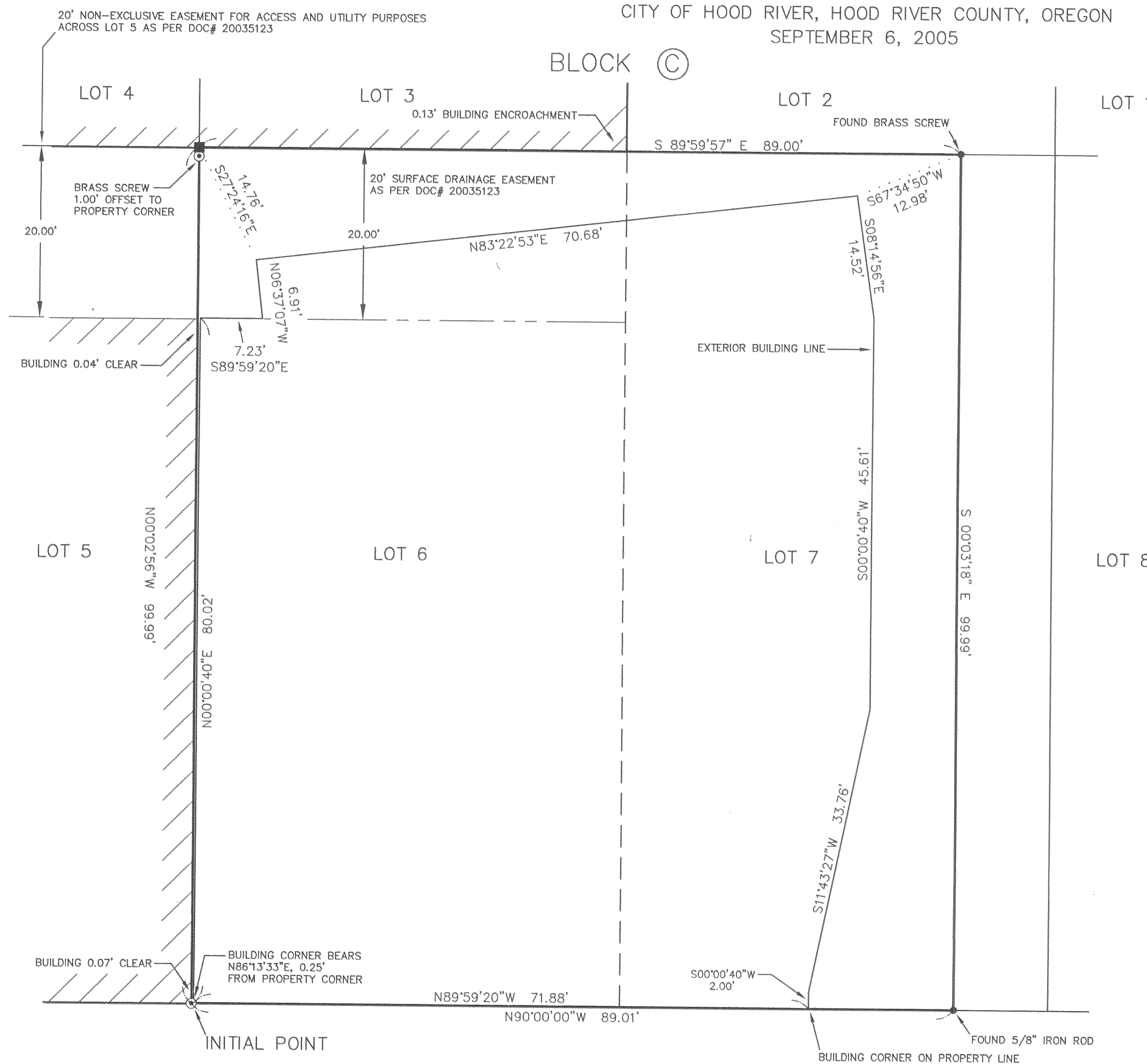


# 310 OAK STREET CONDOMINIUM

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C  
 FIRST WEST ADDITION TO HOOD RIVER  
 SITUATED IN THE SW 1/4 OF SECTION 25, T3N, R10E, W.M.  
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
 SEPTEMBER 6, 2005



SCALE 1" = 10 FEET  
 BASIS OF BEARING: 2005 039  
 TAX LOT 11701, 3N 10 25CD



## LEGEND:

- SET BRASS SCREW AND WASHER STAMPED "LS 2393"  
 REPLACES FOUND BRASS SCREW AS PER CS 2002 046  
 DESTROYED BY CONSTRUCTION
- FOUND MONUMENT AS NOTED AS PER CS 2005 039
- CALCULATED POSITION

## SHEET INDEX:

SHEET 1	PLAT BOUNDARY BUILDING LOCATION NARRATIVE
SHEET 2	BASEMENT FLOOR PLAN
SHEET 3	FIRST FLOOR PLAN
SHEET 4	SECOND FLOOR PLAN
SHEET 5	THIRD FLOOR PLAN
SHEET 6	FOURTH FLOOR PLAN
SHEET 7	BUILDING SECTION PLAN
SHEET 8	SURVEYOR'S CERTIFICATE DECLARATION AND ACKNOWLEDGEMENT CERTIFICATE OF COMPLETION APPROVALS

SUBJECT TO AND BENEFITTING FROM EASEMENT AGREEMENT  
 AS DESCRIBED IN DOC# 20035956

EACH UNIT SHALL HAVE AN EASEMENT THROUGH EACH OTHER UNIT AND THROUGH  
 THE COMMON ELEMENTS FOR UTILITY, WIRING, HEAT PLUMBING AND OTHER  
 SERVICE ELEMENTS, AND FOR REASONABLE ACCESS REQUIRED TO EFFECTUATE AND  
 CONTINUE PROPER OPERATION OF THE CONDOMINIUM AS PER THE PROVISIONS OF  
 O.R.S. 100.520.

EACH UNIT AND ALL COMMON ELEMENTS SHALL HAVE AN EASEMENT OVER ALL  
 ADJOINING UNITS AND COMMON ELEMENTS FOR THE PURPOSE OF ACCOMMODATING  
 ANY PRESENT OR FUTURE ENCROACHMENT AS A RESULT OF ENGINEERING ERRORS,  
 CONSTRUCTION, RECONSTRUCTION, REPAIRS, SETTLEMENT, SHIFTING, OR MOVEMENT  
 OF ANY PORTION OF THE PROPERTY, OR ANY SIMILAR CAUSE, AND ANY  
 ENCROACHMENT DUE TO BUILDING OVERHANG OR PROJECTION. THERE SHALL BE  
 VALID EASEMENTS FOR THE MAINTENANCE OF THE ENCROACHING UNITS AND  
 COMMON ELEMENTS SO LONG AS THE ENCROACHMENTS EXIST AS PER THE  
 PROVISIONS OF O.R.S. 100.520.

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM OF  
 LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C,  
 FIRST WEST ADDITION TO HOOD RIVER. THE BOUNDARY WAS HELD  
 AS ESTABLISHED IN CS 2005 039. MONUMENTS DESTROYED DURING  
 CONSTRUCTION WERE REPLACED AS SHOWN.

OAK STREET  
 (60 FEET WIDE)

**FILED**

OCT 18 2005  
*Kevin Dowd*  
 OREGON LAND SURVEYOR

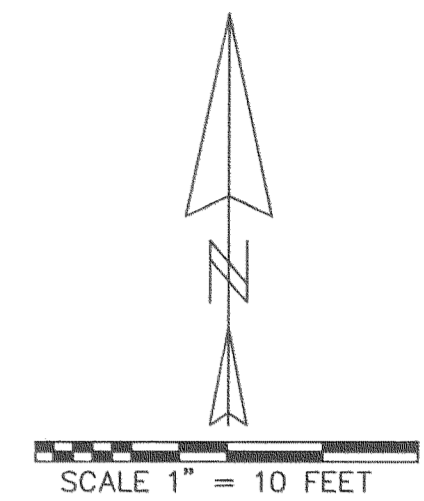
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Kevin Dowd*  
 OREGON  
 JULY 26, 1989  
 KEVIN DOWD  
 2393  
 RENEW DATE: 12-31-05

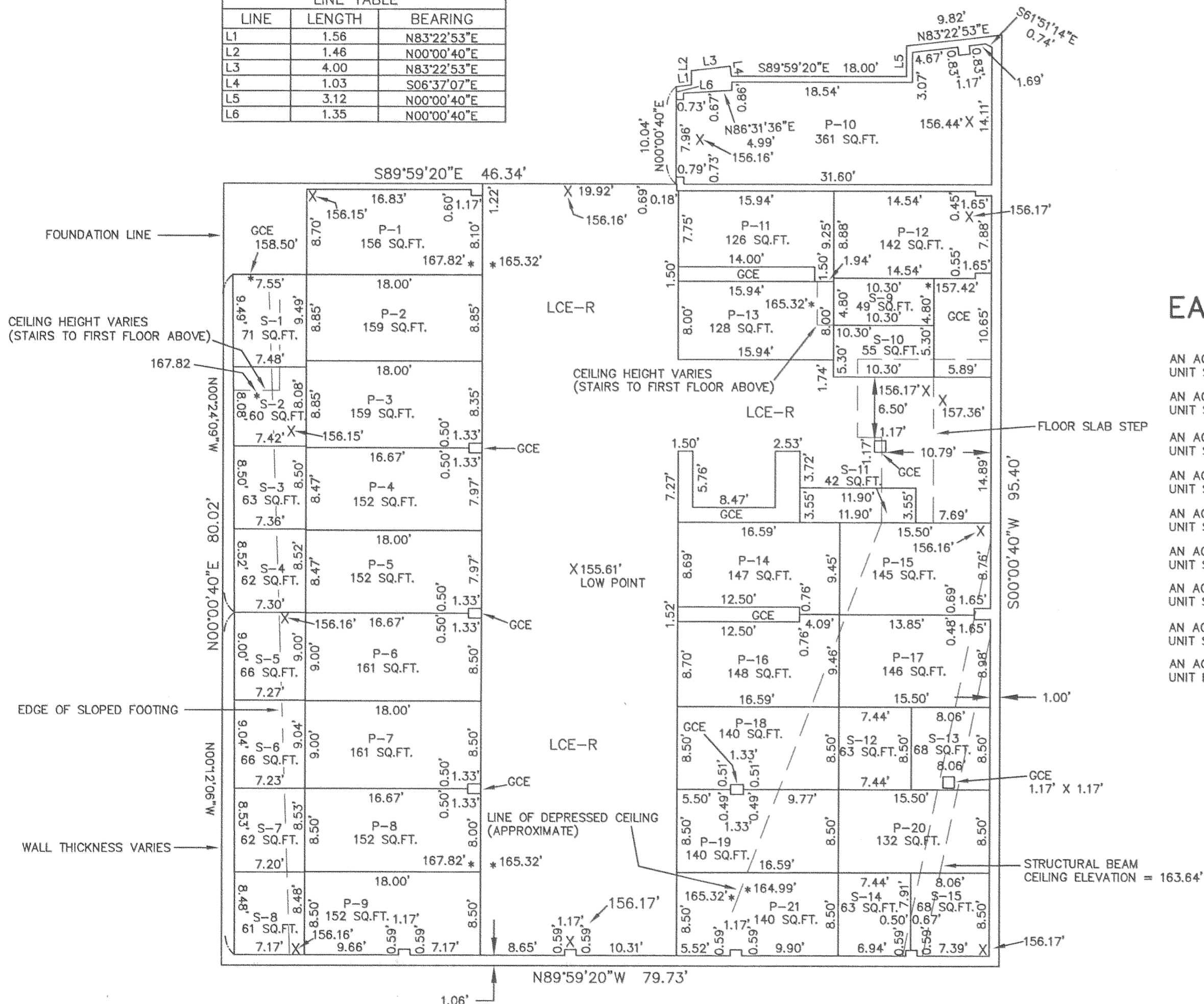
WYEAST SURVEYS  
 KEVIN DOWD  
 4399 WOODWORTH DRIVE  
 MT HOOD, OREGON 97041  
 (541) 352-6065

# 310 OAK STREET CONDOMINIUM

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C  
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 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
 SEPTEMBER 6, 2005



LINE TABLE		
LINE	LENGTH	BEARING
L1	1.56	N83°22'53"E
L2	1.46	N00°00'40"E
L3	4.00	N83°22'53"E
L4	1.03	S06°37'07"E
L5	3.12	N00°00'40"E
L6	1.35	N00°00'40"E



BASEMENT FLOOR PLAN

## LEGEND:

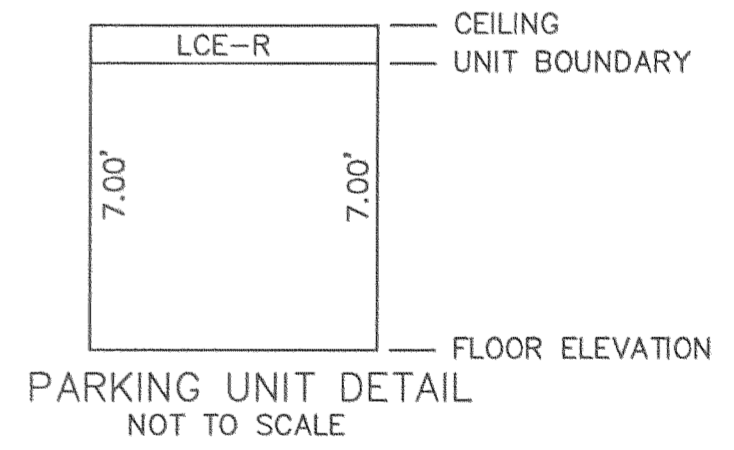
- P-xx PARKING UNIT
- S-xx STORAGE UNIT
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- SQ. FT. SQUARE FEET
- X FLOOR ELEVATION
- \* CEILING ELEVATION

## NOTES:

ALL WALLS ARE PARALLEL WITH OR PERPENDICULAR TO THE EXTERIOR FOUNDATION LINES, UNLESS OTHERWISE NOTED.

## EASEMENTS:

- AN ACCESS EASEMENT ACROSS UNIT P-2 FOR THE BENEFIT OF UNIT S-1 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-3 FOR THE BENEFIT OF UNIT S-2 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-4 FOR THE BENEFIT OF UNIT S-3 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-5 FOR THE BENEFIT OF UNIT S-4 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-6 FOR THE BENEFIT OF UNIT S-5 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-7 FOR THE BENEFIT OF UNIT S-6 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-8 FOR THE BENEFIT OF UNIT S-7 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-9 FOR THE BENEFIT OF UNIT S-8 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-11 FOR THE BENEFIT OF UNIT S-12 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-13 FOR THE BENEFIT OF UNIT S-9 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-14 FOR THE BENEFIT OF UNIT P-15 AND UNIT S-11 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-15 FOR THE BENEFIT OF UNIT S-11 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-16 FOR THE BENEFIT OF UNIT P-17 AND UNIT S-13 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-17 FOR THE BENEFIT OF UNIT S-13 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-18 FOR THE BENEFIT OF UNIT S-12 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-19 FOR THE BENEFIT OF UNIT P-20 AND UNIT S-15 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-20 FOR THE BENEFIT OF UNIT S-15 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-21 FOR THE BENEFIT OF UNIT S-14 IS CREATED BY THIS PLAT.



**FILED**

OCT 18 2005  
*Randy Talbot*  
 COUNTY CLERK

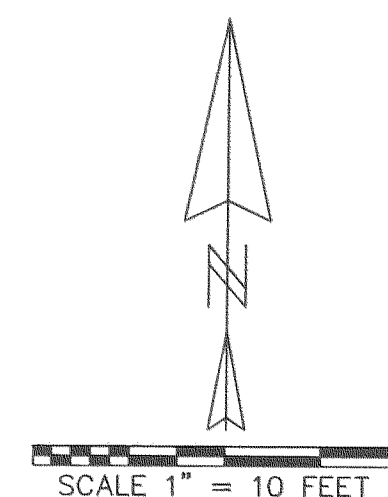
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Kevin Dowd*  
 OREGON  
 JULY 26, 1989  
 KEVIN DOWD  
 2393  
 RENEW DATE: 12-31-05

WYEAST SURVEYS  
 KEVIN DOWD  
 4399 WOODWORTH DRIVE  
 MT HOOD, OREGON 97041  
 (541) 352-6065

CS 2005 086\_2

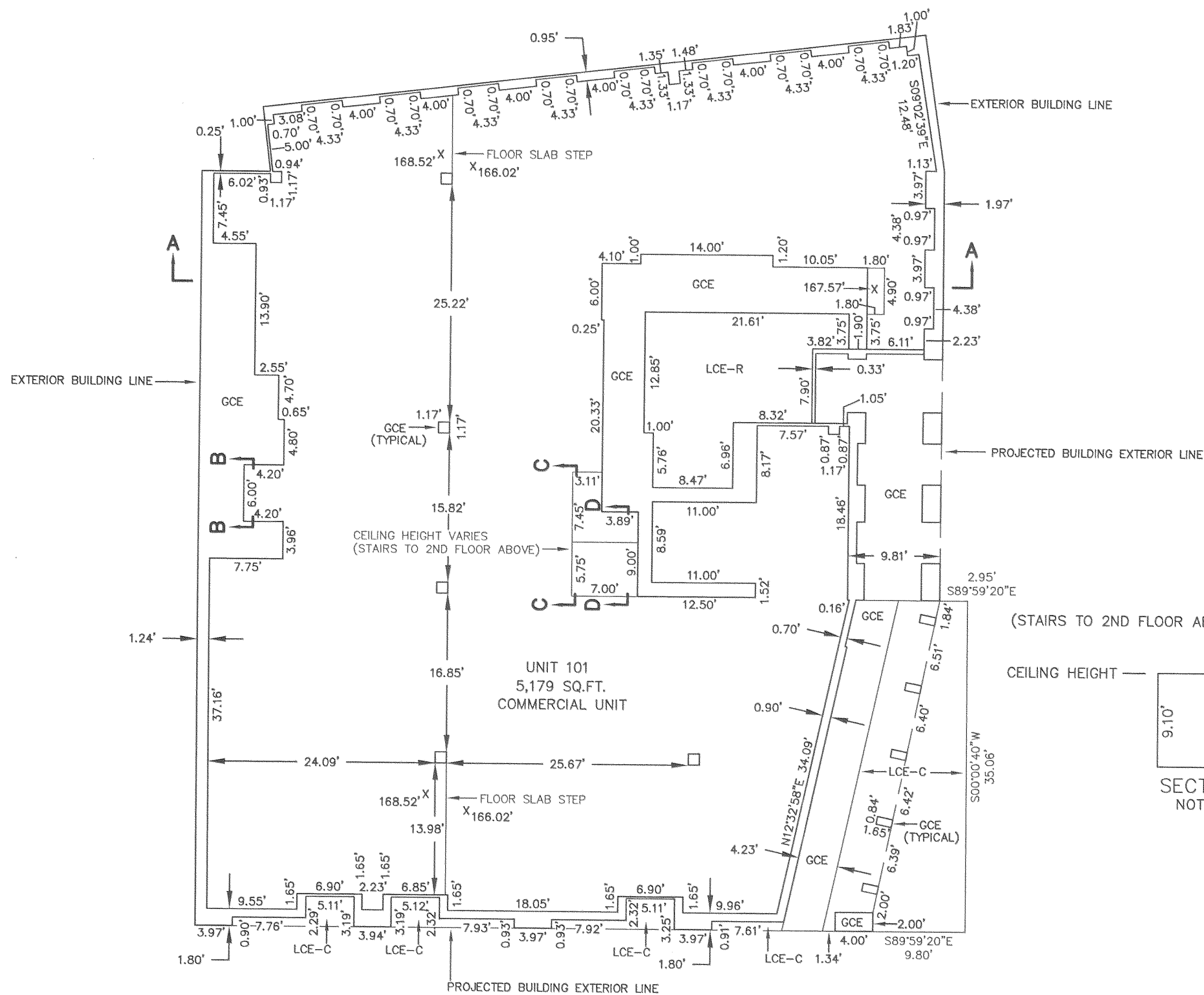
# 310 OAK STREET CONDOMINIUM

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C  
 FIRST WEST ADDITION TO HOOD RIVER  
 SITUATED IN THE SW 1/4 OF SECTION 25, T3N, R10E, W.M.  
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
 SEPTEMBER 6, 2005

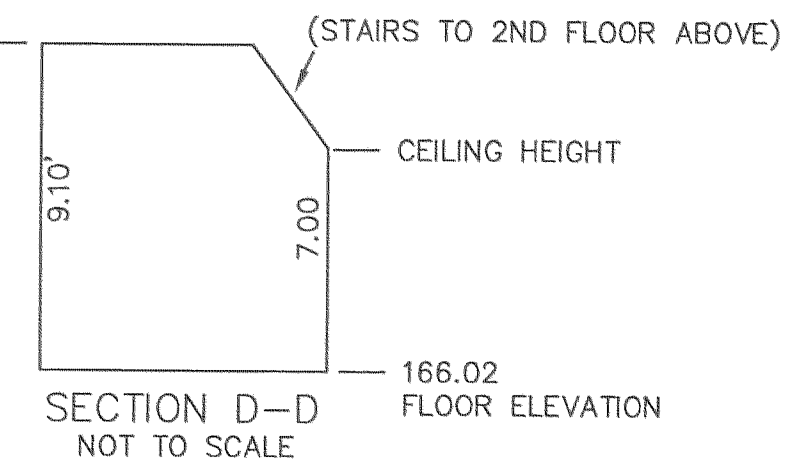
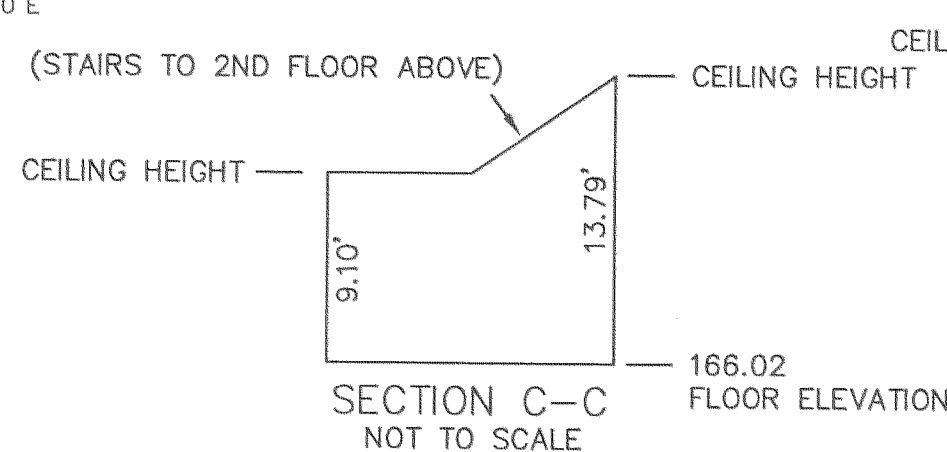
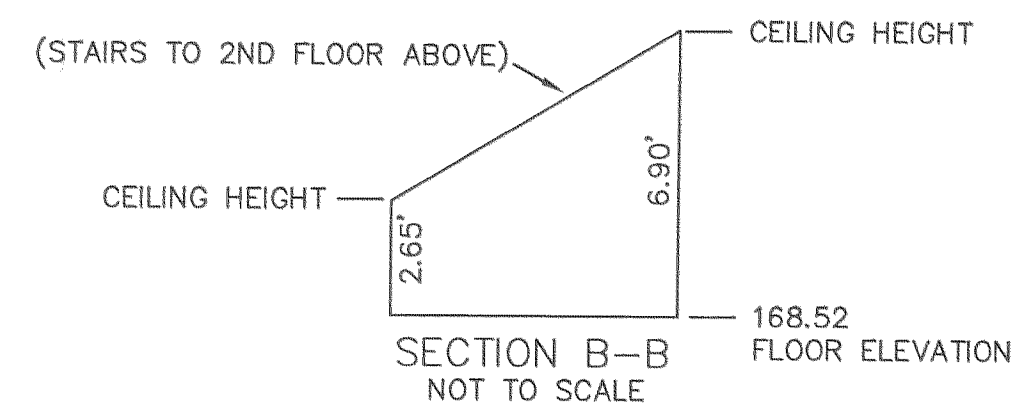


- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- LCE-C LIMITED COMMON ELEMENT PERTAINING TO THE COMMERCIAL UNIT
- SQ. FT. SQUARE FEET
- X FLOOR ELEVATION

ALL WALLS ARE PARALLEL WITH OR PERPENDICULAR TO THE EXTERIOR BUILDING LINES, UNLESS OTHERWISE NOTED.  
 HORIZONTAL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR COLUMN.



FIRST FLOOR PLAN



**FILED**

OCT 18 2005  
*Rendell Folts*  
 COUNTY CLERK

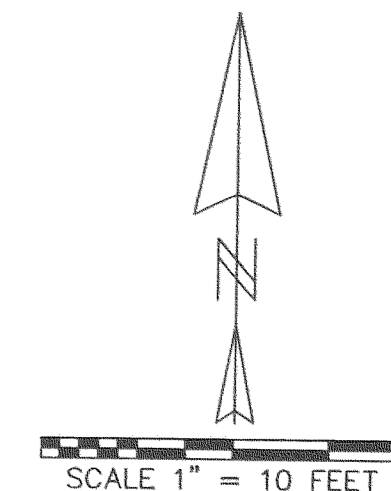
REGISTERED  
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*Kevin Dowd*  
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WYEAST SURVEYS  
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SEPTEMBER 6, 2005

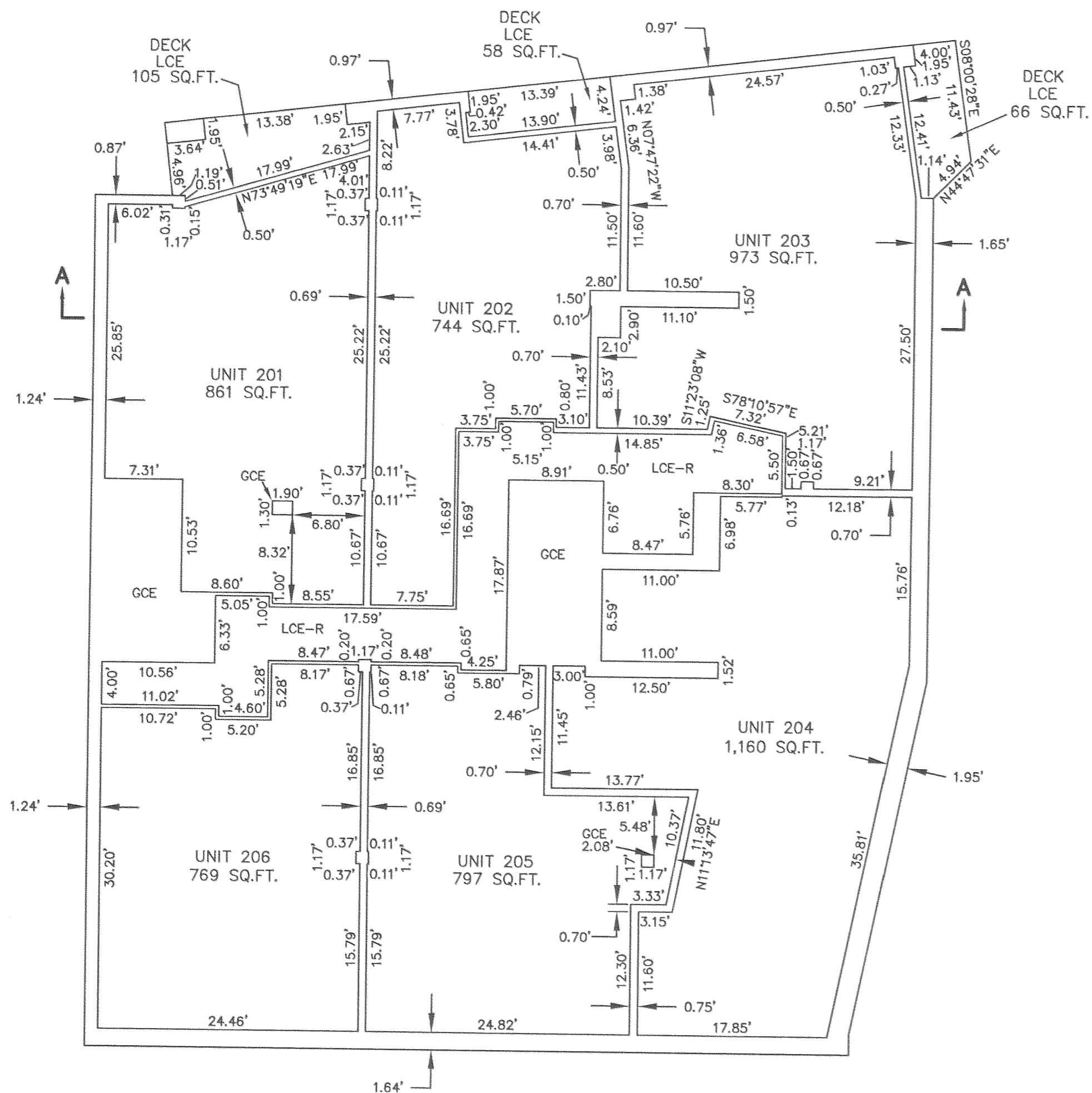


## LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- SQ. FT. SQUARE FEET

## NOTES:

- ALL WALLS ARE PARALLEL WITH OR PERPENDICULAR TO THE EXTERIOR BUILDING LINES, UNLESS OTHERWISE NOTED.
- ALL WALLS ARE 0.30 FEET WIDE, UNLESS OTHERWISE NOTED
- HORIZONTAL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR COLUMN.



SECOND FLOOR PLAN

**FILED**

OCT 18 2005  
*Kevin Dowd*  
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

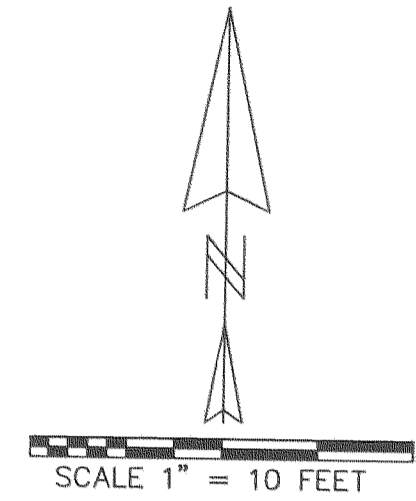
*Kevin Dowd*

OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-05

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DRIVE  
MT HOOD, OREGON 97041  
(541) 352-6065

# 310 OAK STREET CONDOMINIUM

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CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
SEPTEMBER 6, 2005

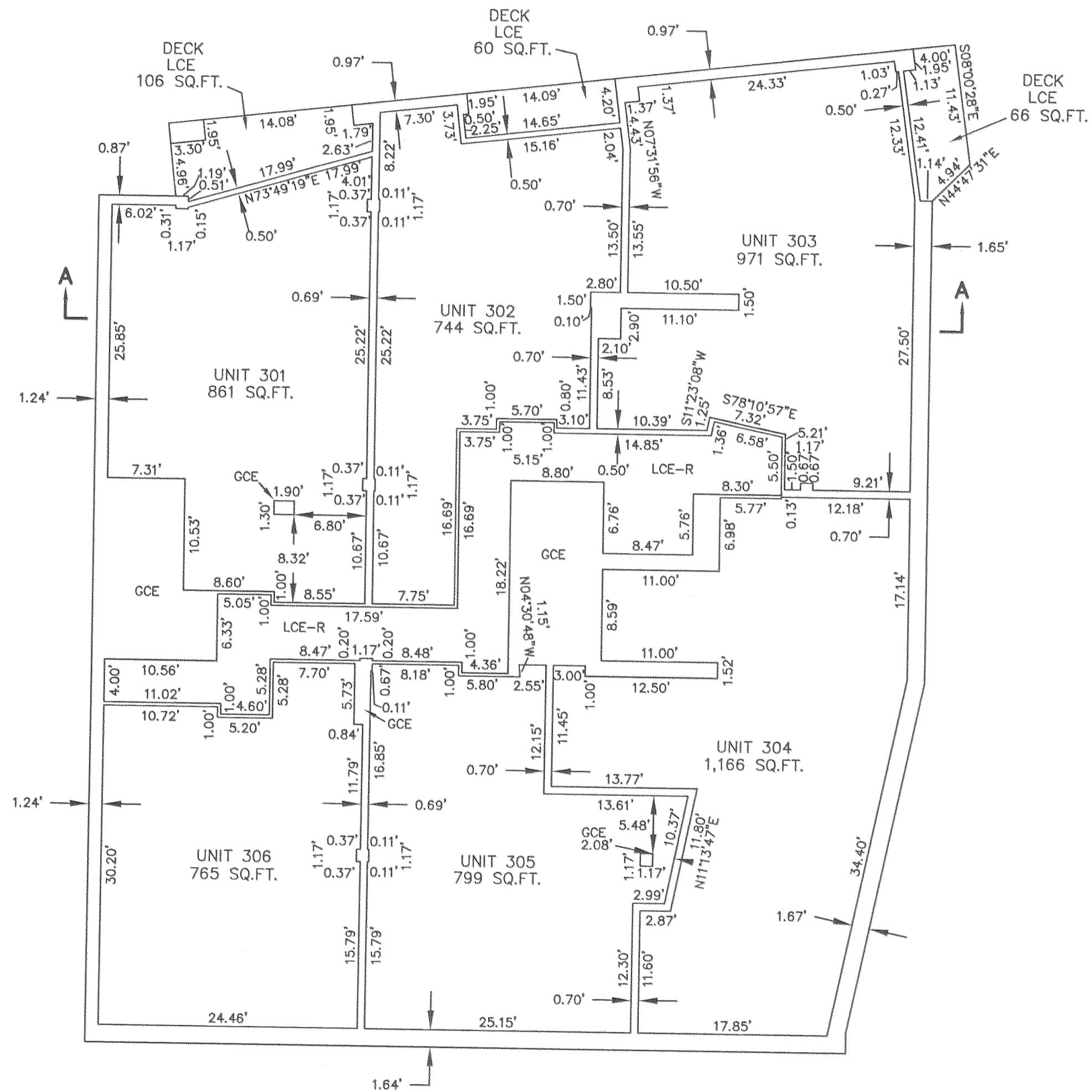


### LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- SQ. FT. SQUARE FEET

### NOTES:

- ALL WALLS ARE PARALLEL WITH OR PERPENDICULAR TO THE EXTERIOR BUILDING LINES, UNLESS OTHERWISE NOTED.
- ALL WALLS ARE 0.30 FEET WIDE, UNLESS OTHERWISE NOTED
- HORIZONTAL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR COLUMN.



THIRD FLOOR PLAN

**FILED**

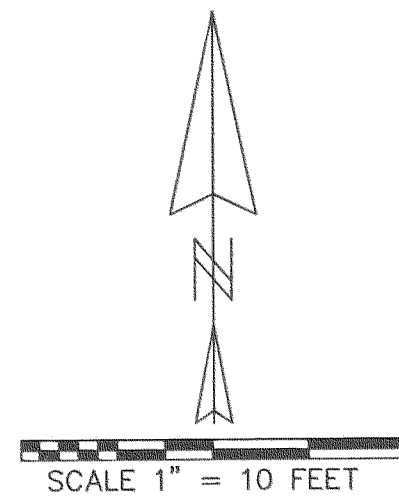
OCT 18 2005  
*Kevin Dowd*  
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Kevin Dowd*  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-05

WYEAST SURVEYS  
KEVIN DOWD  
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(541) 352-6065

# 310 OAK STREET CONDOMINIUM

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CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
SEPTEMBER 6, 2005

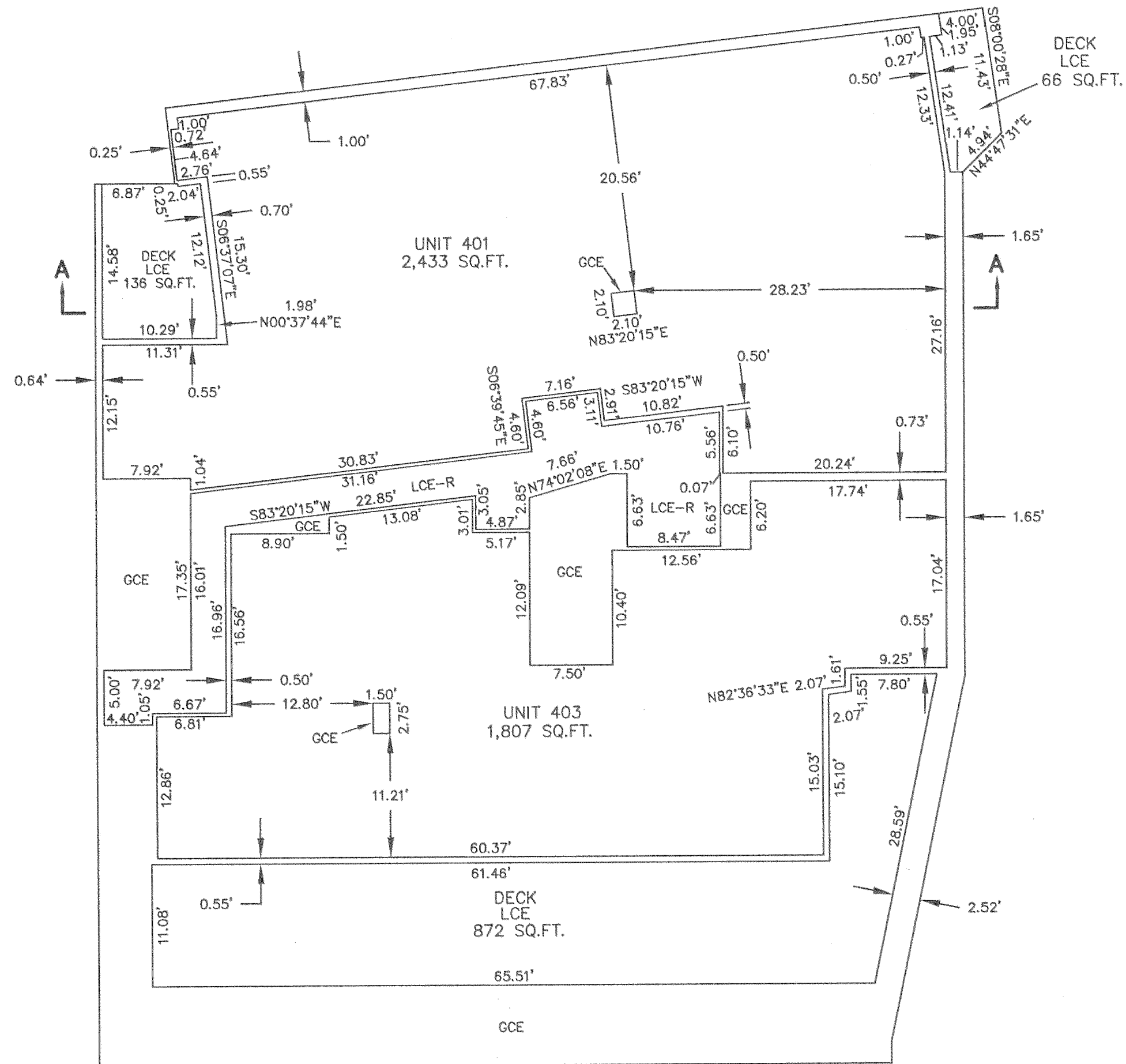


### LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- SQ. FT. SQUARE FEET

### NOTES:

- ALL WALLS ARE PARALLEL WITH OR PERPENDICULAR TO THE EXTERIOR BUILDING LINES, UNLESS OTHERWISE NOTED.
- ALL WALLS ARE 0.30 FEET WIDE, UNLESS OTHERWISE NOTED
- HORIZONTAL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR COLUMN.



FOURTH FLOOR PLAN

**FILED**

OCT 18 2005  
*Kevin Dowd*  
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Kevin Dowd*  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-05

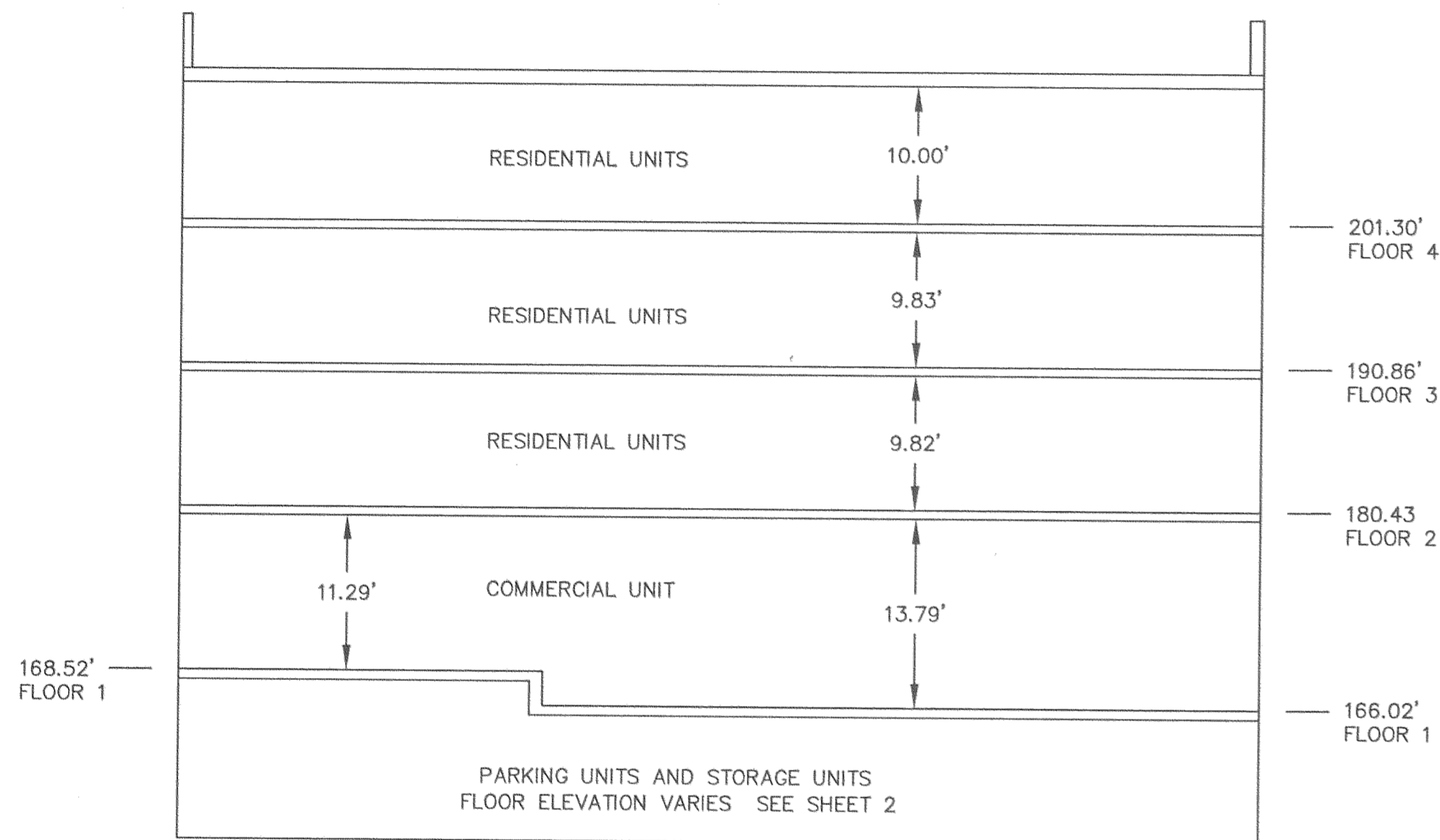
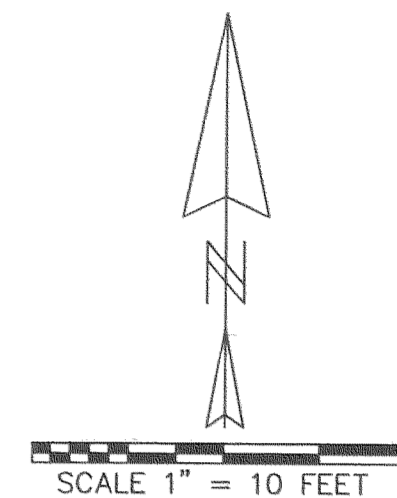
WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DRIVE  
MT HOOD, OREGON 97041  
(541) 352-6065

SHEET 6 OF 8

CS 2005 086-6

# 310 OAK STREET CONDOMINIUM

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C  
FIRST WEST ADDITION TO HOOD RIVER  
SITUATED IN THE SW 1/4 OF SECTION 25, T3N, R10E, W.M.  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
SEPTEMBER 6, 2005



SECTION A-A

BASIS OF ELEVATION: BRASS DISC AT THE BASE OF A STONE PILLAR  
AT THE ENTRANCE TO CITY OFFICES AT THIRD STREET AND OAK STREET.  
ELEVATION = 163.51', NGS PID RC 1587

FLOOR ELEVATIONS AND CEILING HEIGHTS FOR FLOORS 1-4  
ARE TYPICAL ACROSS THE RESPECTIVE FLOOR.

**FILED**

OCT 18 2005  
*Kevin Dowd*  
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Kevin Dowd*  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-05

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DRIVE  
MT HOOD, OREGON 97041  
(541) 352-6065

SHEET 7 OF 8

CS 2005-086-7

20055316  
20055316 (8)

FILED  
RECORDS AND ASSESSMENT  
HOOD RIVER CO.  
OCT 13 1 39 PM '05

# 310 OAK STREET CONDOMINIUM

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C  
FIRST WEST ADDITION TO HOOD RIVER  
SITUATED IN THE SW 1/4 OF SECTION 25, T3N, R10E, W.M.  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
SEPTEMBER 6, 2005

## SURVEYOR'S CERTIFICATE

I, KEVIN DOWD, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF 310 OAK STREET CONDOMINIUM, SAID LAND BEING DESCRIBED AS FOLLOWS:

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C, FIRST WEST ADDITION TO HOOD RIVER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 6, BEING MARKED WITH A BRASS SCREW AND WASHER MARKED "LS 2393"; THENCE ALONG THE WEST LINE OF SAID LOT 6, NORTH 00°02'56" WEST, A DISTANCE OF 99.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6 AND 7, SOUTH 89°59'57" EAST, A DISTANCE OF 89.00 FEET; THENCE SOUTH 00°03'18" EAST, A DISTANCE OF 99.99 FEET TO THE SOUTH LINE OF SAID LOT 7. THENCE ALONG THE SOUTH LINE OF SAID LOT 7 AND 6, NORTH 90°00'00" WEST, A DISTANCE OF 89.01 FEET TO THE INITIAL POINT.

## APPROVALS

THE ANNEXED MAP OF 310 OAK CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 8th DAY OF SEPTEMBER, 2005.

David W. Beck  
CITY OF HOOD RIVER ENGINEER

THE ANNEXED MAP OF 310 OAK CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 9th DAY OF SEPTEMBER, 2005.

Cynthia Walbridge  
CITY OF HOOD RIVER PLANNER

THE ANNEXED MAP OF 310 OAK CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 8th DAY OF SEPTEMBER, 2005.

Ronald Talts  
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED MAP OF 310 OAK CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 9th DAY OF SEPTEMBER, 2005.

Lucretia Sanchez CITY OF HOOD RIVER MAYOR  
Jean M. Hadley CITY OF HOOD RIVER RECORDER

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED MAP OF 310 OAK CONDOMINIUM, IN THE CITY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER CONDOMINIUM 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.

Denise Endow  
HOOD RIVER COUNTY DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR

Kevin Dowd  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

FILED FOR RECORD THIS 13th DAY OF October, 2005.

Kevin Dowd  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT 310 OAK, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREBY DECLARES THAT THE ANNEXED MAP OF 310 OAK CONDOMINIUM, AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, AND HEREBY COMMITS SAID LAND TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.005 TO 100.625.

310 OAK, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: SMART DEVELOPMENT CORPORATION  
AN OREGON CORPORATION, MANAGER

BY: Henry Fischer  
HENRY FISCHER, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF HOOD RIVER } SS

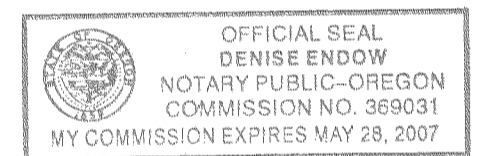
THIS IS TO CERTIFY THAT ON THIS 6th DAY OF September, 2005 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HENRY FISCHER, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED ON BEHALF OF 310 OAK, LLC, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Denise Endow  
NOTARY SIGNATURE

DENISE ENDOW  
NOTARY PUBLIC - OREGON

COMMISSION NO. 369031

MY COMMISSION EXPIRES May 28, 2007



## CERTIFICATE OF COMPLETION

I, KEVIN DOWD, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF 310 OAK CONDOMINIUM FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND BUILDING, AND THE IMPROVEMENTS DEPICTED ON THE PLAT WERE COMPLETED AS OF SEPTEMBER 6, 2005.

Kevin Dowd  
KEVIN DOWD, LS 2393

FILED

OCT 18 2005  
Ronald Talts  
CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR

Kevin Dowd  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393  
RENEW DATE: 12-31-05

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DRIVE  
MT HOOD, OREGON 97041  
(541) 352-6065

SHEET 8 OF 8

CS 2005 086-8