

EASEMENTS:

Subject to the rights of the public in roads and highways. Subject to the effect of public usage, if any, of vacated portions of Columbia Avenue. Subject to Public Utility Easements, if any shall be found to exist on the premises. Subject to deed restrictions, if any, including reservations to protect the existing Black Walnut tree near the Southwest corner of the property.

A new five foot even width Public Utility Easement adjacent to and Southerly of the North boundary of Parcel 2 of this plat is hereby dedicated.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That The City of Hood River is the owner of the land shown hereon, and has caused the partitioning as shown hereon. The City of Hood River does hereby dedicate and convey to the public for street purposes, all that portion of the South 30 feet of Columbia Avenue as vacated and inured to Block 18 of Hood River Proper.

BASIS of BEARING:

Basis of Bearing as per PLS 872 survey dated February 21, 1995.

LOCATION:

Parcels are located in Block 18, HOOD RIVER PROPER, and Block 10 of SECOND WEST ADDITION, in the Southeast Quarter of the Southwest Quarter of Section 25, Township 3 North, Range 10 East, Willamette Meridian, City of Hood River, Hood River County Oregon.

REFERENCES:

CS #95126, PLS 1028, Dated 11/27/95
 CS #87020, PLS 872, Dated 4/11/87
 CS #92068, PLS 872, Dated 7/6/92
 CS #95087, PLS 872, Dated 2/21/95
 CS #94105, PLS 1815, Dated 8/94
 Plat of HOOD RIVER PROPER
 Plat of SECOND WEST ADDITION
 Warranty Deeds 960906, 971634, 952490, 971633,
 & 972526, Hood River County Deed Records

LEGAL DESCRIPTION:

As per Warranty Deeds 960906, 971634, 952490, 971633,
 & 972526, Hood River County Deed Records

NARRATIVE

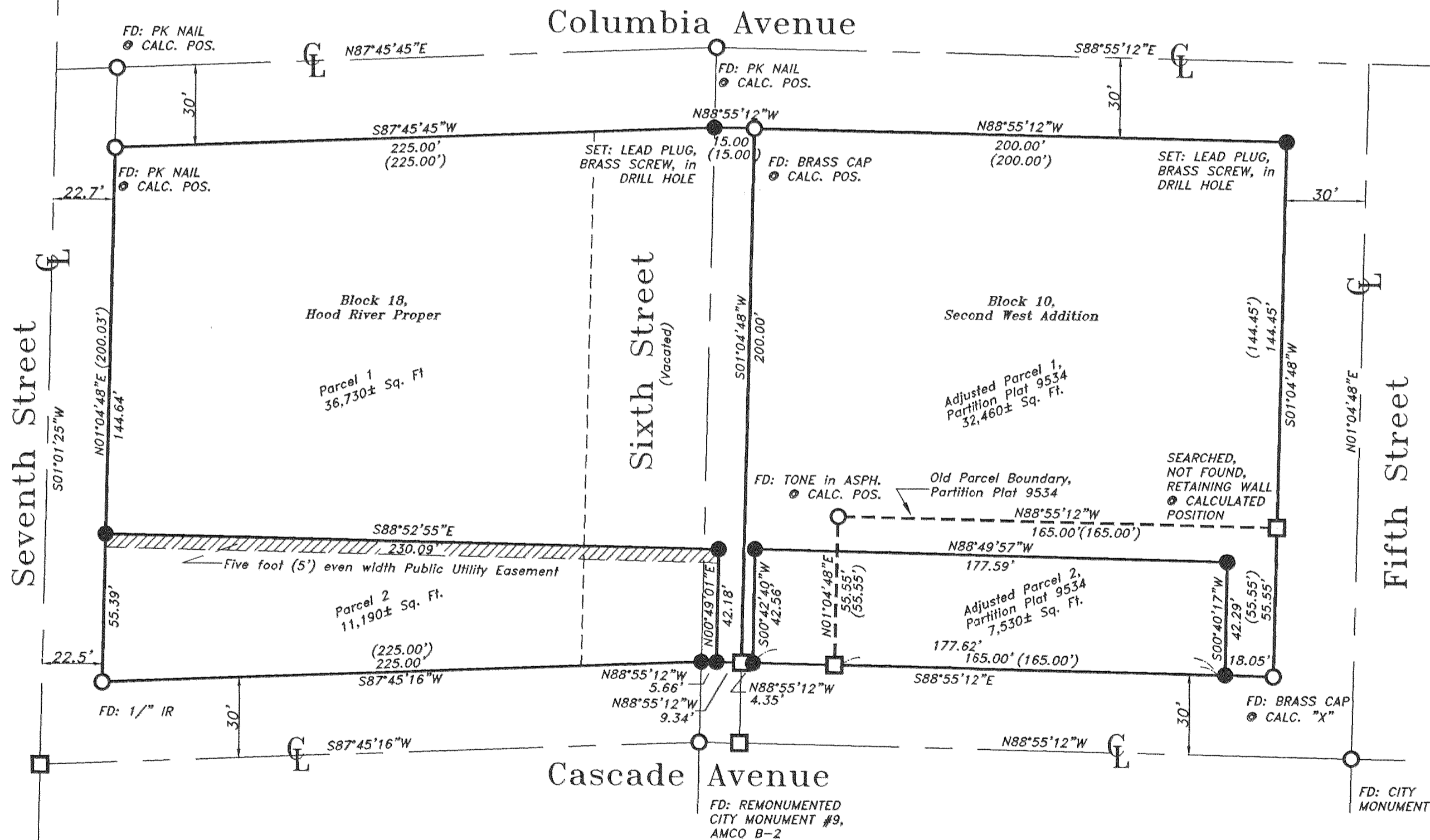
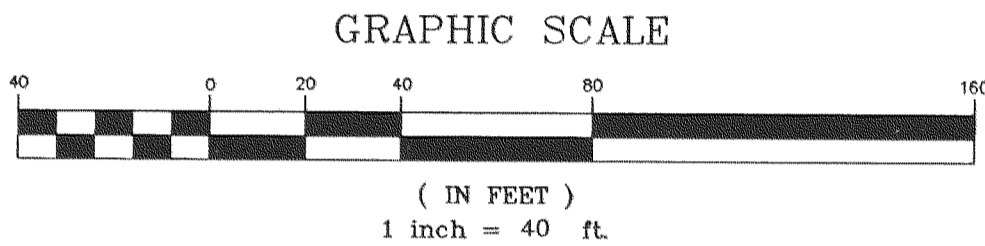
Held PLS 872 bearings of Partition Plat 9534, and CS# 92068 which set the centerline monuments of Cascade Avenue, and found monuments from said plat and PLS 1028 survey, CS# 95126 to retrace the monuments found and set from those surveys as shown. Monuments were found within tolerances, and calculated and set monuments as shown to reflect the intentions of the City to develop the two Southerly properties, and retain the existing improvements in the public ownership. Monuments have been set approximately one foot from the back of walks and walks.

Plat has been tied to City monuments at Fifth and Cascade, and Sixth and Cascade thereby satisfying ORS 92.050.

Monuments were set in October, 1999.

LEGEND:

- FOUND MONUMENT OF RECORD
- CALCULATED, NOT SET OR FOUND
- SET IRON ROD W/ RED PLASTIC CAP: "LS 2455" or as NOTED OTHERWISE
- (XX.XX') DEED OR PLAT CALL



Minor Partition and Boundary Line Adjustment for The City of Hood River

File Number 200002 P
 Instrument received on the 12th day of January, 192000 at 9:20 AM.

Hood River County Director of Records and assessments.

SURVEYOR'S CERTIFICATE
 I, RANDY JOHNSTON, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described in Instrument # As Noted, dated _____, Hood River County Deed Records to CITY of Hood River.
 Subscribed and sworn to before me this 24th day of November, 1999.
 STATE OF Oregon
 COUNTY OF HOOD RIVER } s.s.

NOTARY PUBLIC
 TARA J. LOFTIN
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 308881
 MY COMMISSION EXPIRES JAN. 27, 2002
 My commission expires 1/27/02

ACKNOWLEDGEMENTS
 We the owner(s) of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires.
Paul G. Cummings 11/23/99
 OWNER DATE

NOTARY PUBLIC
 ANITA ROBERTS
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 301130
 MY COMMISSION EXPIRES MAY 13, 2001
 My commission expires 5/13/01

by Paul G. Cummings
Mayor, City of Hood River
 Notary Public for the State of Oregon
 My Commission expires 5/13/01

APPROVALS
 I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
Randy Johnston
 Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 11 day of Jan, 192000
Randy Johnston
 Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 23rd day of NOVEMBER, 1999.
 Planning File Number 99-35
Cynthia Walbridge
 Hood River (Planning Director)

FILED
 FEB 25, 2000
Randy Johnston

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 25, 1990
 RANDAL B. JOHNSTON
 2455

Next Date of Renewal: December 31, 1999

JAN 12 2000
 Certified to be a true and correct copy of the ORIGINAL
 Dept. of Records & Assessment
Randy Johnston, Deputy