

TOWNHOUSE PARTITION PLAT

LOT 21 AND THE WEST 20 FEET OF LOT 22, BLOCK 4, IDLEWILDE ADDITION TO HOOD RIVER LOCATED IN THE NE 1/4 SE 1/4 OF SECTION 26, T. 3 N., R. 10 E., WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON (3N 10E 26DA TAX LOT 1500)

FILED

PARTITION PLAT NO. 200627P

INSTRUMENT RECEIVED ON THE 28th DAY OF NOVEMBER, 2006 2:27 AT P.M.

NOV 30 2006

Randal Roberts
COUNTY SURVEYOR
DEPUTY

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 TOWNHOUSE PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED IN DEED NO. 20055996 DATED NOVEMBER 17, 2005, HOOD RIVER COUNTY RECORDS.

James M. Klein 11-10-06
JAMES M. KLEIN PLS. 59002

DECLARATION

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.

A PRIVATE ACCESS EASEMENT IS GRANTED ON THIS PLAT FOR THE USE AND BENEFIT OF PARCELS 1, 2 AND 3 AS SHOWN ON THIS PLAT.

A PUBLIC UTILITY EASEMENT IS GRANTED ON THIS PLAT FOR ANY PUBLIC UTILITY AS SHOWN ON THIS PLAT.

Corbin Shays 11-16-06
HOOD RIVER, LLC. DATE
AUTHORIZED OFFICIAL

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON NOV 16 2006, BY CORBIN SHAYS AS PRESIDENT OF HOOD RIVER, LLC.

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

STATE OF OREGON
COUNTY OF HOOD RIVER
COMMISSION NO. 376691
MY COMMISSION EXPIRES 07-08-2008

APPROVALS

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

Andrea Borow
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE.

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 20th DAY OF NOVEMBER, 2006.

Randal Roberts
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 21st DAY OF NOVEMBER, 2006.

Cynthia Walbridge
HOOD RIVER CITY PLANNING DIRECTOR

LEGEND

- SET 5/8" X 30" REBAR W/ 1/4" YELLOW PLASTIC CAP MARKED (KLEIN 59002)
- ▲ SET MAG NAIL IN ASPHALT DRIVEWAY
- ⊙ FOUND 1/2" REBAR W/ 1" YELLOW PLASTIC CAP MARKED (1028)
- FD FOUND DATA
- R1 HOOD RIVER COUNTY SURVEY NO. 83037
- CS HOOD RIVER COUNTY SURVEY

NOTE:
ALL BEARINGS, DISTANCES SHOWN ARE FOUND, SET OR RECORD PER CS 83037, UNLESS OTHERWISE NOTED.

EASEMENTS OF RECORD

NO EASEMENTS RECORD

EASEMENT NOTE

A PRIVATE ACCESS EASEMENT IS GRANTED ON THIS PLAT FOR THE USE AND BENEFIT OF PARCELS 1, 2 AND 3 IN THE AREA NORTH OF THE BUILDING AS SHOWN ON THIS PLAT.

A PUBLIC UTILITY EASEMENT IS GRANTED ON THIS PLAT FOR ANY PUBLIC UTILITY IN THE AREA NORTH OF THE BUILDING AS SHOWN ON THIS PLAT.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO THREE PARCELS AS SHOWN HERON, THAT CERTAIN TRACT RECORDED AS INSTRUMENT NO. 20055996, DATED 11/17/2005 AND DESCRIBED AS LOT 21 AND THE WEST 20 FEET OF LOT 22, BLOCK 4, IDLEWILDE ADDITION TO HOOD RIVER, ACCORDING TO THE AMENDED PLAT THEREOF, IN THE CITY OF HOOD RIVER.

THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY HOLDING A 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED 1028 FOUND AT THE NORTHEAST CORNER OF THAT TRACT SURVEYED BY COUNTY SURVEY NO. 83037, AND A MONUMENT FOUND 314.32 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT ON THE NORTH LINE OF SAID BLOCK 4. THE NORTHEAST AND NORTHWEST CORNERS WERE COMPUTED BY HOLDING RECORD DISTANCES ALONG SAID NORTH LINE OF SAID BLOCK 4. A 1/2" REBAR WITH YELLOW PLASTIC CAP FOUND AT THE SOUTHWEST CORNER OF LOT 21 OF SAID BLOCK 4 AS SHOWN ON COUNTY SURVEY NO. 83037 WAS HELD AS THE SOUTHWEST CORNER FOR THIS SURVEY. A 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED 1028 FOUND ON THE EAST LINE OF THAT TRACT SURVEYED BY COUNTY SURVEY NO. 83037, LAST SAID REBAR IS 99.92 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT SURVEYED BY COUNTY SURVEY NO. 83037. THE SOUTHEAST CORNER OF THIS SURVEY WAS ESTABLISHED AT MID POINT BETWEEN LAST SAID FOUND MONUMENT AND SAID MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 21.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2006
JAMES M. KLEIN
59002

Expires 6-30-2007

Klein & Associates, Inc.

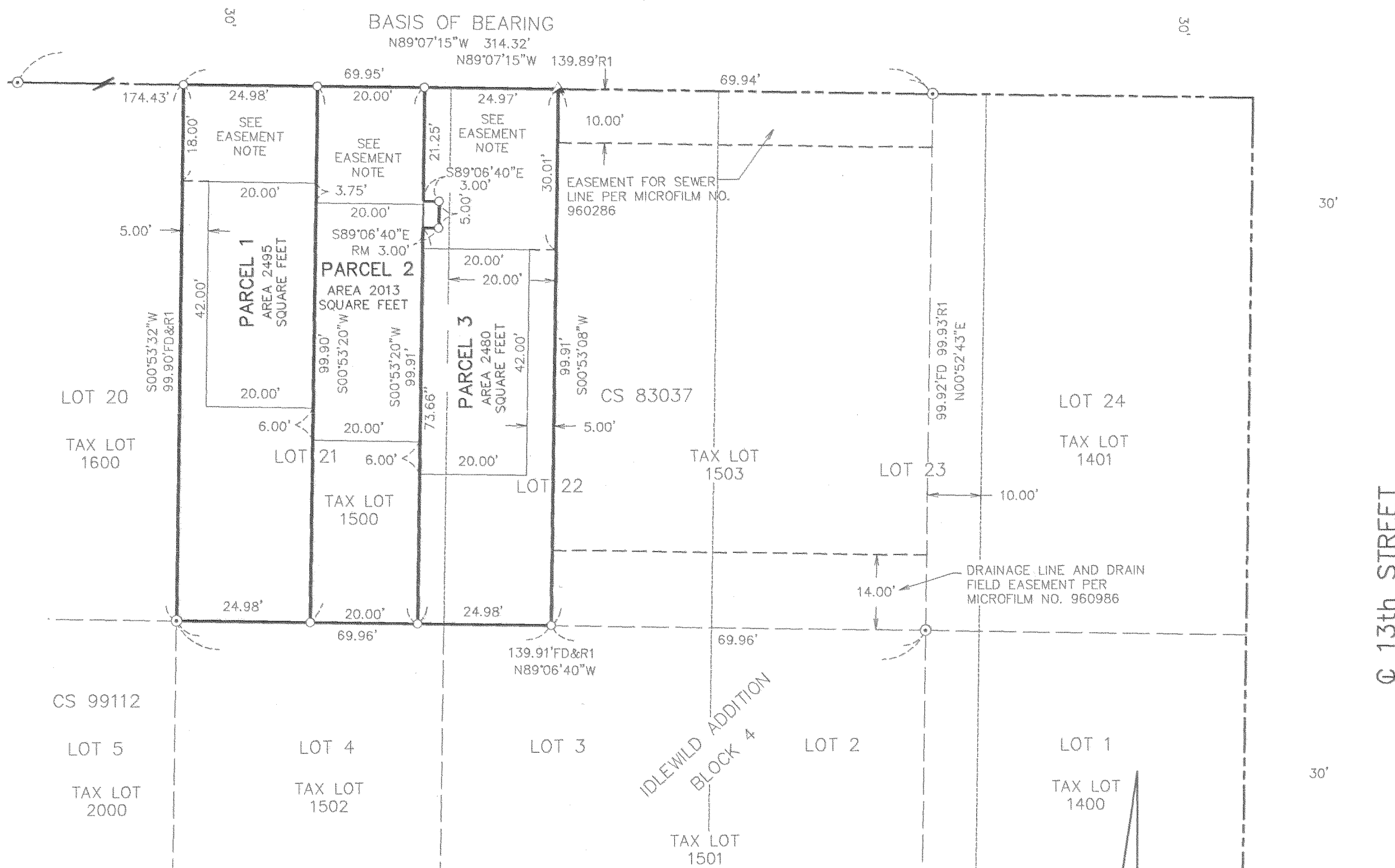
LAND SURVEYING
1412 13th Street Suite 200
Hood River, Oregon 97031
Tel: (541)386-3322

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

26DA 3N. 10E.

WASCO STREET

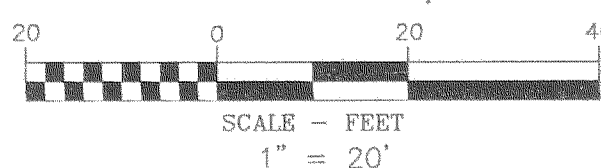


REFERENCE SURVEYS

COUNTY SURVEY NO. 99112 KLEIN & ASSOCIATES
COUNTY SURVEY NO. 83037 DLC SURVEYING

AREA NOTE:

PARCEL	AREA
PARCEL 1	2495 SQUARE FEET
PARCEL 2	2013 SQUARE FEET
PARCEL 3	2480 SQUARE FEET



BASIS OF BEARINGS

SURVEY BY DANNY L. CRON CS NO. 83037

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
By *Leah Day* Deputy

OWNER
HOOD RIVER LLC.

SURVEY PERFORMED FOR:
CORBIN SHAYS
DATE: DECEMBER 2005
PROJECT: 05-10-18 FILE: 051018CS2.DWG DRAFT: LJS

CS 2006 107