FILED HOOD RIVER CO. MAINTENANCE AGREEMENTS, RESTRICTIONS, AND EASEMENTS: Jun 12 | 54 Ph 103 NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO DEFINE THE PROPERTY BOUNDARY OF LOT 20 OF BLOCK 4, WAUCOMA COMMON STRUCTURAL ELEMENTS MAINTENANCE AGREEMENT FOR PARCELS 1 AND 2 WAS RECORDED AS DEED ADDITION, BEING A PORTION OF TAX LOT 901 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10-25CD, AS DESCRIBED MICROFILM No. 20032886 HOOD RIVER COUNTY DEED RECORDS. THIS DOCUMENT REFERS TO PARCEL C, WHICH IS PARCEL 1 OF THIS PARTITION AND PARCEL D, WHICH IS PARCEL 2 BY HOOD RIVER COUNTY DEED MICROFILM No. 20014631. LOT 20 IS TO BE PARTITIONED INTO 2 NEW TOWNHOUSE PARCELS WITH THE COMMON BOUNDARY BEING THE CENTER OF THE COMMON WALL OF THE NEWLY CONSTRUCTED OF THIS PARTITION. TOWNHOUSE ON THE SUBJECT PROPERTY. DEED MICROFILM No.20032886 HOOD RIVER COUNTY DEED RECORDS, ALSO CREATED EASEMENTS WHICH HAVE BEEN AMENDED BY DEED MICROFILM No.20033218 HOOD RIVER COUNTY DEED RECORDS, TO MORE ACCURATELY REPRESENT File Number 200316 P MONUMENTS OF RECORD WERE FOUND AND TIED AS SHOWN. MISSING MONUMENTS FOR THE ORIGINAL LOT 7 AND LOT 20 OF BLOCK 4 OF WAUCOMA ADDITION WERE CALCULATED AND BASED ON PROPORTIONED DISTANCES BETWEEN THE Instrument received on the_ THE FOLLOWING EASEMENTS CREATED BY THIS PARTITION: FOUND MONUMENTS AND SET DURING TERRA SURVEYING PROJECT #202042TOWNPARTI, WHICH PARTITIONED LOT 7 TO JUNE 1 FOOT EAVE OVERHANG EASEMENT GRANTED TO PARCEL 2 FROM PARCEL 1 AS SHOWN. INGRESS AND EGRESS EASEMENTS WERE CREATED OVER THE NEWLY CONSTRUCTED DRIVEWAYS. 10 FOOT EVEN WIDTH UNDERGROUND UTILITY EASEMENT GRANTED TO PARCEL 1 AND 2 FROM LOT 7, AND FROM Hood River County Director of Records PARCEL 1 TO PARCEL 2. and assessments. LOCATION OF SURVEY: EASEMENT FOR RETAINING WALL GRANTED FROM LOT 21 TO PARCELS 1 AND 2. BLOCK 4, WAUCOMA ADDITION TO THE CITY OF HOOD RIVER. LOCATED 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. SURVEYOR'S CERTIFICATE FOUND 'X' CHISELED EASEMENT FOR INGRESS AND EGRESS CONVEYED TO PARCEL 2, ON RAILROAD SPIKE IN ASPHALT AS PER BASIS OF BEARING: I, Roy O. Gaylord, C.S.96001. N 87'50'53" E 92.79 (93.00) being first duly sworn, depose and say that I 1986 CITY OF HOOD RIVER DATUM EASEMENT FOR INGRESS AND EGRESS CONVEYED TO PARCEL 1. have correctly surveyed and marked with proper 32.93 (33.00) monuments the lands represented on this THIS PARTITION IS ALSO SUBJECT TO AN UNDERGROUND RIGHT OF WAY EASEMENT GRANTED TO PACIFIC POWER & Partition Plat, the boundaries being described in 5/8" IRON ROD AS 1 PER C.S.90104 LIGHT COMPANY BY DEED MICROFILM No. 872474 HOOD RIVER COUNTY DEED RECORDS. Instrument No.20014631, Warranty Deed conveyed to Nisei, LLC, Recorded October 31, 2001, Hood FOUND LEANING, TIED AT GROUND. 41 30.67 River County Deed Records. 12.26 LOT 21, BLOCK 4 1 FOOT EAVE OVERHANG REFERENCES: WAUCOMA ADDITION FILED EASEMENT GRANTED TO PARCEL 2 HOOD RIVER COUNTY DEED RECORDS MICROFILM #20014631. PARCEL 2 FROM PARCEL 1. 2985 Sq.Ft., ± HOOD RIVER COUNTY DEED RECORDS MICROFILM #20032886. REGISTERED HOOD RIVER COUNTY DEED RECORDS MICROFILM #200 33218. **PROFESSIONAL** HOOD RIVER COUNTY DEED RECORD'S MICROFILM #872474. 12.49 LAND SURVEXOR HOOD RIVER COUNTY SURVEYORS OFFICE C.S. 79038. HOOD RIVER COUNTY SURVEYORS OFFICE C.S. 90104. JUN 1 7 2003 HOOD RIVER COUNTY SURVEYORS OFFICE C.S. 9 2004, PARTITION PLAT 92-01. EASEMENT FOR RETAINING TAX LOT 16100 83"22"50" HOOD RIVER COUNTY SURVEYORS OFFICE C.S. 96001, PARTITION PLAT 96-01. WALL GRANTED FROM LOT LOT 19, BLOCK 4 60.22 HOOD RIVER COUNTY ASSESSORS MAP 3N-10-25CD, REVISED 10/23/02. 21 TO PARCELS 1 AND 2. WAUCOMA ADDITION JULY 13, 1979 OY O. GAYLORD HOOD RIVER COUNTY ASSESSORS MAP 3N-10-25CC, REVISED 10/23/02. Expires: June, 2005 LINE TABLE: 14.29 DISTANCE ACKNOWLEDGMENTS NO. BEARING PARCEL 1 ACKNOWLEDGMENTS 3000 Sq.Ft., ± S 40'48'52" W 16.35 S 58.56 32" E 18.73 10 FOOT EVEN WIDTH UNDERGROUND S 06'23'36" W 2.67 UTILITY EASEMENT GRANTED TO 3.80 We the owner(s) of the land shown herein, hereby We the owner(s) of the land shown herein, hereby declare that this division of land has been made with S 83'36'24" PARCELS 1 AND 2 FROM LOT 7, AND FROM PARCEL 1 TO PARCEL 2. S 06 23 36" 3.17 10.40 21.33 12.00 our free consent and in accordance with our desires. our free consent and in accordance with our desires. N 83'36'24" 2.83 S 83'36'24" 2.67 N 83.36 '24" W 2.83 S 87'57'23" W 4.02 N 01 04 48" 60.25 (60.00) S 83'13'49" 7.22 L10 S 16'18'13" E FOUND 1/2" AS 21.73 6.11.03 6.11.05 S 73'41'47" PER C.S.79038. L12 N 16'18'13" W Owner 19.09 L13 MAUI MEYER N 83'13'49" W 4.18 L14 S 51'30'45" S 85'46'55" E 15.00 S 61'03'37" 10.46 L17 S 14.51'56" STATE OF Oregon COUNTY OF HOOR River STATE OF Hood River }s.s. S 08'33'53" E 22.61 1.19 S 17'43'37" E 24.08 L20 Subscribed and sworn to before me on this N 32'58'27" 21.67 Subscribed and swarn to before me on this S 89'16'09" W 21.05 N 48'11'36" W L23 N 01'04'48" E 11.61 L24 S 87.51 35" W N 86.25 05" E TAX LOT 905 13.68 LOT 7, BLOCK 4 PRINT NAME Jean M. Hadky LOT 6, BLOCK 4 WAUCOMA ADDITION 9.89 WAUCOMA ADDITION TAX LOT 15400 LOT 8, BLOCK 4 NOTARY PUBLIC - OREGON 6004 J222222 MY COMMISSION EXPIRES: 2-25-07 MY COMMISSION EXPIRES: 2-25-07 (Seal) SCALE: 1"=20 FEET APPROVALS FOUND 5/8" TERRA IRON ROD AT THE hereby certify that all taxes and assessments due FOUND 5/8" SOUTHWEST CORNER hereon have been fully paid as required by law. TERRA IRON RODS AS PER OF PARCEL 2 OF Hood River County Director of Budget and C.S.96001. C.S.90104. 50.06 (50.00) 60.07 (60.00) IRON PIPE FOUND BENT AND LEANING 50.07 (50.00) 275.33 N 87°51'35" E NEAR CALCULATED SOUTHEAST hereby certify this partition was ex-CORNER OF LOT 6. NOT USED DUE TO amined and approved as of this ______ day POOR CONDITION. TERRA SURVEYING AVENUE LEGEND: of JUNE , 2003 COLUMBIA SET 5/8" X 30" IRON ROD WITH PLASTIC CAP DATE: June, 2003 FOUND MONUMENT OF RECORD Hood River County Surveyor SCALE: 1" = 20' SET 1" HEAD X 3" LONG SURVEY NAIL IN ASPHALT PROJECT: 202042PART1 ASSESSORS MAP: 3N-10-25CD FOUND MONUMENT SET FOR TERRA SURVEYING TOWNHOUSE PARTITION PLAT PROJECT #202042TOWNPARTI (PARTITION OF LOT of June , 2003 P.O. BOX 617 1111 1 2 2003 for HOOD RIVER, OREGON 97031

MAUI MEYER

CALCULATED, NOT FOUND OR SET

DEED OR PLAT CALL

Certified to be a true and

correct copy of the ORIGINAL

Decly of Recog s & Assessment by Grant Deputy

CS 2003 047

PHONE & FAX: (541) 386-4531

E-Mail: terra@gorge.net

Planning File Number 2002-05