

THE AREA IS DESIGNATED AN EASEMENT FOR UNDERGROUND UTILITIES, PEDESTRIAN FOOT TRAFFIC AND VEHICLE INGRESS, EGRESS AND PARKING FOR EACH INDIVIDUAL UNIT.

THE VARIABLE WIDTH EASEMENT AROUND PORTIONS OF THE TOTAL STRUCTURE IS DESIGNATED A COMMON AREA EASEMENT FOR UNDERGROUND UTILITIES AND PEDESTRIAN FOOT TRAFFIC TO INGRESS & EGRESS TO THE WEST SIDE OF EACH INDIVIDUAL UNIT.

15' SEWER EASEMENT TO TAX LOT 1001. HOOD RIVER DEED RECORDS NO. 881081 DATED MAY 11, 1988

LOCATION OF SURVEY:

A PORTION OF LOTS 17 AND 18 OF BLOCK 13, OF THE AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER, SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

REFERENCES:

- HOOD RIVER COUNTY ASSESSORS MAP: 3N 10 26DB. HOOD RIVER COUNTY DEED MICROFILM #20050653. HOOD RIVER COUNTY DEED MICROFILM #881081. HOOD RIVER COUNTY SURVEY #78067. HOOD RIVER COUNTY SURVEY #88034. HOOD RIVER COUNTY SURVEY #85011. HOOD RIVER COUNTY SURVEY #93088. HOOD RIVER COUNTY SURVEY #97043. AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF THE TOTAL PARCEL AND CREATE A SUBDIVISION OF THE LAND DESCRIBED BY HOOD RIVER MICROFILM #20050653. THE ORIGINAL NORTHEAST AND NORTHWEST BLOCK CORNERS WERE FOUND AS WELL AS MONUMENTS SET DURING THE 1978 SURVEY BY DANNY CRON OF HOOD RIVER COUNTY SURVEY RECORD #78067, WHICH WAS PROVIDED BY OUR CLIENT IN THE TITLE REPORT. THE FOUND MONUMENTS SHOWN IN THE 1978 SURVEY WERE PROBABLY RELIED ON THROUGH DIFFERENT OWNERSHIP OF THIS PROPERTY INCLUDING OUR CLIENTS OWNERSHIP. IN THE DEED PROVIDED BY OUR CLIENT THE NORTH LINE OF THE WILLIAM JENKINS D.L.C. #38 IS REFERENCED AND EXCEPTING NORTH OF THE NORTH LINE OF THIS D.L.C. LINE. IN OUR OPINION THIS LINE WAS WELL MONUMENTED BY PREVIOUS SURVEYS IN THE AREA. DANNY CRON SHOWS THE RELATIONSHIP TO THE FOUND D.L.C. CORNER STONE IN A 1988 HOOD RIVER COUNTY SURVEY RECORD #88034. THIS ISSUE WAS ALSO NOTED ON THE TAX ASSESSORS MAP 03N 10E 26DB WHICH SHOWS THE COUNTY AND TITLE COMPANY HAVE AGREED THAT THE NORTH LINE OF THE AMENDED IDLEWILDE ADDITION AND THE NORTH LINE OF THE SAID D.L.C. LINE ARE THE SAME LINE. THE ONLY INFORMATION ON THIS AGREEMENT WAS A 1980 NOTE IN PENCIL ON THE ASSESSOR'S JOURNAL VOUCHER No. 1033 FROM THE HOOD RIVER COUNTY ASSESSORS OFFICE. THE DEVELOPMENT OF THIS SITE BEGAN ON JULY 7TH OF 2005, THERE HAVE NOT BEEN ANY APPARENT ENCROUCHMENTS OR BOUNDARY RELATED ISSUES PERTAINING TO THIS DEVELOPMENT. PROPERTY CORNERS WERE SET AS NOTED ON THE FACE OF THIS PLAT.

LEGEND:

- CALCULATED, NOT FOUND OR SET
✱ CUT 'X' IN LARGE ROCK
● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
○ FOUND MONUMENT OF RECORD
() DEED OR PLAT CALL

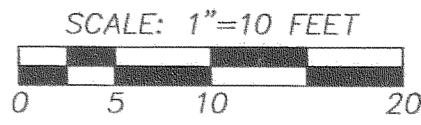
REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson

OREGON DECEMBER 30, 2005 ERIK M. CARLSON 72306

Expires: DECEMBER, 2007

TERRA SURVEYING

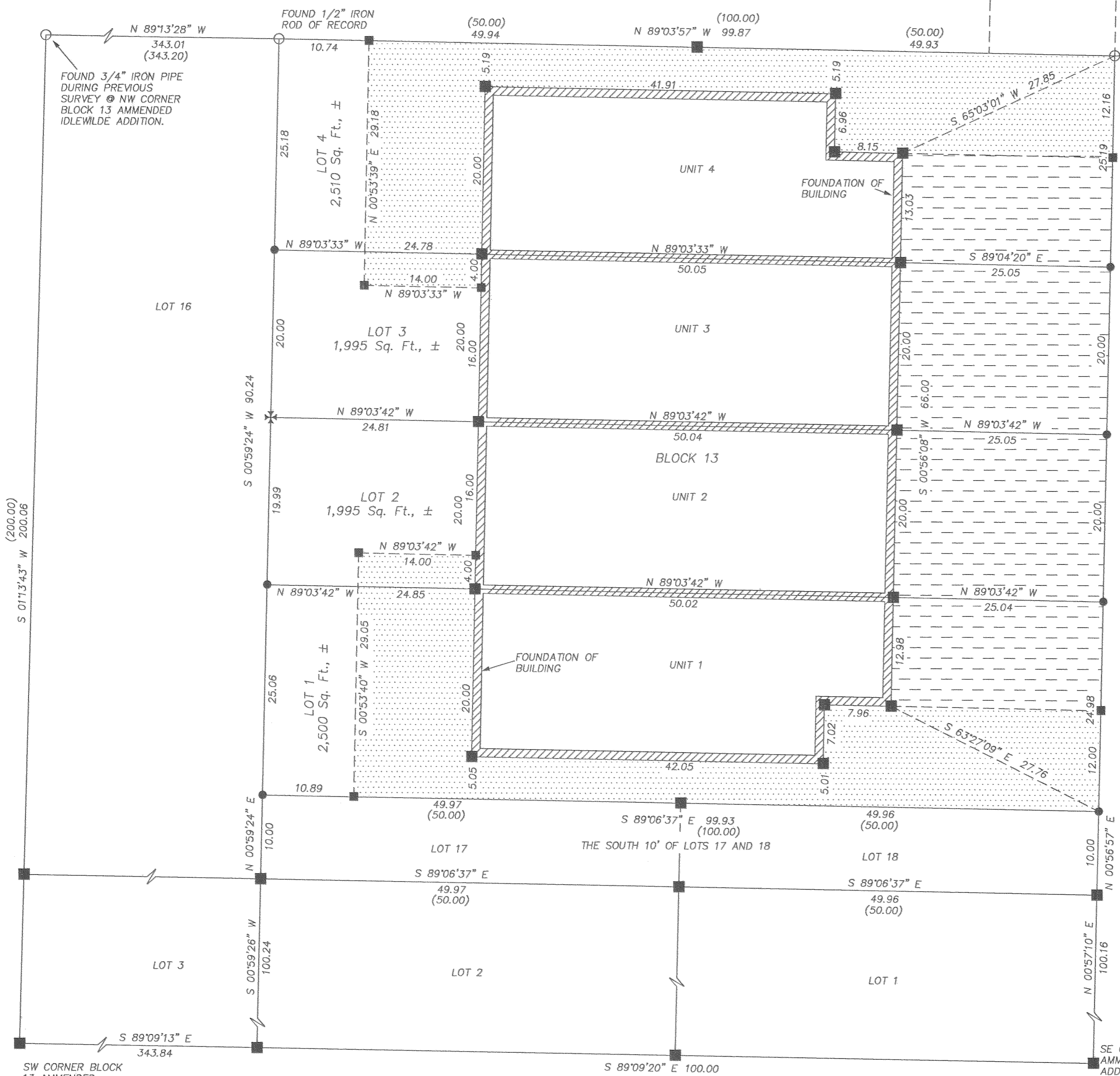


BASIS OF BEARING: 1986 CITY OF HOOD RIVER DATUM

FILED

JUN 26 2006

DATE: JUNE, 2006
SCALE: 1" = 10'
PROJECT: 205025TOWNHOMES1
ASSESSORS MAP: 3N-10-26DB
TAX LOT 1001
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net



PLAT OF "18th STREET TOWNHOMES" SUBDIVISION SHEET 1 OF 2

LEGAL DESCRIPTION OF THE SUBDIVISION:

LOTS 17 AND 18, BLOCK 13, IDLEWILDE ADDITION TO HOOD RIVER, ACCORDING TO THE AMENDED PLAT THEREOF, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON. EXCEPTING THEREFROM THE SOUTH 10 FEET THEREOF; ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOTS THAT IS NORTH OF THE NORTH LINE OF THE WILLIAM JENKINS DONATION LAND CLAIM NO. 38, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN.

APPROVALS:

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF JUNE, 2006
Ronald Spitzer
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF JUNE, 2006
Chuck Thorne
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF JUNE, 2006
David H. Dick
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF JUNE, 2006
[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF JUNE, 2006
Jean M. Sadley
CITY OF HOOD RIVER RECORDER

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF JUNE, 2006
[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF JUNE, 2006
Cynthia Walbridge
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF JUNE, 2006
[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF JUNE, 2006
[Signature]
CITY OF HOOD RIVER MAYOR

THE PLAT OF 18th STREET TOWNHOMES WAS EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 2006
HOOD RIVER COUNTY COMMISSIONER

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS:

THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" FOR 18th STREET TOWNHOMES, IS MADE BY NORTHWEST REAL ESTATE DEVELOPMENT, L.L.C. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM No. 2006 2973, JUNE 12, 2006, HOOD RIVER COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "18th STREET TOWNHOMES" HOOD RIVER COUNTY, STATE OF OREGON.

Erik M. Carlson
ERIK M. CARLSON PLS 72306

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT NORTHWEST REAL ESTATE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "18th STREET TOWNHOMES". SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT MAP.

[Signature] JOHN LAMER, MANAGER
[Signature] JOHN THOMAS PERTA II, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF HOOD RIVER

BE IT REMEMBERED ON THIS 19th DAY OF JUNE, 2006, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED JOHN LAMER KNOWN TO ME, WHO BEING FIRST DULY SWORN, ACKNOWLEDGED BEFORE ME DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

[Signature]
JOHN LAMER, MANAGER
[Signature]
Carol L. Annala
Carol L. Annala

PRINT NAME Carol L. Annala
NOTARY PUBLIC - OREGON
COMMISSION NO. 381752
MY COMMISSION EXPIRES JUNE 13, 2008

STATE OF OREGON
COUNTY OF HOOD RIVER

BE IT REMEMBERED ON THIS 19th DAY OF JUNE, 2006, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED JOHN THOMAS PERTA II KNOWN TO ME, WHO BEING FIRST DULY SWORN, ACKNOWLEDGED BEFORE ME DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

[Signature]
JOHN THOMAS PERTA II, PRESIDENT
[Signature]
Carol L. Annala
Carol L. Annala

PRINT NAME Carol L. Annala
NOTARY PUBLIC - OREGON
COMMISSION NO. 381752
MY COMMISSION EXPIRES JUNE 13, 2008

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "18th STREET TOWNHOMES" IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION 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.

[Signature] HOOD RIVER COUNTY DIRECTOR OF BUDGET
FINANCE & TAX COLLECTOR
[Signature] Sandra E Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS,
AND ASSESSMENTS

FILED FOR RECORD THIS 21st DAY
OF JUNE, 2006

INSTRUMENT NO. 20063152
[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS,
AND ASSESSMENTS

FILED

JUN 26 2006
[Signature]
CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
ERIK M. CARLSON
OREGON
DECEMBER 30, 2005
ERIK M. CARLSON
72306
Expires DECEMBER, 2007

TERRA SURVEYING

DATE: JUNE, 2006
PROJECT: 205025TOWNHOMES2
ASSESSORS MAP: 3N-10-26DB
TAX LOT 1001
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

PLAT OF
"18th STREET TOWNHOMES" SUBDIVISION SHEET 2 OF 2

CS 2006 055-2

Certified to be a true and correct copy of the ORIGINAL. Dept. of Records & Assessment by [Signature] Deputy