Blue
CITY OF HOOD RIVER MAYOR

THE PLAT OF CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 21 DAY OF March, 2016

Ron Rivers
CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF CLEARWATER PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 21st DAY OF MARCH, 2016

Karen
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF CLEARWATER PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 21st DAY OF MARCH, 2016

MW
HOOD RIVER COUNTY COMMISSION

THE PLAT OF CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS 21st DAY OF MARCH, 2016

MW
HOOD RIVER COUNTY COMMISSION

THE PLAT OF CLEARWATER TERRACE PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME, ON THIS _____ DAY OF _____, 2016

HOOD RIVER COUNTY COMMISSION



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

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.
 26CD 3N. 10E.

SURVEY PERFORMED FOR:
DON NUNAMAKER
DATE OF MONUMENTATION: AUGUST 26, 2015
PROJECT: 15-07-12 DRAFT: EB/GJD
FILE: 150712.DWG LAYOUT TAB: OR SURVEY

CS# 2016020-2