

20010072

FILED  
RECORDS AND ASSESSMENT  
HOOD RIVER CO.

JAN 9 11 57 AM '01

# SCOTT COMMERCIAL BUILDING, A CONDOMINIUM

## PARCEL LOCATION

THE SOUTH HALF OF LOTS 7 & 8, BLOCK D, FIRST ADDITION WEST TO THE TOWN OF HOOD RIVER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, SITUATED WITHIN 3N 10 25DC AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK D (FROM WHICH A BRASS CAP STAMPED AS THE P.O.B. FOR THIS PARCEL BEARS N 00°29'03" W, 8.02 FEET), THENCE WEST ALONG THE SOUTH LINE OF LOT 8 AND LOT 7 OF SAID BLOCK D, 100.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N 00°16'48" W, 50.79 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID LOT 7; THENCE S 89°59'10" E, 100.68 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID LOTS 7 & 8 TO THE NORTHEAST CORNER THEREOF; THENCE S 00°10'52" E, 50.77 FEET TO THE POINT OF BEGINNING.

STRUCTURAL ELEMENTS IDENTIFIED OR NECESSARY FOR VERTICAL OR LATERAL STABILITY OF THE STRUCTURE SHALL NOT BE ALTERED WITHOUT THE ANALYSIS AND APPROVAL OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON AND BY PERMIT FROM THE GOVERNING JURISDICTION.  
ANY MODIFICATIONS TO THE BUILDING ARE SUBJECT TO THE BUILDING CODE REQUIREMENTS.

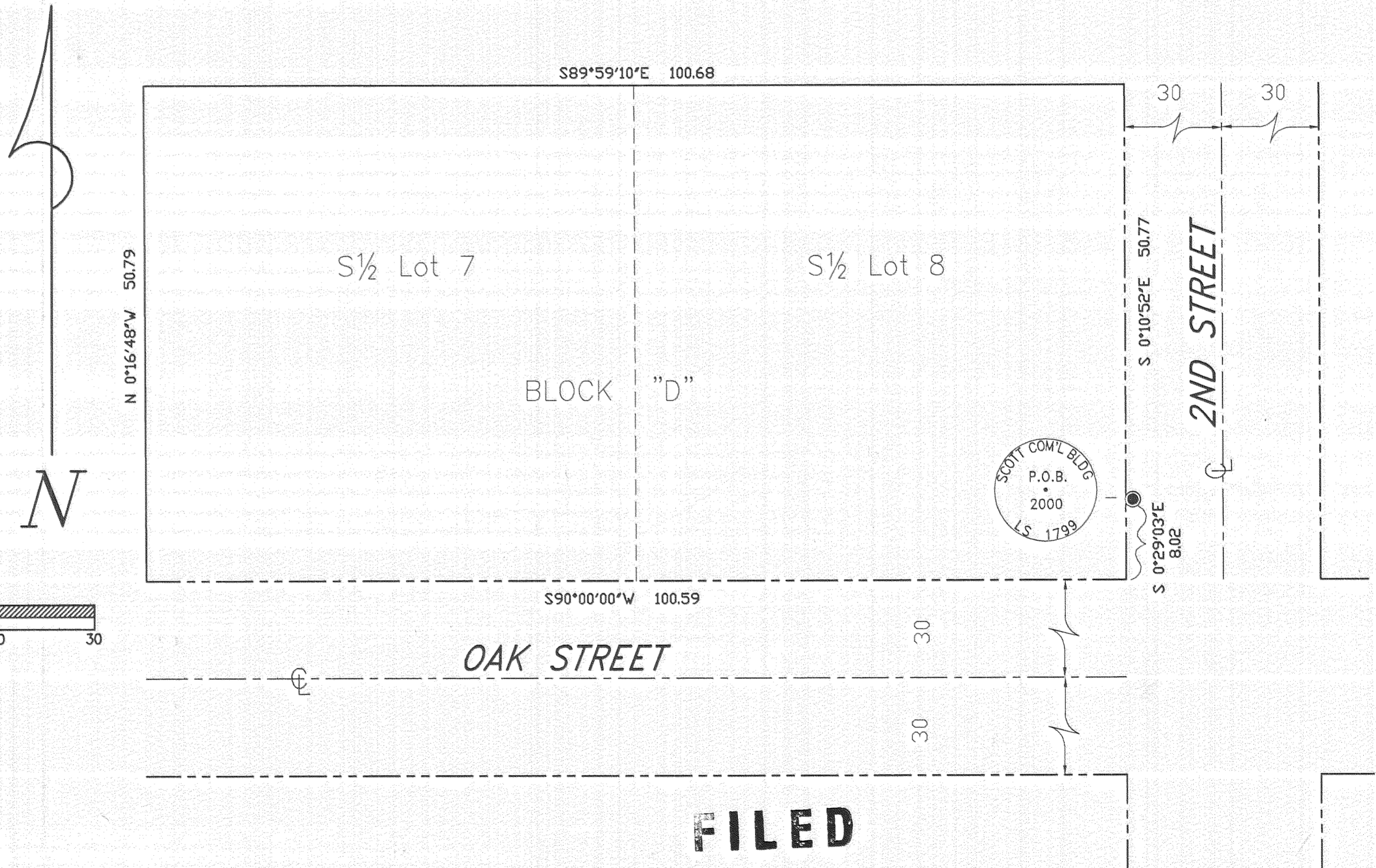
## REFERENCE & DATUM

BASIS OF BEARINGS ASSUMED AS DUE WEST FOR THE NORTH LINE OF OAK STREET. ELEVATION DATUM FROM CITY MONUMENT # N105 LOCATED NEAR THE SOUTHWEST CORNER OF 3RD & OAK STREETS NEAR THE FRONT ENTRANCE OF CITY ADMINISTRATION OFFICE, ELEVATION 160.151 FEET.

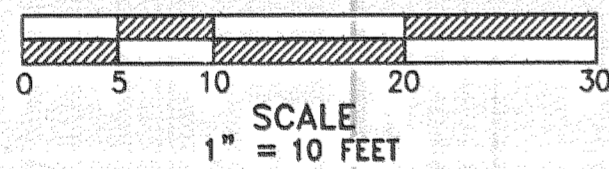
PLAT OF FIRST ADDITION WEST TO THE TOWN OF HOOD RIVER LOCATED IN DEPARTMENT OF RECORDS & ASSESSMENTS, CABINET "A", NUMBER 240.

## NARRATIVE

FIELD WORK CONDUCTED JUNE 20 - JULY 17, 2000, USING A SOKKIA SET 3100 FIVE-SECOND TOTAL STATION LAST INSPECTED JANUARY, 2000 BY JOHNSON INSTRUMENT COMPANY OF PORTLAND, OREGON. BUILDING CORNERS WERE TIED FROM EACH END OF A COMMON BASELINE WITH GROUND AND ROOFTOP ELEVATIONS



**LEGEND**  
● Set 2 1/2" brass cap



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Terry N. Trantow*  
OREGON  
DEC. 15, 1978  
TERRY N. TRANTOW  
1799  
Expiration Date: 6/30/02  
8-15-2000

TRANTOW SURVEYING, INC.  
412 W. Jefferson-POB 287  
Bingen, WA 98605-0287  
Ph 509/493-3111 Fx 509/493-4309  
Member of Land Surveyor's Assoc. of Washington  
#1815

**FILED**

JAN 16 2001  
*Randy Shurt*  
COUNTY SURVEYOR  
DEPUTY

JAN 09 2001  
Certified to be a true and correct copy of the ORIGINAL.  
Dept of Records & Assessment  
*Lee Shurt* Deputy

Sheet 1 of 4 Sheets

3N10 25DC 2000

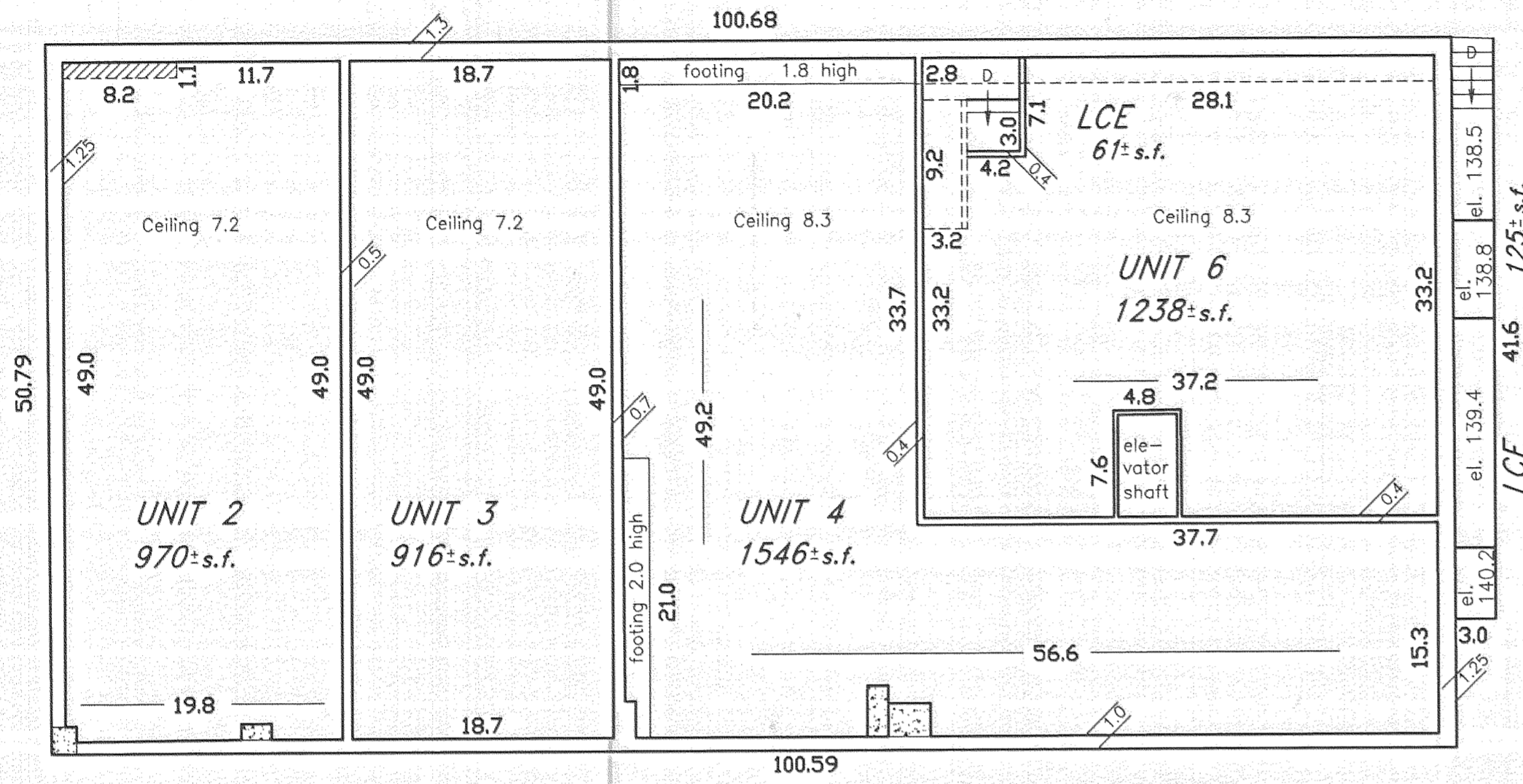
Rec'd 10-23-00  
Rec'd 1-12-01 1500

2001 004

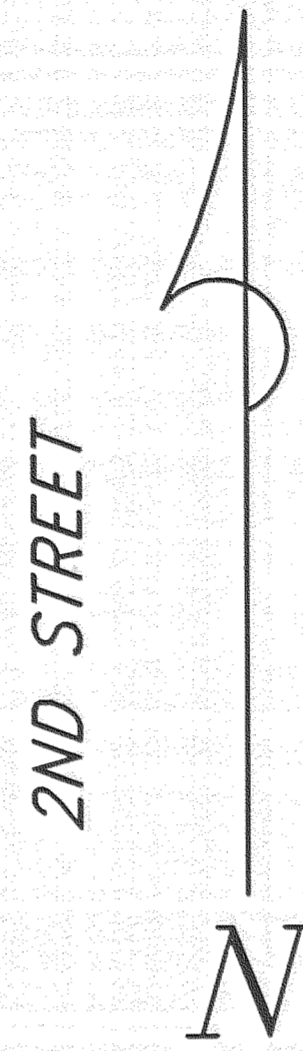


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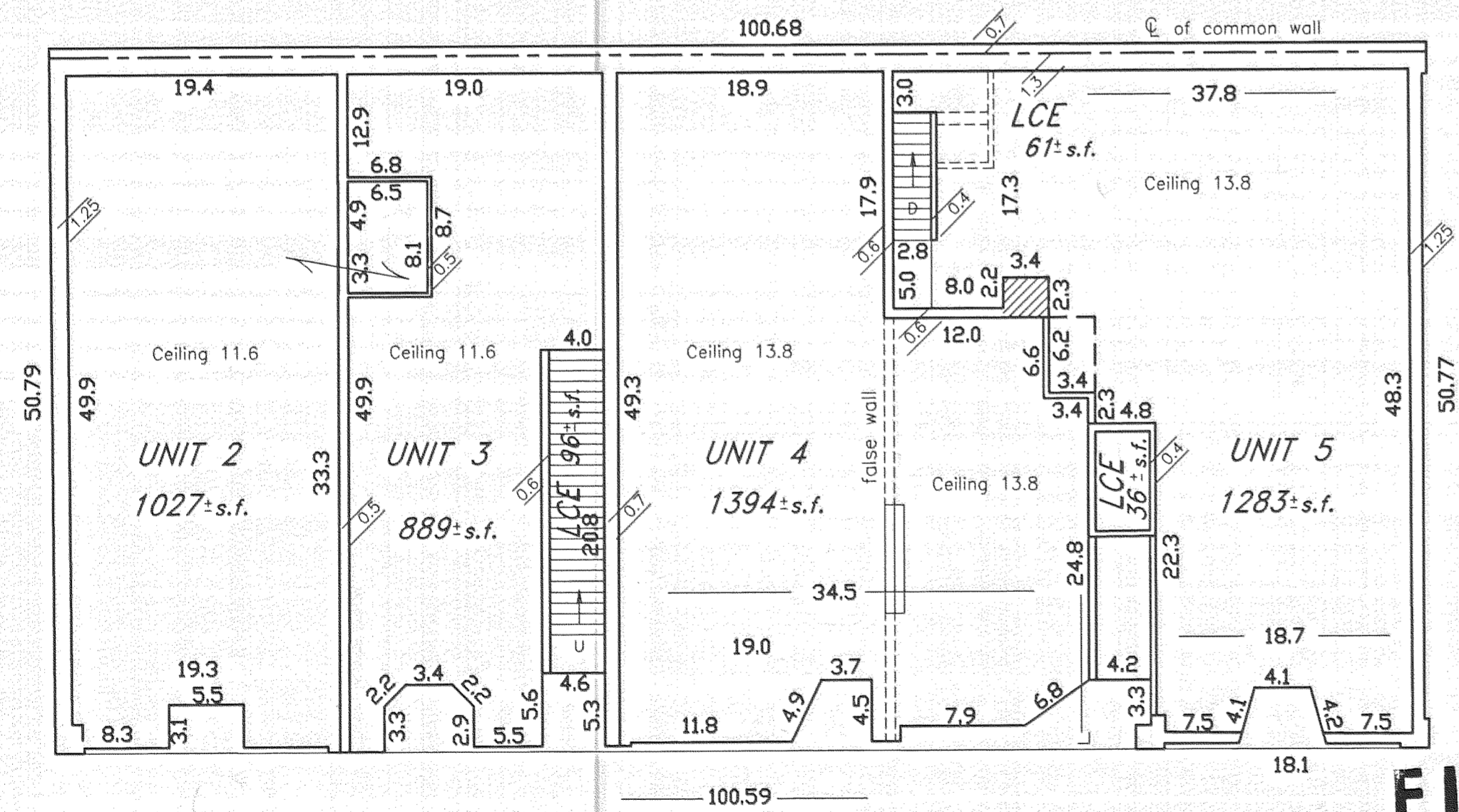
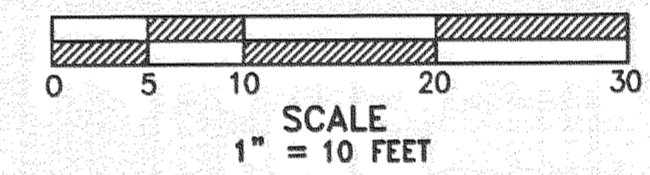


## OAK STREET BASEMENT PLAN



**LEGEND**

- Concrete footing
- Void space



## FIRST FLOOR PLAN

## LIMITED COMMON ELEMENTS (LCE)

THE LIMITED COMMON ELEMENTS CONSIST OF THE FOLLOWING ITEMS. EACH UNIT WILL HAVE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS RESERVED TO THAT UNIT. THE LIMITED COMMON ELEMENTS APPERTAIN TO THE UNITS TO WHICH THEY ARE RESERVED.

THE ELEVATOR AND THE STAIRWAY FROM THE STREET TO THE SECOND FLOOR ARE RESERVED TO UNIT 1. THE INTERIOR STAIRWAY CONNECTING THE UNIT 5 AND UNIT 6 IS RESERVED TO THOSE TWO UNITS JOINTLY AND EQUALLY. THE EXTERIOR STAIRWAY ON THE EAST SIDE OF THE BUILDING IS RESERVED TO UNIT 6.

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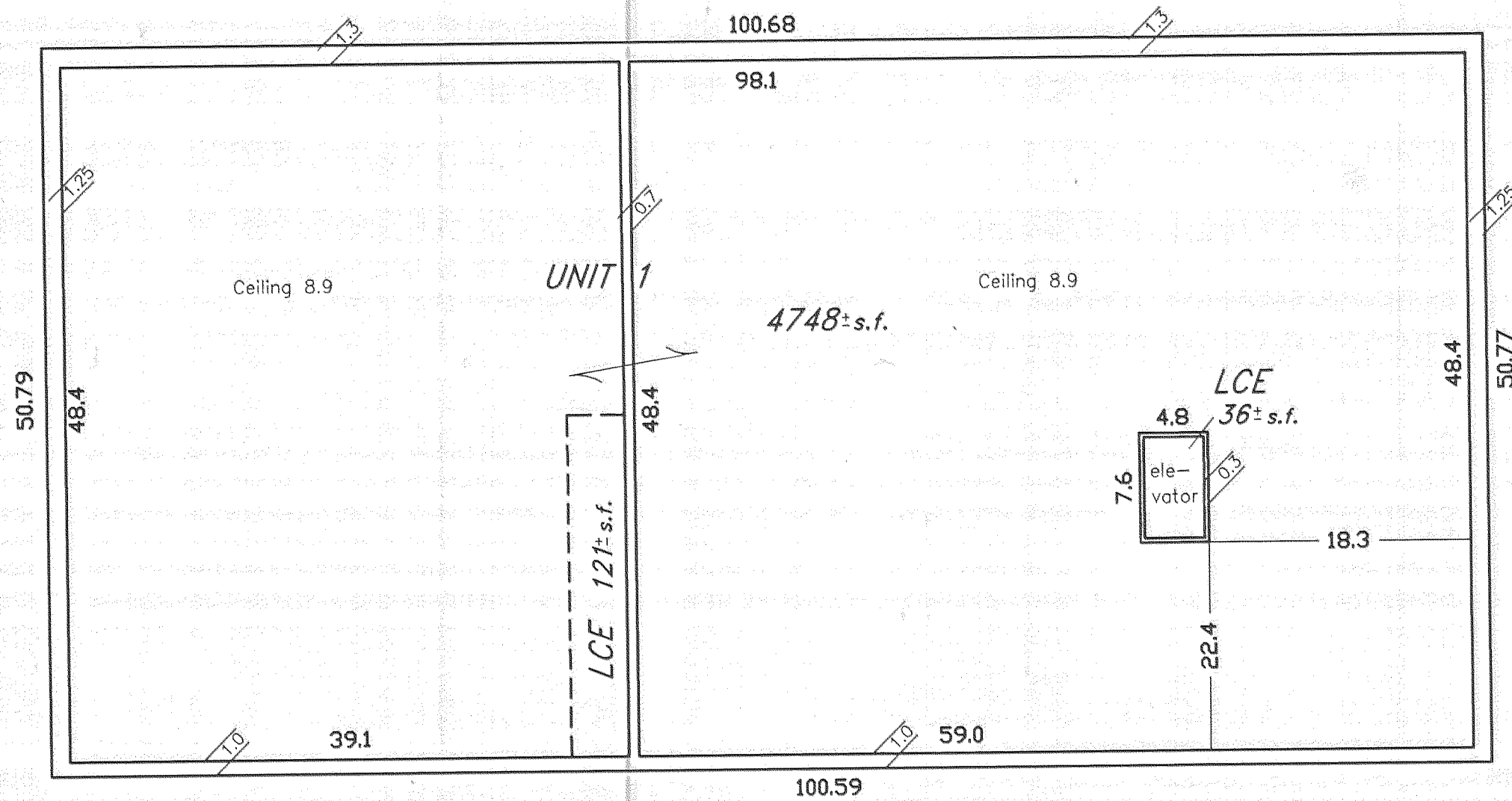
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by Jack Shue Deputy

2001 004

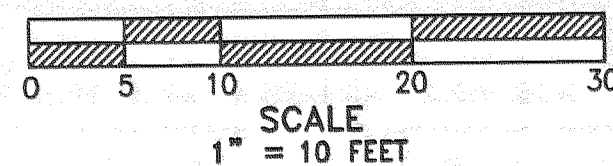


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# SCOTT COMMERCIAL BUILDING, A CONDOMINIUM



## SECOND FLOOR PLAN



### LEGEND

- Concrete footing
- Void space

### Notes:

1. Easement for Kresse Drug Mural to Hood River County Historical Museum, Recorders Fee No. 861887, October 6, 1986.
2. Party wall agreement, recorded September 5, 1933 in Book 3, Page 232, Miscellaneous Records Hood River County.

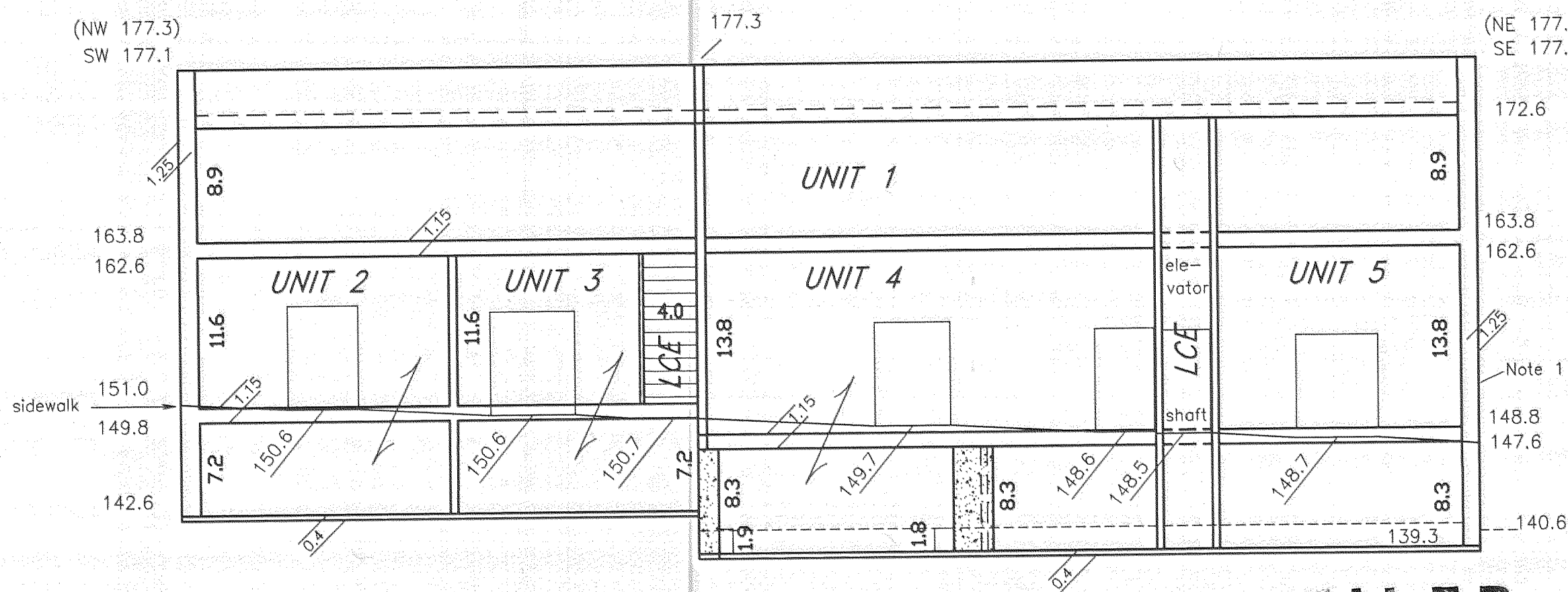
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LAND SURVEYOR

*Terry N. Trantow*

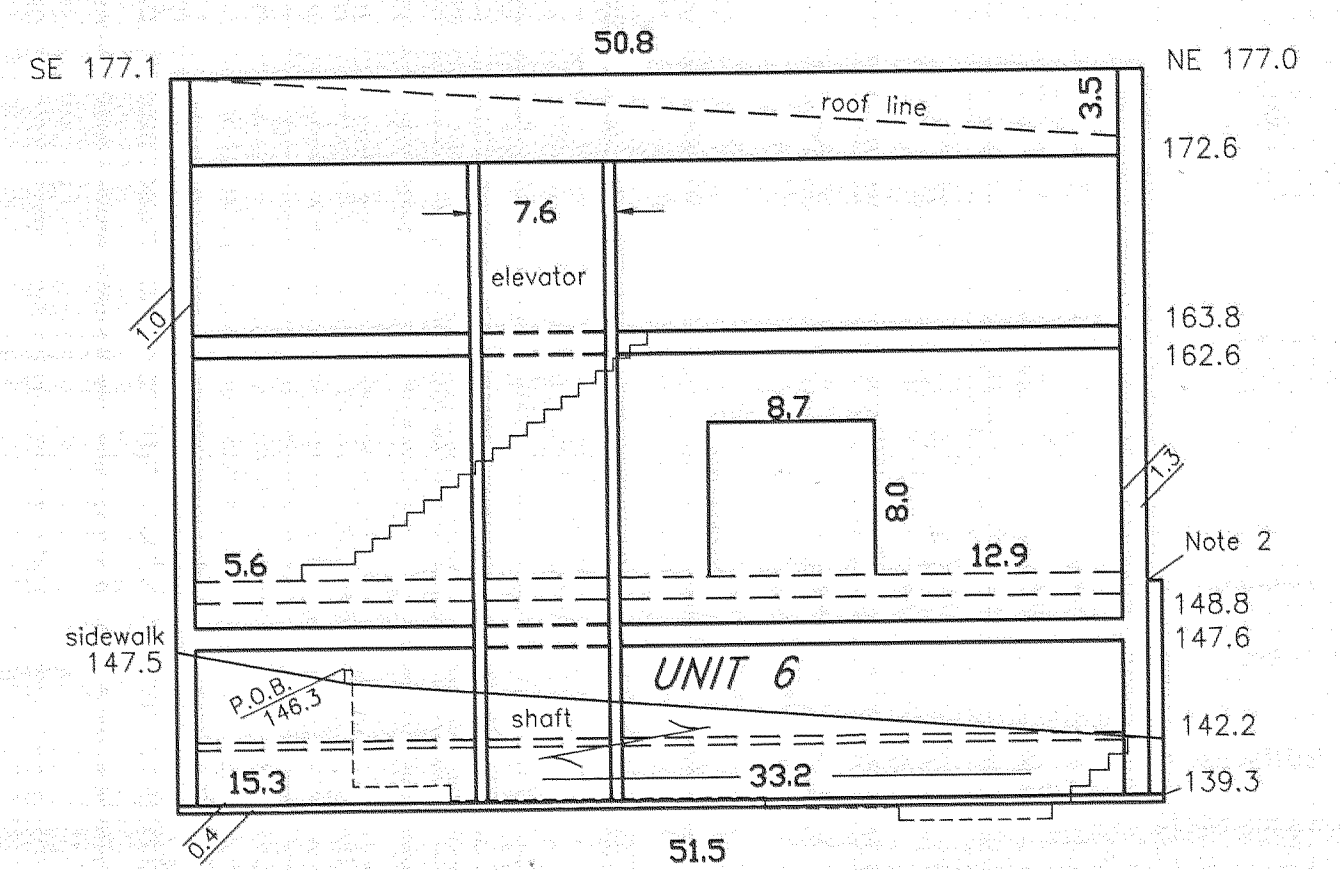
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## SOUTH ELEVATION



## EAST ELEVATION

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DEPUTY

JAN 09 2001

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Sheet 3 of 4 Sheets

2001 004

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Blingen, WA 98605-0287  
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# DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE OWNERS OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM, DO HEREBY MAKE, ESTABLISH AND DECLARE THIS PLAT TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY US AS SCOTT COMMERCIAL BUILDING, A CONDOMINIUM, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AFFIXED AND WE DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT SUBJECT TO THE PROVISIONS OF O.R.S. 100.005 TO 100.625.

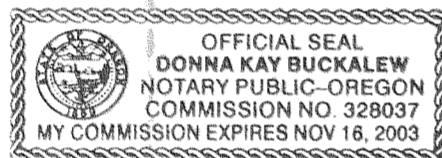
Glen D. Haack  
GLEN D. HAACK  
Kimberly A. Haack  
KIMBERLY A. HAACK

Josh Sceva  
JOSH SCEVA

STATE OF OREGON }  
COUNTY OF HOOD RIVER } ss:

BE IT REMEMBERED THAT ON THIS 23 DAY OF Oct, 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED GLEN D. HAACK, KIMBERLY A. HAACK AND JOSH SCEVA, WHO BEING FIRST DULY SWORN UNDER OATH, DID SAY THAT THEY ARE THE INDIVIDUALS NAMED AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT THEIR SIGNATURES AND SEALS AFFIXED TO SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

Donna Kay Buckalew  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES Nov. 16, 2003

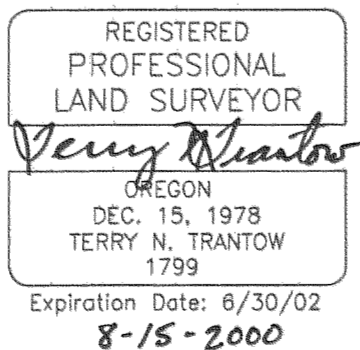


# SURVEYOR'S CERTIFICATE & AFFIDAVIT

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 CONSTRUCTION OF THE UNITS AND BUILDING AS DEPICTED ON THE PLAT HAS BEEN COMPLETED. FURTHER, THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH A PROPER MONUMENT THE LAND REPRESENTED ON THE PLAT OF "SCOTT COMMERCIAL BUILDING, A CONDOMINIUM" AND THAT THE INITIAL POINT OF THE SURVEY IS A 2 1/2" BRASS CAP CEMENTED FLUSH ONTO THE TOP OF A CONCRETE CURB AS A REFERENCE TO THE SOUTHEAST CORNER OF BLOCK D, FIRST ADDITION WEST TO THE TOWN OF HOOD RIVER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, SITUATED WITHIN 3N 10 25DC AND DESCRIBED AS FOLLOWS:

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## APPROVALS

THE PLAT OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 11<sup>th</sup> DAY OF DEC., 2000.  
David H. Deitz  
HOOD RIVER CITY ENGINEER

THE PLAT OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 21<sup>st</sup> DAY OF NOVEMBER, 2000.  
Cindy Albridge  
HOOD RIVER CITY PLANNER

THE PLAT OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 26<sup>th</sup> DAY OF October, 2000.  
Kendall Deitz  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 6<sup>th</sup> DAY OF December, 2000.  
Paul A. Cummings Mayor  
Andra K. Smith 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 PLAT OF "SCOTT COMMERCIAL BUILDING, A CONDOMINIUM", 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.

Robert D. Roemer, Sr.  
HOOD RIVER COUNTY DIRECTOR OF BUDGET,  
FINANCE AND TAX COLLECTOR  
Sandra E. Berry  
HOOD RIVER COUNTY DIRECTOR OF RECORDS  
AND ASSESSMENTS

FILED FOR RECORD THIS 9<sup>th</sup> DAY OF JAN., 2000.  
Sandra E. Berry  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

**FILED**

JAN 16 2001

COUNTY SURVEYOR  
DEPUTY

JAN 09 2001

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by Chak. Shinn, Deputy