

JUN 14 10 58 AM '04

File Number **200407P**
Instrument received on the **14th** day of **June**, 2004 at **10:58** A.M.
Lee K. Shihlin
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 Warranty Deed recorded July 22, 2003, Deed Microfilm recording number 20034449(2), Hood River County Deed Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

Roy O. Gaylord
OREGON
JULY 13, 1979
ROY O. GAYLORD
1815
Expires June, 2005

LOCATION OF SURVEY:
PORTION OF LOTS 16 AND 17 OF BLOCK 7, OF THE AMENDED PLAT OF IDLEWILDE ADDITION TO THE CITY OF HOOD RIVER, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

EASEMENTS
NEW 5 FOOT IN EVEN WIDTH, UNDERGROUND UTILITY EASEMENT FOR ALL TYPES OF EXISTING UNDERGROUND SERVICES TO THE 3 PARCELS.

THE CONCRETE DRIVE WAY APRON ABUTTING PARCELS 1, 2 AND 3 IS FOR THE JOINT USE OF ALL 3 PARCELS FOR MANEUVERING OF VEHICLES. PARKING SHALL BE LIMITED TO PARCEL OWNERS AND THEIR INVITED GUESTS AND ONLY IN FRONT OF THEIR RESPECTIVE GARAGE AREAS. PARKING SHALL HAVE PRIORITY OVER MANEUVERING OF VEHICLES.

EASEMENT & ROAD MAINTENANCE AGREEMENT MICROFILM No. 20035938 SHOWN ON THE PLAT MAP.
DECLARATION OF DEED RESTRICTIONS MICROFILM No. 20013183.
EASEMENT TO PACIFICORP BY MICROFILM No. 200115254.
COVENANTS, CONDITIONS AND RESTRICTIONS MICROFILM No. 20023486 RE-RECORDED AS FILM No. 20023680.

REFERENCES:
HOOD RIVER COUNTY DEED MICROFILM #890796.
HOOD RIVER COUNTY DEED MICROFILM #911512.
HOOD RIVER COUNTY DEED MICROFILM #982542.
HOOD RIVER COUNTY DEED MICROFILM #982547.
TERRA SURVEYING PROJECT 2068PROP, DATED SEPTEMBER 2000.
HOOD RIVER COUNTY DEED MICROFILM #2001016.

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION PORTIONS OF LOTS 16 & 17, 18 IN BLOCK 7, OF THE AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER INTO 3 TOWNHOUSE UNITS. THE PROPERTY IS CURRENTLY COMPRISED OF TAX LOT 2500 OF HOOD RIVER COUNTY ASSESSORS MAP 3N-10-26DA.
ADDITIONAL SURVEY INFORMATION FOR BLOCK 7 CAN BE FOUND ON TERRA SURVEYING PROJECT 2068PROP, CS No. 2001016, DATED FEBRUARY, 2001.
NO MAJOR DISCREPANCIES WERE FOUND DURING THE COURSE OF THIS SURVEY. SEE FACE OF SURVEY FOR FURTHER DETAILS.

EASEMENTS WERE CREATED WITH THE PREVIOUS BOUNDARY LINE ADJUSTMENT ARE PARTIALLY SHOWN ON THIS MAP.

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.
NW REAL ESTATE DEVELOPMENT, LLC

Amplimer 6/8/04
President Date

This instrument was acknowledged before me on the **8th** day of **June**, 2004.

Notary Signature
Janis S. Gaylord

STATE OF **Oregon**
COUNTY OF **Hood River** }s.s.
Subscribed and sworn to before me on this **8th** day of **June**, 2004.

Janis S. Gaylord
NOTARY PUBLIC - OREGON
COMMISSION NO. 351940
MY COMMISSION EXPIRES
DECEMBER 12, 2005

(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.
MONTANA DEVELOPMENT, INC.

SKL *W. Staley*
President Date

This instrument was acknowledged before me on the **8th** day of **June**, 2004.

Notary Signature
Janis S. Gaylord

STATE OF **Oregon**
COUNTY OF **Hood River** }s.s.
Subscribed and sworn to before me on this **8th** day of **June**, 2004.

Janis S. Gaylord
NOTARY PUBLIC - OREGON
COMMISSION NO. 351940
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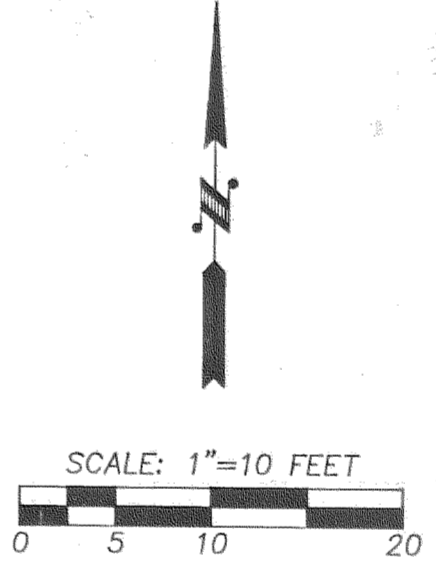
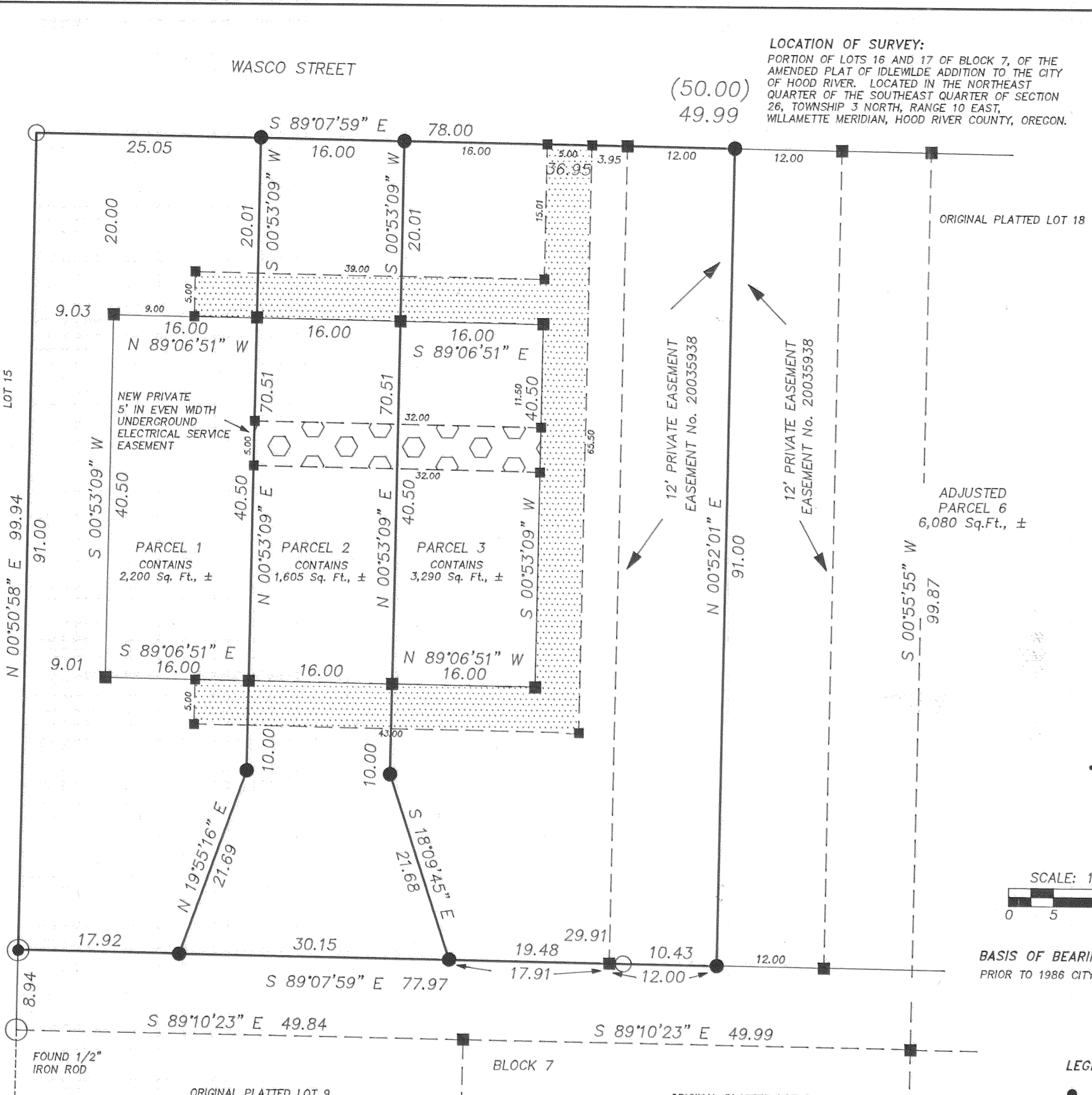
(Seal)

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

I hereby certify this partition was examined and approved as of this **8th** day of **JUNE**, 2004.
Randal L. Lantz
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this **11th** day of **JUNE**, 2004.
Planning File Number **2003-49**
Cynthia A. Walbridge
City of Hood River Planning Director

CS 2004 024



BASIS OF BEARING:
PRIOR TO 1986 CITY OF HOOD RIVER DATUM.

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

FILED

JUN 17 2004
Randal Lantz
COUNTY SURVEYOR
DEPUTY

JUN 14 2004
Certified to be a true and correct copy of the ORIGINAL, Dept. of Records & Assessment by *Lee K. Shihlin* Deputy

TERRA SURVEYING
DATE: JUNE, 2004
SCALE: 1" = 10'
PROJECT: 203060PLAT
ASSESSORS MAP: 3N-10E-26DA
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

COVENANTS, CONDITIONS AND RESTRICTIONS:
THE 3 PARCELS CREATED BY THIS TOWNHOUSE PARTITION PLAT ENTITLED "1529 WASCO, UNITS 100, 200, 300" ARE SUBJECT TO A DOCUMENT TITLED "PARTY WALL AGREEMENT" SAID DOCUMENT RECORDED **June 14**, 2004, AS HOOD RIVER DEED FILM NUMBER **20042722**. HOOD RIVER COUNTY DEED RECORDS. SAID DOCUMENT SHALL BE CONSIDERED AS PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

TOWNHOUSE PARTITION PLAT "1529 WASCO UNITS 100, 200, 300"
for
NW REAL ESTATE DEVELOPMENT, LLC & MONTANA DEVELOPMENT INC.