

LINCOLN STREET CONDOMINIUMS—STAGE 1

WITHIN 3N 10E 26 DB, HOOD RIVER, OREGON

950488

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.

FEB 10 9 24 AM '95

PARCEL LOCATION - STAGE 1

LOT 2, BLOCK 12, AMENDED PLAT OF IDLEWILDE ADDITION, IN THE CITY OF HOOD RIVER, OREGON, HOOD RIVER COUNTY DEED RECORDS, RECORDERS FEE NO. 893434.

COMMON ELEMENTS

THE GENERAL COMMON ELEMENTS CONSIST OF THE FOLLOWING TO THE EXTENT THEY EXIST ON THE PROPERTY, AND EXCEPT AS PORTIONS THEREOF ARE EXPRESSLY DESIGNATED IN THIS DECLARATION AS PART OF A UNIT OR LIMITED COMMON ELEMENT:

- (a) THE LAND, PATHWAYS, DRIVEWAYS, FENCES, GROUNDS, LOCKERS AND PARKING AREAS;
- (b) PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES AND OTHER UTILITY AND COMMUNICATIONS INSTALLATIONS TO THEIR OUTLETS;
- (c) ROOFS, FOUNDATIONS, BEARING WALLS, PERIMETER WALLS, BEAMS, COLUMNS AND GIRDERS TO THE INTERIOR SURFACES THEREOF;
- (d) ALL OTHER ELEMENTS OF THE BUILDINGS AND THE PROPERTY NECESSARY OR CONVENIENT TO THEIR EXISTENCE, MAINTENANCE AND SAFETY, OR NORMALLY IN COMMON USE.

LIMITED COMMON ELEMENTS

THE FOLLOWING SHALL CONSTITUTE LIMITED COMMON ELEMENTS (LCE), THE USE OF WHICH SHALL BE RESTRICTED TO THE UNITS TO WHICH THEY PERTAIN:

- (a) ALL DECKS, GARAGES, AND STORAGE AREAS, EACH OF WHICH SHALL PERTAIN TO THE UNIT WHICH IT ADJOINS AS SHOWN ON THE PLAT;
- (b) ALL ENTRY PORCHES AND STEPS OR STAIRWAYS.

LEGEND

- Found corner of record
- Set 5/8"x30" iron rod with 1" plastic cap
- ⊙ Set 3/4"x24" galvanized iron pipe with 2-1/2" brass cap
- () Call of record

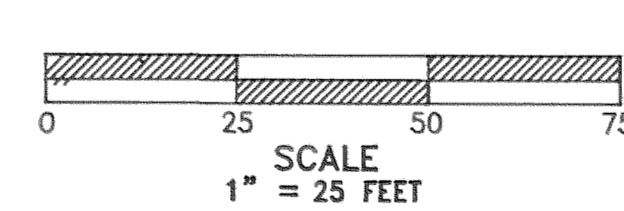
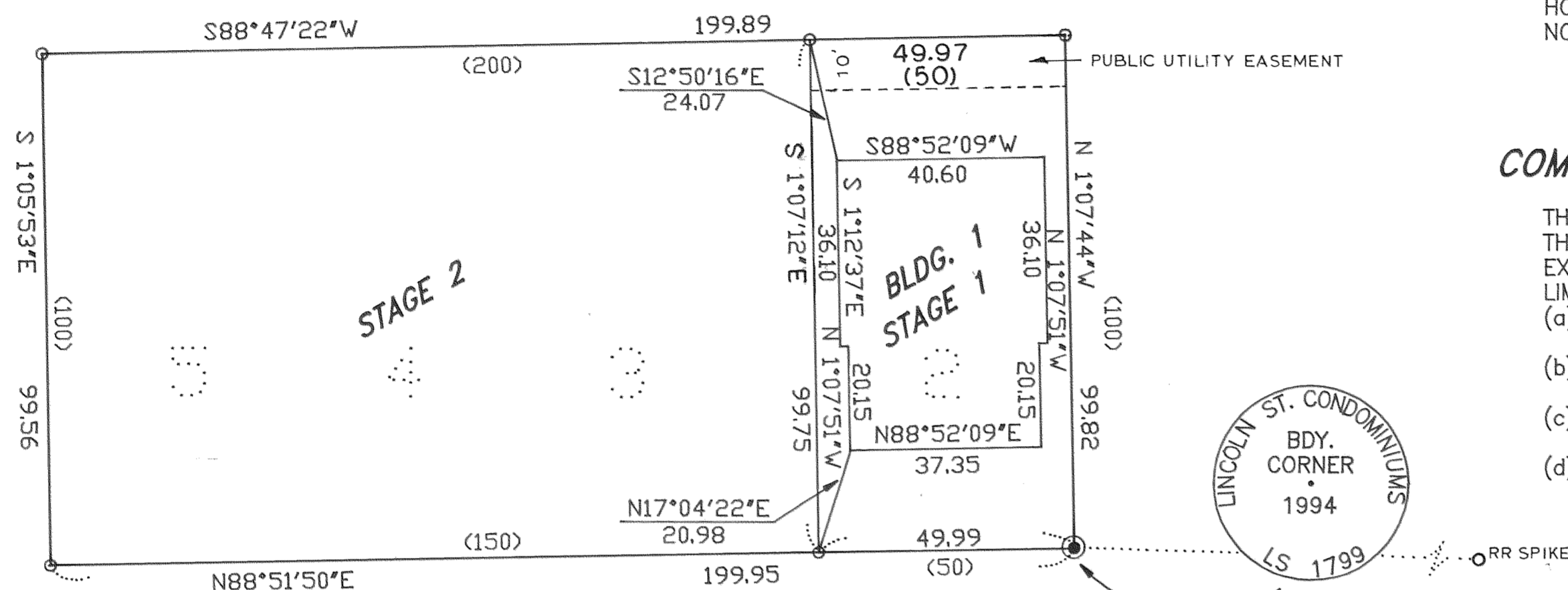
REFERENCE & DATUM

1. FILM #8068, County Surveyor microfilm records
 2. FILM #81016, same
 3. LS 1028 survey filed 4/22/85 with County Surveyor
 4. Plat of IDLEWILDE ADDITION, AMENDED
 5. FILM #94023, SURVEY RECORDS
- Basis of bearings taken as true from reference 3.

Elevation datum from City TBM (RR spike) at 13th & Lincoln Streets, elevation 201.67 feet.

NARRATIVE

FIELD WORK CONDUCTED MAY 19-31, 1994, USING A PENTAX PTSIII 5" TOTAL STATION, PREVIOUSLY INSPECTED OCTOBER, 1993 BY NESSCO SUPPLY OF BEAVERTON, OREGON. RAW CLOSURE IN EXCESS OF 1:40000 WITH LESS THAN 3 SECONDS PER SETUP WERE BALANCED MATHEMATICALLY BY COMPASS ADJUSTMENT METHOD. NO ENCROACHMENTS WERE NOTED DURING THIS PROJECT.



DECLARANT HEREBY RESERVES (a) A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL PARKING AREAS AND DRIVEWAYS WITHIN THE CONDOMINIUM; (b) AN EASEMENT FOR THE MAINTENANCE AND USE OF ALL EXISTING UTILITY LINES AND SYSTEMS WITHIN THE CONDOMINIUM INCLUDING WITHOUT LIMITATION WATER, SEWER, GAS, ELECTRICAL, TELEPHONE AND CABLE TELEVISION SYSTEMS; AND (c) AN EASEMENT FOR INSTALLATION, MAINTENANCE AND USE OF NEW UTILITY LINES AND SYSTEMS UPON THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM, PROVIDED DECLARANT RESTORES ANY DAMAGE TO THE GENERAL COMMON ELEMENTS RESULTING FROM SUCH INSTALLATION OR MAINTENANCE, SUCH EASEMENTS SHALL BE FOR THE BENEFIT OF AND SHALL RUN WITH THE OWNERSHIP OF THE ENTIRE REMAINDER OF THE PROPOSED PROJECT SITE, WHETHER OR NOT SUCH PROPERTY IS ANNEXED TO THE CONDOMINIUM, AS PROVIDED IN THE ARTICLES BELOW DESCRIBED.

FILED

MAR 9, 1995

Rickard & Arndt
COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Terry N. Trantow
OREGON
DEC. 15, 1978
TERRY N. TRANTOW
1799

16 NOV. 1994
REV. 12 DEC. 1994
REV. 1 FEB. 1995

FEB 10 1995

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

TRANTOW SURVEYING, INC.
P.O. Box 287, Bingen, Washington 98605
(509) 493-3111

SHEET 1 OF 3 SHEETS

95013

LINCOLN STREET CONDOMINIUMS—STAGE 1

WITHIN 3N 10E 26 DB, HOOD RIVER, OREGON

950488

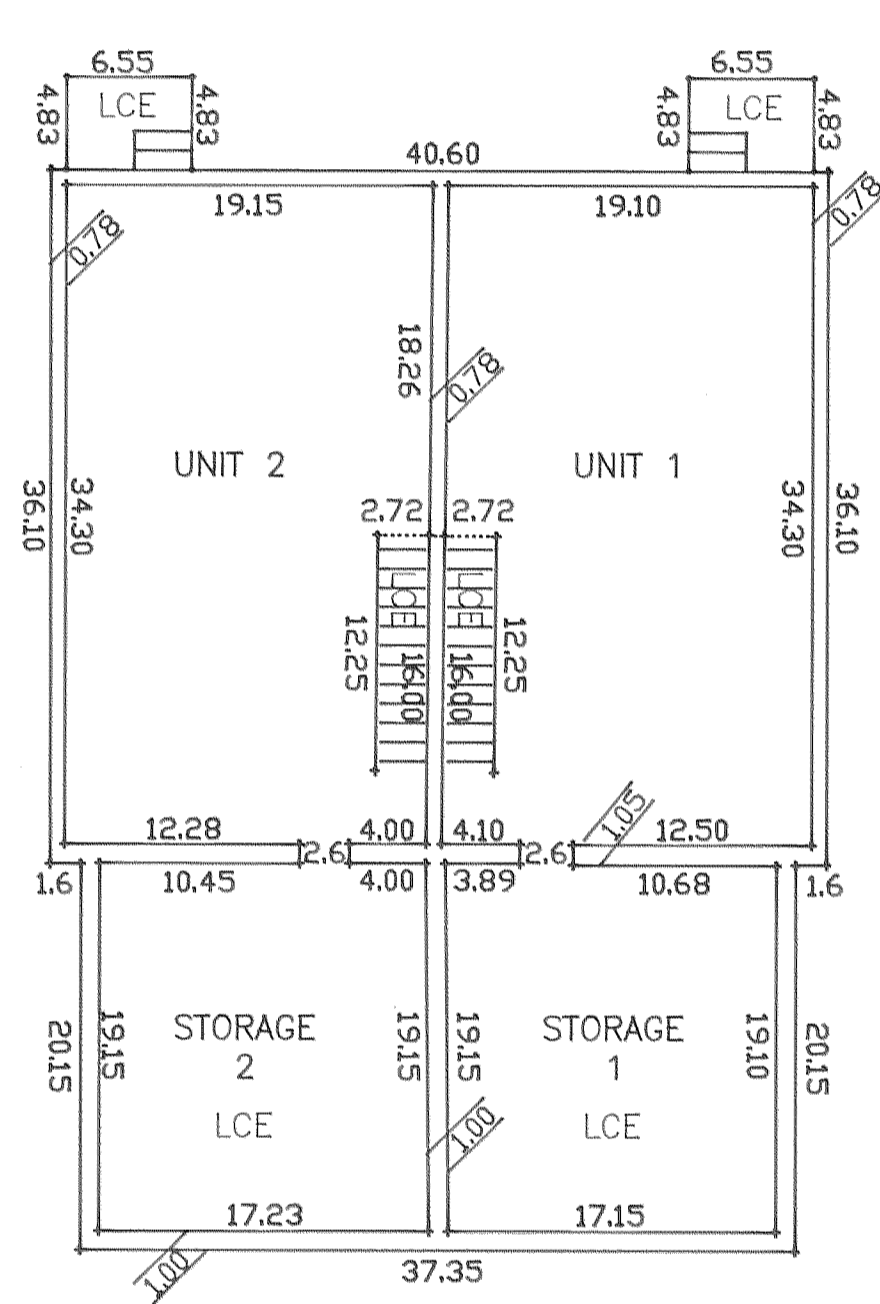
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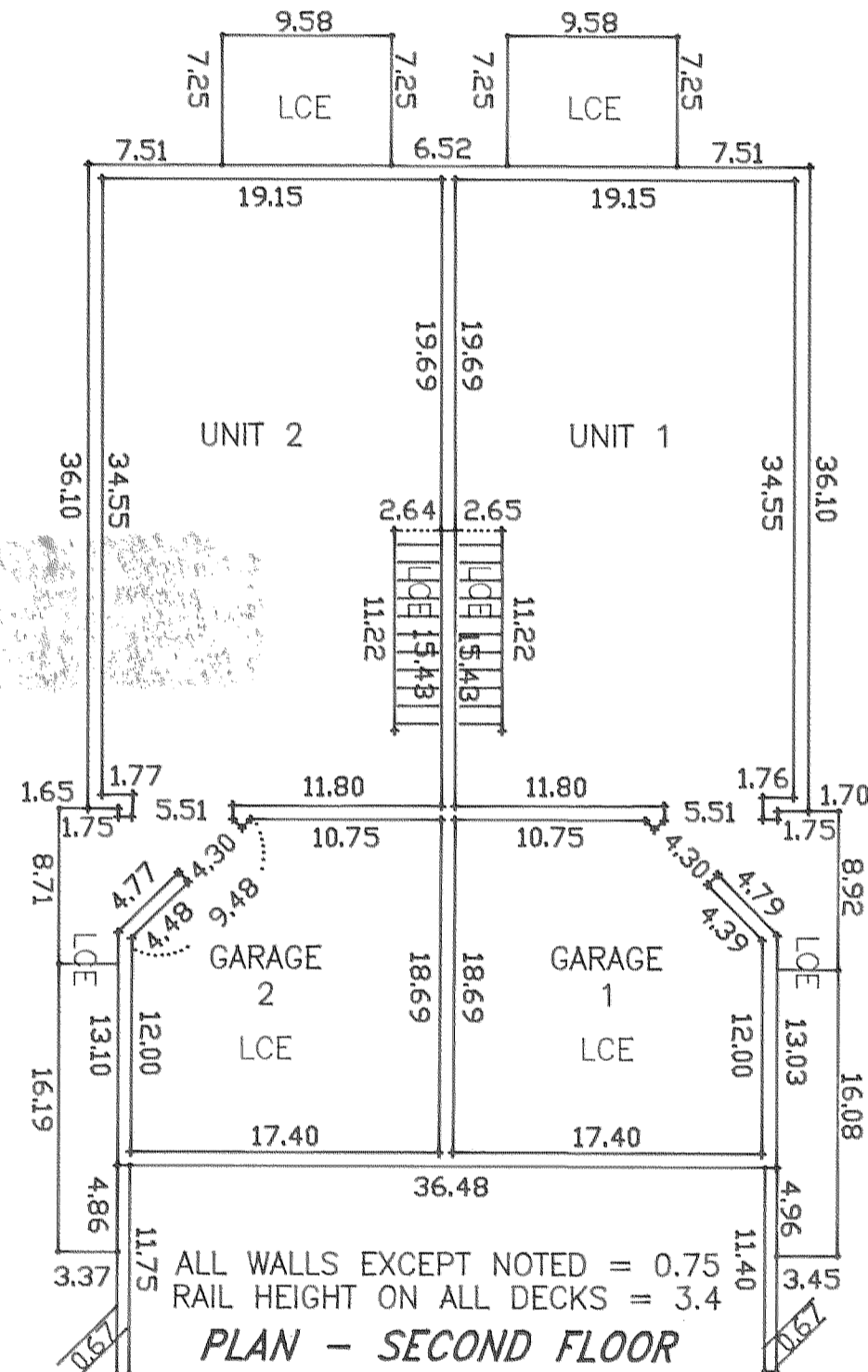
PARCEL LOCATION - STAGE 1

LCE = Limited Common Element

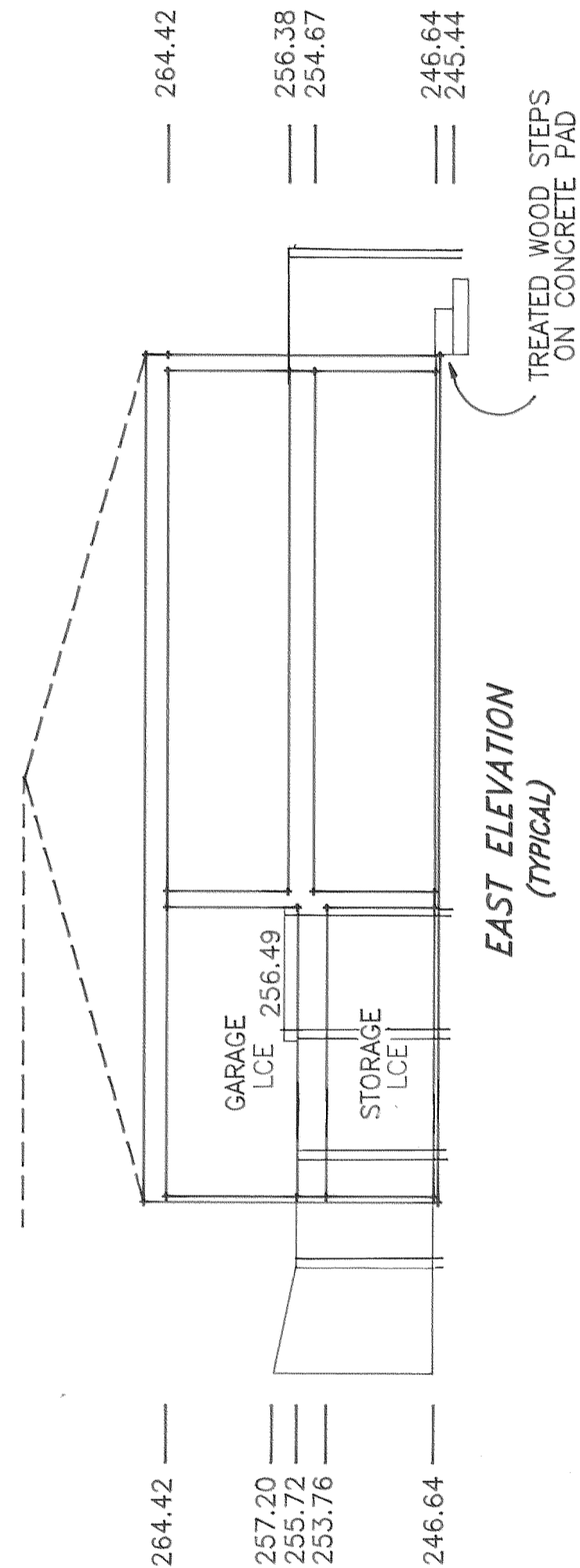
LOT 2, BLOCK 12, AMENDED PLAT OF IDLEWILDE ADDITION, IN THE CITY OF HOOD RIVER, OREGON, HOOD RIVER COUNTY DEED RECORDS, RECORDERS FEE NO. 893434.



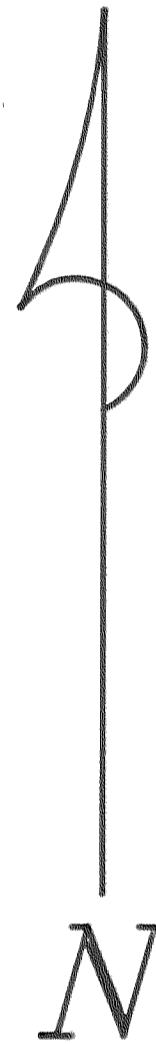
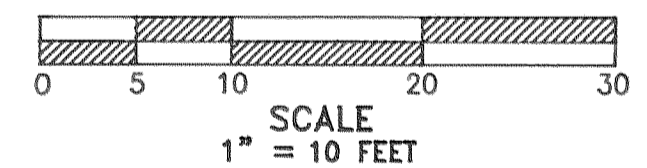
PLAN - GROUND FLOOR



PLAN - SECOND FLOOR



EAST ELEVATION
(TYPICAL)



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Terry N. Trantow
OREGON
DEC. 15, 1978
TERRY N. TRANTOW
1799
16 NOV. 1994

FILED

MAR 9, 1995
Richard A. Smith
COUNTY CLERK

FEB 10 1995

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SHEET 2 OF 3 SHEETS

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HOOD RIVER CO.
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DECLARATION

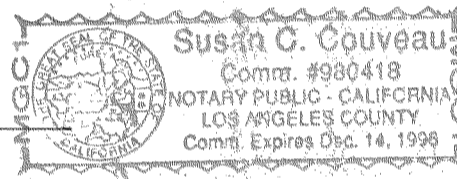
KNOW ALL MEN BY THESE PRESENTS: THAT STEVEN D. PENDLETON DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY HIM AS LINCOLN STREET CONDOMINIUMS-STAGE 1, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AFFIXED AND HE DOES HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT SUBJECT TO THE PROVISIONS OF O.R.S. 100.005 TO O.R.S. 100.990.

Steven D. Pendleton
STEVEN D. PENDLETON

California
STATE OF OREGON
COUNTY OF HOOD RIVER, ss.
Los Angeles

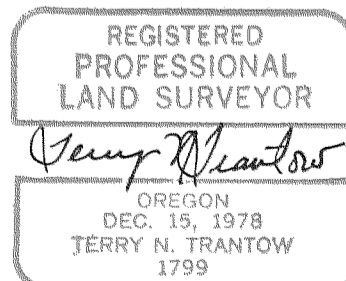
BE IT REMEMBERED THAT ON THIS 12 DAY OF Apr, 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED STEVEN D. PENDLETON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

Susan C. Couvreau
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 12-14-96



SURVEYOR'S CERTIFICATE & AFFIDAVIT

I, TERRY N. TRANTOW, REGISTERED BY THE STATE OF OREGON AS A PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDING AND THAT THE CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED; FURTHER, THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "LINCOLN STREET CONDOMINIUMS"-STAGE 1 AND THAT THE INITIAL POINT OF THE SURVEY IS A 3/4"x24" GALVANIZED IRON PIPE WITH ATTACHED 2-1/2" BRASS CAP, SET FLUSH WITH THE GROUND, WHICH MARKS THE SOUTHEAST CORNER OF LOT 2, BLOCK 12, IDLEWILDE ADDITION TO HOOD RIVER, AMENDED, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT HEREINABOVE DESCRIBED, THENCE N 01-07-44 W, 99.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 (FROM WHICH BEARS A 1/2" IRON PIPE, N 88-47-21 E, 0.85 FEET); THENCE S 88-47-22 W, 49.97 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 12; THENCE S 01-07-12 E, 99.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AT A POINT ON THE NORTH LINE OF LINCOLN STREET, UNCONSTRUCTED, AND MARKED BY A 5/8" IRON ROD; THENCE N 88-51-50 E, 49.99 FEET ALONG SAID NORTH LINE OF LINCOLN STREET TO THE POINT OF BEGINNING.



16 NOV. 1994

FEB 10 1995

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Dept. of Records & Assessment
by *J. L. Loomis*, Deputy

APPROVALS

THE ANNEXED MAP OF LINCOLN STREET CONDOMINIUMS-STAGE 1 WAS EXAMINED AND APPROVED BY ME THIS 3 DAY OF FEB., 1995

Roger Rauble
HOOD RIVER CITY ENGINEER

THE ANNEXED MAP OF LINCOLN STREET CONDOMINIUMS-STAGE 1 WAS EXAMINED AND APPROVED BY ME THIS 6 DAY OF FEB. 1995

Cynthia A. Walbridge
HOOD RIVER CITY PLANNER

THE ANNEXED MAP OF LINCOLN STREET CONDOMINIUMS-STAGE 1 WAS EXAMINED AND APPROVED BY ME THIS 25 DAY OF Jan., 1995

Richard G. Arnold
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED MAP OF LINCOLN STREET CONDOMINIUMS-STAGE 1 WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF February, 1995

Bob W. Schmidt MAYOR
Jay C. Reynolds CITY RECORDER

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 "LINCOLN STREET CONDOMINIUMS"-STAGE 1, 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.

Daniel Guy Chamness CPA
HOOD RIVER COUNTY DIRECTOR OF BUDGET,
FINANCE AND TAX COLLECTOR

Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

FILED

MAR 9, 1995
Richard G. Arnold
COUNTY SURVEYOR

FILED FOR RECORD THIS 10th DAY OF Feb., 1995

Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SHEET 3 OF 3 SHEETS

95013