

941794

FILED
RECORDS AND ASSESSMENT
HOOD RIVER, OREGON

MAY 13 4 02 PM '94

SHERMAN CENTER CONDOMINIUM - STAGE 1

PARCEL LOCATION

LOTS 17 & 18 AND FRACTIONAL LOTS 22 & 23, IN BLOCK 23, HOOD RIVER PROPER, IN THE CITY OF HOOD RIVER, IN THE COUNTY OF HOOD RIVER AND THE STATE OF OREGON; TOGETHER WITH THAT PORTION OF VACATED SERPENTINE ROAD WHICH INURED THERETO BY REASON OF VACATION ORDINANCE #1495 RECORDED AUGUST 12, 1981, RECORDERS FEE NO. 811483, MICROFILM RECORDS

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, WALKWAYS, GROUNDS & PARKING SPACES;
- (b) THE FOUNDATIONS, COLUMNS, GIRDERS, BEAMS, SUPPORTS, BEARING WALLS, PERIMETER WALLS, ROOF, ENTRANCES AND EXITS OF THE BUILDING;
- (c) INSTALLATIONS OF CENTRAL SERVICES SUCH AS POWER, LIGHT, GAS, HOT AND COLD WATER, HEATING, REFRIGERATION, AIR CONDITIONING, WASTE DISPOSAL AND INCINERATORS, UP TO THE OUTLETS WITHIN ANY UNITS;
- (d) THE TANKS, PUMPS, MOTORS, FANS, COMPRESSORS, DUCTS, AND IN GENERAL ALL APPARATUS AND INSTALLATIONS EXISTING FOR THE COMMON USE;
- (e) ALL OTHER ELEMENTS OF ANY BUILDING NECESSARY OR CONVENIENT TO ITS EXISTENCE, MAINTENANCE AND SAFETY, OR NORMALLY IN COMMON USE.

LIMITED COMMON ELEMENTS

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

- (a) UNITS 1 & 2 ARE EACH ASSIGNED THE INTERIOR STAIRWAY LEADING TO THE UNIT;
- (b) UNITS 1 & 2 ARE EACH ASSIGNED THE DECK AND PATIO APPURTENANT TO THE UNIT;
- (c) THE ENTRY SIGN AT THE ENTRANCE TO THE CONDOMINIUM IS ASSIGNED TO ALL OFFICE UNITS; AND
- (d) TWO PARKING SPACES PER UNIT.

LEGEND

- Found corner of record
- Set 5/8"x30" iron rod with 1" plastic cap
- ⊙ Set 1 1/4"x30" iron pipe with 2 1/2" brass cap
- Calculated point, not set or found
- () Call of record

REFERENCE & DATUM

CS #89062, July, 1989. County Surveyor microfilm records
Basis of bearings assumed for south edge of Sherman Street.
Elevation datum from City Monument #21=X1, located at 7th & Sherman Street.

NARRATIVE

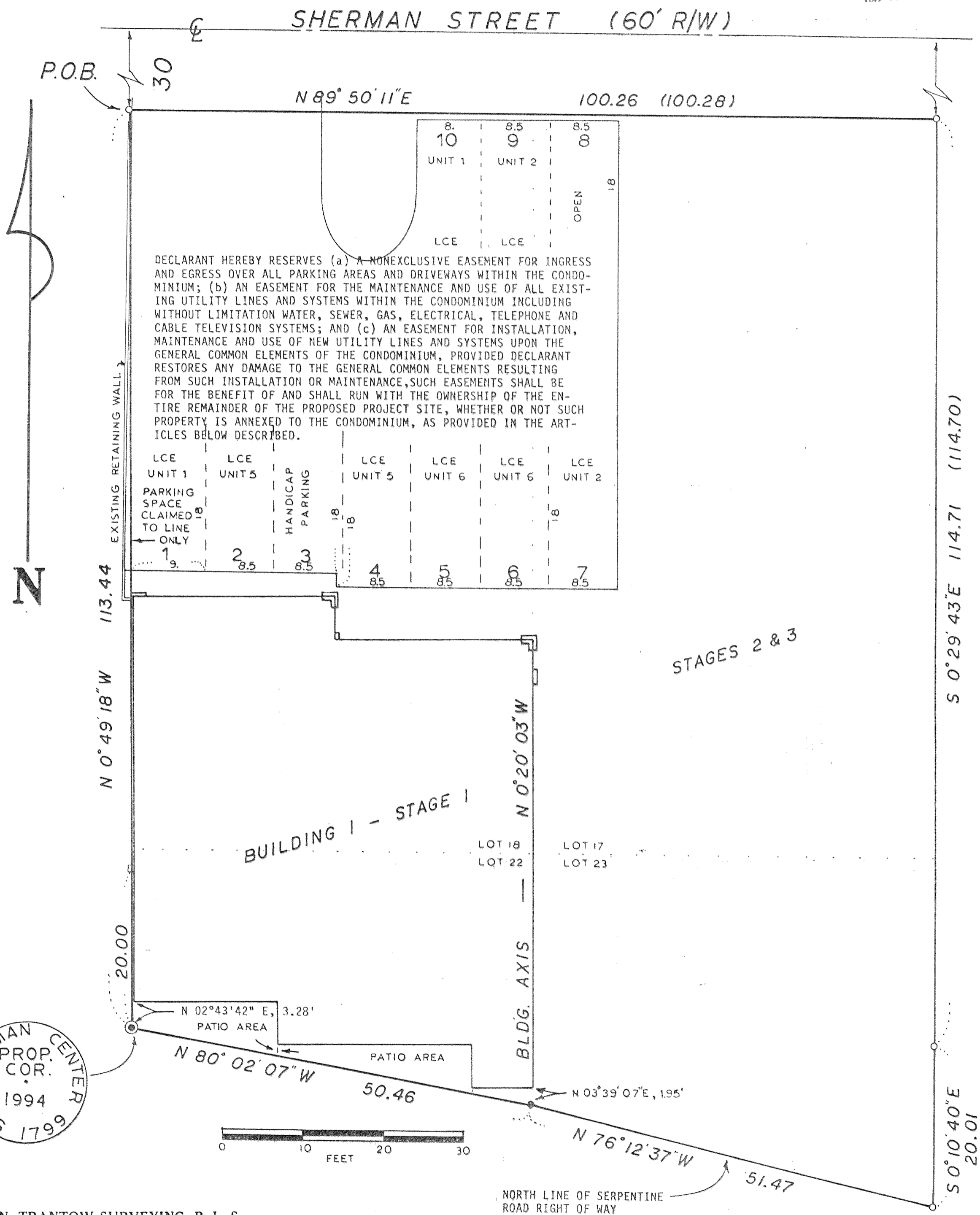
FIELD WORK CONDUCTED 11/22/93 THROUGH 2/15/94, USING A PENTAX PTSIII 5" TOTAL STATION, PREVIOUSLY INSPECTED OCTOBER, 1993 BY NESSCO SUPPLY OF BEAVERTON, OREGON. RAW CLOSURE OF GREATER THAN 1:50,000 WITH LESS THAN 3 SECONDS PER SETUP WERE BALANCED MATHEMATICALLY BY COMPASS ADJUSTMENT METHOD. THE ONLY ENCROACHMENT NOTED IS AN EXISTING CONCRETE RETAINING WALL CONSTRUCTED BY PREVIOUS OWNERS, AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
T. N. Trantow
OREGON
DEC. 15, 1988
TERRY N. TRANTOW
179

7 MARCH 1994
REV. 24 APR. 1994

May 13, 1994
Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by *J. Judd*; Deputy

FILED
MAY 19 1994
Rick G. Bell
COUNTY CLERK



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.

N

SHERMAN CENTER
PROP. COR.
1994
LS 1799

T. N. TRANTOW SURVEYING, P. L. S.
P. O. Box 287, Bingen, Washington 98605
(509) 493-3111

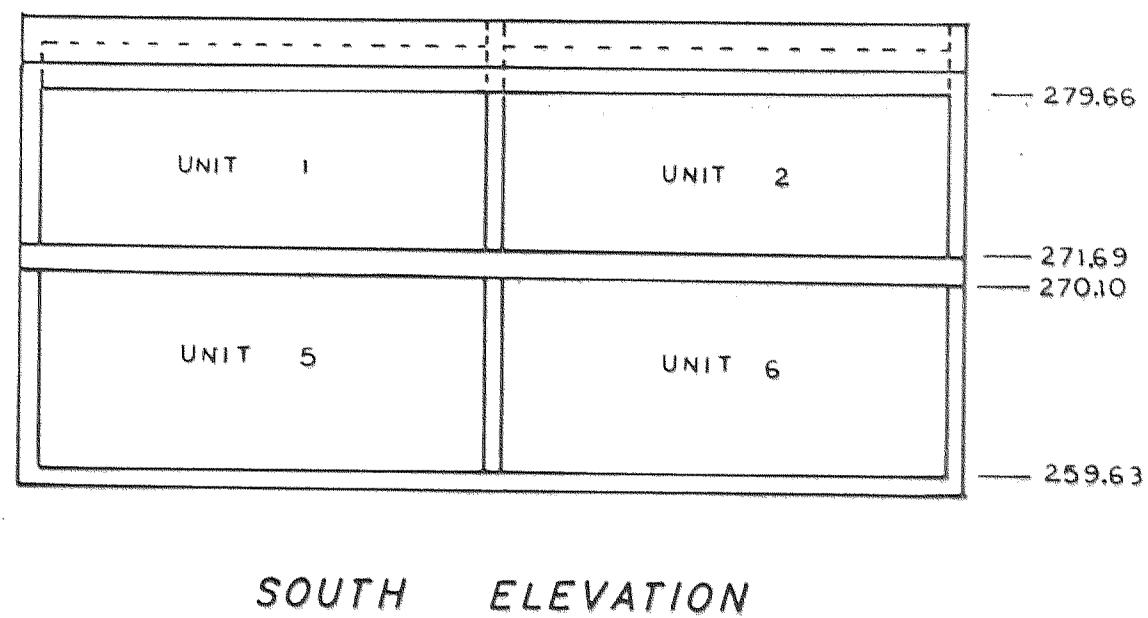
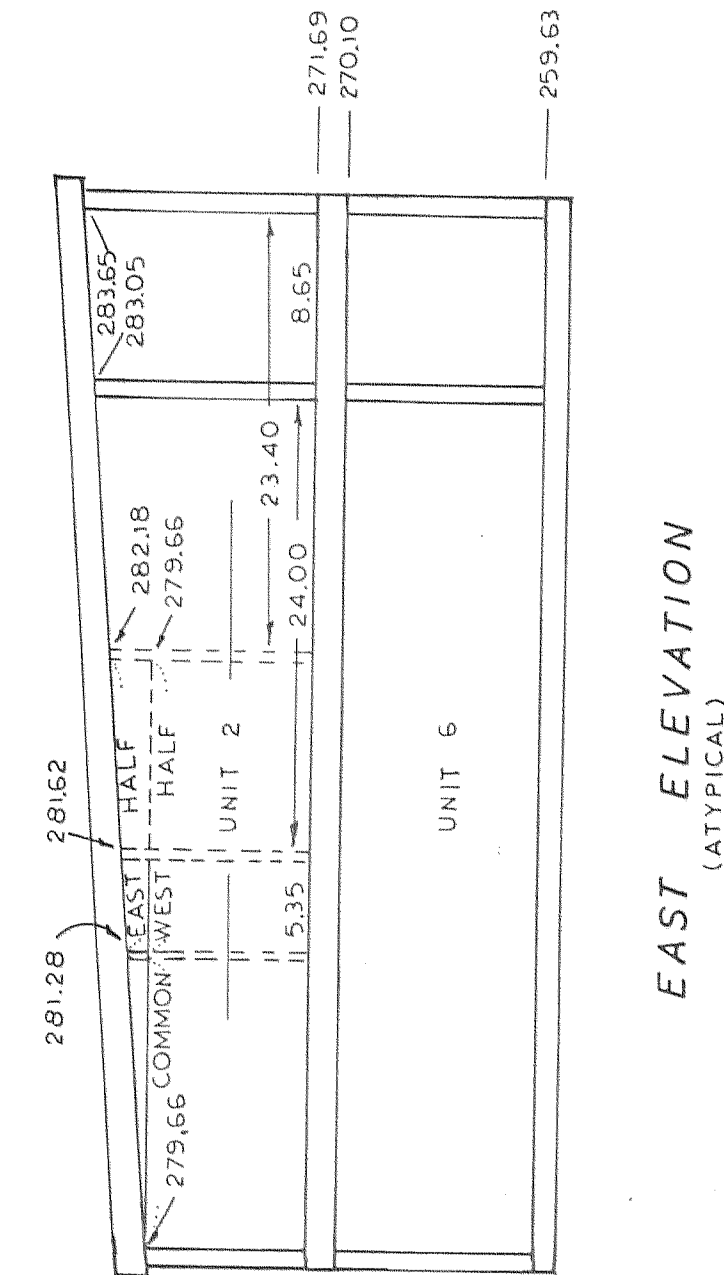
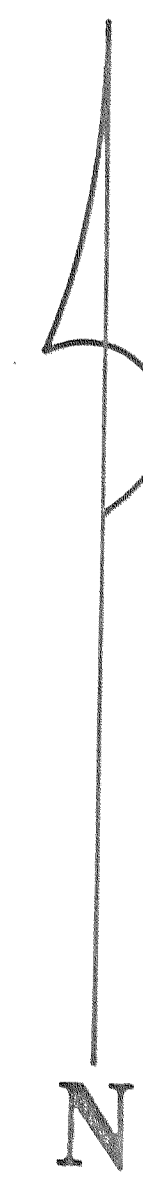
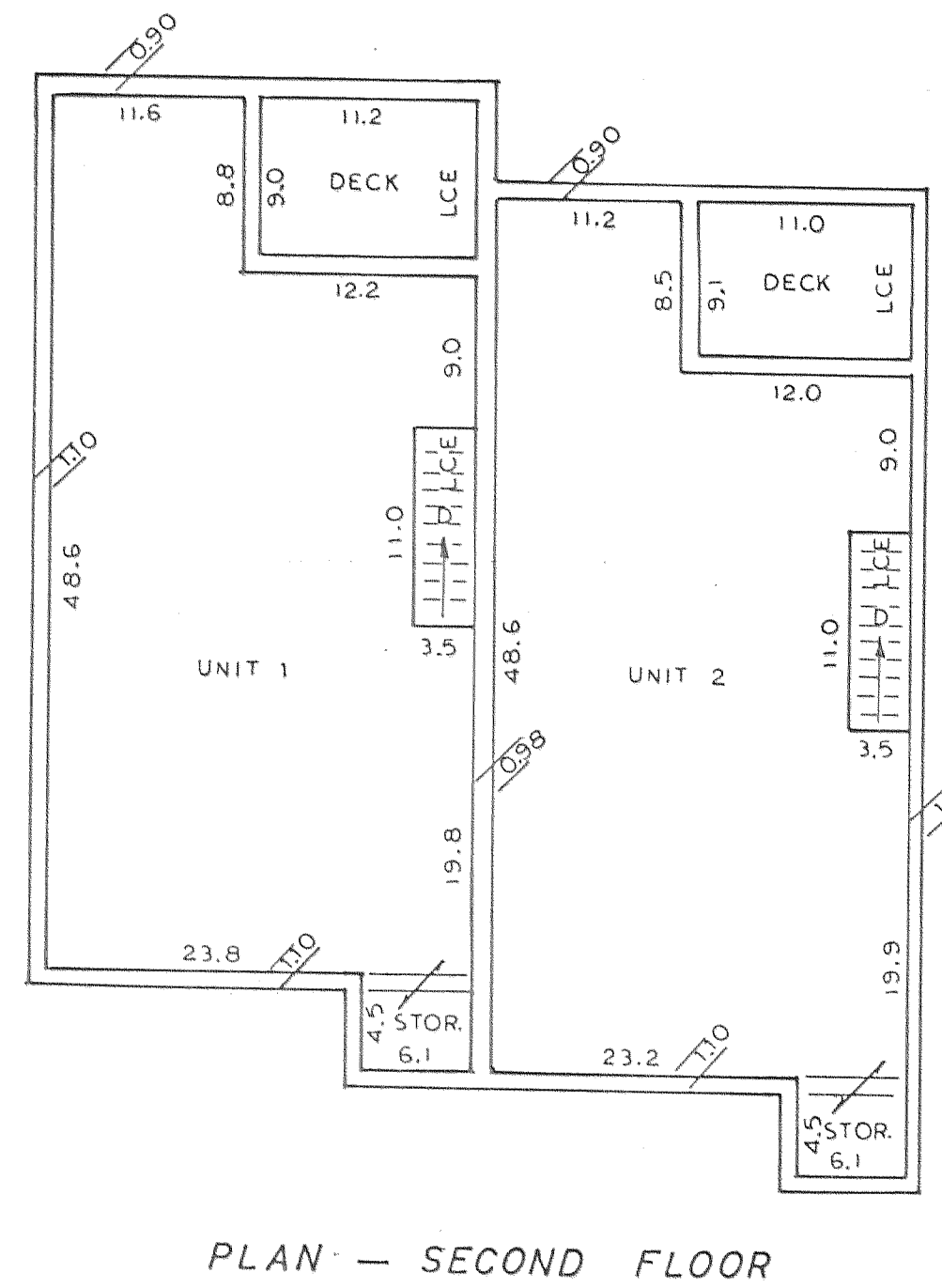
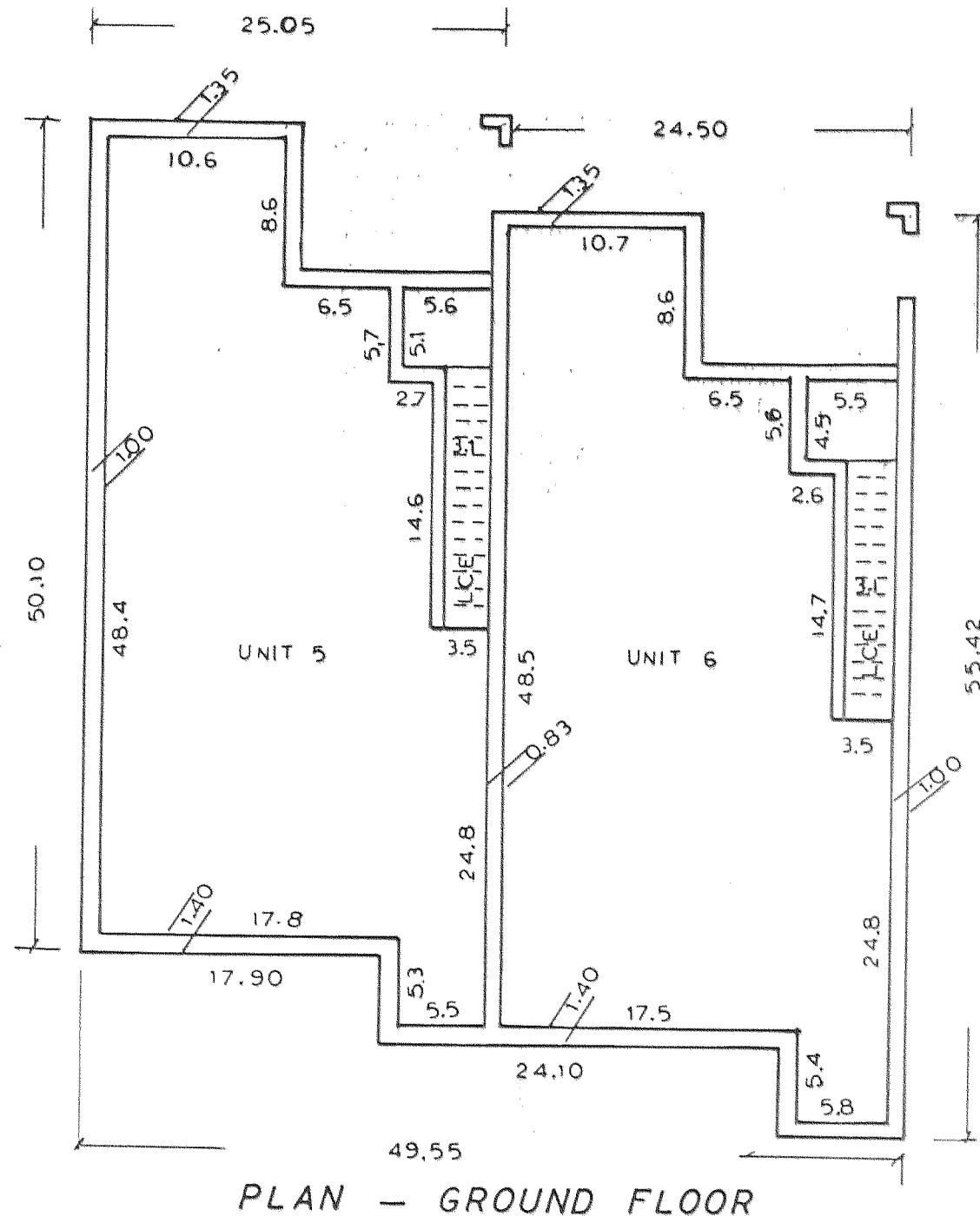
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SHERMAN CENTER CONDOMINIUM - STAGE 1

PARCEL LOCATION

LOTS 17 & 18 AND FRACTIONAL LOTS 22 & 23, IN BLOCK 23, HOOD RIVER PROPER, IN THE CITY OF HOOD RIVER, OREGON; TOGETHER WITH THAT PORTION OF VACATED SERPENTINE ROAD WHICH INURED THERETO BY REASON OF VACATION ORDINANCE #1495 RECORDED AUGUST 12, 1981, RECORDERS FEE NO. 811483, MICROFILM RECORDS;

LCE = LIMITED COMMON ELEMENT



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

7 MARCH 1994
REV. 24 APR. 1994

FILED

MAY 19, 1994
Rick A. Trull
COUNTY SURVEYOR
DEPLUM

T. N. TRANTOW SURVEYING, P. L. S.
P. O. Box 287, Bingen, Washington 98605
(509) 483-3111

SHERMAN CENTER CONDOMINIUM - STAGE 1

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT SHERMAN CENTER, INC., AN OREGON CORPORATION, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS SHERMAN CENTER CONDOMINIUM, STAGE 1, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AFFIXED AND THEY DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT SUBJECT TO THE PROVISIONS OF O.R.S. 100.005 TO 100.990.

SHERMAN CENTER, INC.

Glen D. Haack
Glen D. Haack, President

STATE OF OREGON }
COUNTY OF HOOD RIVER } ss:

BE IT REMEMBERED THAT ON THIS 24th DAY OF APRIL, 1994, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED GLEN D. HAACK, WHO BEING FIRST DULY SWORN UNDER OATH, DID SAY THAT HE IS PRESIDENT OF THE CORPORATION NAMED AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT HIS SIGNATURE AND OFFICIAL CORPORATE SEAL AFFIXED TO SAID INSTRUMENT BY AUTHORITY OF ITS BOARD OF DIRECTORS ARE THE FREE ACT AND DEED OF SAID CORPORATION.

Jerry M. Trantow
NOTARY PUBLIC FOR THE STATE OF OREGON Washington
MY COMMISSION EXPIRES July 25, 1995

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 "SHERMAN CENTER CONDOMINIUM, STAGE 1" AND THAT THE INITIAL POINT OF THE SURVEY IS AN EXISTING 1-1/2" IRON PIPE FIRMLY SET FLUSH WITH THE GROUND WHICH MARKS THE NORTHWEST CORNER OF LOT 18, BLOCK 23 OF HOOD RIVER PROPER, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT HEREIN DESCRIBED, THENCE N 89-50-11 E ALONG THE SOUTHERLY LINE OF SHERMAN STREET, 100.26 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID BLOCK 23; THENCE S 00-29-43 E ALONG THE EAST LINE OF SAID LOT 17, 114.71 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 23 OF SAID BLOCK 23; THENCE S 00-10-40 E, 20.01 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF A STRIP OF LAND WHICH INURES THERETO BY REASON OF VACATION ORDINANCE #1495 RECORDED AUGUST 12, 1981, RECORDERS NO. 811483, MICROFILM RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID VACATED STRIP N 76-12-37 W, 51.47 FEET; THENCE N 80-02-07 W ALONG SAID STRIP, 50.46 FEET TO A 1-1/4" X 30" GALVANIZED IRON PIPE WITH A 2-1/2" BRASS CAP ATTACHED, SET FLUSH WITH THE GROUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING ON A SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 23 & 18; THENCE N 00-49-18 W ALONG SAID WEST LINE A DISTANCE OF 113.44 FEET TO THE POINT OF BEGINNING.

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



7 MAR. 1994
REV. 24 APR. 1994

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jerry M. Trantow
OREGON
DEC. 15, 1978
TERRY N. TRANTOW
1799

24 April 1994

APPROVALS

THE ANNEXED MAP OF SHERMAN CENTER COMDOMINIUM, STAGE 1 WAS EXAMINED AND APPROVED BY ME THIS 9 DAY OF MAY, 1994.

Ray Karble
HOOD RIVER CITY ENGINEER

THE ANNEXED MAP OF SHERMAN CENTER CONDOMINIUM, STAGE 1 WAS EXAMINED AND APPROVED BY ME THIS 10th DAY OF May, 1994.

Cynthia D. Walbridge
HOOD RIVER CITY PLANNER

THE ANNEXED MAP OF SHERMAN CENTER CONDOMINIUM, STAGE 1 WAS EXAMINED AND APPROVED BY ME THIS 9 DAY OF May, 1994.

Richard J. Arnold
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED MAP OF SHERMAN CENTER CONDOMINIUM, STAGE 1 WAS EXAMINED AND APPROVED BY ME THIS 10th DAY OF MAY, 1994.

Jay C. Reynolds
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 "SHERMAN CENTER CONDOMINIUM, 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.

Terry N. Trantow
HOOD RIVER COUNTY DIRECTOR OF BUDGET,
FINANCE AND TAX COLLECTOR

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

FILED

MAY 19, 1994
Richard J. Arnold
COUNTY SURVEYOR

FILED FOR RECORD THIS 13 DAY OF MAY, 1994.

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

94047 (3)

SHEET 3 OF 3 SHEETS