

TOWNHOUSE PARTITION PLAT

A PORTION OF LOTS 22 & 23, 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
 COUNTY OF HOOD RIVER, OREGON
 (3N 10E 26DA TAX LOT 1503)

FILED

NOV 30 2006

Ronald Platts
 COUNTY SURVEYOR

PARTITION PLAT NO. 2006282

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

Leah May - 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. 20056578 DATED
 DECEMBER 21, 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.

Clayton Sims 11-16-06
 HOOD RIVER, LLC. DATE
 AUTHORIZED OFFICIAL

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
 ME ON NOV 16 2006, MEMBER
 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. 374691
 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.
Audra Brown
 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.
Ronald Platts
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS
 EXAMINED AND APPROVED AS OF
 THIS 21st DAY OF NOVEMBER 2006.
Gynthia Walbridge
 HOOD RIVER CITY PLANNING DIRECTOR

LEGEND

- SET 5/8" X 30" REBAR W/1 1/4" YELLOW PLASTIC CAP MARKED (KLEIN 59002)
- ▲ SET MAG NAIL IN ASPHALT DRIVEWAY
- SET CONCRETE NAIL IN LED PLUG
- ⊙ FOUND 1/2" REBAR W/ 1" YELLOW PLASTIC CAP MARKED (OR #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

JOINT RIGHT OF USER IN AND TO WATER DIVERSION AND PIPELINE
 SYSTEM IN FAVOR OF SELBY S. REED ET UX. RECORDED IN BOOK
 46 OF DEEDS AT PAGE 611 OF HOOD RIVER COUNTY RECORDS,
 HOOD RIVER COUNTY OREGON. (NOT PLOTTABLE)

EASEMENT FOR SEWER LINE RECORDED IN MICROFILM NO. 960286
 OF HOOD RIVER COUNTY RECORDS, HOOD RIVER COUNTY OREGON.
 (PLOTTED AS SHOWN)

AGREEMENT FOR EASEMENT RECORDED IN MICROFILM NO. 960986 OF
 HOOD RIVER COUNTY RECORDS, HOOD RIVER COUNTY OREGON.
 (PLOTTED AS SHOWN)

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 THAT CERTAIN
 TRACT OF LAND DESCRIBED AS LOTS 22 AND 23, BLOCK 4,
 IDLEWILDE ADDITION TO HOOD RIVER, ACCORDING TO THE AMENDED
 PLAT THEREOF. EXCEPTING THEREFROM THE WEST 20 FEET OF LOT
 22 AND THE EAST 10 FEET OF LOT 23 AND RECORDED IN HOOD
 RIVER COUNTY DEED RECORDED AS INSTRUMENT NO. 20013521,
 INTO THREE PARCELS AS SHOWN HERON.

THE EAST BOUNDARY LINE OF SAID TRACT, AS SURVEYED BY
 COUNTY SURVEY NO. 83037, WAS USED FOR THE BASIS OF
 BEARING. THIS SURVEY FOUND 1/2" REBARS WITH YELLOW PLASTIC
 CAPS MARKED 1028 AT THE NORTHEAST CORNER AND SOUTHEAST
 CORNER OF SAID TRACT WHICH ESTABLISHED THE EAST LINE OF
 SAID TRACT. THE SOUTH LINE WAS ESTABLISHED BY HOLDING SAID
 FOUND MONUMENT AT THE SOUTHEAST CORNER AND A FOUND 1/2"
 REBARS WITH YELLOW PLASTIC CAP AT THE SOUTHWEST CORNER OF
 LOT 21 AS SHOWN ON SURVEY NO. 83037. THE NORTH LINE WAS
 ESTABLISHED BY HOLDING SAID MONUMENT AT THE NORTHEAST
 CORNER OF SAID TRACT AND A MONUMENT FOUND 314.32 FEET
 WEST OF THE NORTHEAST CORNER OF SAID TRACT ON THE NORTH
 LINE OF SAID BLOCK 4. THE NORTHWEST CORNER WAS COMPUTED
 BY HOLDING RECORD DISTANCE ALONG THE NORTH LINE OF SAID
 TRACT AS SHOWN ON COUNTY SURVEY NO. 83037, WHICH THEN
 ESTABLISHED THE WEST BOUNDARY LINE OF SAID TRACT.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

Expires 6-30-2007

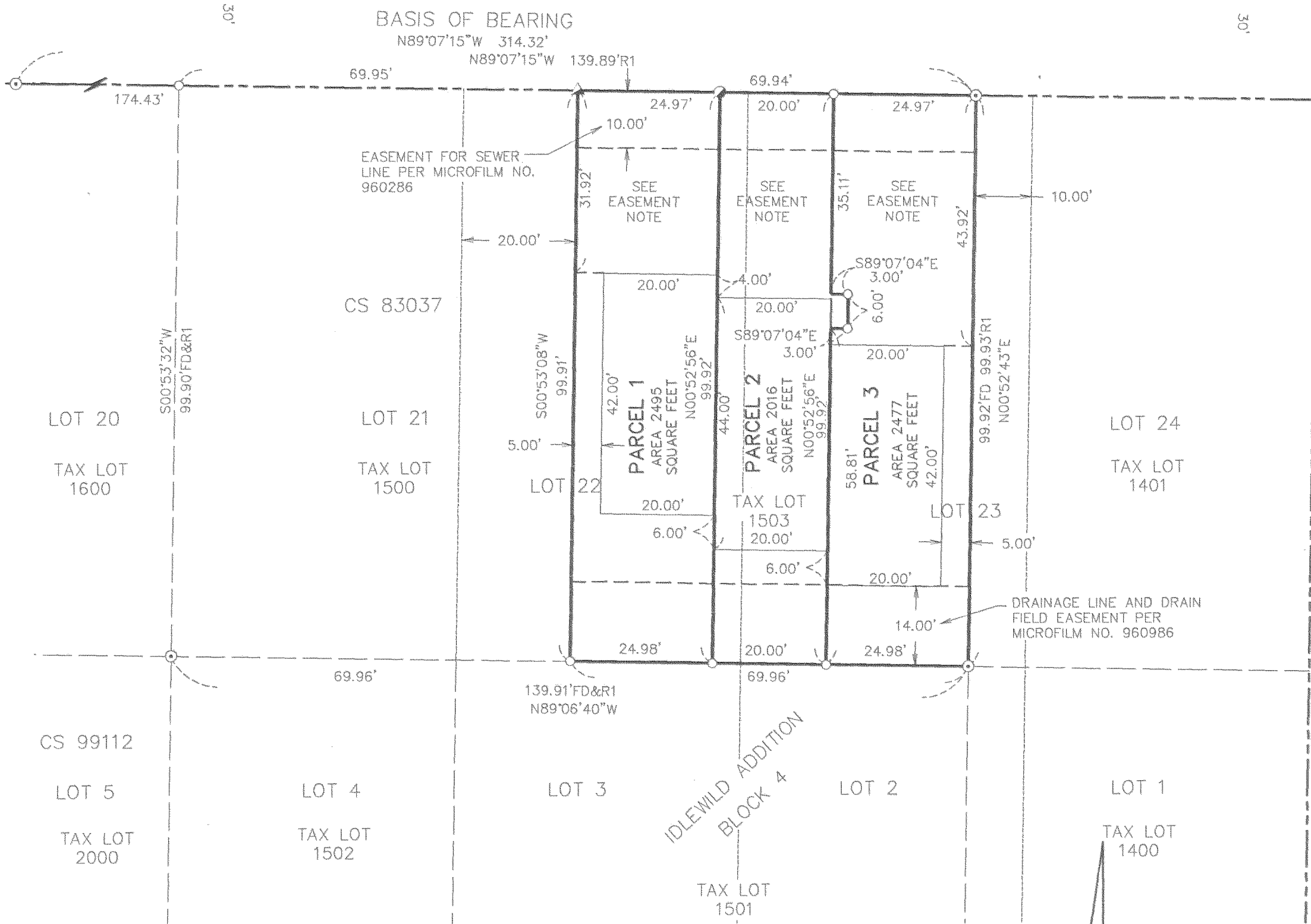
Klein & Associates, Inc.
 LAND SURVEYING
 1412 13th Street Suite 200
 Hood River, Oregon 97031
 Tel: (541)386-3322

SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
26DA	3N.	10E.	

WASCO STREET

13th 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	2016 SQUARE FEET
PARCEL 3	2477 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 *S. May* Deputy

OWNER
 HOOD RIVER LLC.

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

CS 2006 108