

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2007 048

DATE FILED: April 26, 2007

BY: *Ronald J. White*

Instrument received on the 25 day of April, 2007 at 11:16 A.M.

Josh Wray - Clerk
Hood River County Director of Records

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described in Instrument number Parcel 2 of Partition Plat 2005-19P. Recorded August 18th 2005. Hood River County Deed Records to LARSELL CONSTRUCTION, INC., an Oregon Corporation

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson
OREGON DECEMBER 30, 2005 ERIK M. CARLSON 72306

EXPIRES: DECEMBER, 2007

ACKNOWLEDGMENTS

We the owner(s) 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.

Terry Larsell 4-20-07
Terry Larsell, President Date as a Representative of Larsell Construction, Inc.

STATE OF Oregon COUNTY OF Hood River s.s. Subscribed and sworn to before me on this day of April 20, 2007

Nancy J. White
Notary Signature
Nancy J. White
Print Name

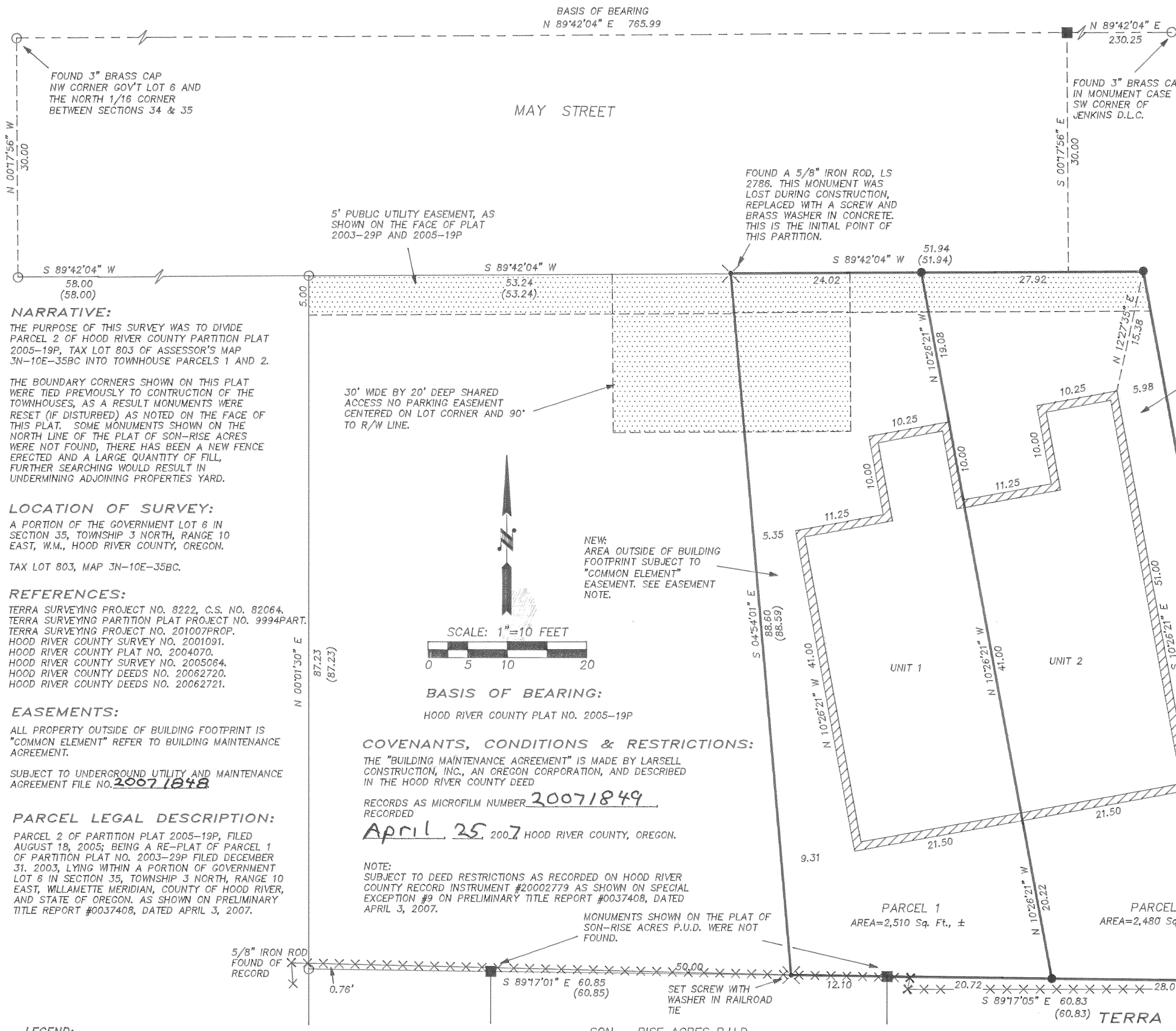
Nancy J. White
NOTARY PUBLIC - OREGON COMMISSION NO. 411534
MY COMMISSION EXPIRES: November 2, 2010

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.

Andrew K. Kow
Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 25th day of April, 2007.
Ronald J. White
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 25 day of April, 2007.
Planning File Number 2006-59
Cynthia Walbridge
City of Hood River Planning Director



NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE PARCEL 2 OF HOOD RIVER COUNTY PARTITION PLAT 2005-19P, TAX LOT 803 OF ASSESSOR'S MAP 3N-10E-35BC INTO TOWNHOUSE PARCELS 1 AND 2.

THE BOUNDARY CORNERS SHOWN ON THIS PLAT WERE TIED PREVIOUSLY TO CONSTRUCTION OF THE TOWNHOUSES, AS A RESULT MONUMENTS WERE RESET (IF DISTURBED) AS NOTED ON THE FACE OF THIS PLAT. SOME MONUMENTS SHOWN ON THE NORTH LINE OF THE PLAT OF SON-RISE ACRES WERE NOT FOUND, THERE HAS BEEN A NEW FENCE ERECTED AND A LARGE QUANTITY OF FILL, FURTHER SEARCHING WOULD RESULT IN UNDERMINING ADJOINING PROPERTIES YARD.

LOCATION OF SURVEY:
A PORTION OF THE GOVERNMENT LOT 6 IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON.

TAX LOT 803, MAP 3N-10E-35BC.

REFERENCES:

- TERRA SURVEYING PROJECT NO. 8222, C.S. NO. 82064.
- TERRA SURVEYING PARTITION PLAT PROJECT NO. 9994PART.
- TERRA SURVEYING PROJECT NO. 201007PROP.
- HOOD RIVER COUNTY SURVEY NO. 2001091.
- HOOD RIVER COUNTY PLAT NO. 2004070.
- HOOD RIVER COUNTY SURVEY NO. 2005064.
- HOOD RIVER COUNTY DEEDS NO. 20062720.
- HOOD RIVER COUNTY DEEDS NO. 20062721.

EASEMENTS:

ALL PROPERTY OUTSIDE OF BUILDING FOOTPRINT IS "COMMON ELEMENT" REFER TO BUILDING MAINTENANCE AGREEMENT.

SUBJECT TO UNDERGROUND UTILITY AND MAINTENANCE AGREEMENT FILE NO. 20071848

PARCEL LEGAL DESCRIPTION:

PARCEL 2 OF PARTITION PLAT 2005-19P, FILED AUGUST 18, 2005; BEING A RE-PLAT OF PARCEL 1 OF PARTITION PLAT NO. 2003-29P FILED DECEMBER 31, 2003, LYING WITHIN A PORTION OF GOVERNMENT LOT 6 IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER, AND STATE OF OREGON, AS SHOWN ON PRELIMINARY TITLE REPORT #0037408, DATED APRIL 3, 2007.

COVENANTS, CONDITIONS & RESTRICTIONS:

THE "BUILDING MAINTENANCE AGREEMENT" IS MADE BY LARSELL CONSTRUCTION, INC., AN OREGON CORPORATION, AND DESCRIBED IN THE HOOD RIVER COUNTY DEED

RECORDS AS MICROFILM NUMBER 20071849

RECORDED April 25, 2007 HOOD RIVER COUNTY, OREGON.

NOTE: SUBJECT TO DEED RESTRICTIONS AS RECORDED ON HOOD RIVER COUNTY RECORD INSTRUMENT #20002779 AS SHOWN ON SPECIAL EXCEPTION #9 ON PRELIMINARY TITLE REPORT #0037408, DATED APRIL 3, 2007.

MONUMENTS SHOWN ON THE PLAT OF SON-RISE ACRES P.U.D. WERE NOT FOUND.

SET SCREW WITH WASHER IN RAILROAD TIE

SON - RISE ACRES P.U.D.

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- ⊗ SET SCREW IN CONCRETE W/ WASHER PLS 72306, EXCEPT WHERE NOTED
- *** 6' TALL WOODEN PRIVACY FENCE
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

TOWNHOUSE PARTITION PLAT
PARCEL 2 OF HOOD RIVER PARTITION PLAT 2005-19-P

for
LARSELL CONSTRUCTION, INC.

TERRA SURVEYING

DATE: MARCH 1, 2007
SCALE: 1" = 10'
PROJECT: 206032
ASSESSORS MAP: 3N-10E-35BC, TAX LOT 803

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

CS 2007 048

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