

# CASCADE LOFTS PLANNED UNIT DEVELOPMENT in SE¼SW¼ Sec. 25, T3N, R10E, W.M.

Within Parcel 2, PP 2000-02 in Block 18, Hood River Proper,  
Tax Lot 4001, 3N-10-25CD, W.M.  
City of Hood River, Hood River County, Oregon

FILED  
RECORDS AND ASSESSMENT  
HOOD RIVER CO.

Nov 18 2 56 PM '05

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE OWNER OF CASCADE LOFTS PLANNED UNIT DEVELOPMENT, DO HEREBY MAKE, ESTABLISH AND DECLARE THIS PLAT TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY ME AS CASCADE LOFTS PLANNED UNIT DEVELOPMENT, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AFFIXED AND I DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT SUBJECT TO THE PROVISIONS OF O.R.S. 92.010 TO 92.190.

*Christopher Korwin*  
Alpine Inc. dba Glacier Construction by  
CHRISTOPHER KORWIN, President

STATE OF OREGON }  
COUNTY OF HOOD RIVER } ss:

BE IT REMEMBERED ON THIS 18<sup>TH</sup> DAY OF NOVEMBER, 2005, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED CHRISTOPHER KORWIN KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

*Flavie Junient*  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
MY COMMISSION EXPIRES 04-08-2008  
COMMISSION NO. 376691

## APPROVALS:

THE PLAT OF CASCADE LOFTS PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME  
THIS 18TH DAY OF NOVEMBER, 2005  
*David H. Bell*  
HOOD RIVER CITY ENGINEER

THE PLAT OF CASCADE LOFTS PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME  
THIS 17th DAY OF NOVEMBER, 2005  
*Cynthia Walbridge*  
HOOD RIVER CITY PLANNER

THE PLAT OF CASCADE LOFTS PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME  
THIS 17th DAY OF NOVEMBER, 2005  
*Ronald Lohs*  
HOOD RIVER COUNTY SURVEYOR

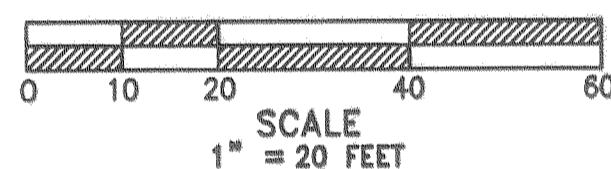
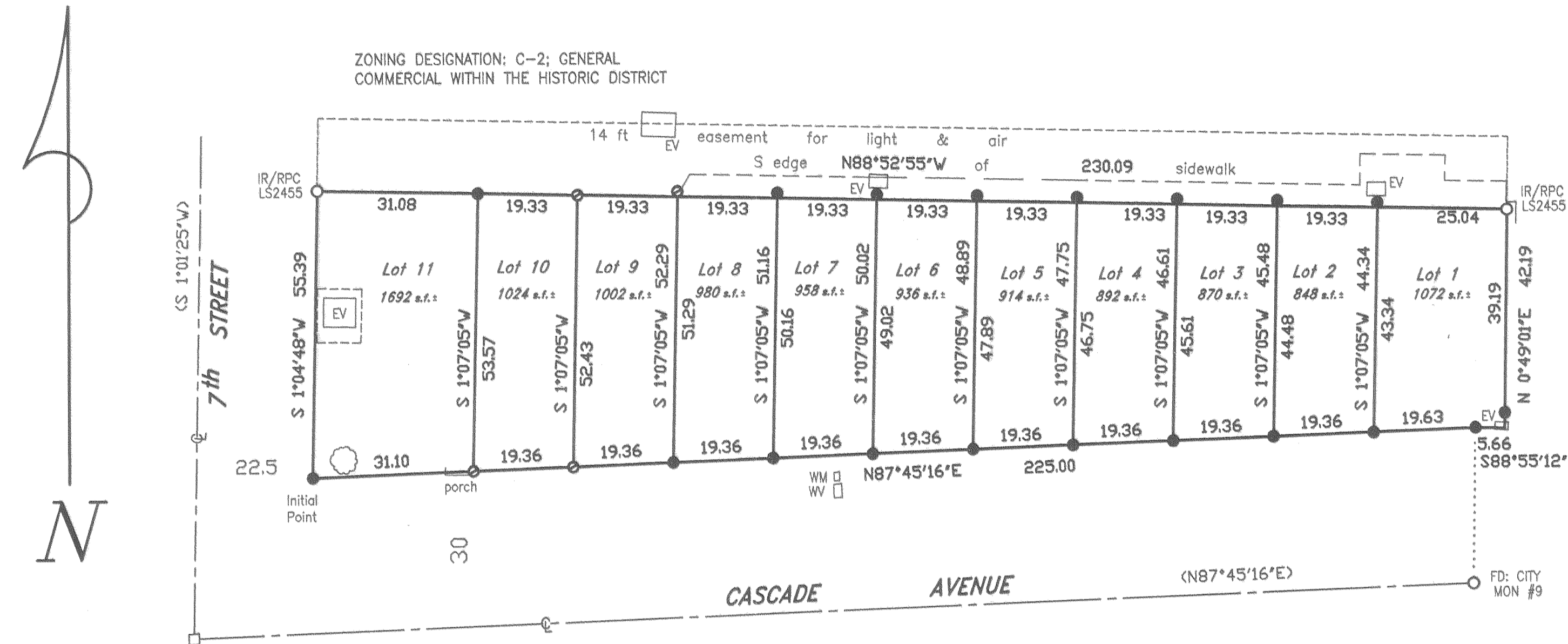
THE PLAT OF CASCADE LOFTS PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY ME  
THIS 17th DAY OF NOVEMBER, 2005  
*Jan M. Hadley*  
MAYOR  
CITY RECORDER

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 "CASCADE LOFTS PLANNED UNIT DEVELOPMENT" IN THE COUNTY OF HOOD RIVER AND THAT 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.

*David Borow*  
HOOD RIVER COUNTY DIRECTOR OF BUDGET  
FINANCE & TAX COLLECTION  
*Sandra E. Berry*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS  
AND ASSESSMENTS  
FILED FOR RECORD THIS 18 DAY OF November, 2005  
AT 2:56 PM  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

20056023  
CS 2005 106

ZONING DESIGNATION: C-2; GENERAL  
COMMERCIAL WITHIN THE HISTORIC DISTRICT



## LEGEND

- Set 5/8"x30" iron rod w/1" red plastic cap: LS 1799
- ⊙ Set 1/2" brass screw in 3/16" lead plug
- Found monument of record
- Calculated, not set or found
- ( ) Call of record
- △ 6" sewer stub, 5' back of sidewalk
- EV Electric vault
- WV Water vault

Trantow Surveying makes no warranty as to matters of unwritten title; environmental concerns; the accuracy or position of features shown without dimension.

TRANTOW SURVEYING, INC.  
412 W. Jefferson-POB 287  
Blingen, WA 98605-0287  
Ph 509/493-3111 Fx 509/493-4309  
Member of L.S.A.W., P.L.S.O.  
#2196

REFERENCES (those listed are considered as part of this drawing and may provide survey information or detail not shown hereon):  
1. CS 2000-11, PLS2455, dated 2/25/2000  
2. CS 2001-066, PLS2393, dated 8/29/2001  
3. CS 95087, PLS872, dated 2/21/1995  
Warranty deeds 971634; 952490; B.31, Pp.15,145; B.44, P.127  
BASIS OF BEARINGS taken from Reference 3

EASEMENTS:  
Subject to the rights of the Public in roads and highways; Subject to Public usage, if any, of vacated portions of Sixth Street; Subject to Public utility easements that exist on the premises.  
A 14 foot wide Public utility easement exists along the North boundary as shown, recorded 8/10/2004, M.F. No. 20043757.

RESTRICTIONS:  
Declaration of deed restrictions, recorded 9/21/2004, M.F. No. 20044388.  
Amended Declaration of Covenants, Conditions & Restrictions for CASCADE LOFTS Planned Unit Development recorded as M.F. No. 20036023, Deed Records of Hood River County, Oregon.

Reservations by the City to protect the existing Black Walnut tree near the Southwest corner of the property.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Terry N. Trantow*  
OREGON  
DEC. 15, 1978  
TERRY N. TRANTOW  
1799  
Renewal Date: 6/30/06  
10 NOV 2005

FILED

NOV 21 2005

## 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 AND FURTHER, THAT I HAVE CORRECTLY SURVEYED THE LAND REPRESENTED ON THE PLAT OF "CASCADE LOFTS PLANNED UNIT DEVELOPMENT" AND THAT THE INITIAL POINT OF THE SURVEY IS A 5/8" IRON BAR WITH RED PLASTIC CAP MARKED OR LS 1799 AT THE SOUTHWEST CORNER OF BLOCK 18, HOOD RIVER PROPER, IN SECTION 25 T3N, R10E, W.M., IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND THE STATE OF OREGON.

## NARRATIVE

HELD PLS 872 BEARINGS OF PARTITION PLAT 9534, FOUND AND TIED MONUMENTS FROM PLS 2455 PARTITION PLAT 2000002. FINAL MONUMENTS SET IN OCTOBER, 2005.

THE PLAT OF CASCADE LOFTS PLANNED UNIT DEVELOPMENT WAS EXAMINED AND APPROVED BY HOOD RIVER COUNTY BOARD OF COMMISSIONERS

THIS 14th DAY OF November, 2005  
*Bob Bell*  
CHAIR, HOOD RIVER COUNTY BOARD OF COMMISSIONERS  
*Carol York*  
COMMISSIONER  
*Mark Wilson*  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER

Plat 11-14-05 16:00 P.M.