

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE PROPERTY BOUNDARY OF TAX LOT 1700 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10-25CD, BEING LOT 7 OF BLOCK 4 WAUCOMA ADDITION AS DESCRIBED BY HOOD RIVER COUNTY DEED MICROFILM No.20014631. LOT 7 IS TO BE PARTITIONED INTO 2 NEW TOWNHOUSE PARCELS WITH THE COMMON BOUNDARY BEING THE CENTER OF THE COMMON WALL OF THE NEWLY CONSTRUCTED TOWNHOUSE ON THE SUBJECT PROPERTY.

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 SET BASED ON PROPORTIONED DISTANCES BETWEEN THE FOUND MONUMENTS.

INGRESS AND EGRESS EASEMENTS WERE CREATED OVER THE NEWLY CONSTRUCTED DRIVEWAYS.

LOCATION OF SURVEY:

BLOCK 4, WAUCOMA ADDITION TO THE CITY OF HOOD RIVER. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

BASIS OF BEARING:

1986 CITY OF HOOD RIVER DATUM


MAINTENANCE AGREEMENTS, RESTRICTIONS, AND EASEMENTS:


COMMON STRUCTURAL ELEMENTS MAINTENANCE AGREEMENT FOR PARCELS 1 AND 2 WAS RECORDED AS DEED MICROFILM No.20032886 HOOD RIVER COUNTY DEED RECORDS. THIS DOCUMENT REFERS TO PARCEL A, WHICH IS PARCEL 1 OF THIS PARTITION AND PARCEL B, WHICH IS PARCEL 2 OF THIS PARTITION.

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 THE FOLLOWING EASEMENTS CREATED BY THIS PARTITION:

1 FOOT EAVE OVERHANG EASEMENT GRANTED TO PARCEL 2 FROM PARCEL 1 AS SHOWN.

10 FOOT EVEN WIDTH UNDERGROUND UTILITY EASEMENT GRANTED TO LOT 20 FROM PARCELS 1 AND 2, AND FROM PARCEL 1 TO PARCEL 2 AS SHOWN.

 EASEMENT FOR INGRESS AND EGRESS CONVEYED TO PARCEL 1.

 EASEMENT FOR INGRESS AND EGRESS CONVEYED TO PARCEL 2.

THIS PARTITION IS ALSO SUBJECT TO AN UNDERGROUND RIGHT OF WAY EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY BY DEED MICROFILM No.872474 HOOD RIVER COUNTY DEED RECORDS.

REFERENCES:

- HOOD RIVER COUNTY DEED RECORDS MICROFILM #20014631.
- HOOD RIVER COUNTY DEED RECORDS MICROFILM #20032886.
- HOOD RIVER COUNTY DEED RECORDS MICROFILM #20033218.
- HOOD RIVER COUNTY DEED RECORDS MICROFILM #872474.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.79038.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.90104.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.92004, PARTITION PLAT 92-01.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.96001, PARTITION PLAT 96-01.
- HOOD RIVER COUNTY ASSESSORS MAP 3N-10-25CD, REVISED 10/23/02.
- HOOD RIVER COUNTY ASSESSORS MAP 3N-10-25CC, REVISED 10/23/02.

FILED

JUN 17 2003

Randal J. Platts
Deputy Clerk

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.

JUN 12 1 56 PM '03

File Number 200317P
Instrument received on the 17th day of JUNE, 2003 at 1:56 P.M.
Randal J. Platts Deputy Clerk
Hood River County Director of Records and Assessments.

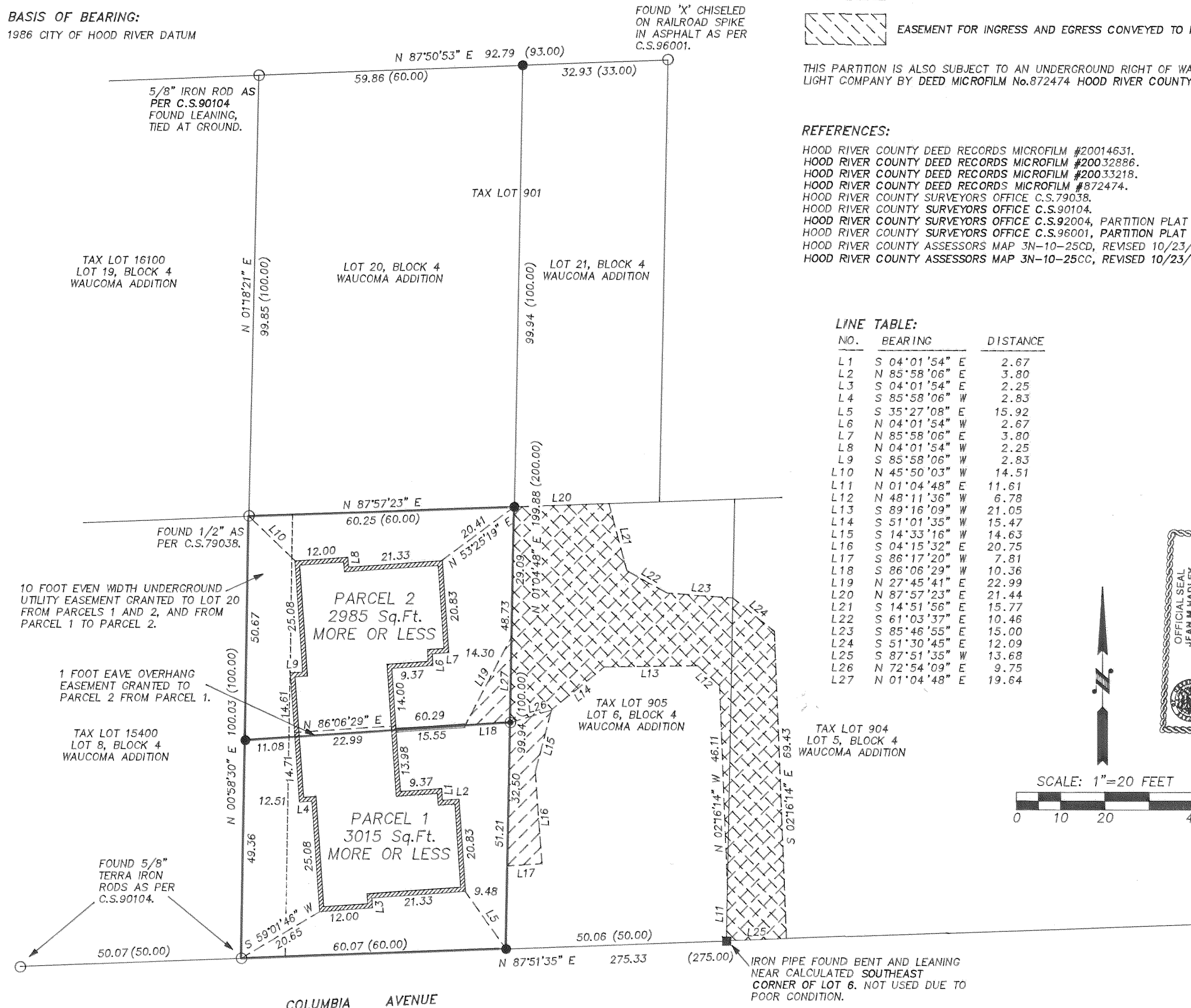
SURVEYOR'S CERTIFICATE

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 this Partition Plat, the boundaries being described in Instrument No.20014631, Warranty Deed conveyed to Nisei, LLC, Recorded October 31, 2001, Hood River County Deed Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roy O. Gaylord
OREGON
JULY 13, 1979
ROY O. GAYLORD
1815

Expires: June, 2005



ACKNOWLEDGMENTS

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.

Owner *Maui Meyer* 6/11/03
Date
Maui Meyer

STATE OF Oregon
COUNTY OF Hood River } s.s.
Subscribed and sworn to before me on this 11th day of June, 2003
by *Jean M. Hadley*
PRINT NAME Jean M. Hadley

NOTARY PUBLIC - OREGON
COMMISSION NO. 366004
MY COMMISSION EXPIRES: 2-25-07
(Seal)

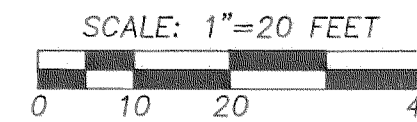
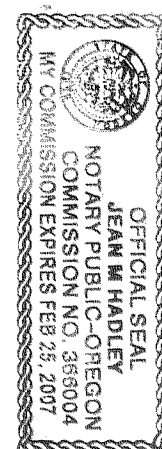
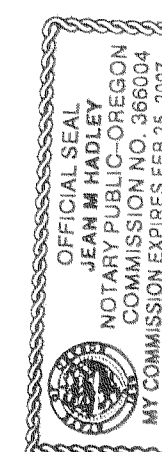
ACKNOWLEDGMENTS

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.

Developer *Maui Meyer* 6/11/03
Date
Maui Meyer

STATE OF Oregon
COUNTY OF Hood River } s.s.
Subscribed and sworn to before me on this 11th day of June, 2003
by *Jean M. Hadley*
PRINT NAME Jean M. Hadley

NOTARY PUBLIC - OREGON
COMMISSION NO. 366004
MY COMMISSION EXPIRES: 2-25-07
(Seal)



FOUND 5/8" TERRA IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 2 OF C.S.96001.

IRON PIPE FOUND BENT AND LEANING NEAR CALCULATED SOUTHEAST CORNER OF LOT 6. NOT USED DUE TO POOR CONDITION.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- ⊙ SET 1" HEAD X 3" LONG SURVEY NAIL IN ASPHALT
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

TERRA SURVEYING

DATE: JUNE, 2003
SCALE: 1" = 20'
PROJECT: 202042PART1
ASSESSORS MAP: 3N-10-25CD
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

APPROVALS

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

I hereby certify this partition was examined and approved as of this 10th day of June, 2003.
Randal J. Platts
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 12th day of June, 2003.
Planning File Number 2002-04
Cynthia Walkridge
City of Hood River Planning Director

JUN 12 2003

Certified to be a true and correct copy of the ORIGINAL Deed of Records & Assessment by *Randal J. Platts* Deputy

TOWNHOUSE PARTITION PLAT
for
MAUI MEYER

1:00 P.M.
6.9.03

CS 2003 04B

2459m
6/13/03
pk