

2006 JUN 14 P 3 36

PARTITION PLAT

LOCATED IN THE SE 1/4, SECTION 27, T3N, R10E, W.M.
CITY OF HOOD RIVER, STATE OF OREGON
PLANNING FILE NO. 05-167
3N 10E 27D TAX LOT 101 & 102

PARTITION PLAT NO. 2006199

INSTRUMENT RECEIVED ON THE 14th DAY OF
June, 2006 AT 3:36 PM

Leah Day - Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

SURVEYS CERTIFICATE

I, JAMES M. KLEIN, 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. 20014085 DATED SEPT. 27, 2001, HOOD RIVER COUNTY RECORDS, CGHD, LLC.

James M. Klein
JAMES M. KLEIN PLS. 59002

ACKNOWLEDGMENTS

WE THE OWNERS 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.

Boyd Graves 4/25/06
CGH-D, LLC (MANAGING MEMBER) DATE
BOYD GRAVES AND OF
CGH, LLC (MANAGING MEMBER)

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON APRIL 25, 2006, BY THE ABOVE SIGNED.

Elaine J. Vincent
ELAINE J. VINCENT
NOTARY PUBLIC - OREGON (NAME)

COUNTY OF HOOD RIVER
COMMISSION NO. 376691
MY COMMISSION EXPIRES 04-08-2008

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

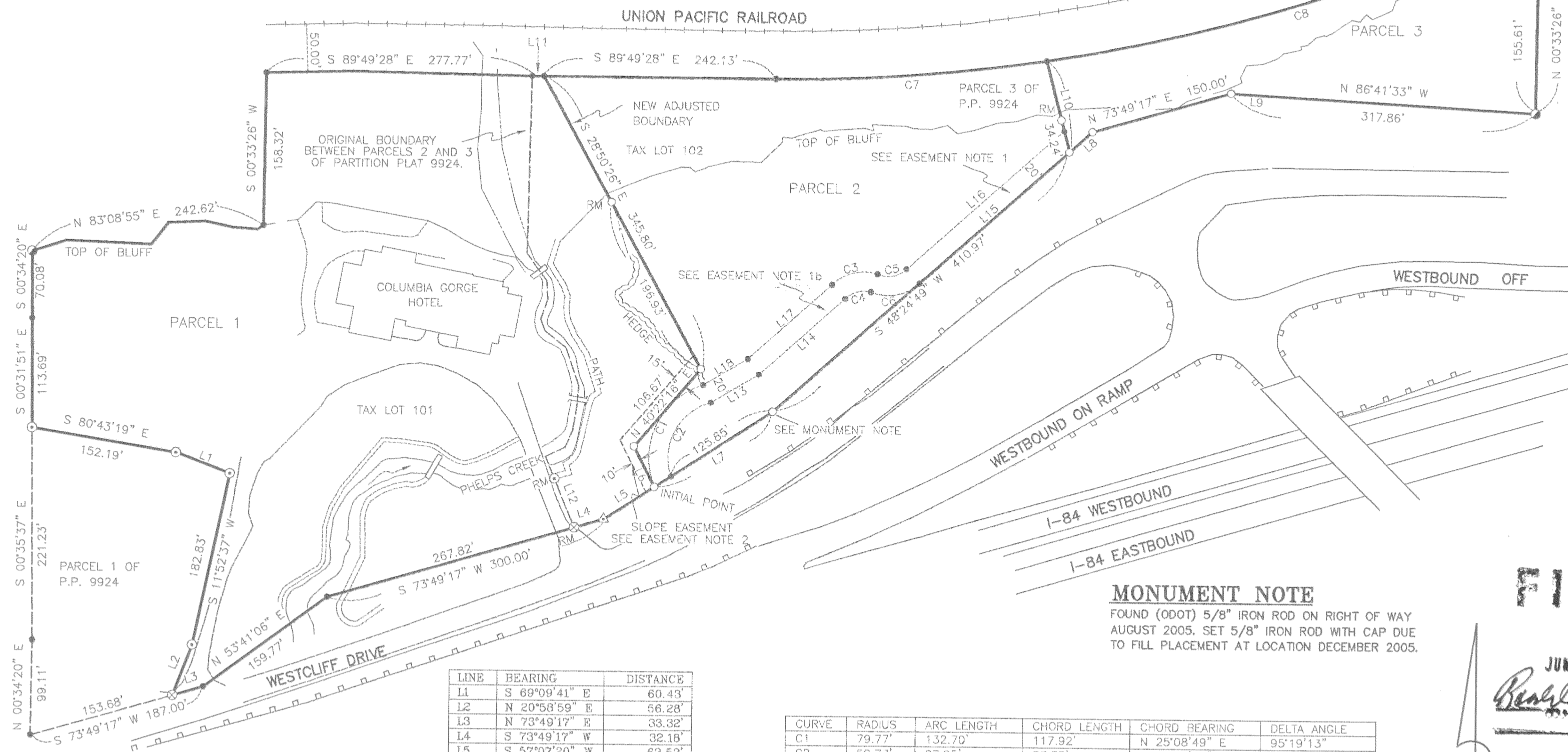
Sandra K. Brown
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE.

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 1ST DAY OF MAY, 2006

Michael Benedict
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 5TH DAY OF MAY, 2006

Wendy Walker for Michael Benedict
HOOD RIVER COUNTY PLANNING DIRECTOR



MONUMENT NOTE
FOUND (ODOT) 5/8" IRON ROD ON RIGHT OF WAY AUGUST 2005. SET 5/8" IRON ROD WITH CAP DUE TO FILL PLACEMENT AT LOCATION DECEMBER 2005.

FILED
JUN 19 2006
Beaul John
COUNTY CLERK

LINE	BEARING	DISTANCE
L1	S 69°09'41" E	60.43'
L2	N 20°58'59" E	56.28'
L3	N 73°49'17" E	33.32'
L4	S 73°49'17" W	32.18'
L5	S 57°07'20" W	62.52'
L6	S 27°14'25" E	47.28'
L7	S 57°07'20" W	146.29'
L8	S 48°24'49" W	31.86'
L9	S 86°41'39" E	62.23'
L10	N 14°28'08" W	97.70'
L11	S 89°49'28" E	12.50'
L12	N 20°58'49" W	56.28'
L13	N 59°19'36" E	58.20'
L14	N 48°21'10" E	119.88'
L15	N 48°18'50" E	207.26'
L16	N 48°18'50" E	218.02'
L17	S 48°21'10" W	117.25'
L18	S 59°19'36" W	53.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	79.77'	132.70'	117.92'	N 25°08'49" E	95°19'13"
C2	59.77'	97.95'	87.35'	N 27°57'50" E	93°53'48"
C3	46.86'	51.39'	48.86'	N 76°10'36" E	62°50'16"
C4	26.86'	29.22'	27.80'	N 74°46'26" E	62°20'24"
C5	28.05'	32.89'	31.03'	N 80°03'21" E	67°10'30"
C6	48.05'	54.63'	51.74'	N 79°28'31" E	65°08'37"
C7	1814.45'	284.14'	283.85'	N 85°41'22" E	08°58'21"
C8	1814.45'	537.85'	535.88'	N 72°42'40" E	16°59'03"

REFERENCE SURVEYS
SURVEY BY KLEIN & ASSOC. CS No. 99084
SURVEY BY DLC SURVEYING CS No. 78093
SURVEY BY DLC SURVEYING CS No. 78088

NARRATIVE OF SURVEY
THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL 2 AND 3 OF PARTITION PLAT 9924 INTO THREE SEPARATE PARCELS. A PREVIOUS SURVEY PERFORMED BY OUR FIRM FOR THE COLUMBIA GORGE HOTEL, COUNTY SURVEY NUMBER 99084, WAS USED AS THE BASIS FOR THIS SURVEY. IN SAID SURVEY THE NORTH LINE WAS CALCULATED FROM AN AERIAL PHOTOGRAPH WITH A BEST FIT CURVE, WHICH CURVE WAS ACTUALLY A SPIRAL CURVE. NO ATTEMPT IN THIS SURVEY WAS MADE TO REPRODUCE THE NORTH LINE AS A SPIRAL CURVE SINCE THE BOUNDARY FALL OVER AN EXISTING BLUFF, SEE THE FACE OF THIS SURVEY FOR LOCATION OF SAID BLUFF. EXISTING MONUMENTS AND PREVIOUS SURVEY CONTROLS WERE USED IN SETTING MONUMENTS IN THIS PARTITION.

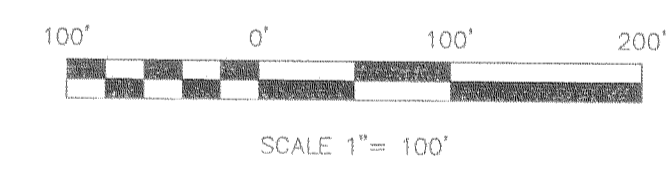
GENERAL NOTES:
AS A CONDITION OF ANY FUTURE DEVELOPMENT PROPOSAL ON PARCEL 3, THE OWNER SHALL CONSTRUCT OR BOND FOR A MINIMUM 8-FOOT WIDE MULTI-USE PATHWAY DEVELOPED TO THE STANDARDS OF THE GOVERNMENT AGENCY HAVING JURISDICTION. THE REQUIRED PATHWAY SHALL EXTEND BETWEEN THE MULTI-USE PATHWAY REQUIRED AS PART OF THE DEVELOPMENT OF PARCEL 2 AND THE EAST PROPERTY BOUNDARY OF PARCEL 3. AN AUTHORIZED CITY OR COUNTY ENGINEER SHALL DETERMINE THE LOCATION OF THE PATHWAY, IN CONSULTATION WITH THE OREGON DEPARTMENT OF TRANSPORTATION. IF THE REQUIRED PATHWAY CANNOT BE PROPERLY SITED ENTIRELY WITHIN THE ADJACENT ROAD RIGHT-OF-WAY OF WESTCLIFF DRIVE, THE APPLICANT SHALL DEDICATE TO THE PUBLIC SUFFICIENT RIGHT-OF-WAY TO ENSURE A MINIMUM OF 7 1/2 FEET ON EITHER SIDE OF THE CENTER LINE OF THE APPROVED PATHWAY LOCATION.

AREA NOTE:

PARCEL	NEW AREA
PARCEL 1	262128 SQFT 6.02 ACRES
PARCEL 2	123470 SQFT 2.83 ACRES
PARCEL 3	57203 SQFT 1.31 ACRES

- EASEMENT NOTES:**
- a. 20' PUBLIC UTILITIES EASEMENTS, INCLUDING AN 8' PUBLIC ACCESS MULTI-USE PATHWAY EASEMENT, LOCATED ALONG THE SOUTH BOUNDARY LINE OF PARCEL 2, STARTING AT THE SOUTHEAST CORNER OF PARCEL 2 AND EXTENDING WEST 265', AS RECORDED IN INSTRUMENT NO. _____, HOOD RIVER, COUNTY RECORDS.
 - b. 20' INGRESS & EGRESS UTILITIES EASEMENT THROUGH PARCEL 2 FOR THE BENEFIT OF PARCEL 3.
 2. SLOPE EASEMENT ON PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREIN.
 3. A RIGHT OF ENTIRE AGREEMENT TO CHARTER COMMUNICATION AS RECORDED INSTRUMENT NUMBER 20045451.

- LEGEND**
- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOC. OR 59002)
 - ⊙ FOUND 5/8" REBAR W/5/8" YELLOW PLASTIC CAP (KLEIN & ASSOC. CS #99084)
 - ⊗ FOUND MAG NAIL IN PAVEMENT
 - ⊙ FOUND 1/2" REBAR W/YELLOW PLASTIC CAP (AS PER DLC SURVEYING CS #78088)
 - △ FOUND 5/8" REBAR (ODOT RIGHT OF WAY)
 - ANGLE POINT, NOT MONUMENT
 - RM REFERENCE MONUMENT
 - EDGE OF GRAVEL



BASIS OF BEARINGS
RECORD OF SURVEY COUNTY SURVEY No. 99084
NOTE:
ALL BEARINGS, DISTANCES AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James M. Klein
JAMES M. KLEIN
59002
Expires 6-30-2007

OWNER
CGH-D, LLC.

SURVEY PERFORMED FOR:
CGH-D, LLC
DATE: SEPTEMBER 2005
PROJECT: 05-0-26
FILE: 05026PP.DWG
DRAFT: JMK

Klein & Assoc.
LAND SURVEYING
1412 13th Street Suite 200
Hood River, Oregon 97031
Tel: (541)386-3322

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
27D	3N.	10E.	

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessments
by *L. May*; Deputy