

**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, FENCES, GROUNDS, PARKING SPACES, AND LAUNDRY ROOMS AND FACILITIES;
- (b) THE FOUNDATIONS, COLUMNS, GIRDERS, BEAMS, SUPPORTS, BEARING WALLS, PERIMETER WALLS, ROOFS, AND EXTERIOR PORCHES, CORRIDORS, LOBBIES, STAIRS, FIRE ESCAPES, ENTRANCES AND EXITS OF THE BUILDINGS;
- (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; AND
- (e) ALL OTHER ELEMENTS OF ANY BUILDING NECESSARY OR CONVENIENT TO ITS EXISTENCE, MAINTENANCE AND SAFETY, OR NORMALLY IN COMMON USE.

**LIMITED COMMON ELEMENTS**

- (a) EACH UNIT IS ASSIGNED ONE EXTERIOR STORAGE AREA AND ONE PARKING SPACE BEARING THE SAME NUMBER AS THE NUMBER OF THE UNIT;
- (b) EACH UNIT IS ASSIGNED THE PORCH WHICH ADJOINS THE UNIT AS SHOWN ON THE PLAT; AND
- (c) UNITS 25 THROUGH 28 ARE JOINTLY ASSIGNED THE STAIRWAYS LEADING TO THE SECOND STORY OF BUILDING 4 AND THE SECOND STORY PORCH CONNECTING THE ENTRANCES TO THOSE UNITS.

SHEET 2 = APPROVALS  
SHEET 3 = BUILDING DIMENSIONS AND ELEVATIONS

EQUIPMENT : TOPCON "GUPPY" GTS 10D WITH 5 SECOND HORIZONTAL ACCURACY. LAST INSPECTED: FEBRUARY, 1990 BY JOHNSON INSTRUMENT CO.

**BASIS OF BEARING:**

CITY DATUM

**REFERENCES:**

PRIOR TERRA BLOCK 3 BOUNDARY SURVEY OF 1988 AND PHASES 1 AND 2 CONDOMINIUM PLATS OF 1989/1990.

**NARRATIVE:**

FOUND NO MAJOR DISCREPANCIES AND LOCATED ALL MONUMENTS OF RECORD.

**PHASE 3  
THE LODGE  
AT HOOD RIVER,  
A CONDOMINIUM**

BEING ALL A PART OF  
BLOCK 3, WAUCOMA ADDITION TO THE  
CITY OF HOOD RIVER,  
COUNTY OF HOOD RIVER,  
STATE OF OREGON.

**FILED**  
JUN 11, 1990  
Richard J. Ansell  
COUNTY SURVEYOR  
DEPT. 10

**LEGEND:**

- SET 5/8" X 30" IRON ROD WITH CAP
- FOUND MONUMENT OF RECORD
- ⊙ FOUND MONUMENT AS NOTED
- CALCULATED, NOT FOUND OR SET
- PK FOUND PK NAIL IN ASPHALT

**TERRA SURVEYING**

DATE: APRIL, 1990  
SCALE: 1" = 20'  
PROJECT: #8849  
P.O. BOX 617  
HOOD RIVER, OR. 97031  
PHONE (503) 386-4531  
SHEET 1 of 3

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT THE LODGE AT HOOD RIVER, 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 THE LODGE AT HOOD RIVER, PHASE 3, 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 ARE SUBJECT TO THE PROVISIONS OF O.R.S. 100.005 TO 100.990.

THE LODGE AT HOOD RIVER, INC.

Glenn D. Haack  
GLEN D. HAACK, SECRETARY-TREASURER

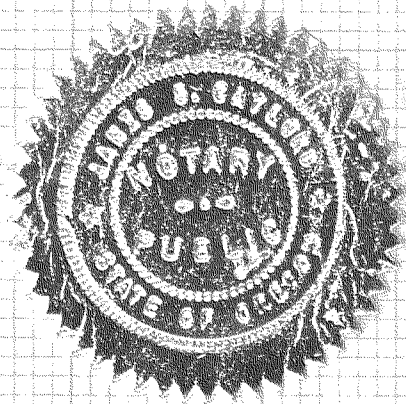
**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
COUNTY OF HOOD RIVER ) S.S.

BE IT REMEMBERED: THAT ON THIS 20<sup>th</sup> DAY OF April, 1990, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED GLENN D. HAACK, WHO BEING FIRST DULY SWORN, UNDER OATH DID SAY THAT HE IS SECRETARY-TREASURER 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 THE CORPORATION.

Janis S. Gaylord  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES 12-12-1993



FILED FOR RECORD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

PHASE 3  
THE LODGE  
AT HOOD RIVER,  
A CONDOMINIUM

**SURVEYOR'S AFFIDAVIT:**

I, ROY O. GAYLORD, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "THE LODGE AT HOOD RIVER, PHASE 3" AND THAT FOR THE INITIAL POINT OF THE SURVEY I USED A 1.25" BY 30" GALVANIZED PIPE WITH A 2.5 INCH BRASS CAP ATTACHED, SET IN CONCRETE, 6 INCHES BELOW THE SURFACE OF THE GROUND. SAID INITIAL POINT IS LOCATED NORTH 87° 44' 15" EAST ALONG THE NORTH LINE OF BLOCK 3 A DISTANCE OF 66.87 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK 3, WAUCOMA ADDITION TO THE CITY OF HOOD RIVER; THENCE SOUTH 01° 11' 47" WEST PARALLEL WITH THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 49.67 FEET; THENCE SOUTH 86° 18' 56" EAST A DISTANCE OF 28.41 FEET; THENCE SOUTH 02° 36' 12" EAST A DISTANCE OF 17.51 FEET; THENCE NORTH 87° 39' 22" EAST A DISTANCE OF 14.34 FEET; THENCE SOUTH 02° 15' 45" EAST A DISTANCE OF 29.80 FEET TO THE NORTH LINE OF "THE LODGE AT HOOD RIVER, PHASE 1" AS PLATTED; THENCE NORTH 87° 44' 15" EAST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 158.96 FEET; THENCE NORTH 54° 33' 32" WEST A DISTANCE OF 56.73 FEET; THENCE SOUTH 40° 18' 13" WEST A DISTANCE OF 15.74 FEET; THENCE NORTH 47° 49' 46" WEST A DISTANCE OF 23.14 FEET; THENCE NORTH 02° 15' 45" WEST A DISTANCE OF 60.51 FEET TO THE NORTH LINE OF SAID BLOCK 3; THENCE SOUTH 87° 44' 15" WEST ALONG SAID NORTH LINE A DISTANCE OF 126.61 FEET TO THE POINT OF BEGINNING.

I, ROY O. GAYLORD, A REGISTERED PROFESSIONAL LAND SURVEYOR CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDRIES OF THE UNITS OF THE BUILDING AND THAT THE CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

THIS 20 DAY OF APRIL, 1990

Roy O. Gaylord  
ROY O. GAYLORD PLS 1815

**APPROVALS:**

THE ANNEXED MAP OF THE LODGE AT HOOD RIVER, PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 5 DAY OF June, 1990.

Chris Worn  
HOOD RIVER CITY ENGINEER  
THE ANNEXED MAP OF THE LODGE AT HOOD RIVER, PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 5 DAY OF June, 1990.

Linda Maddox  
HOOD RIVER CITY PLANNING COMMISSION

THE ANNEXED MAP OF THE LODGE AT HOOD RIVER, PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 4 DAY OF June, 1990.

Richard G. Arnold  
HOOD RIVER COUNTY SURVEYOR  
THE ANNEXED MAP OF THE LODGE AT HOOD RIVER, PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 5 DAY OF JUNE, 1990.

J. Kenneth A. Gemmett Mayor  
Mark 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 "THE LODGE AT HOOD RIVER," PHASE 3", 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.

HOOD RIVER COUNTY DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

**FILED**

JUN 11, 1990

Richard G. Arnold  
COUNTY SURVEYOR

**TERRA SURVEYING**

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SHEET 2 of 3

