

LINCOLN TOWNHOMES

SUBDIVISION

CITY OF HOOD RIVER, OREGON

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.

2006 SEP 15 A 11:40

REFERENCES

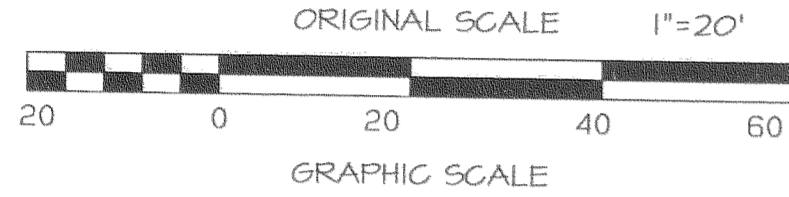
1. 1981 CRON SURVEY CS 81052
2. 1982 CRON SURVEY CS 82016
3. 2000 KLEIN SURVEY CS 2000067

LEGAL DESCRIPTION

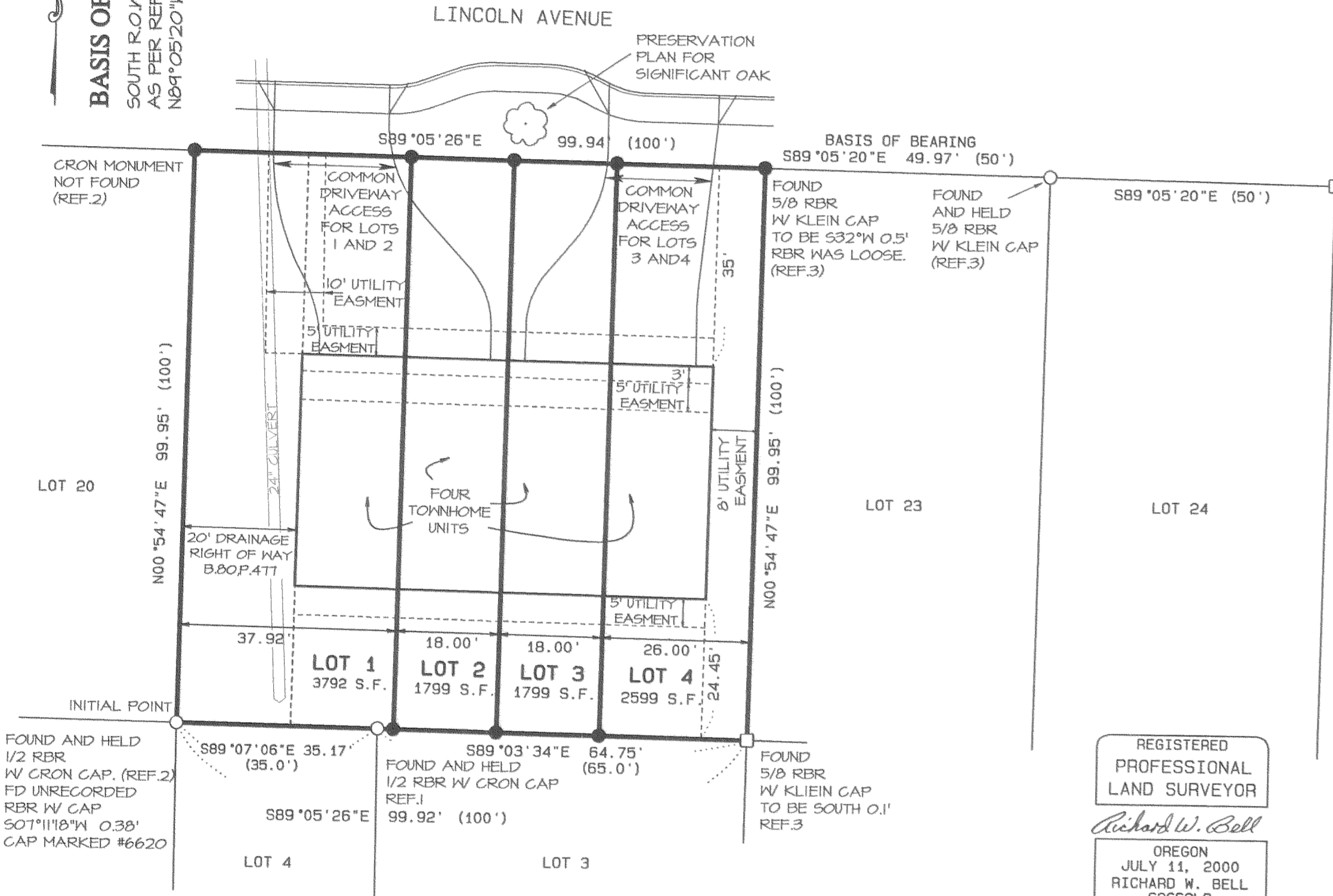
1311 LINCOLN AVE.
LOTS 21 AND 22 OF THE
BLOCK 3 OF THE AMENDED PLAT OF
IDLEWILDE ADDITION TO HOOD RIVER
SE1/4 SECTION 26,
T.3N., R.10E., W.M.
3N 10E 26DD TAX LOT 200

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF LOTS 21 AND 22 OF BLOCK 3 OF THE AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER. SAID LOT WAS THAN DIVIDED INTO A 4 LOT SUBDIVISION. REFERENCE 1, 2 AND 3 SURVEYS AND THEIR PERTINENT MONUMENTS WERE USED AS CONTROL FOR THE LOTS OF THIS SUBDIVISION. ACTUAL FIELD TIES TO FOUND MONUMENTS WERE WITHIN ACCEPTABLE TOLERANCES AND WERE HELD FOR THIS SURVEY.



BASIS OF BEARING
SOUTH R.O.M. LINE OF LINCOLN STREET
AS PER REFERENCE 3
N89°05'20"W



LEGEND

- SURVEY MARKER FOUND AS NOTED
- CALCULATED CORNER, NOT SET OR FOUND.
- SET RED PLASTIC CAP INSCRIBED "BELL DESIGN 62662" ON 5/8 REBAR (RBR).

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF August, 2006.
David J. Jones
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 23rd DAY OF August, 2006.
David J. Jones
CITY OF HOOD RIVER DIR. OF PUBLIC WORKS

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 30th DAY OF August, 2006.
Julie P. Kimmel
CITY OF HOOD RIVER RECORDER

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 14th DAY OF SEPT., 2006.
Cynthia A. Walbridge
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 30th DAY OF August, 2006.
David J. Jones
CITY OF HOOD RIVER MAYOR

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 14th DAY OF Sept, 2006.
Charles R. Jones
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 7th DAY OF September, 2006.
Cecil York
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 8th DAY OF September, 2006.
W. H. H.
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 11th DAY OF September, 2006.
Julie P. Kimmel
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF INDIAN CREEK HEIGHTS SUB. WAS EXAMINED AND APPROVED BY ME THIS 11th DAY OF September, 2006.
Julie P. Kimmel
HOOD RIVER COUNTY COMMISSIONER

Montana Development, Inc.
Attn: Ron Kurahara
1700 Jeanette Road
Hood River, Oregon 97031
(541) 490-4077

RECORDING INFORMATION:
PLAT NUMBER: 20064562
INSTRUMENT RECEIVED ON THE 15 DAY
OF SEPT., 2006 AT 10:42 A.M.

Deah Day - Records Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

KNOW ALL PEOPLE BY THESE PRESENT, THAT RONALD E. KURAHARA, PRESIDENT OF MONTANA DEVELOPMENT, IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY GRANT FOREVER ALL UTILITY EASEMENTS WITH MY OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

RONALD E. KURAHARA, PRESIDENT MONTANA DEV., INC.

This instrument was acknowledged before me on this 11th day of August, 2006, by RONALD E. KURAHARA.

Kimberly A. Swafford
Notary Name Printed Kimberly A. Swafford
Commission Number A441500

Notary Public for the State of Oregon,
Hood River Co.

My commission expires 4/4/10

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard W. Bell
OREGON
JULY 11, 2000
RICHARD W. BELL
62662LS

EXPIRATION DATE: 12/31/07

SURVEYOR'S CERTIFICATE

I, RICHARD W. BELL, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DISPOSED AND SAY THAT I HAVE VERIFIED THE EXISTING FOUND EXTERIOR CONTROL MONUMENTS, DEPICTED IN THE FILED SURVEYS (REF. 1, 2 AND 3), BY SURVEY AND HAVE HELD SHOWN MONUMENTS AS THE CONTROLLING CORNERS FOR LOTS 21 AND 22 OF BLOCK 3, OF THE AMENDED PLAT OF IDLEWILDE ADDITION TO HOOD RIVER. FOR THE SUBDIVISION PLAT ENTITLED "LINCOLN TOWNHOMES", CITY OF HOOD RIVER, STATE OF OREGON AND THAT THE LOT CORNERS HAVE BEEN MARKED WITH LEGAL MONUMENTS AND THAT A FOUND 1/2 INCH DIA. REBAR WAS HELD FOR THE INITIAL POINT OF SAID SURVEY (REF.2) THENCE NORTH 00°54'47" EAST, A DISTANCE OF 99.95 FEET TO A SET RED PLASTIC CAP; THENCE SOUTH 89°05'26" EAST, A DISTANCE OF 99.94 FEET TO A SET RED PLASTIC CAP; THENCE SOUTH 00°54'47" WEST, A DISTANCE OF 99.95 FEET TO A CALCULATED CORNER; THENCE NORTH 89°03'34" WEST, A DISTANCE OF 64.75 FEET TO A 1/2 INCH REBAR (REF.3); THENCE NORTH 89°07'06" WEST, A DISTANCE OF 35.17 FEET TO THE POINT OF BEGINNING. CONTAINING 9989 SQUARE FEET, MORE OR LESS.

Richard W. Bell 8-11-06
RICHARD W. BELL 62662LS

SUBDIVISION CONSENT AFFIDAVIT

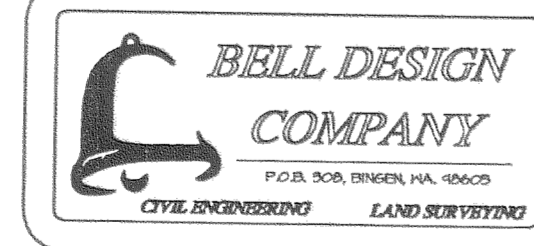
A Subdivision Consent Affidavit by Columbia River Bank, beneficiary under Deed of Trust No. 20054482, has been executed and recorded in Instrument No. _____ of the Hood River County Deed Records.

COVENANTS, CONDITIONS AND RESTRICTIONS

RECORD NUMBER 20064563

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



DATE	DESCRIPTION	BY
8/06	DRAFT	ARB
7/06	CHECK	RWB

LINCOLN TOWNHOMES
FOR MONTANA DEVELOPMENT
3N 10E 26DD TAX LOT 200

SHEET: 1 OF 1
PROJECT: 058048
DATE: Aug 2006

FILED
SEP 19 2006
Ronald J. Jones
CLERK

CS 2006 077