

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.

Nov 17 2 24 PM '05

File Number 200525P
Instrument received on the 17th day of
Nov, 2005 at 2:22 P.M.

Roy O. Gaylord (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
number 20010237(2), recorded January 23, 2001
Hood River County Deed Records to
Allison D. Brown.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roy O. Gaylord

OREGON
JULY 13, 1879
ROY O. GAYLORD
1815

Expires: June, 2007

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.

Ross A. Brown 11/17/05
Ross A. Brown, President Date

STATE OF Oregon
COUNTY OF Hood River s.s.

Acknowledged before me on this
17th day of November, 2005

Janis S. Gaylord
Notary Signature
Janis S. Gaylord
Print Name

NOTARY PUBLIC - OREGON
COMMISSION NO. 351940

MY COMMISSION EXPIRES: 12-12-05
December 12 2005

APPROVALS

I hereby certify that all taxes and assessments due
hereon have been fully paid as required by law.

Ronald John
Hood River County Director of Budget and
Finance

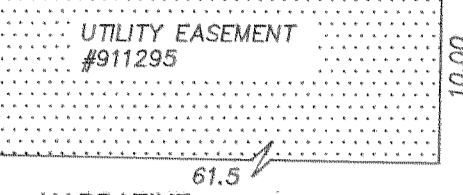
I hereby certify this partition was ex-
amined and approved as of this 17th day
of November, 2005

Ronald John
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 17th day
of NOVEMBER, 2005

Planning File Number # 2003-61
Cynthia Klatbidge
City of Hood River Planning Director

THIS LINE IS DEFINED AS BEING THE
SOUTHERLY 150' OF LOT 20 OF "ADAMS
PARADISE ACREAGE".



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PROPERTY
BOUNDARY OF THE SOUTHERLY 150 FEET OF LOT 20, ADAMS PARADISE
ACREAGE, EXCEPTING THEREFROM THE EASTERLY 541.50 FEET, AS
MEASURED ALONG THE SOUTHERLY LINE OF LOT 20, IN ADDITION THE
LOT WAS PARTITIONED INTO 2 NEW PARCELS WITH THE COMMON
BOUNDARY BEING THE CENTER OF THE COMMON WALL OF THE NEWLY
CONSTRUCTED UNITS ON THE SUBJECT PROPERTY.

SEE FACE OF PLAT FOR FURTHER DETAILS.

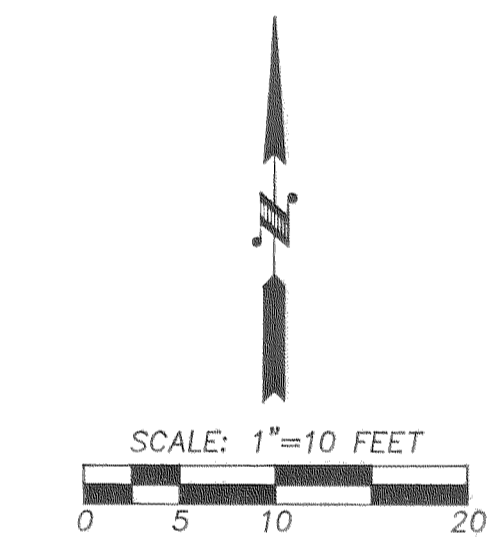
THE PROPERTY DESCRIPTION DIRECTION FOR THIS LINE DICTATES IT
BEING PARALLEL WITH THE EAST LINE OF LOT 20 OF "ADAMS
PARADISE ACREAGE". SURVEY C.S.#8302 BY LS 1028 INFORMATION
WAS USED TO ESTABLISH THE DIRECTION.

LOCATION OF SURVEY:

A PORTION OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3
NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY
OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

REFERENCES:

- HOOD RIVER COUNTY SURVEY #90029.
- HOOD RIVER COUNTY SURVEY #95116.
- HOOD RIVER COUNTY SURVEY #99119.
- HOOD RIVER COUNTY SURVEY #20040701.
- HOOD RIVER COUNTY DEED #891933.
- HOOD RIVER COUNTY DEED #911295.
- HOOD RIVER COUNTY WARRANTY DEED #951917.
- HOOD RIVER COUNTY DEED #20010237.



BASIS OF BEARING:
1986 CITY OF HOOD RIVER DATUM.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND 5/8" IRON ROD OF RECORD
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

FILED

NOV 21 2005
Ronald John

TERRA SURVEYING

DATE: NOVEMBER, 2005
SCALE: 1" = 10'
PROJECT: 205014
ASSESSORS MAP: 3N-10-35BB, TAX LOT 4001

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531

E-Mail: terra@gorge.net

1" IRON PIPE FOUND IN
MONUMENT BOX @ SE
CORNER LOT 20 ADAMS
PARADISE ACREAGE.

PARCEL LEGAL DESCRIPTIONS:

PARCEL 1.
A PARCEL OF LAND LOCATED IN A PORTION OF LOT 20, ADAMS PARADISE ACREAGE
BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION
35 IN TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN IN THE CITY OF
HOOD RIVER, COUNTY OF HOOD RIVER, AND STATE OF OREGON, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS.

THE SOUTHERLY 150 FEET OF LOT 20, AS SHOWN ON A MAP OF SAID ADAMS
PARADISE ACREAGE; EXCEPTING THEREFROM THE EASTERLY 566.90 FEET, AS
MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT 20. ALSO EXCEPTING
THEREFROM THAT PORTION CONVEYED TO THE CITY OF HOOD RIVER FOR STREET
PURPOSES.
CONTAINS 4,315 SQUARE FEET, MORE OR LESS.

PARCEL 2.
A PARCEL OF LAND LOCATED IN A PORTION OF LOT 20, ADAMS PARADISE ACREAGE
BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION
35 IN TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN IN THE CITY OF
HOOD RIVER, COUNTY OF HOOD RIVER, AND STATE OF OREGON, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS.

THE EAST 25.25 FEET IN EVEN WIDTH OF THE FOLLOWING DESCRIBED TRACT.
THE SOUTHERLY 150 FEET OF LOT 20, AS SHOWN ON A MAP OF SAID ADAMS
PARADISE ACREAGE; EXCEPTING THEREFROM THE EASTERLY 541.40 FEET, AS
MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT 20. ALSO EXCEPTING
THEREFROM THAT PORTION CONVEYED TO THE CITY OF HOOD RIVER FOR STREET
PURPOSES.
CONTAINS 3,030 SQUARE FEET, MORE OR LESS

COVENANTS, CONDITIONS & RESTRICTIONS:

THE "BUILDING MAINTENANCE AGREEMENT" IS MADE BY R & A BROWN PROPERTIES,
INC., AN OREGON CORPORATION, AND DESCRIBED IN THE HOOD RIVER COUNTY DEED

RECORDS AS MICROFILM NUMBER 20055992, RECORDED
November 17, 2005, HOOD RIVER COUNTY, OREGON.

LOT 1
ADAMS VIEW
SUBDIVISION

EASEMENTS:

EASEMENT RECORDED MAY 30, 1991 AS RECORDER'S FEE No. 911295. THE
EASEMENT IS FOR UTILITIES AND BENEFITS PARCEL 1 & 2 BY GRANTING A 10'
BY 61.5' STRIP ACROSS THE NORTH 10 FEET OF ADJOINING 61.5' PROPERTY TO
THE EAST OF PARCEL 2.

NEW: SECTION 9 OF THE BUILDING MAINTENANCE AGREEMENT DOCUMENT
DEFINES COMMON ELEMENT TO INCLUDE AMONG OTHER THINGS, DRIVEWAY,
DRAINS, UNDERGROUND UTILITIES AND ALL PROPERTIES OUTSIDE THE FOOTPRINT
OF THE STRUCTURE. THESE ELEMENTS ARE NOT NECESSARILY SHOWN ON THE
FACE OF THE PLAT BUT ARE A PART OF THE PLAT.

THE CORNER SET BY PLS 872 FOR THE PLAT
OF ADAMS VIEW SUBDIVISION HAD BEEN
OBLITERATED. THE PLAT RECORD
INFORMATION WAS USED TO REPLACE THE
ORIGINAL MONUMENT.

FOUND 3" BRASS CAP @ NW
CORNER GOV'T LOT 6 AND THE
NORTH 1/16 CORNER BETWEEN
SECTIONS 34 & 35.

FOUND BRASS CAP IN
MONUMENT CASE @ SW
CORNER OF JENKINS
D.L.C. #38; ALSO SW
CORNER OF LOT 20.

MAY STREET
S 89°03'48" E 61.88

PARTITION PLAT
for
R & A BROWN PROPERTIES, INC.

(Recd): 11-14-05 1430 M
(Recd): 11-18-05 1330

CS 2005 102