

# ORCHARD VIEW MANOR CONDOMINIUM

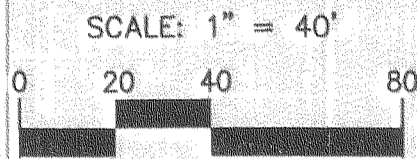
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON



FEBRUARY 1, 2006



**DAVID EVANS  
AND ASSOCIATES INC.**  
2100 Southwest River Parkway  
Portland Oregon 97201  
Phone: 503.223.6663  
MAFT0000-0001



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffery S. Whitson*  
OREGON  
JULY 26, 1988  
JEFFERY S. WHITSON  
2361  
RENEWAL 6/30/06

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1	SITE MAP, NARRATIVE, SHEET INDEX, NOTES
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LEGEND	
●	FOUND MONUMENT AS NOTED
○	SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.E.A. INC."
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
IR	IRON ROD
W/RPC	WITH RED PLASTIC CAP
W/YPC	WITH YELLOW PLASTIC CAP
S.F.	SQUARE FEET

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PLAT THE EXISTING ORCHARD MANOR APARTMENT COMPLEX CONVEYED IN DEED AND RECORDED SEPTEMBER 20, 1989 IN INSTRUMENT NUMBER 892661, HOOD RIVER DEED RECORDS INTO CONDOMINIUM UNITS, LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS.

THE BASIS OF BEARINGS FOR THE SURVEY IS THE CENTER OF TWELFTH STREET BEING NORTH 0°11'40" WEST PER CS 81014 AS SHOWN.

DAVID EVANS AND ASSOCIATES, INC. ORIGINALLY SURVEYED THIS PROPERTY IN NOVEMBER OF 1989 AND RECOVERED THE MONUMENTS PER CS 88035, HOWEVER THIS SURVEY WAS NOT RECORDED. IN DECEMBER 2005 WE RECOVERED THE ORIGINAL CONTROL AND FOUND THAT SOME OF THE MONUMENTS HAVE BEEN DESTROYED DUE TO RECENT CONSTRUCTION AS NOTED. WE RESET THESE MONUMENTS AS SHOWN.

THE CENTERLINE OF PACIFIC AVENUE IS REESTABLISHED AT RECORD BEARING FROM THE RAILROAD SPIKE AT THE CENTER OF TWELFTH STREET AND BEST FIT TO THE EXISTING MONUMENTS ALONG THE RIGHT OF WAY AS SHOWN.

THE WEST PROPERTY LINE IS REESTABLISHED PARALLEL WITH AND 545.00 FEET EAST OF THE CENTERLINE OF TWELFTH STREET PER DEED AS SHOWN.

THE EASTERLY PROPERTY LINE IS REESTABLISHED AT RECORD DEED DISTANCE EAST AND PARALLEL WITH THE WEST PROPERTY LINE.

THE SOUTH PROPERTY LINE IS REESTABLISHED AT RECORD DEED DISTANCE SOUTH AND PARALLEL WITH THE CENTERLINE OF PACIFIC AVENUE.

THE NORTH PROPERTY LINE IS REESTABLISHED AT THE SOUTH RIGHT OF WAY OF PACIFIC AVENUE, 30.00 FEET SOUTH OF CENTERLINE.

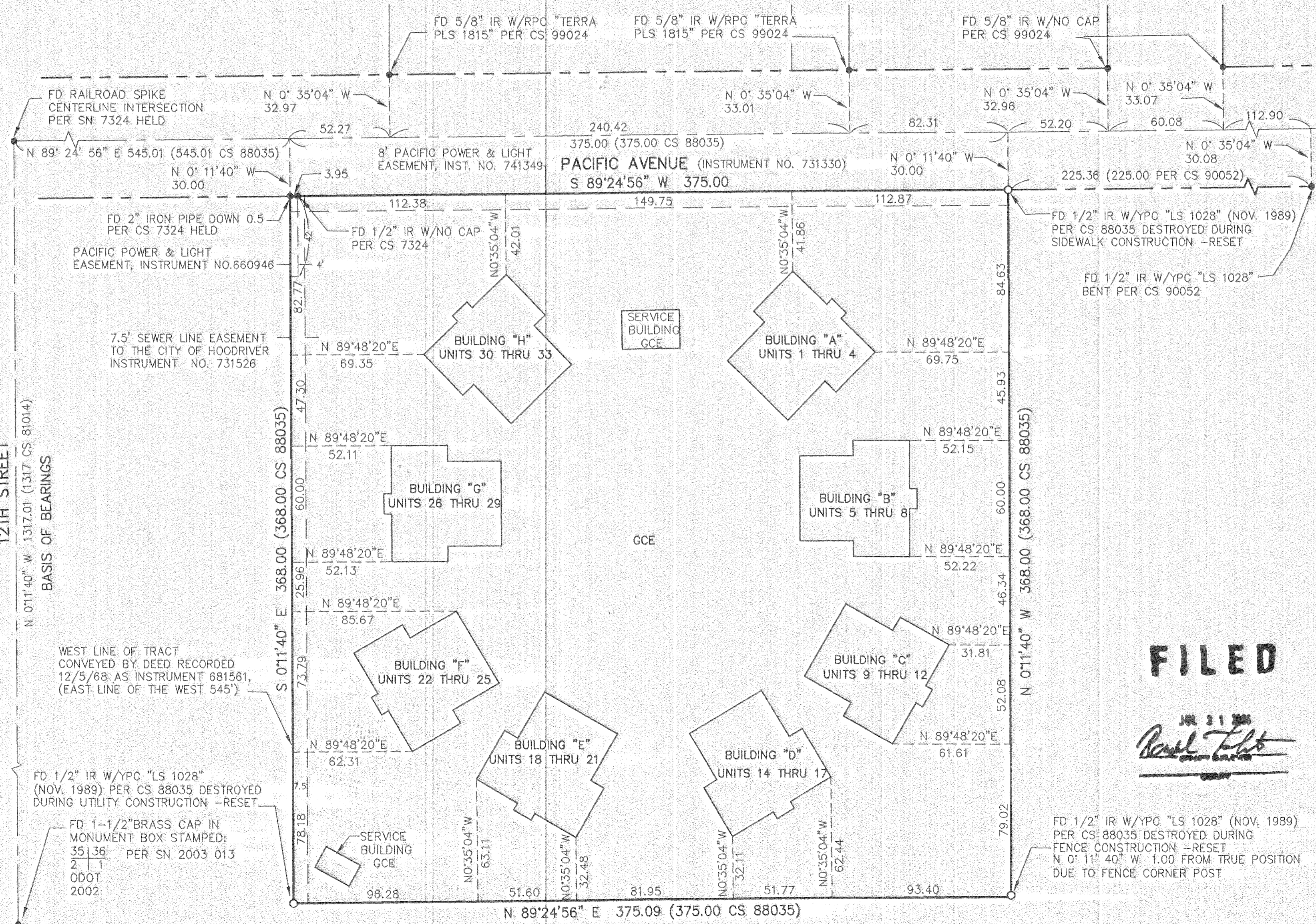
### NOTES:

- SUBJECT TO DECLARATION OF ORCHARD VIEW MANOR CONDOMINIUM RECORDED IN DOCUMENT NO. 20063514, DEED RECORDS OF HOOD RIVER COUNTY.
- ELEVATIONS BASED ON CITY OF HOOD RIVER BENCHMARK "BM K-9" A 3/4" IRON PIPE AT THE WEST 1/16 CORNER SECTION 36 & 1. ELEVATION = 508.00 NGVD 29/47.
- THIS CONDOMINIUM IS SUBJECT TO A ELECTRICAL TRANSMISSION AND DISTRIBUTION LINE EASEMENT AND ALSO FOR POLES, ANCHORS, GUYS AND OTHER SUPPORTS PER INSTRUMENT NO. 751915, RECORDED SEPTEMBER 18, 1975 HOOD RIVER COUNTY DEED RECORDS, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY. THE EASEMENT LOCATION IS GENERAL IN NATURE AND BLANKETS THE PROPERTY.

# FILED

JUL 31 2006  
*Paul Holt*  
CLERK

FD 1/2" IR W/YPC "LS 1028" (NOV. 1989) PER CS 88035 DESTROYED DURING FENCE CONSTRUCTION -RESET N 0° 11' 40" W 1.00 FROM TRUE POSITION DUE TO FENCE CORNER POST



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CS 2006 063-1

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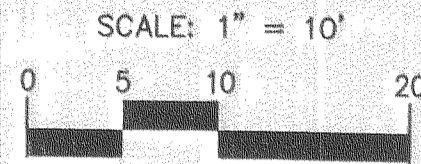
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FEBRUARY 1, 2006



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**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

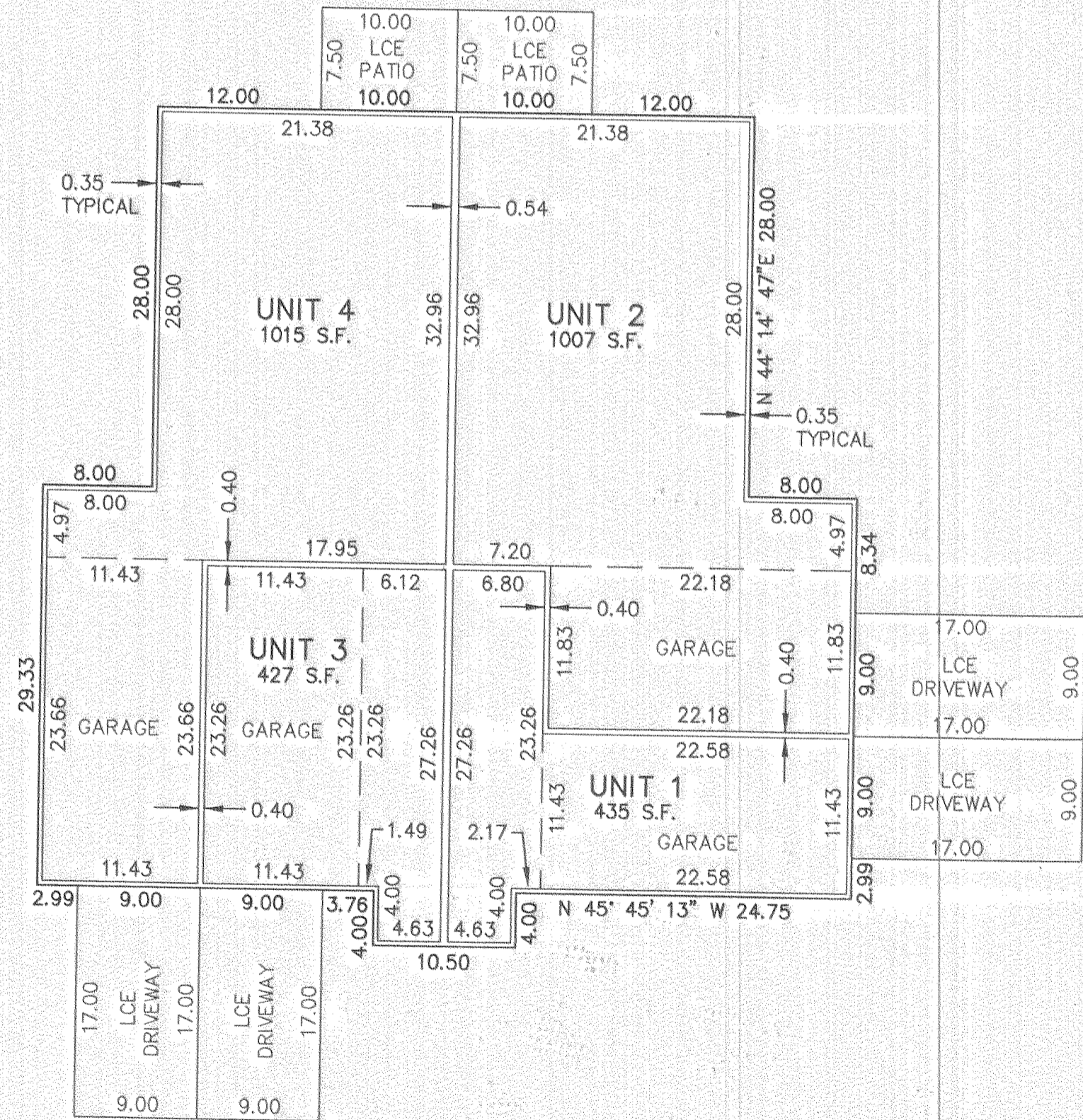
*Jeffery S. Whitson*  
**OREGON**  
JULY 26, 1988  
JEFFERY S. WHITSON  
2361  
RENEWAL 6/30/06

### NOTES:

1. ALL WALLS AND BUILDING CORNERS ARE 90 DEGREES UNLESS NOTED OTHERWISE.
2. ALL INTERIOR UNIT DIMENSIONS ARE TO INSIDE FACE OF STUDWALL.
3. ALL EXTERIOR WALLS ARE 0.35 THICK (FROM FACE OF STUDWALL TO EXTERIOR SURFACE OF WALL).
4. GARAGE FLOOR SLOPES FROM REAR OF GARAGE (FINISH FLOOR ELEVATION) TO THE GARAGE ENTRY MINUS 0.15 FEET (TYPICAL).
5. ALL UNIT CEILING HEIGHTS ARE 8.00 FEET ABOVE FINISH FLOOR.

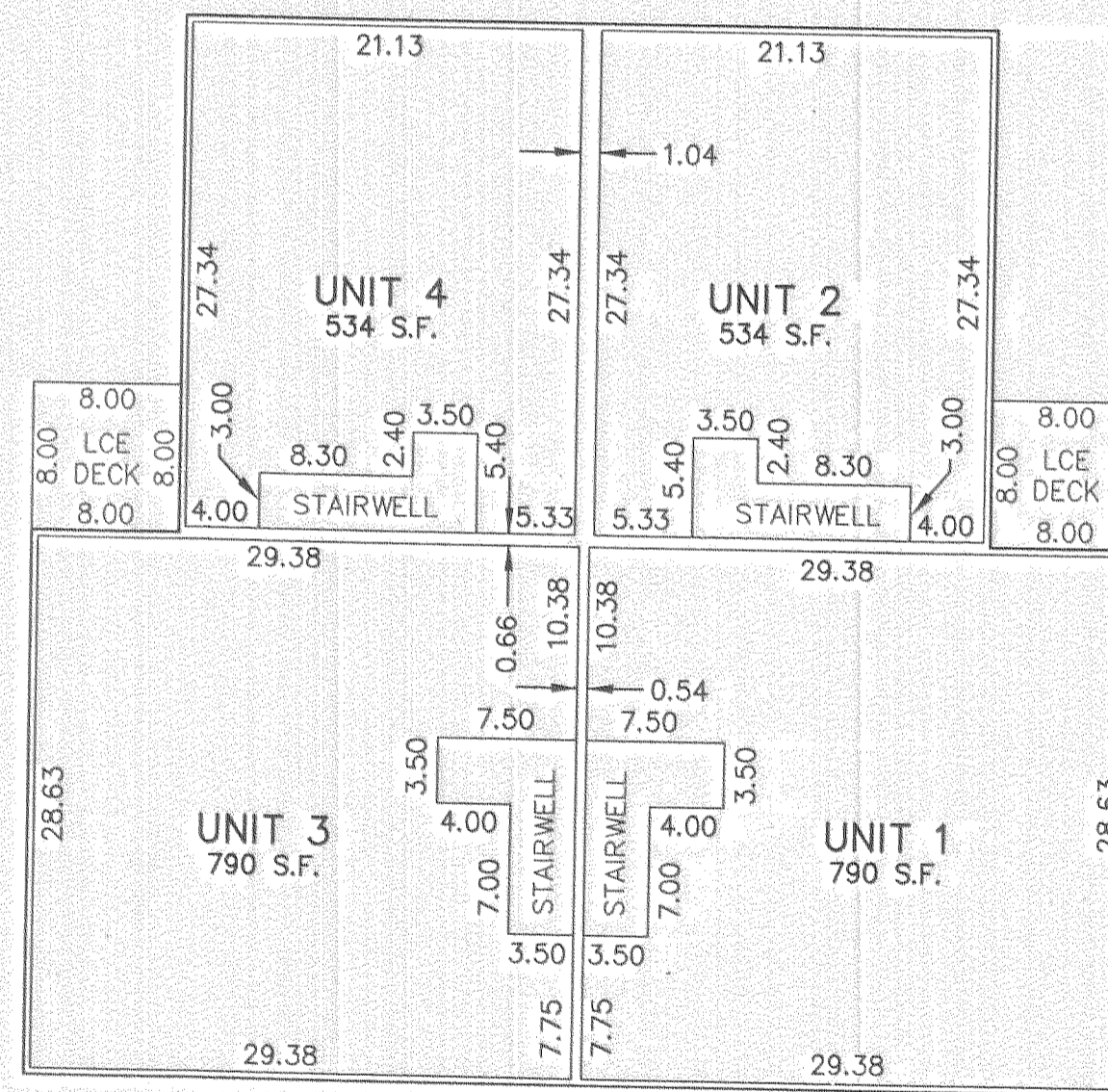
### LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- S.F. SQUARE FEET



### FIRST FLOOR

FINISH FLOOR ELEVATION = 491.70



### SECOND FLOOR

FINISH FLOOR ELEVATION = 501.42

BUILDING A

**FILED**

JUL 31 2006  
*Richard Salts*  
COUNTY CLERK

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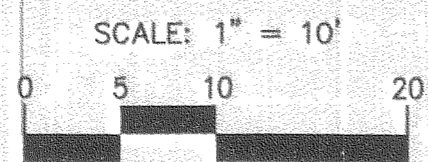
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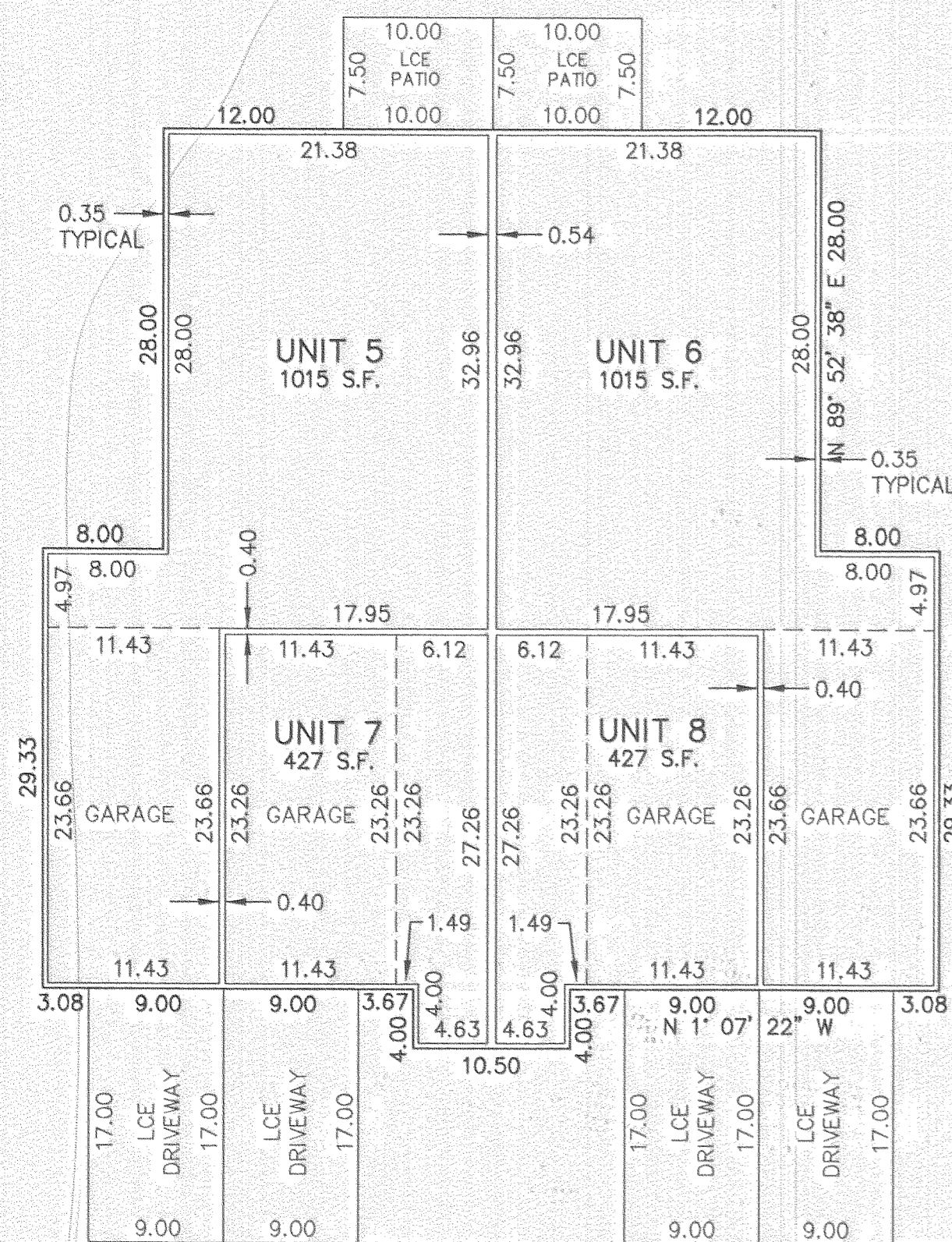
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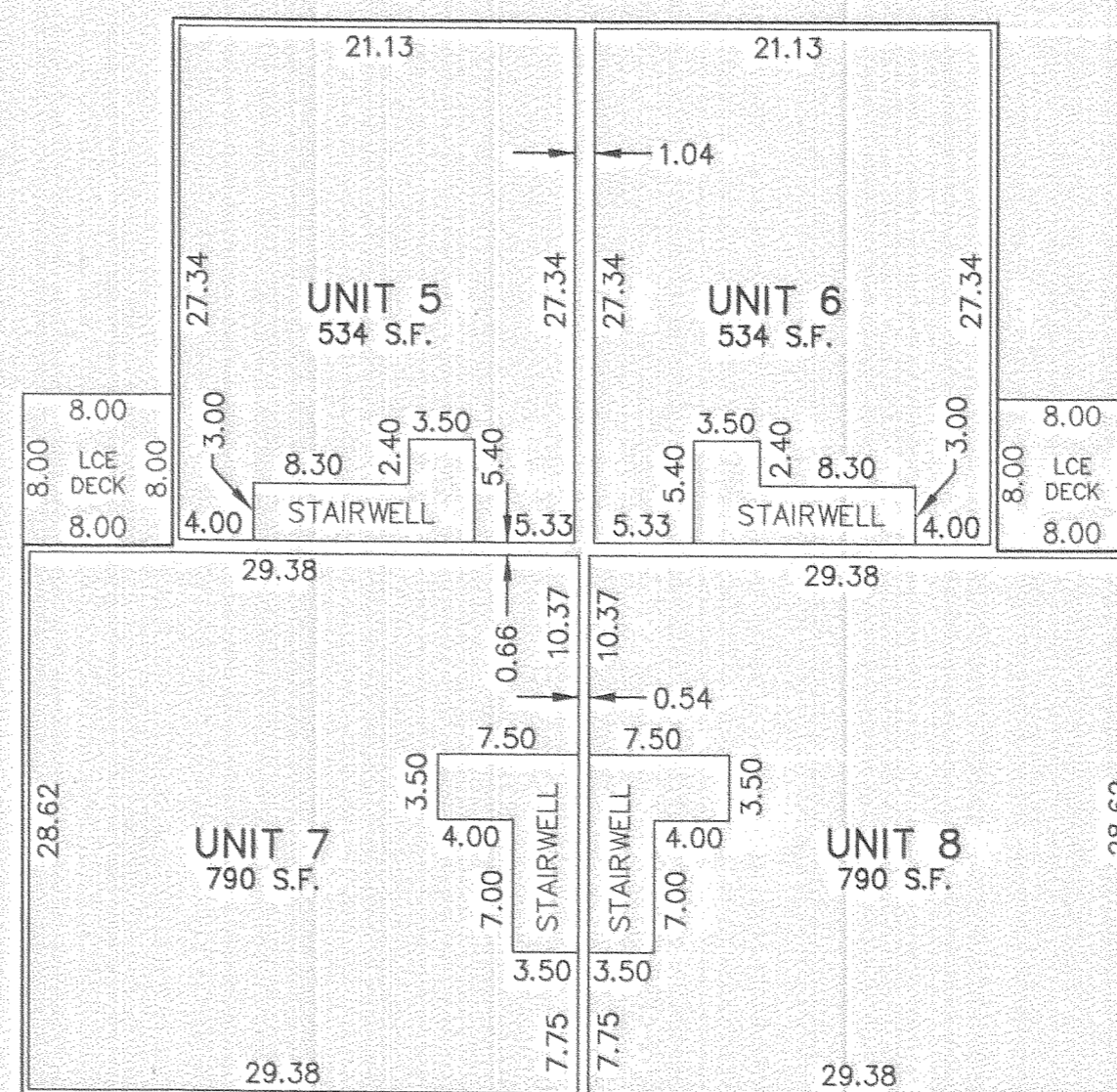
### LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- S.F. SQUARE FEET



### FIRST FLOOR

FINISH FLOOR ELEVATION = 492.77



### SECOND FLOOR

FINISH FLOOR ELEVATION = 502.49

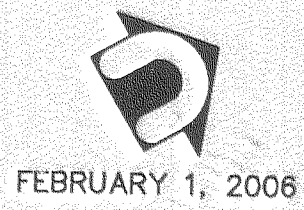
BUILDING B

**FILED**

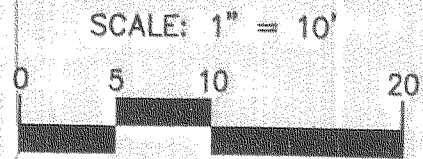
JUL 31 2006  
*David Lutz*

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RENEWAL 6/30/06

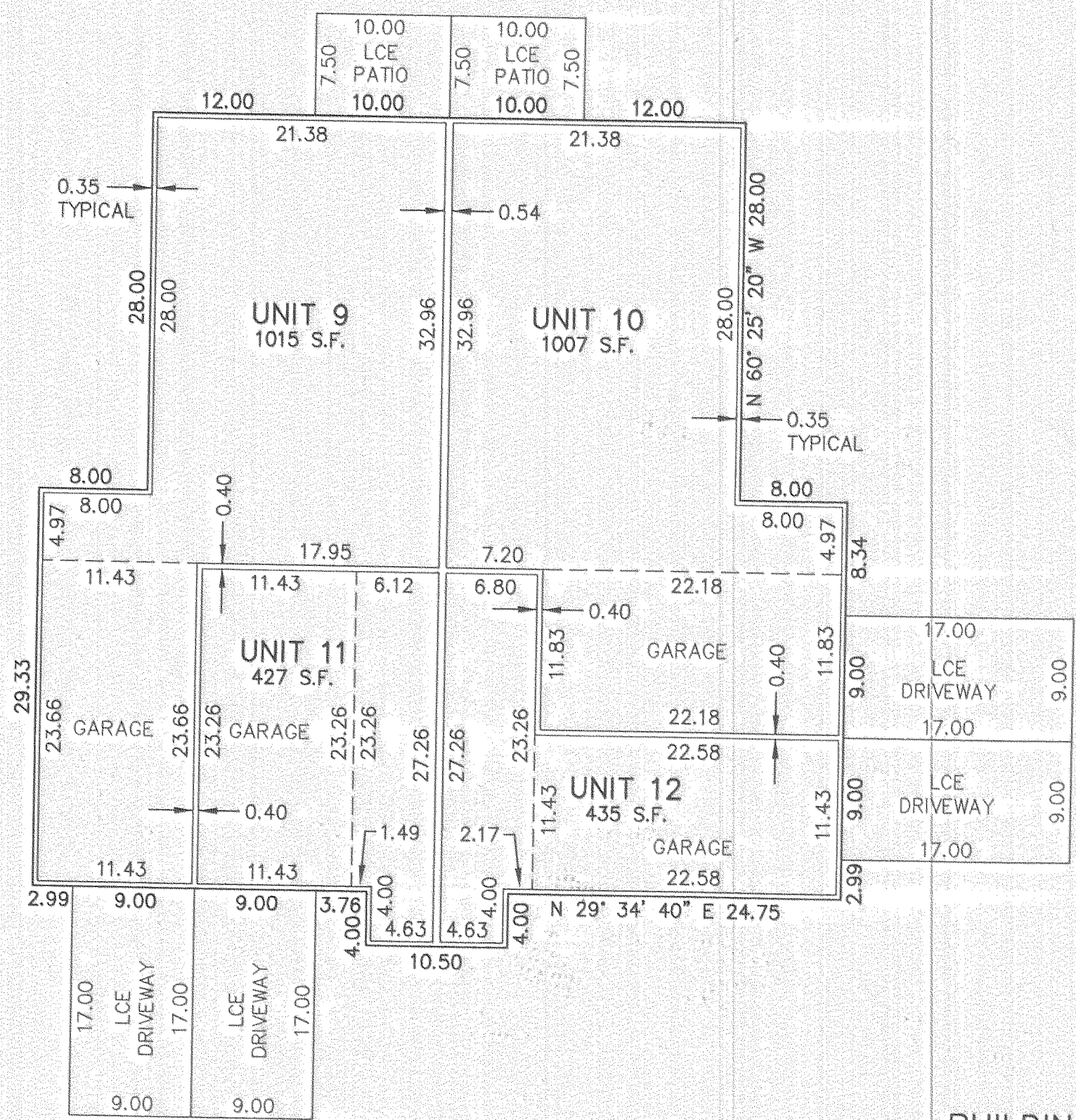
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### LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- S.F. SQUARE FEET

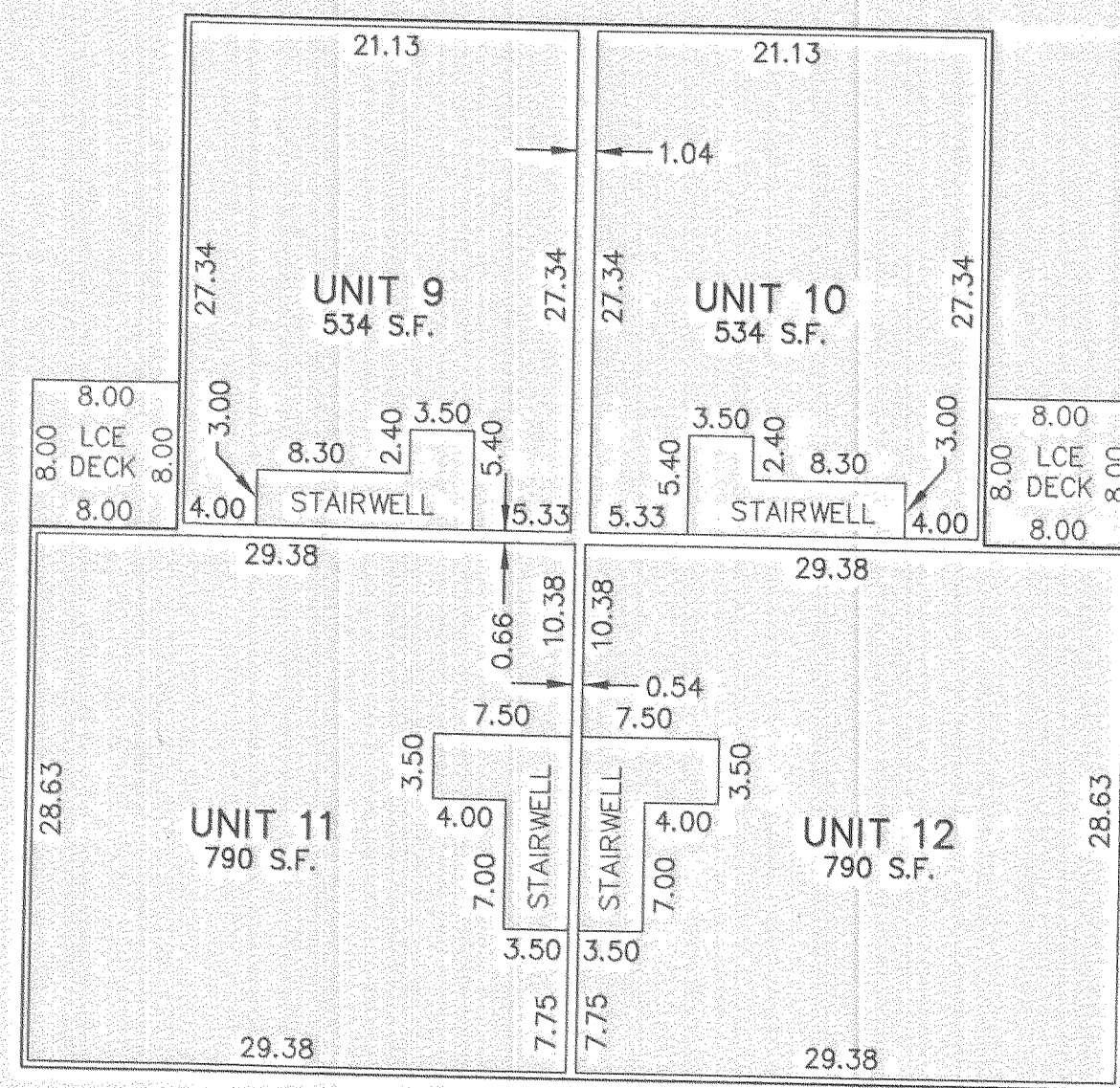
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### FIRST FLOOR

FINISH FLOOR ELEVATION = 493.59

**BUILDING C**



### SECOND FLOOR

FINISH FLOOR ELEVATION = 503.33

**FILED**

JUL 31 2006  
*Ronald Lohs*  
COUNTY CLERK

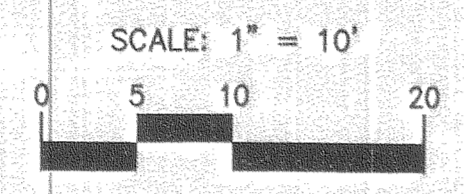
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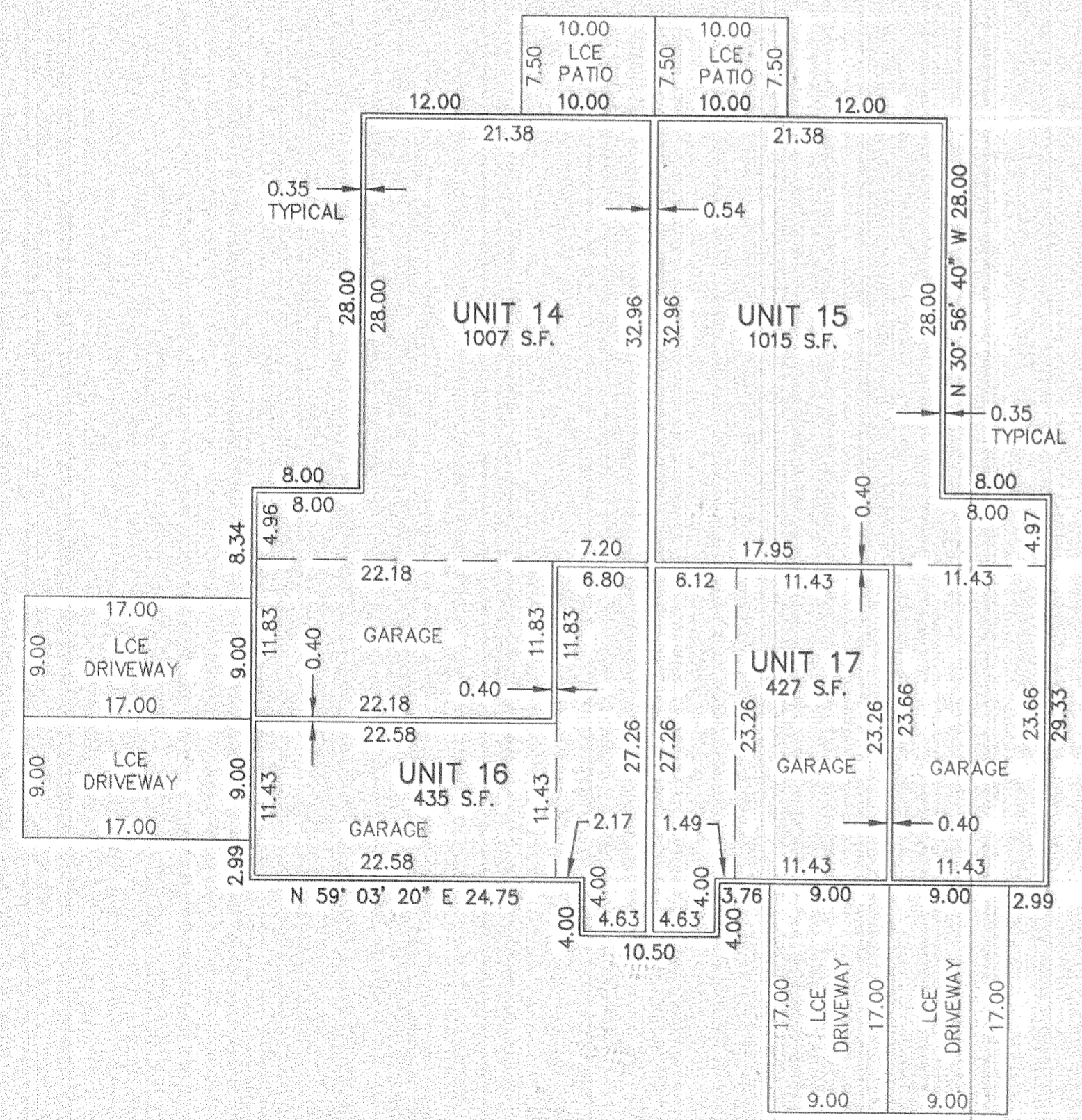
*Jeffery S. Whitson*  
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JULY 26, 1988  
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2361  
RENEWAL 6/30/06

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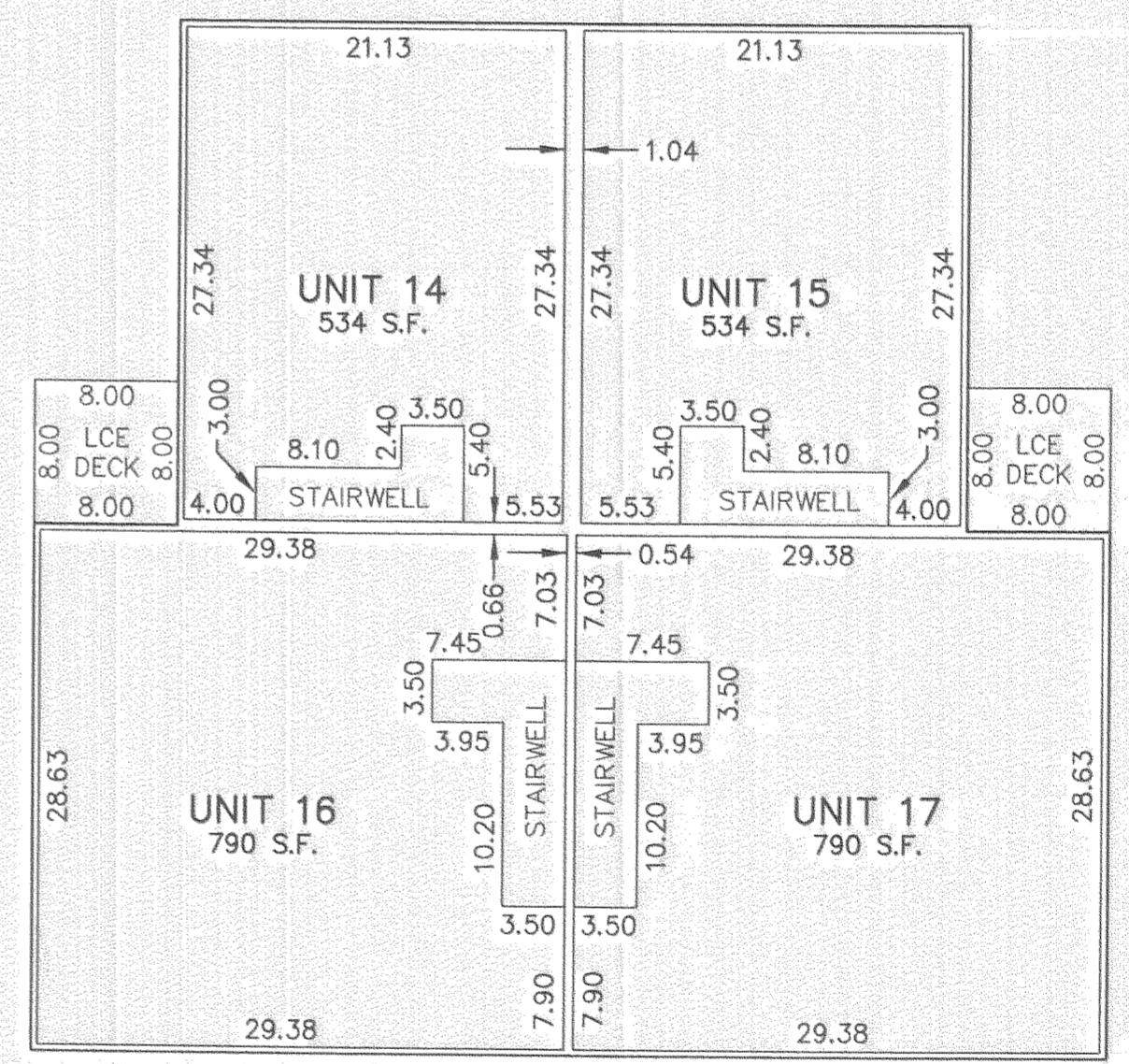
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### LEGEND:

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- LCE LIMITED COMMON ELEMENT
- S.F. SQUARE FEET



BUILDING D



**FILED**

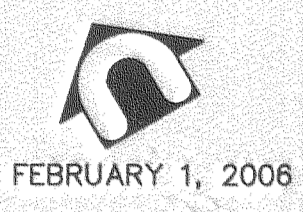
JUL 31 2006  
*Reshelle Tolts*  
CLERK

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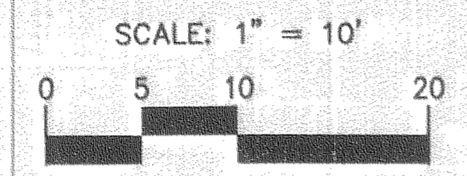
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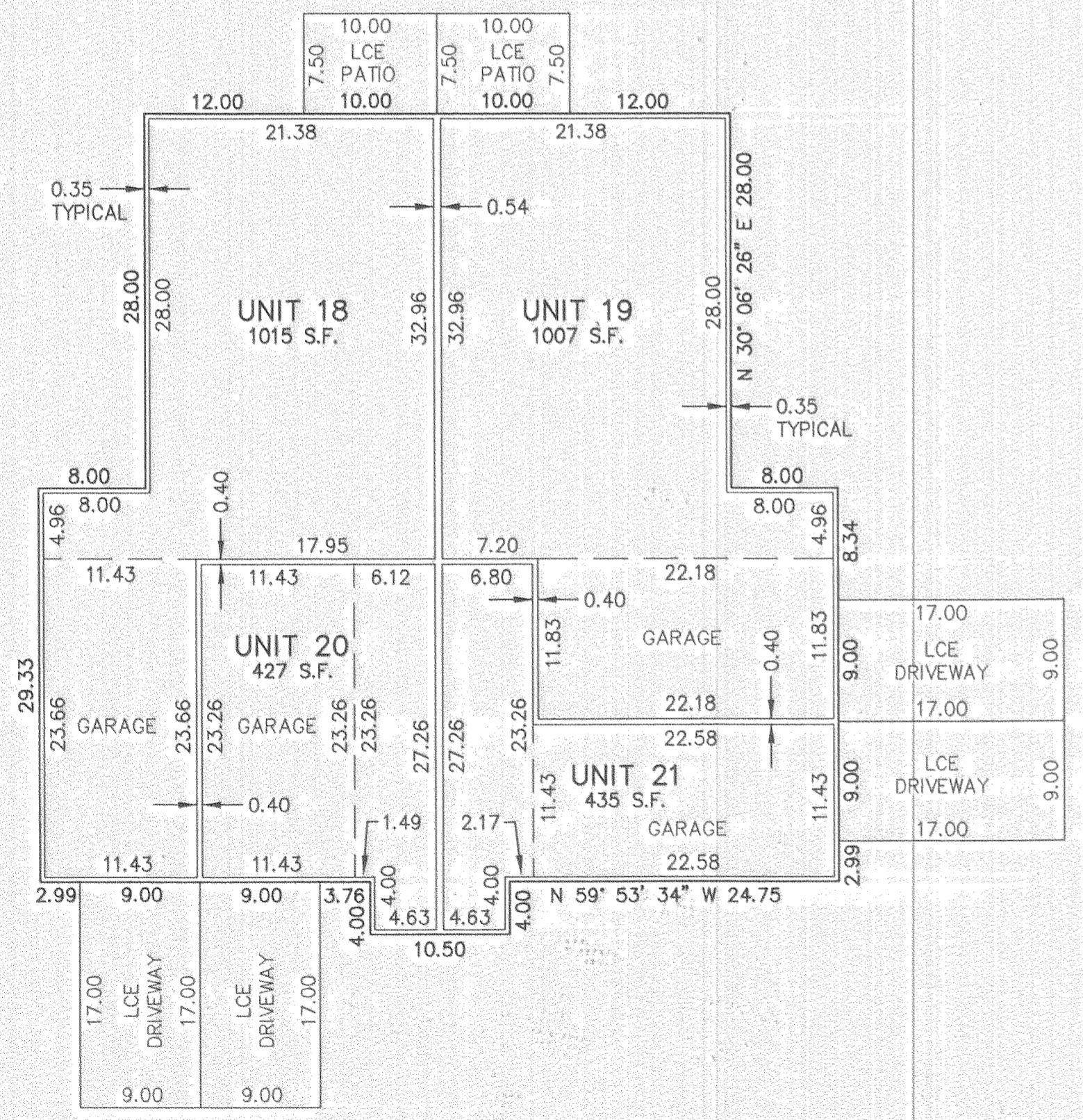
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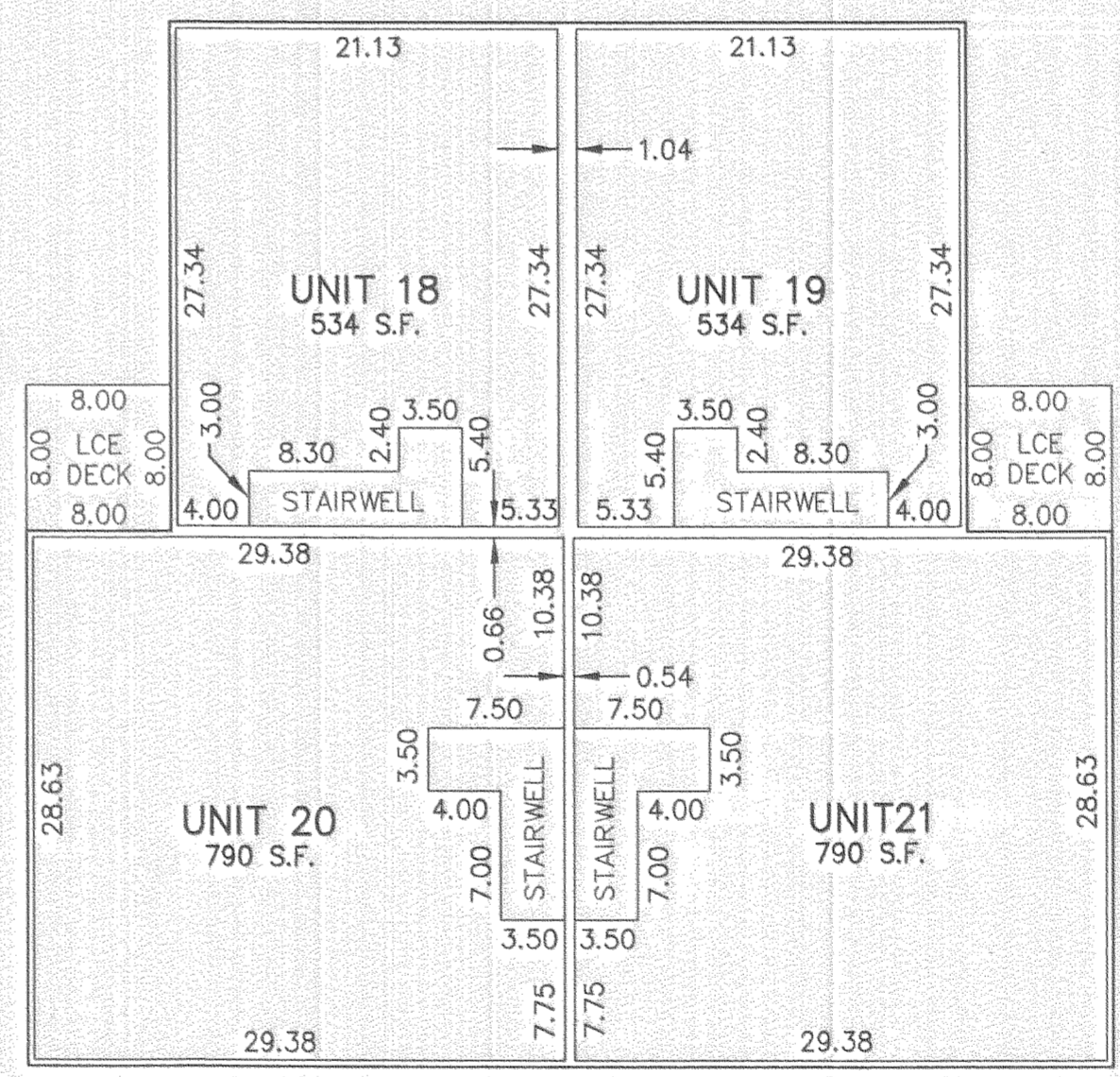
### LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- S.F. SQUARE FEET



### FIRST FLOOR

FINISH FLOOR ELEVATION = 495.49



### SECOND FLOOR

FINISH FLOOR ELEVATION = 505.25

BUILDING E

**FILED**

JUL 31 2006  
*Paul L. Lutz*  
COUNTY CLERK

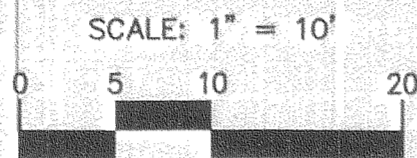
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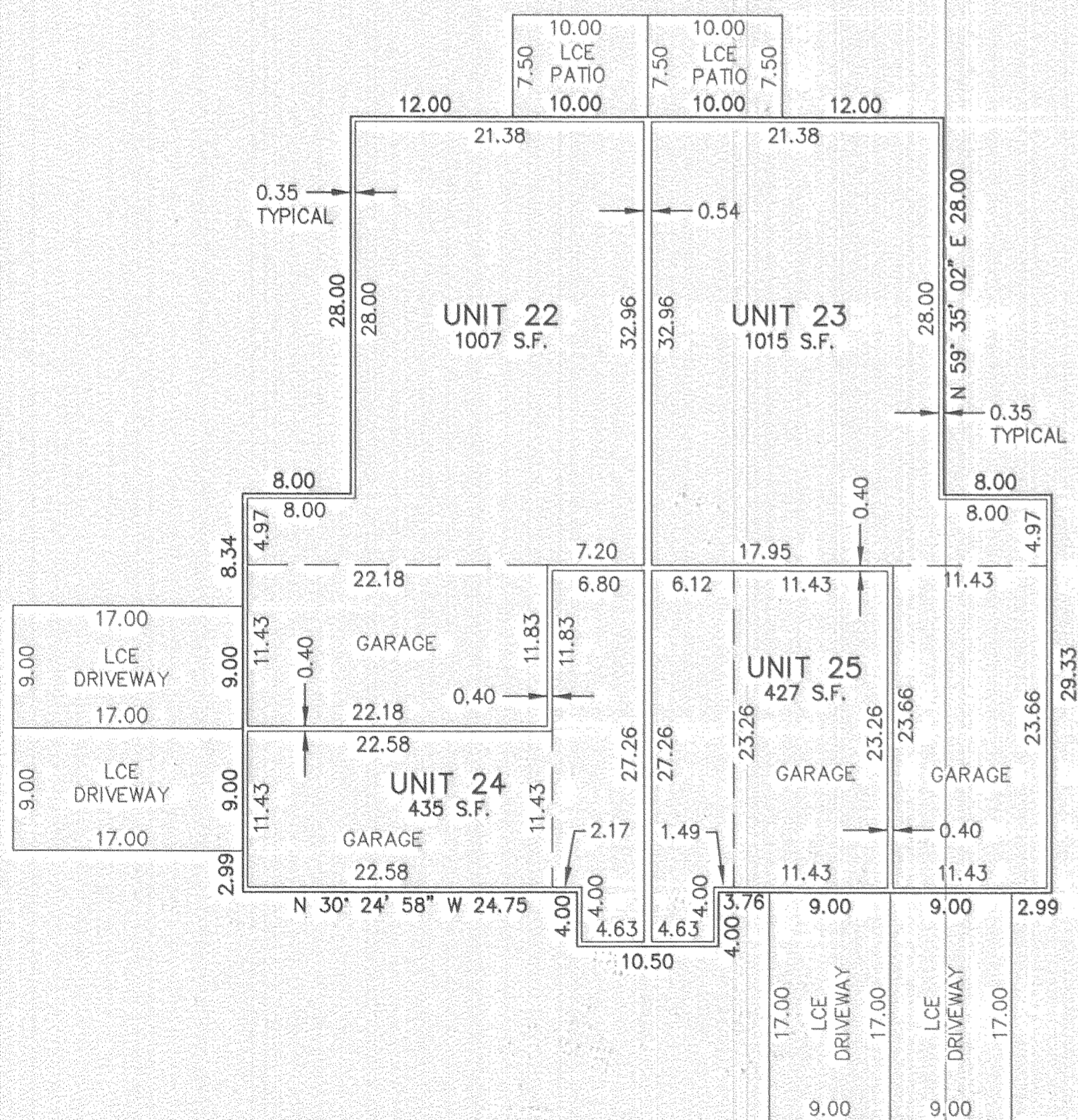
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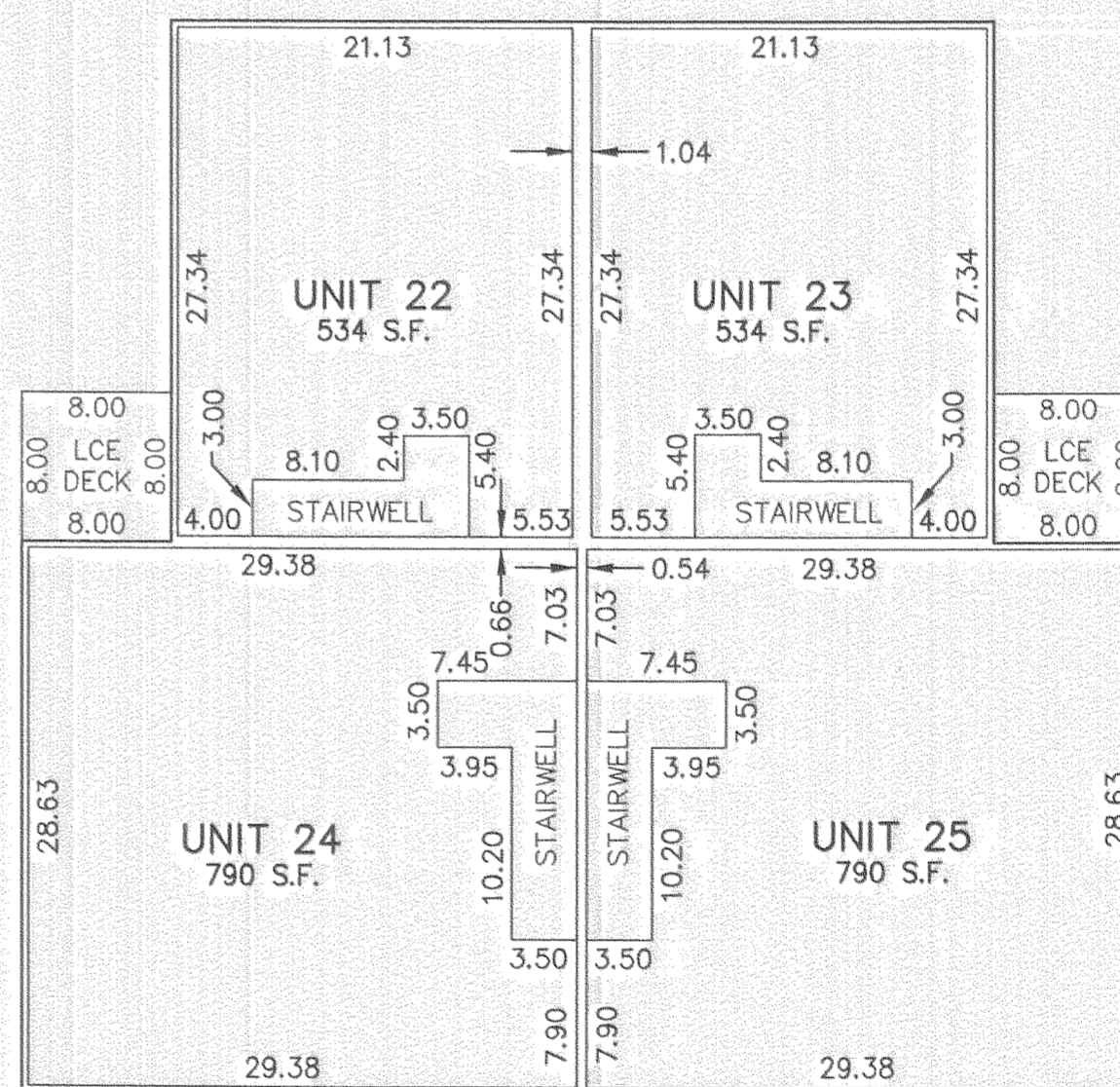
### LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- S.F. SQUARE FEET



### FIRST FLOOR

FINISH FLOOR ELEVATION = 495.41



### SECOND FLOOR

FINISH FLOOR ELEVATION = 505.14

BUILDING F

**FILED**

JUL 31 2006  
*David Evans*  
CREATED BY: D.E.

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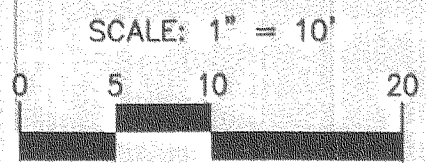
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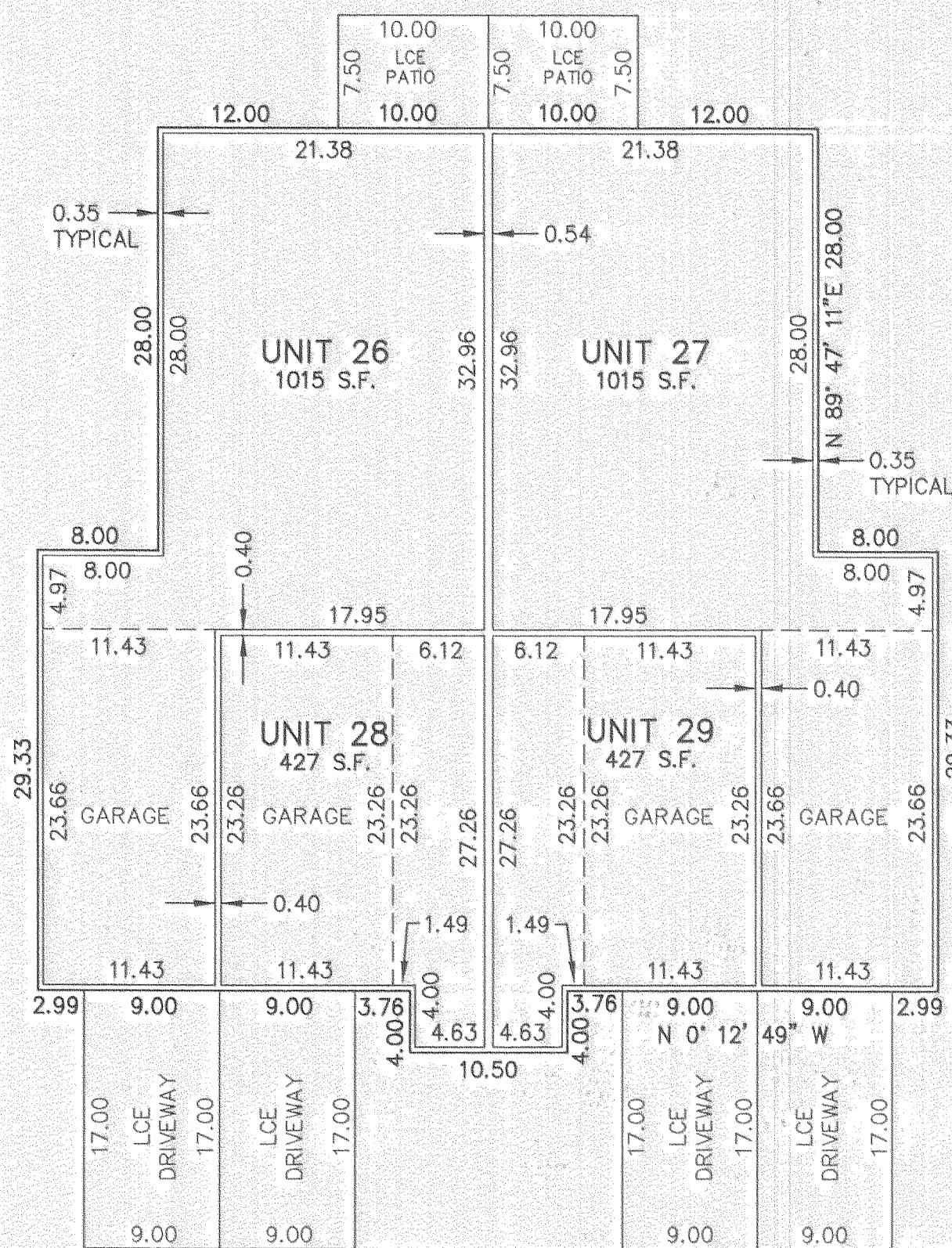
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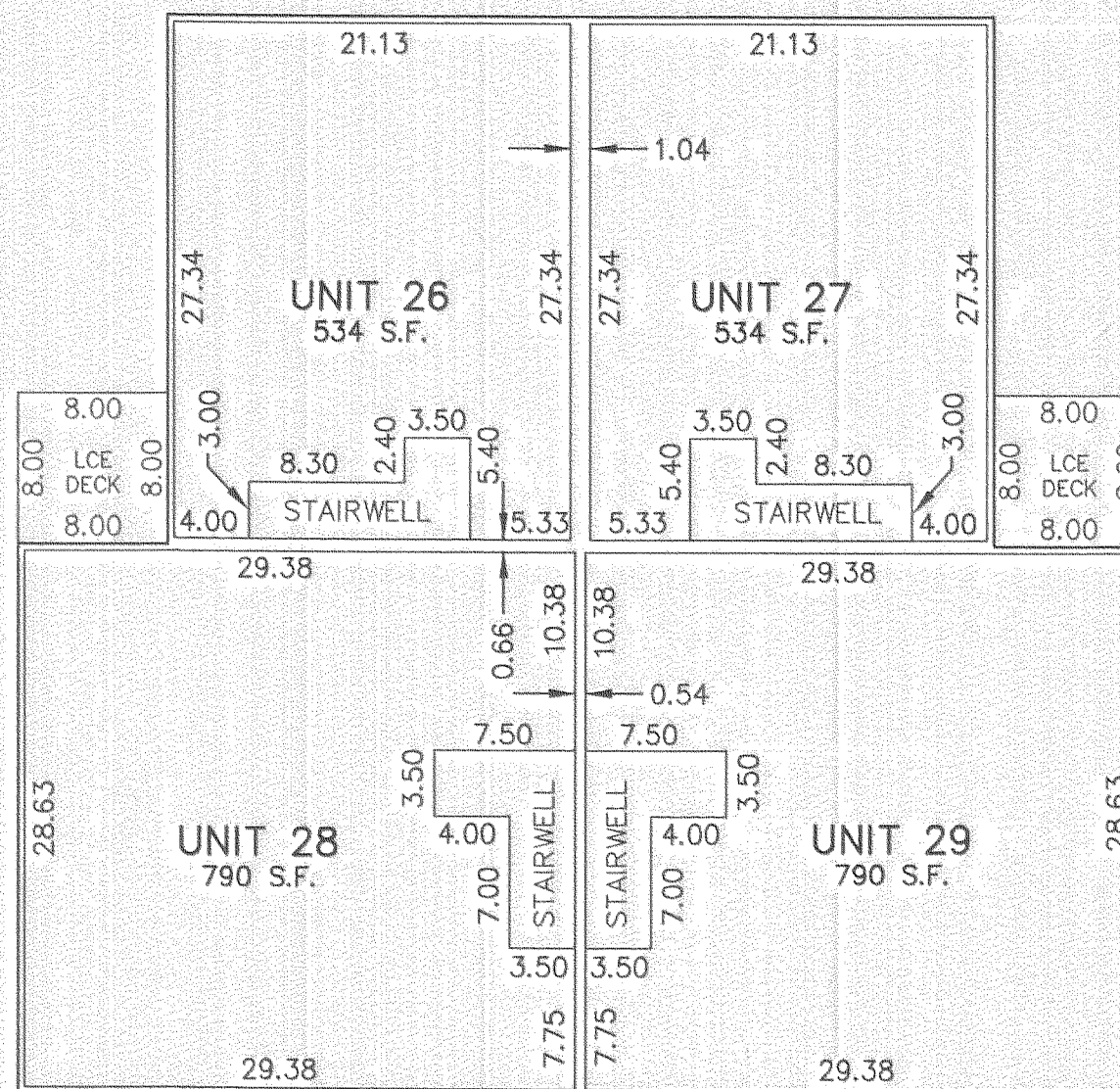
**LEGEND:**

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- S.F. SQUARE FEET



**FIRST FLOOR**

FINISH FLOOR ELEVATION = 494.41



**SECOND FLOOR**

FINISH FLOOR ELEVATION = 504.13

**BUILDING G**

**FILED**

JUL 31 2006  
*Ronald J. [Signature]*  
COUNTY CLERK

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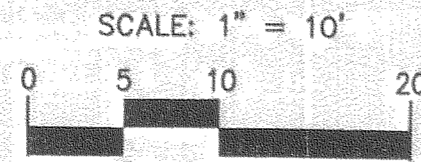
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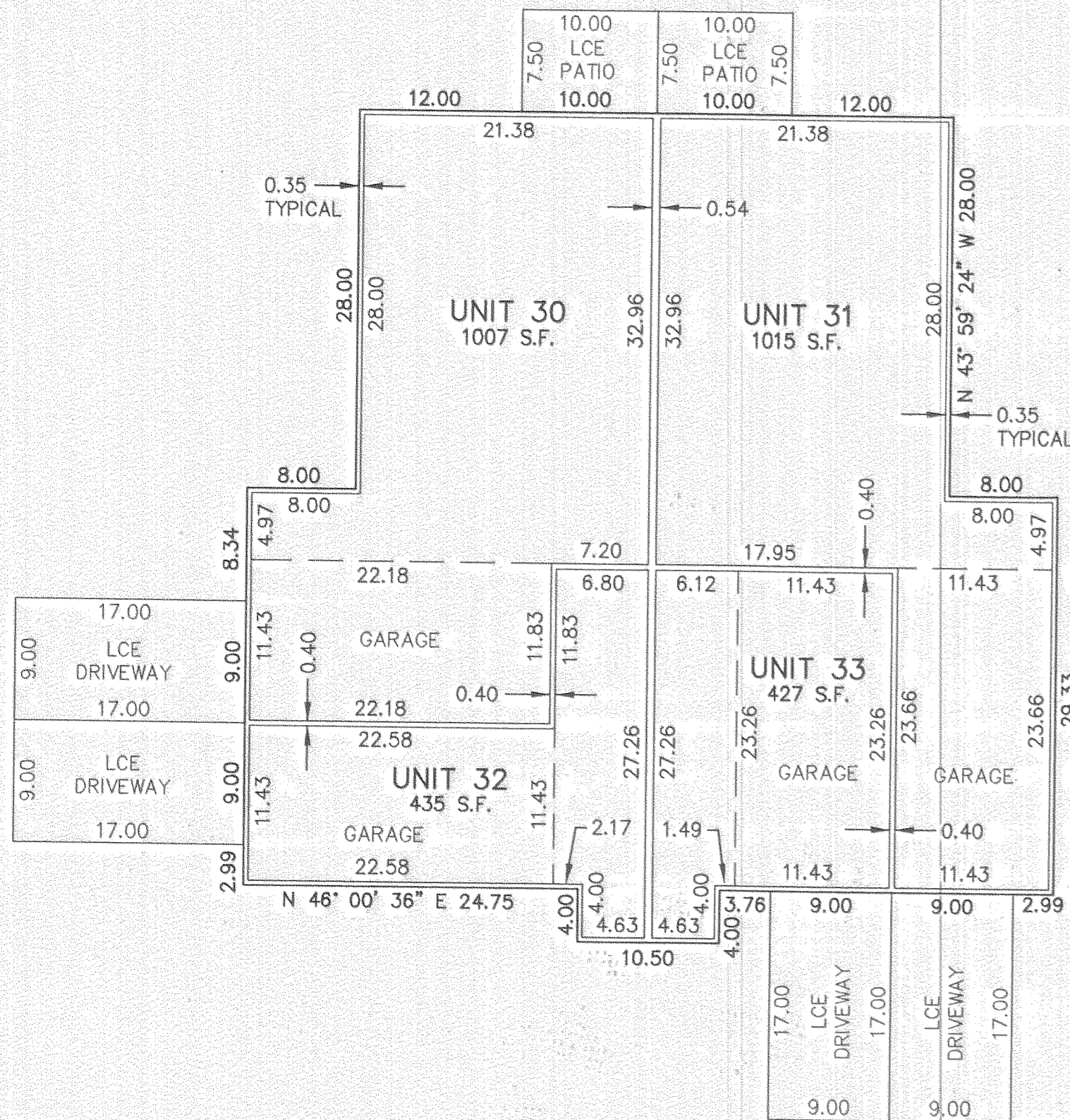
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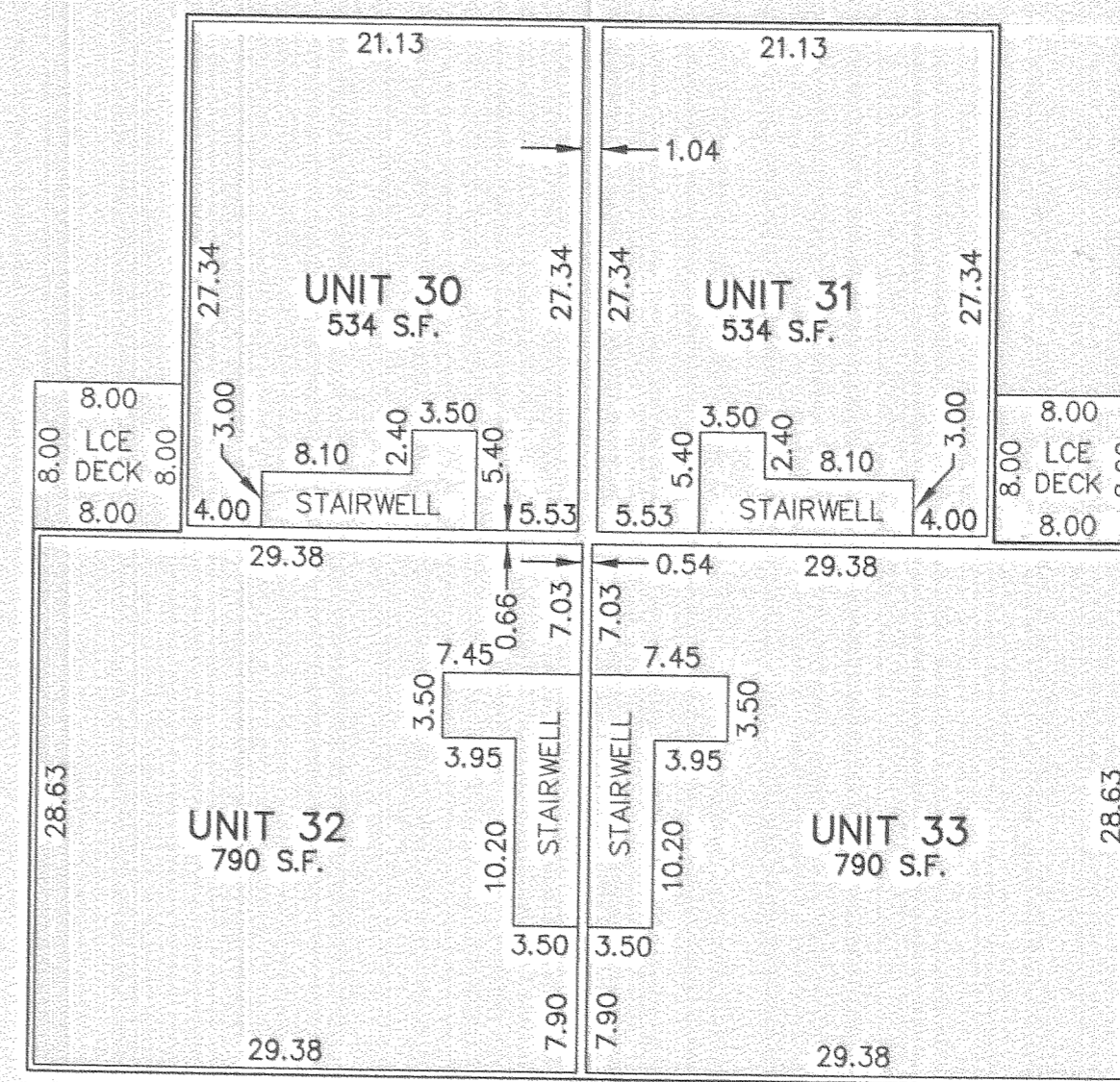
### LEGEND:

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- LCE LIMITED COMMON ELEMENT
- S.F. SQUARE FEET



### FIRST FLOOR

FINISH FLOOR ELEVATION = 492.53



### SECOND FLOOR

FINISH FLOOR ELEVATION = 502.29

BUILDING H

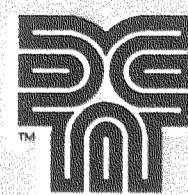
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JUL 31 2006  
*David Evans*  
COUNTY CLERK  
CLERK

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SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON



**DAVID EVANS  
AND ASSOCIATES INC.**  
2100 Southwest River Parkway  
Portland Oregon 97201  
Phone: 503.223.6663  
MAFT0000-0001  
FEBRUARY 1, 2006

## SURVEYOR'S CERTIFICATE

I, JEFFERY S. WHITSON A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED MAP OF ORCHARD VIEW MANOR CONDOMINIUM, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND WITHIN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

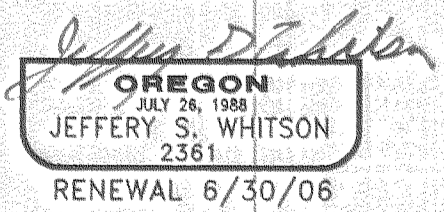
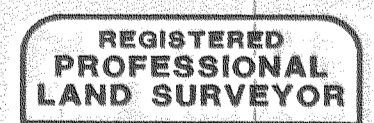
BEGINNING AT A 2" GALVANIZED IRON PIPE WHICH BEARS NORTH 0° 11' 40" WEST A DISTANCE OF 1287.01 FEET AND NORTH 89° 24' 56" EAST, A DISTANCE OF 545.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36, SAID POINT BEING AT THE INTERSECTION OF THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO JOHN M. SIEVERKROPP ET. UX, BY DEED RECORDED DECEMBER 5, 1968, AS INST. NO. 681561, IN DEED RECORDS OF SAID COUNTY, WITH THE SOUTH RIGHT OF WAY LINE OF PACIFIC AVENUE PER DEED CONVEYED TO THE CITY OF HOOD RIVER AND RECORDED JULY 5, 1973, AS INST. NO. 731330, IN DEED RECORDS OF SAID COUNTY; THENCE SOUTH 0° 11' 40" EAST ALONG THE WEST LINE OF SAID SIEVERKROPP TRACT A DISTANCE OF 368.00 FEET; THENCE NORTH 89° 24' 56" EAST, PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF SAID PACIFIC AVENUE, A DISTANCE OF 375.00 FEET; THENCE NORTH 0° 11' 40" WEST PARALLEL WITH THE WEST LINE OF SAID SIEVERKROPP TRACT A DISTANCE OF 368.00 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 89° 24' 56" WEST ALONG SAID SOUTH LINE A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 138,000 SQUARE FEET OR 3.168 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE OF COMPLETION

I, JEFFERY S. WHITSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF "ORCHARD VIEW MANOR CONDOMINIUM", FULLY AND ACCURATELY DEPICTS THE FLOOR PLANS AND THAT THE PLAT DO FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDING, AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

*Jeffery S. Whitson* 4/13/06  
JEFFERY S. WHITSON DATE  
P.L.S. 2361



## DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT ORCHARD VIEW MANOR CONDOMINIUMS, INC., AN OREGON CORPORATION DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "ORCHARD VIEW MANOR CONDOMINIUM, BEING MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, A TRUE AND CORRECT MAP OF THE LAND OWNED BY THEM AND LAID OUT AS CONDOMINIUM, THAT THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED HEREON ARE SUBJECT TO THE PROVISIONS OF ORS 100.005 TO ORS 100.625 AND THEY HEREBY COMMIT SAID LAND TO THE OREGON CONDOMINIUM ACT AS LAND LAID OUT IN CHAPTER 100 OF THE OREGON REVISED STATUTES AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP.

*Edward Maionchi*  
EDWARD MAIONCHI, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF HOOD RIVER

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF April, 2006 PERSONALLY APPEARED BEFORE ME, EDWARD MAIONCHI, PRESIDENT OF ORCHARD VIEW MANOR CONDOMINIUMS, INC., AN OREGON CORPORATION, AND THAT BEING DULY SWORN DID SAY THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

*Linda D. Lively*  
NOTARY PUBLIC - OREGON  
392365  
COMMISSION NUMBER

*Linda D. Lively*  
NOTARY SIGNATURE  
6/27/2009  
MY COMMISSION EXPIRES

## APPROVALS

THE ANNEXED MAP OF ORCHARD VIEW MANOR CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF April, 2006

BY *Gynthia Walkbridge*  
CITY OF HOOD RIVER PLANNER

THE ANNEXED MAP OF ORCHARD VYEW MANOR CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

BY N/A BY N/A  
CITY OF HOOD RIVER MAYOR CITY OF HOOD RIVER RECORDER

THE ANNEXED MAP OF ORCHARD VIEW MANOR CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 22nd DAY OF MAY, 2006

BY *Ronald Roberts*  
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED MAP OF ORCHARD VIEW MANOR CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF MAY, 2006

BY *David H. Bell*  
CITY OF HOOD RIVER ENGINEER

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 ANNEXED PLAT OF "ORCHARD VIEW MANOR CONDOMINIUM," AND 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 THEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND HEREBY APPROVE SAID PLAT.

*Chadron Brown*  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR

*Frank H. Hank* CHIEF DEPUTY  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

FILED FOR RECORD THIS 14th DAY OF July, 2006

BY *Deah Day*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

FILED

JUL 31 2006  
*Ronald Roberts*  
6/27/2009

Certified to be a true and correct copy of the ORIGINAL  
Dept. of Records & Assessment  
by *Lively*, Deputy

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