

0' 10' 20' 30' 40' 80'  
SCALE IN FEET

**NOTES:**

- 1) BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE GRID BY G.P.S. OBSERVATION FROM N.G.S. CONTROL POINT "BREAK 2"
- 2) PROPERTY SUBJECT TO EASEMENT PER MF #82-1303 FOR INGRESS, EGRESS AND UTILITIES TO THE BENEFIT OF THE PROPERTY ADJOINING ON THE WEST. THE EASEMENT COVERS ALL "PAVED AREAS".

PLAT OF  
**MOUNTAINVIEW CONDOMINIUM**

TAX LOTS 3N-10E-35DB 2101 AND 2104  
IN THE NW.1/4 OF THE SE.1/4 OF SECTION 35,  
TOWNSHIP 3 N., RANGE 10 E. W.M.  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
AUGUST 29, 2007

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

Survey No. CS2007 093

Filed Sept. 12, 2007

By Rand J. [Signature]

**RECORDING INFORMATION:**

PLAT NUMBER: 20074115  
INSTRUMENT RECEIVED ON THE 11<sup>th</sup> DAY  
OF Sept., 2007 AT 9:43 A.M.

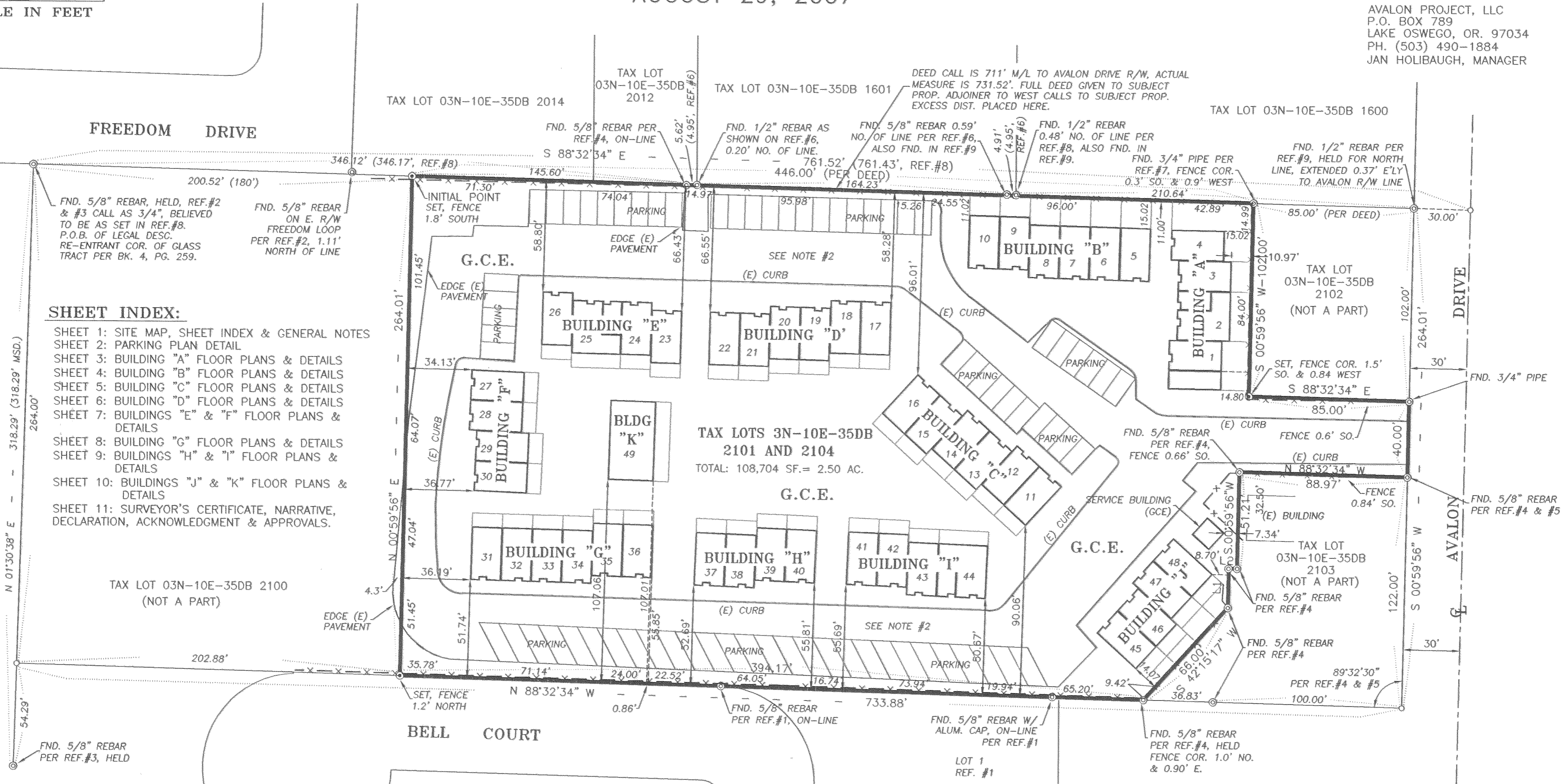
[Signature] - Clerk  
HOOD RIVER COUNTY CLERK

**OWNER:**

AVALON PROJECT, LLC  
P.O. BOX 789  
LAKE OSWEGO, OR. 97034  
PH. (503) 490-1884  
JAN HOLIBAUGH, MANAGER

**SHEET INDEX:**

- SHEET 1: SITE MAP, SHEET INDEX & GENERAL NOTES
- SHEET 2: PARKING PLAN DETAIL
- SHEET 3: BUILDING "A" FLOOR PLANS & DETAILS
- SHEET 4: BUILDING "B" FLOOR PLANS & DETAILS
- SHEET 5: BUILDING "C" FLOOR PLANS & DETAILS
- SHEET 6: BUILDING "D" FLOOR PLANS & DETAILS
.C.E.
- SHEET 7: BUILDINGS "E" & "F" FLOOR PLANS & DETAILS
- SHEET 8: BUILDING "G" FLOOR PLANS & DETAILS
- SHEET 9: BUILDINGS "H" & "I" FLOOR PLANS & DETAILS
- SHEET 10: BUILDINGS "J" & "K" FLOOR PLANS & DETAILS
- SHEET 11: SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATION, ACKNOWLEDGMENT & APPROVALS.



**LEGEND:**

- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "HUFFMON, LS 2786"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- X- EXISTING FENCE LINE.

Certified to be a true and correct copy of the ORIGINAL  
Dept. of Records & Assessment  
By [Signature] Deputy

LINE	ANGLE	DISTANCE
L1	S 00°59'56" W	20.83'
L2	N 88°32'34" W	4.34'

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT  
[Signature] 08/29/07  
BRADLEY R. HUFFMON DATE

**ENGINEER / SURVEYOR:**

TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon, 97058  
Ph. 541-296-9177  
FAX 541-296-6657



REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JAN. 21, 1997  
BRADLEY R. HUFFMON  
#2786

EXPIRES: JUNE 30, 2009

9-11-07 1330

**HOOD RIVER COUNTY SURVEYOR'S OFFICE**

Survey No. CS 2007 093

Filed September 12, 2007

By Bradley R. Huffmon

**RECORDING INFORMATION:**

PLAT NUMBER: \_\_\_\_\_  
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 OF \_\_\_\_\_, 2007 AT \_\_\_\_\_ M.  
 HOOD RIVER COUNTY CLERK

PLAT OF  
**MOUNTAINVIEW CONDOMINIUM**

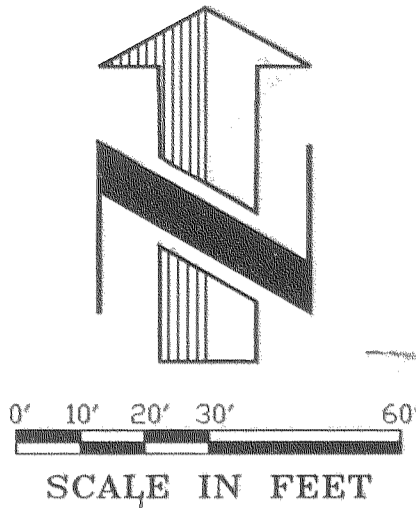
TAX LOTS 3N-10E-35DB 2101 AND 2104  
 IN THE NW.1/4 OF THE SE.1/4 OF SECTION 35,  
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 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
 AUGUST 29, 2007

**OWNER:**

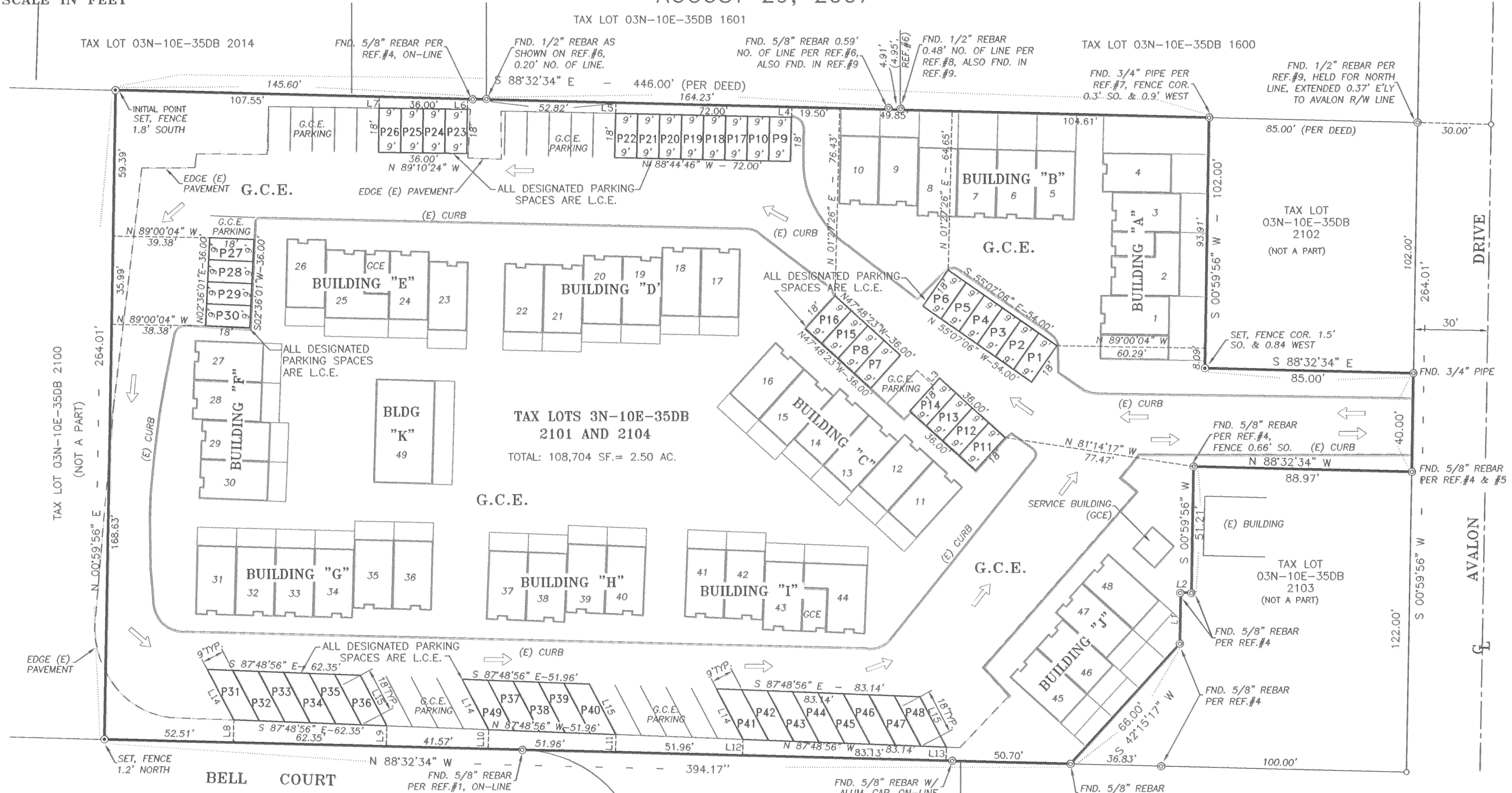
AVALON PROJECT, LLC  
 P.O. BOX 789  
 LAKE OSWEGO, OR. 97034  
 PH. (503) 490-1884  
 JAN HOLIBAUGH, MANAGER

**NOTES:**

BEARINGS BASED ON OREGON STATE  
 PLANE COORDINATE SYSTEM, NORTH  
 ZONE GRID BY G.P.S. OBSERVATION  
 FROM N.G.S. CONTROL POINT "BREAK 2"



SCALE IN FEET



TAX LOTS 3N-10E-35DB  
 2101 AND 2104  
 TOTAL: 108,704 SF. = 2.50 AC.

**LEGEND:**

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- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- x- EXISTING FENCE LINE.

LINE	ANGLE	DISTANCE	LINE	ANGLE	DISTANCE
L1	S 00°59'56" W	20.83'	L9	N 01°27'26" E	8.38'
L2	N 88°32'34" W	4.34'	L10	S 01°27'26" W	7.85'
L3	N 42°11'37" E	3.88'	L11	N 01°27'26" E	7.20'
L4	S 01°27'26" W	4.12'	L12	N 01°27'26" E	6.54'
L5	S 01°27'26" W	4.37'	L13	N 01°27'26" E	5.48'
L6	S 01°27'26" W	4.22'	L14	S 27°48'56" E	23.20'
L7	S 01°27'26" W	4.62'	L15	S 27°48'56" E	23.20'
L8	S 01°27'26" W	9.17'			

**ENGINEER / SURVEYOR:**

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 409 Lincoln Street,  
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 Ph. 541-296-9177  
 FAX 541-296-6657

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Bradley R. Huffmon*  
 OREGON  
 JAN. 21, 1997  
 BRADLEY R. HUFFMON  
 #2786

EXPIRES: JUNE 30, 2009

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

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By Bradley R. Huffmon

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INSTRUMENT RECEIVED ON THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2007 AT \_\_\_\_\_ M.

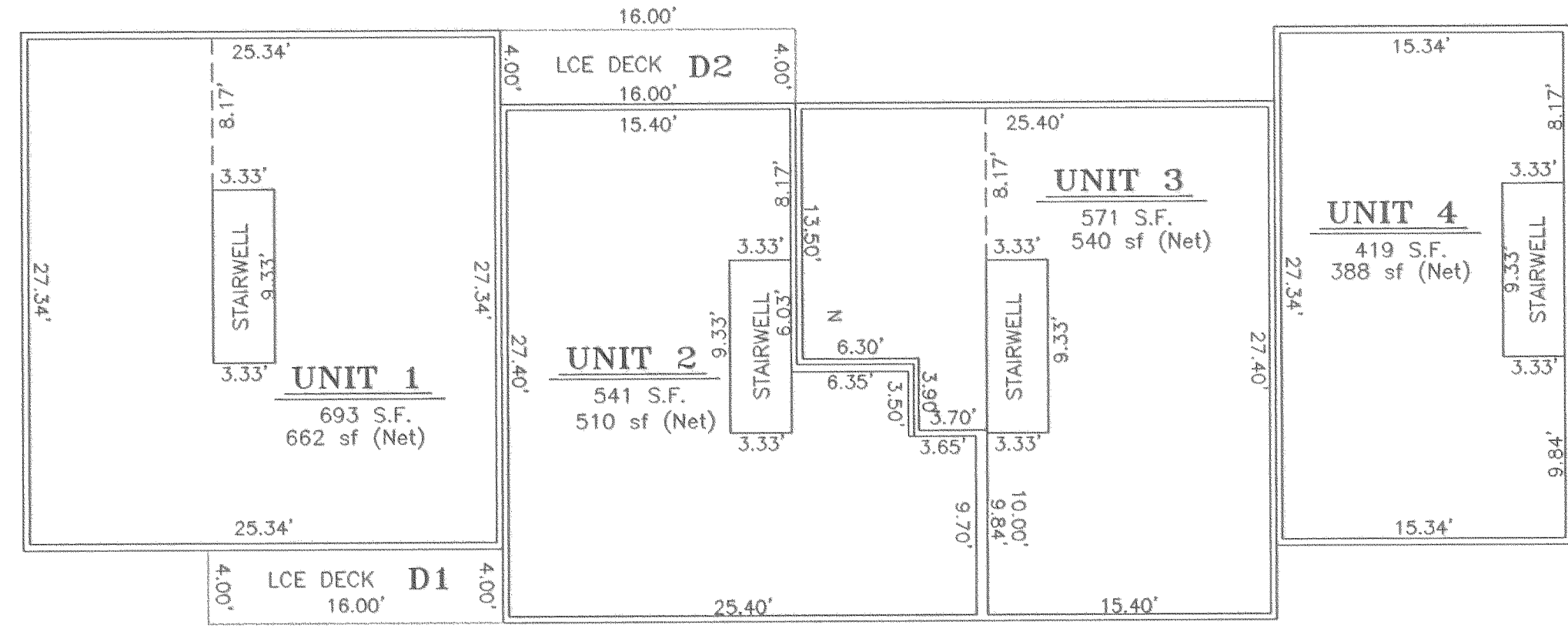
HOOD RIVER COUNTY CLERK



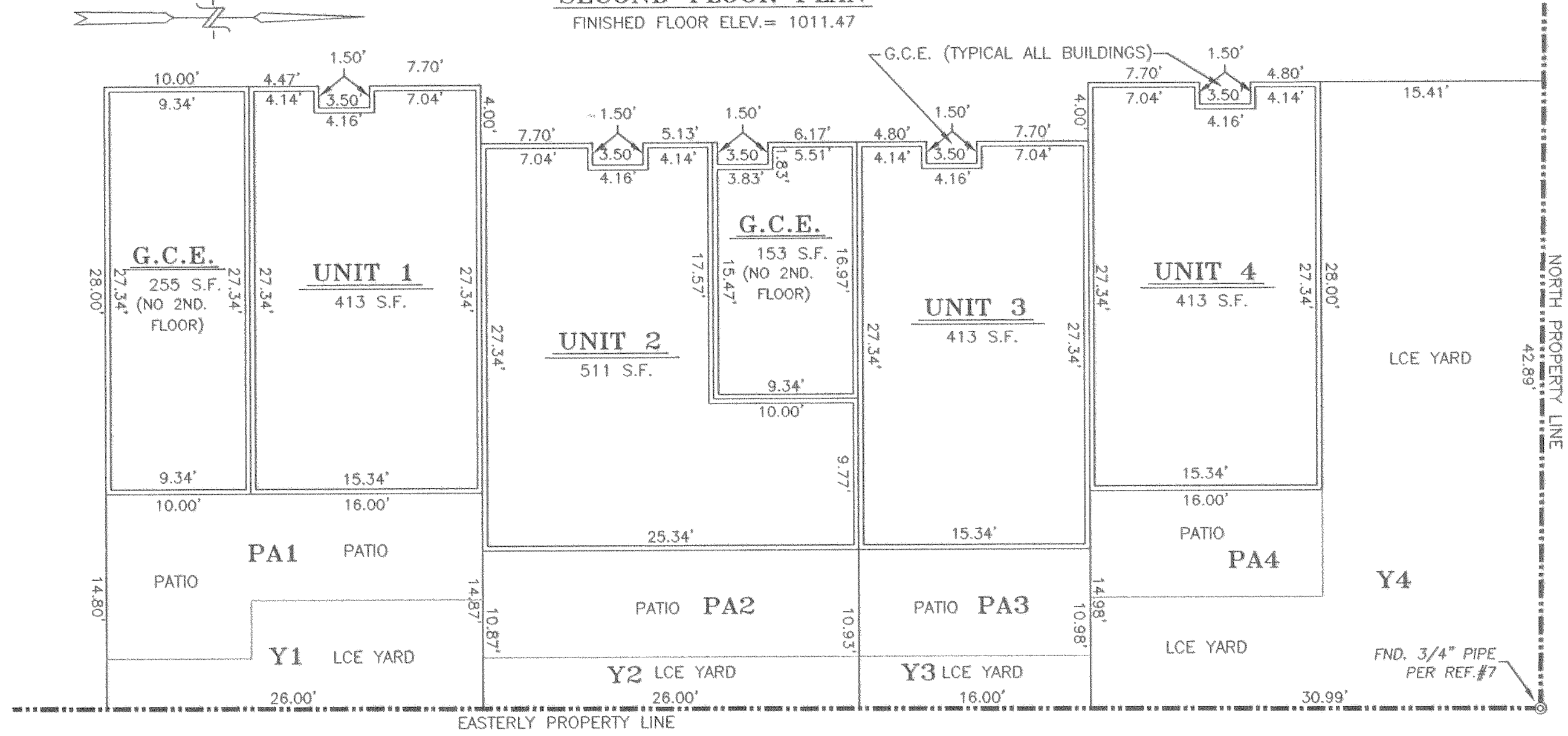
0' 2' 4' 6' 8' 16'  
SCALE IN FEET

PLAT OF  
**MOUNTAINVIEW CONDOMINIUM**

TAX LOTS 3N-10E-35DB 2101 AND 2104  
IN THE NW.1/4 OF THE SE.1/4 OF SECTION 35,  
TOWNSHIP 3 N., RANGE 10 E. W.M.  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
AUGUST 29, 2007



**SECOND FLOOR PLAN**  
FINISHED FLOOR ELEV. = 1011.47



**FIRST FLOOR PLAN**  
FINISHED FLOOR ELEV. = 1002.89

**BUILDING "A"**  
SCALE: 1/8" = 1'-0"

**LEGEND:**  
GCE = GENERAL COMMON ELEMENT  
LCE = LIMITED COMMON ELEMENT  
S.F. = SQUARE FEET

**OWNER:**

AVALON PROJECT, LLC  
P.O. BOX 789  
LAKE OSWEGO, OR. 97034  
PH. (503) 490-1884  
JAN HOLIBAUGH, MANAGER

**NOTES:**

- 1) ALL WALLS AND CORNERS ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- 2) ALL INTERIOR UNIT DIMENSIONS ARE TO INSIDE FACE OF STUDWALL.
- 3) ALL EXTERIOR WALLS ARE 0.33' THICK (FROM FACE OF STUDWALL TO EXTERIOR) EXCEPT FOR INTERIOR SECOND FLOOR UNITS ON BUILDINGS "A", "D" AND "H" WHICH ARE 0.30 FEET.
- 4) ALL UNIT CEILING HEIGHTS ARE 7.80 FEET ABOVE FINISH FLOOR.
- 5) INTERIOR WALLS DIVIDING UNITS ARE 0.66' THICK.
- 6) NET AREAS DO NOT INCLUDE STAIRWELL.

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Bradley R. Huffmon*  
OREGON  
JAN. 21, 1997  
BRADLEY R. HUFFMON  
#2786

EXPIRES: JUNE 30, 2009

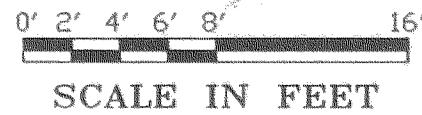


# PLAT OF MOUNTAINVIEW CONDOMINIUM

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IN THE NW.1/4 OF THE SE.1/4 OF SECTION 35,  
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CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
AUGUST 29, 2007

**LEGEND:**

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HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

Survey No. CS 2007 093

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By Bradley R. Huffmon

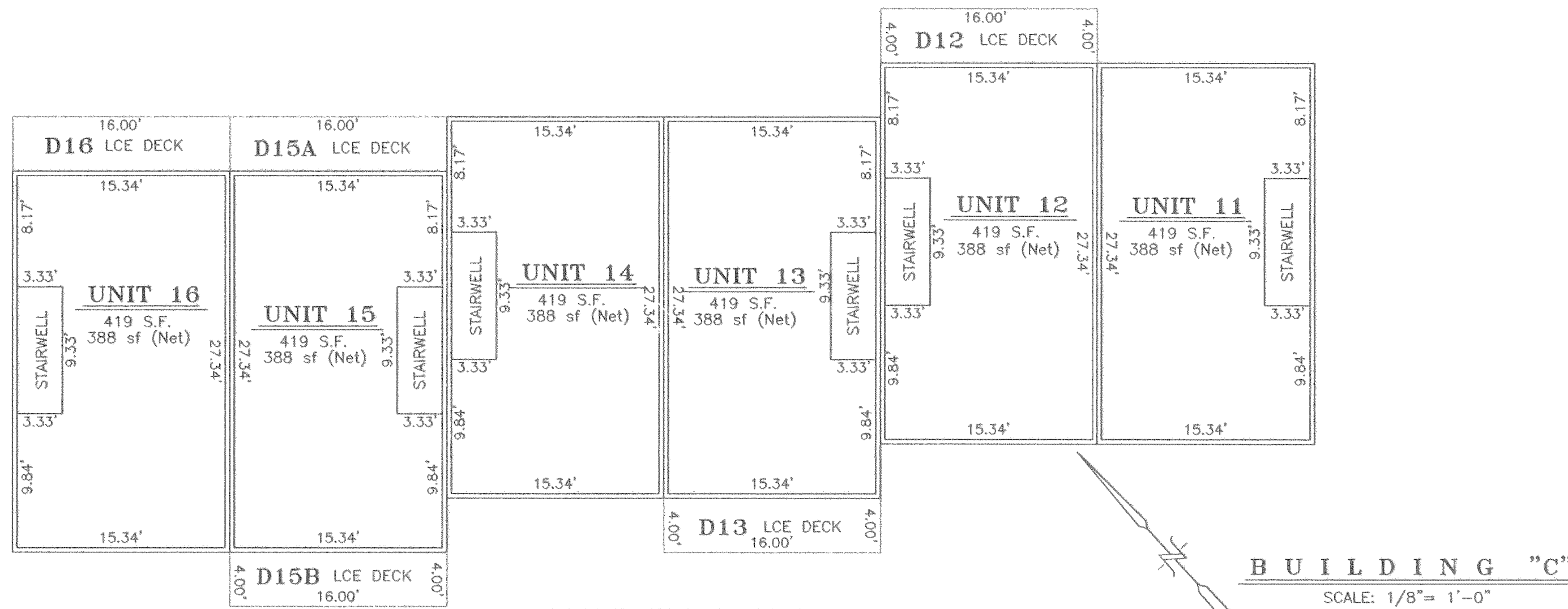
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HOOD RIVER COUNTY CLERK

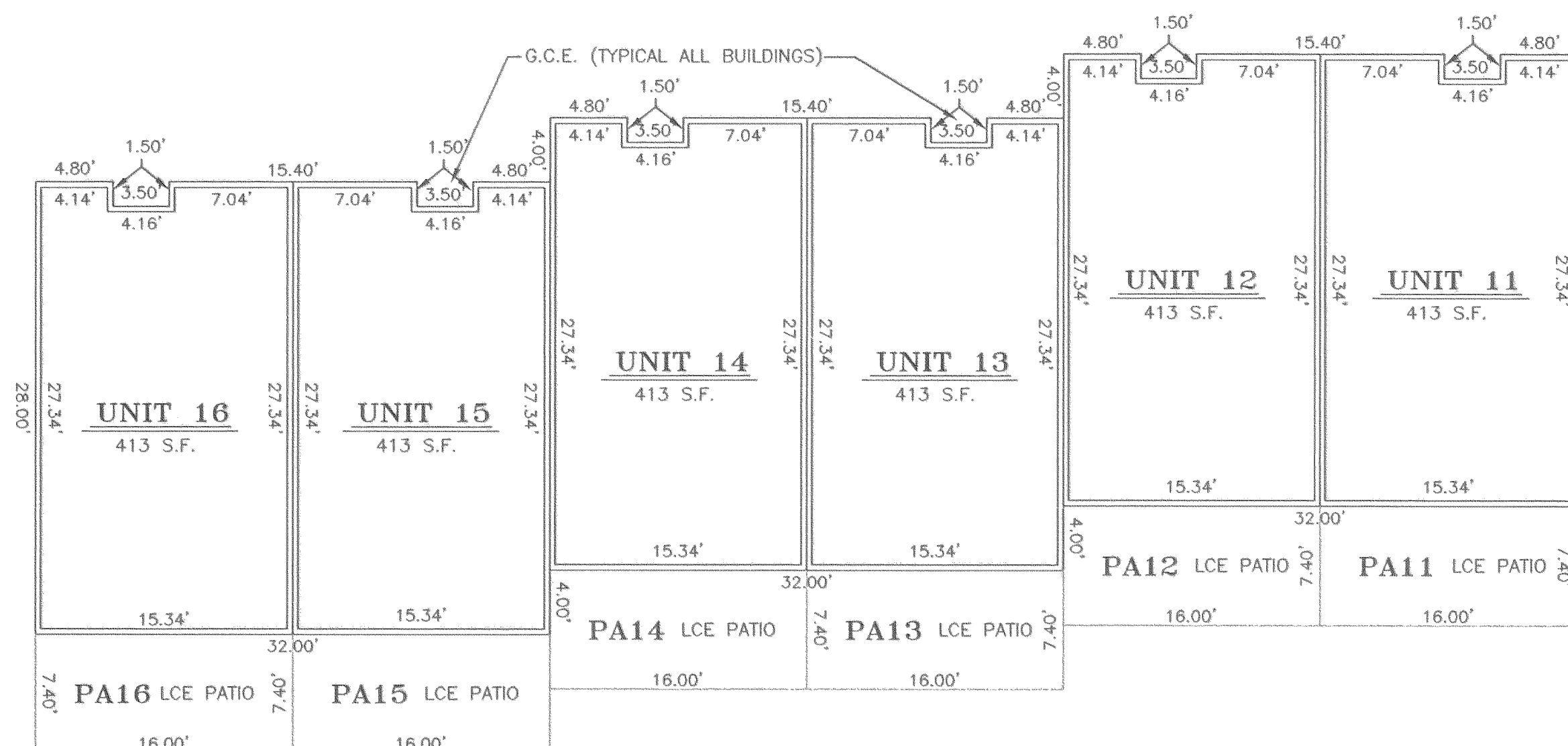
OWNER:

AVALON PROJECT, LLC  
P.O. BOX 789  
LAKE OSWEGO, OR. 97034  
PH. (503) 490-1884  
JAN HOLIBAUGH, MANAGER



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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bradley R. Huffmon  
OREGON  
JAN. 21, 1997  
BRADLEY R. HUFFMON  
#2786

EXPIRES: JUNE 30, 2009

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AUGUST 29, 2007

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

Survey No. CS2007 093

Filed September 12, 2007

By Bradley R. Huffman

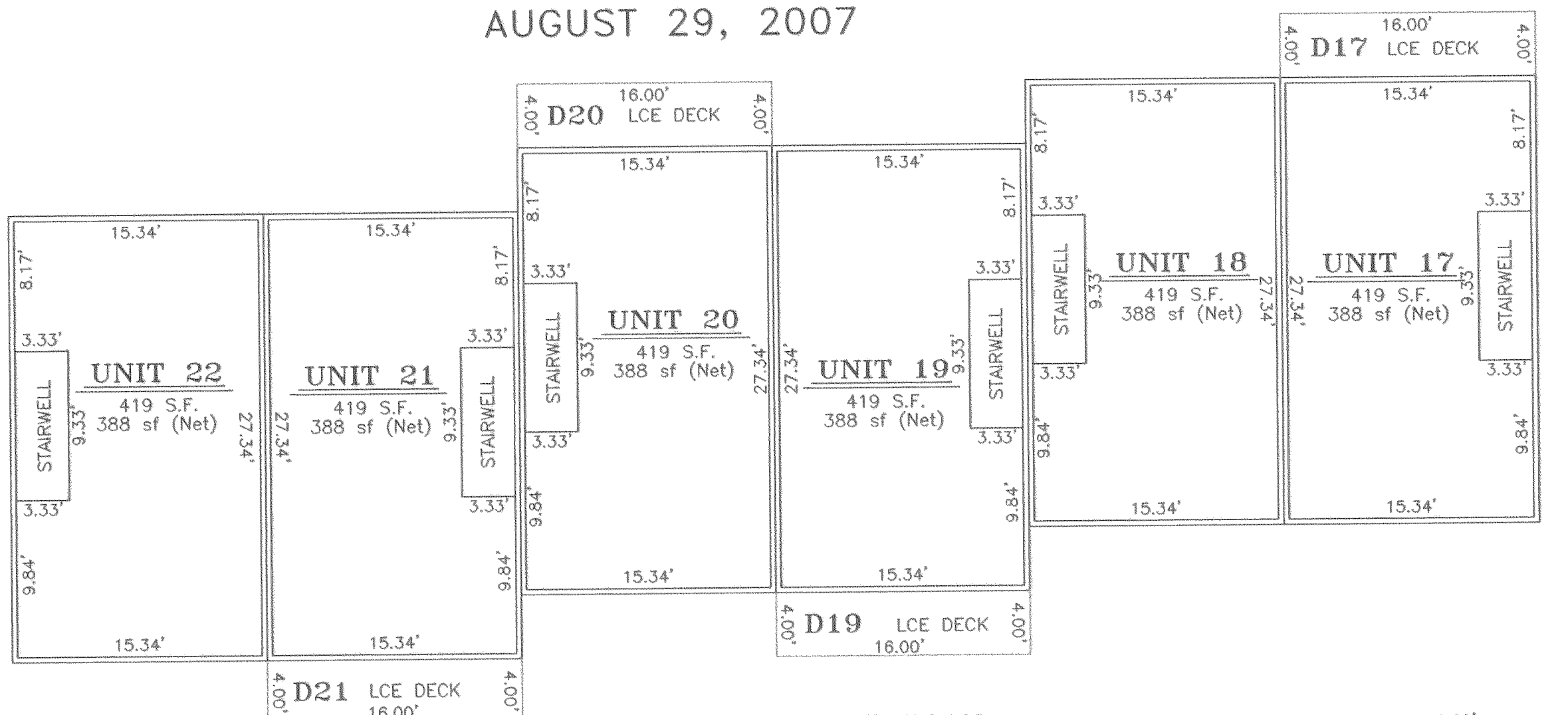
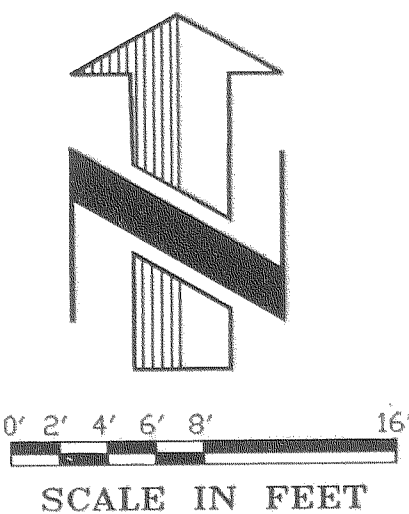
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HOOD RIVER COUNTY CLERK

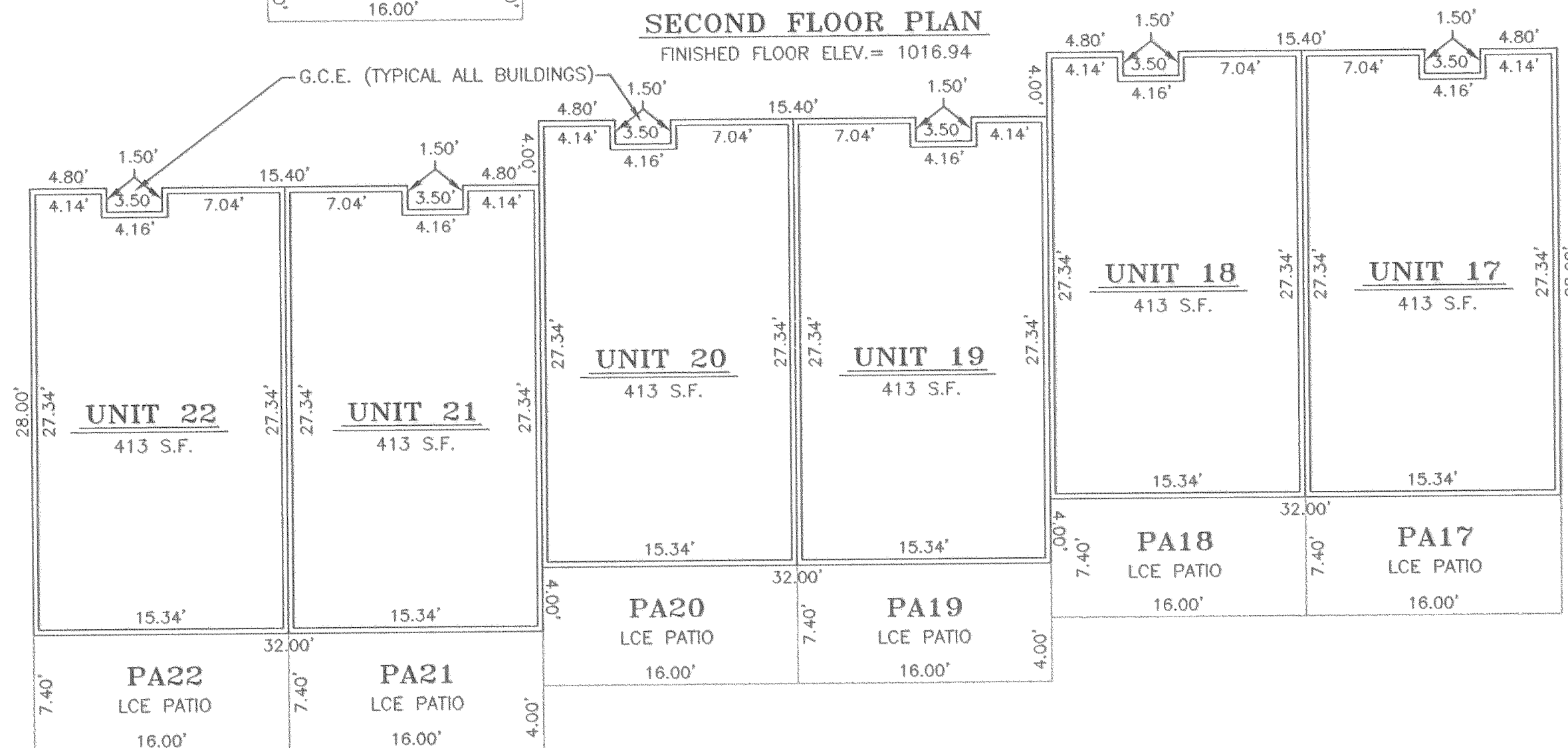


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SECOND FLOOR PLAN

FINISHED FLOOR ELEV.= 1016.94

FIRST FLOOR PLAN

FINISHED FLOOR ELEV.= 1008.36

BUILDING "D"

SCALE: 1/8" = 1'-0"

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bradley R. Huffman

OREGON  
JAN. 21, 1997  
BRADLEY R. HUFFMAN  
#2786

EXPIRES: JUNE 30, 2009

OWNER:

AVALON PROJECT, LLC  
P.O. BOX 789  
LAKE OSWEGO, OR. 97034  
PH. (503) 490-1884  
JAN HOLIBAUGH, MANAGER

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PLAT OF  
**MOUNTAINVIEW CONDOMINIUM**

TAX LOTS 3N-10E-35DB 2101 AND 2104  
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CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
AUGUST 29, 2007

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

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Filed September 12, 2007

By Bradley R. Huff

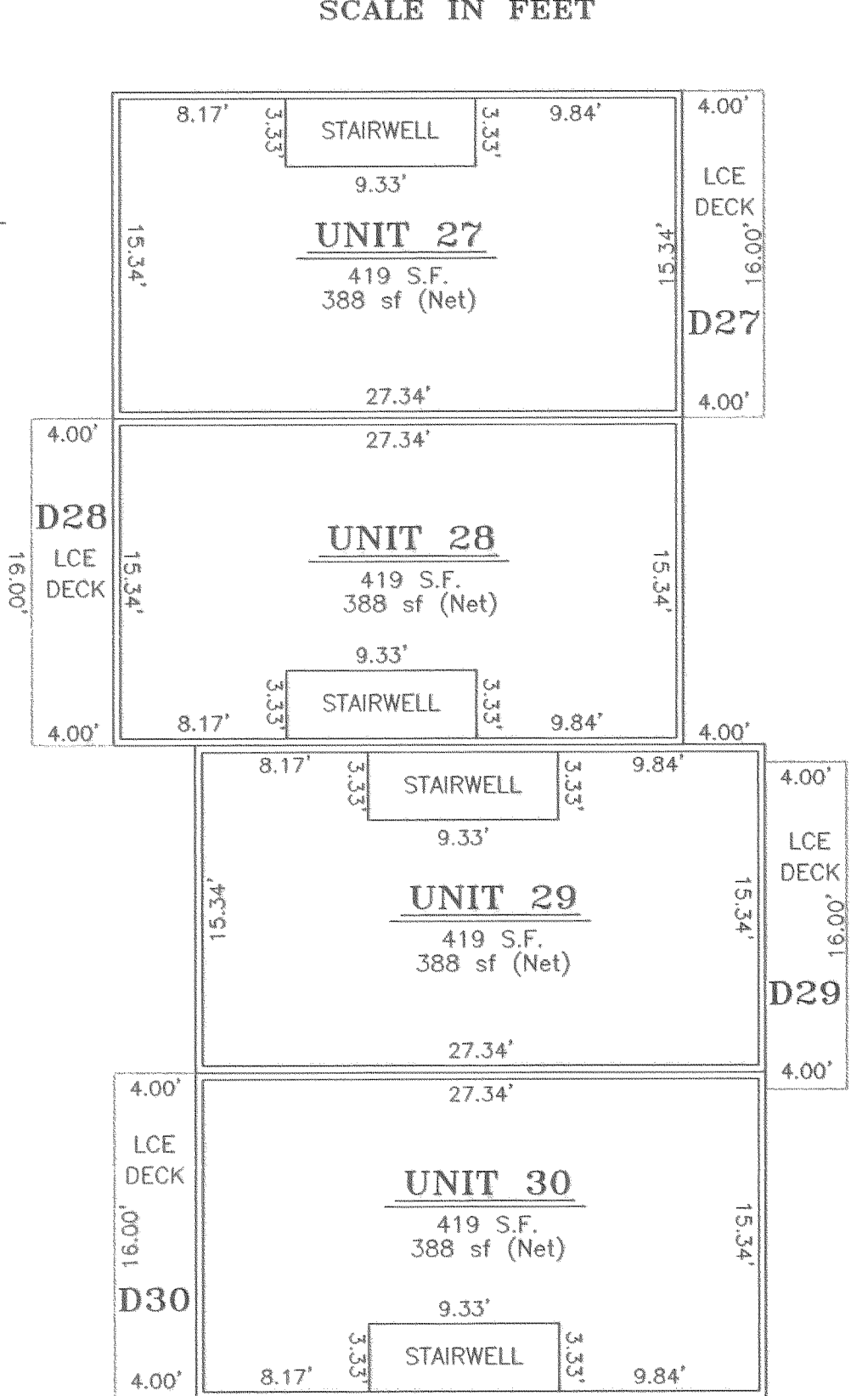
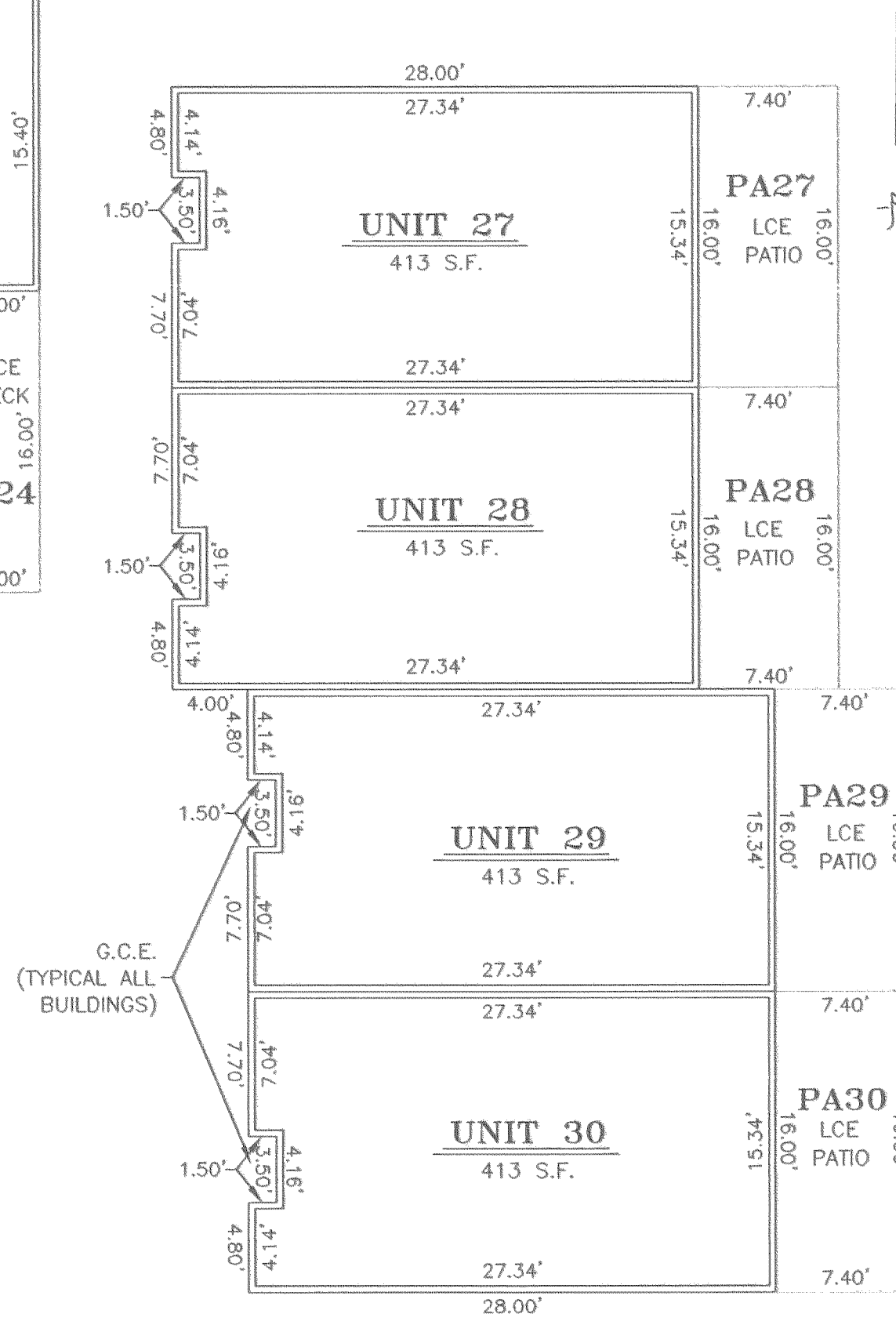
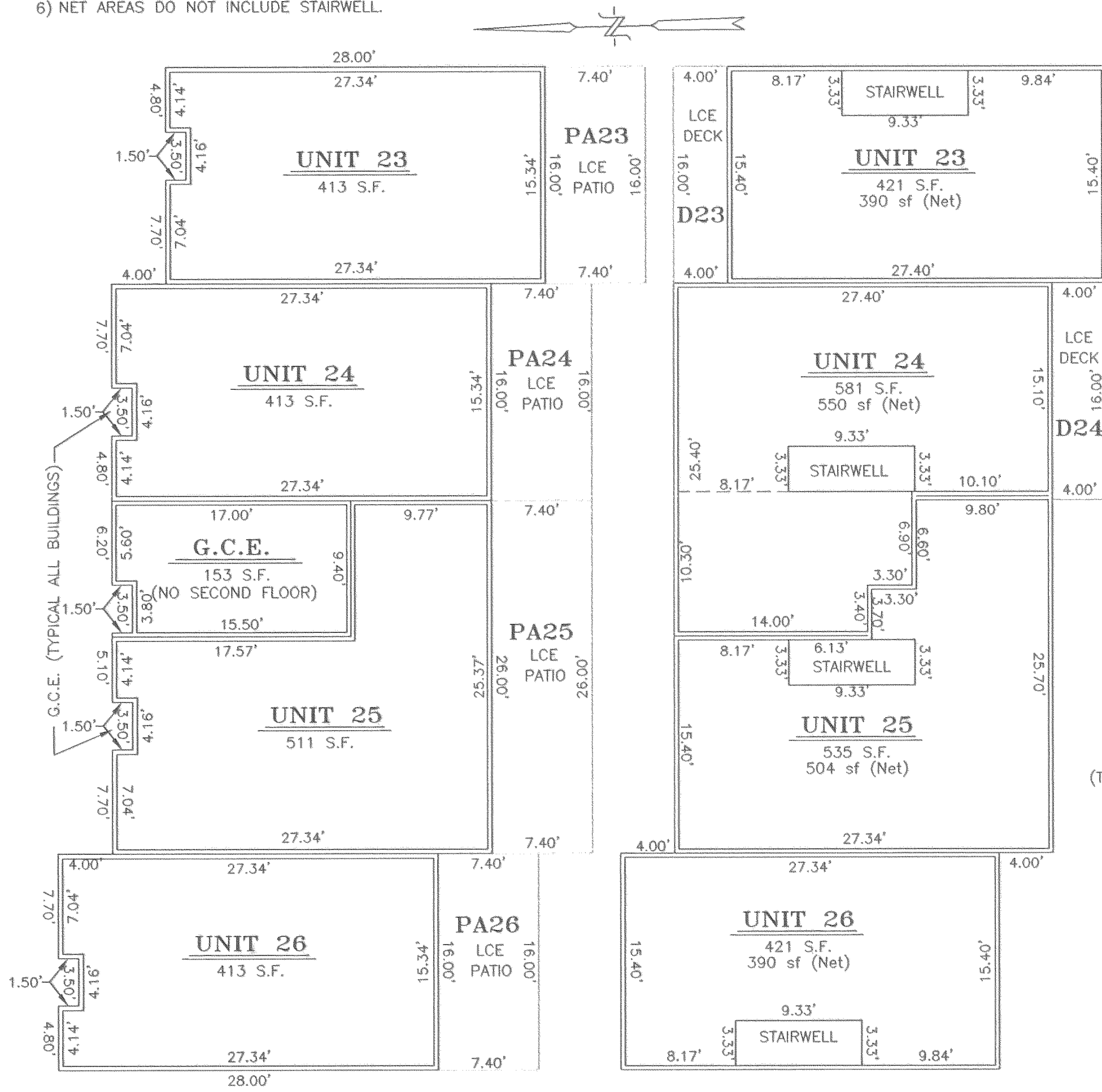
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HOOD RIVER COUNTY CLERK

**LEGEND:**

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S.F. = SQUARE FEET



**BUILDING "E"**  
SCALE: 1/8" = 1'-0"

**OWNER:**  
AVALON PROJECT, LLC  
P.O. BOX 789  
LAKE OSWEGO, OR. 97034  
PH. (503) 490-1884  
JAN HOLIBAUGH, MANAGER

**ENGINEER / SURVEYOR:**

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409 Lincoln Street,  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
FAX 541-296-6657



**BUILDING "F"**  
SCALE: 1/8" = 1'-0"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Bradley R. Huff  
OREGON  
JAN. 21, 1997  
BRADLEY R. HUFFMON  
#2786

EXPIRES: JUNE 30, 2009

SHEET 7 OF 11

CS 2007 093-7

W.O. #12447condo

# PLAT OF MOUNTAINVIEW CONDOMINIUM

TAX LOTS 3N-10E-35DB 2101 AND 2104  
IN THE NW.1/4 OF THE SE.1/4 OF SECTION 35,  
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CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
AUGUST 29, 2007

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

Survey No. CS 2007 093

Filed September 12, 2007

By Brad Luffmon

**RECORDING INFORMATION:**

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HOOD RIVER COUNTY CLERK

**OWNER:**

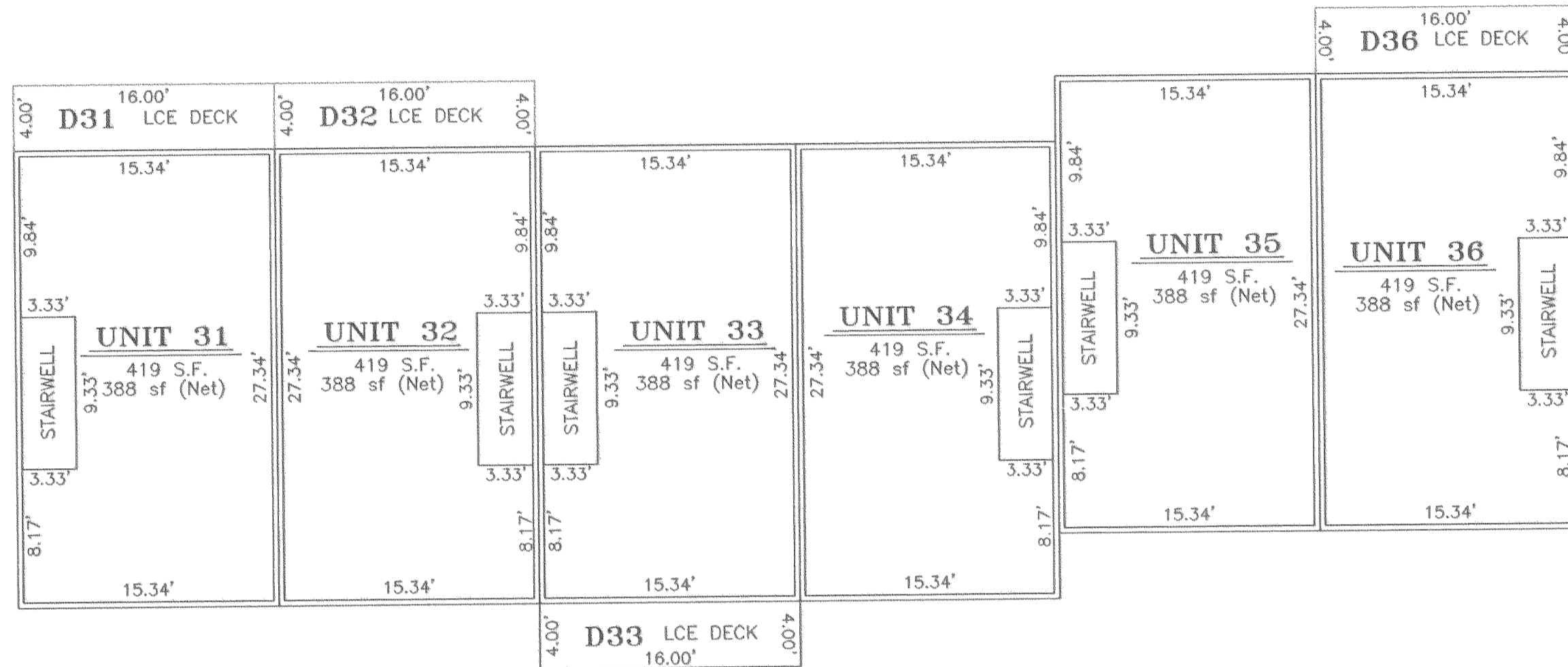
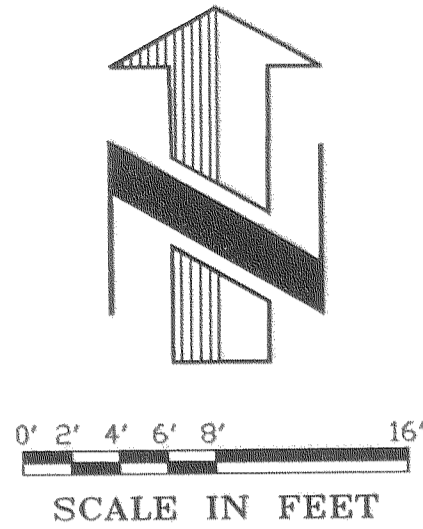
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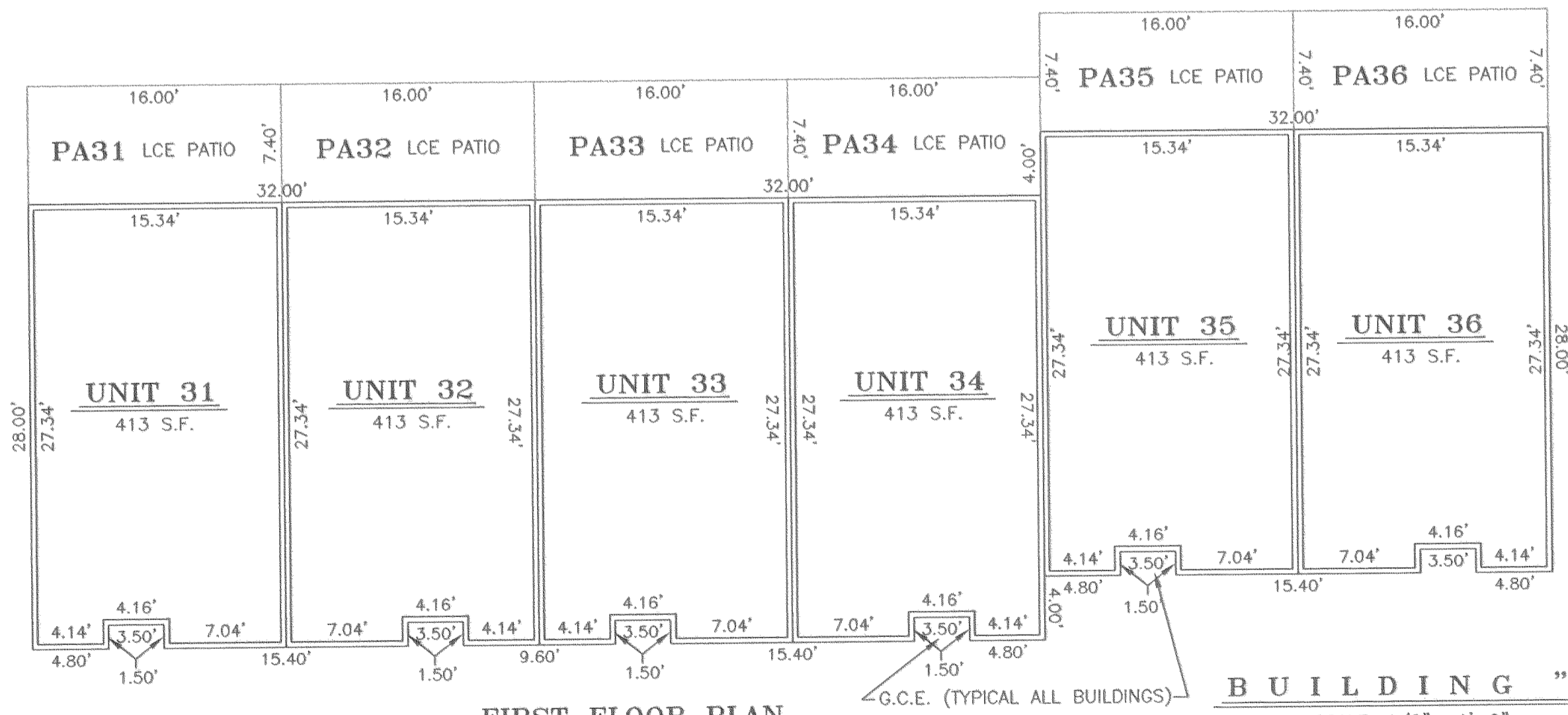
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**SECOND FLOOR PLAN**

FINISHED FLOOR ELEV.= 1020.29 (UNITS 31 & 32)  
FINISHED FLOOR ELEV.= 1019.25 (UNITS 33 - 36)



**FIRST FLOOR PLAN**

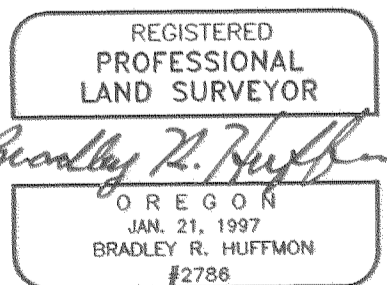
FINISHED FLOOR ELEV.= 1011.71 (UNITS 31 & 32)  
FINISHED FLOOR ELEV.= 1010.67 (UNITS 33 - 36)

**BUILDING "G"**

SCALE: 1/8" = 1'-0"

**ENGINEER / SURVEYOR:**

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The Dalles, Oregon. 97058  
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EXPIRES: JUNE 30, 2009



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PLAT OF  
**MOUNTAINVIEW CONDOMINIUM**

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AUGUST 29, 2007

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

Survey No. *CS 2007 093*

Filed *September 12, 2007*

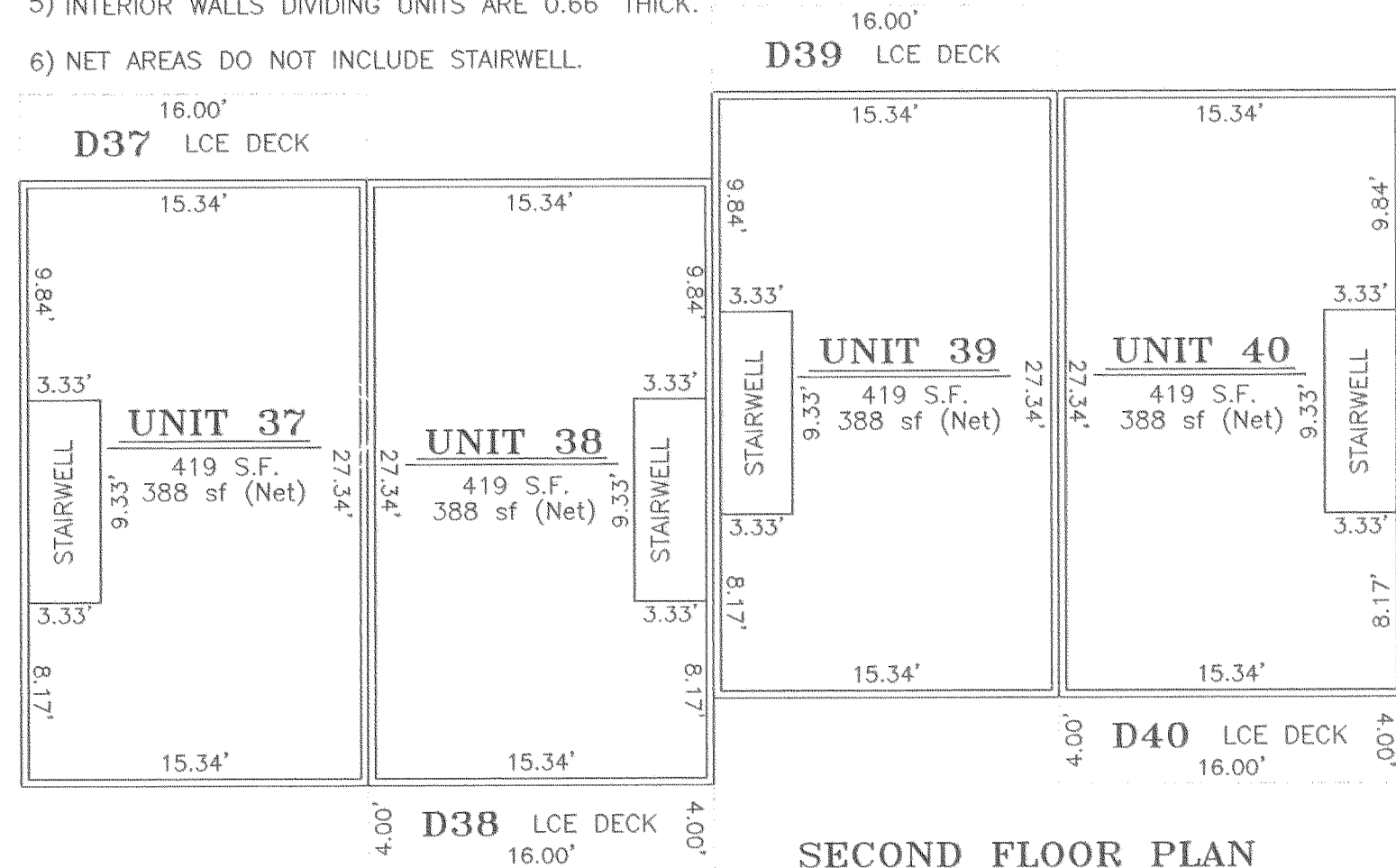
By *Bradley R. Huff*

**RECORDING INFORMATION:**

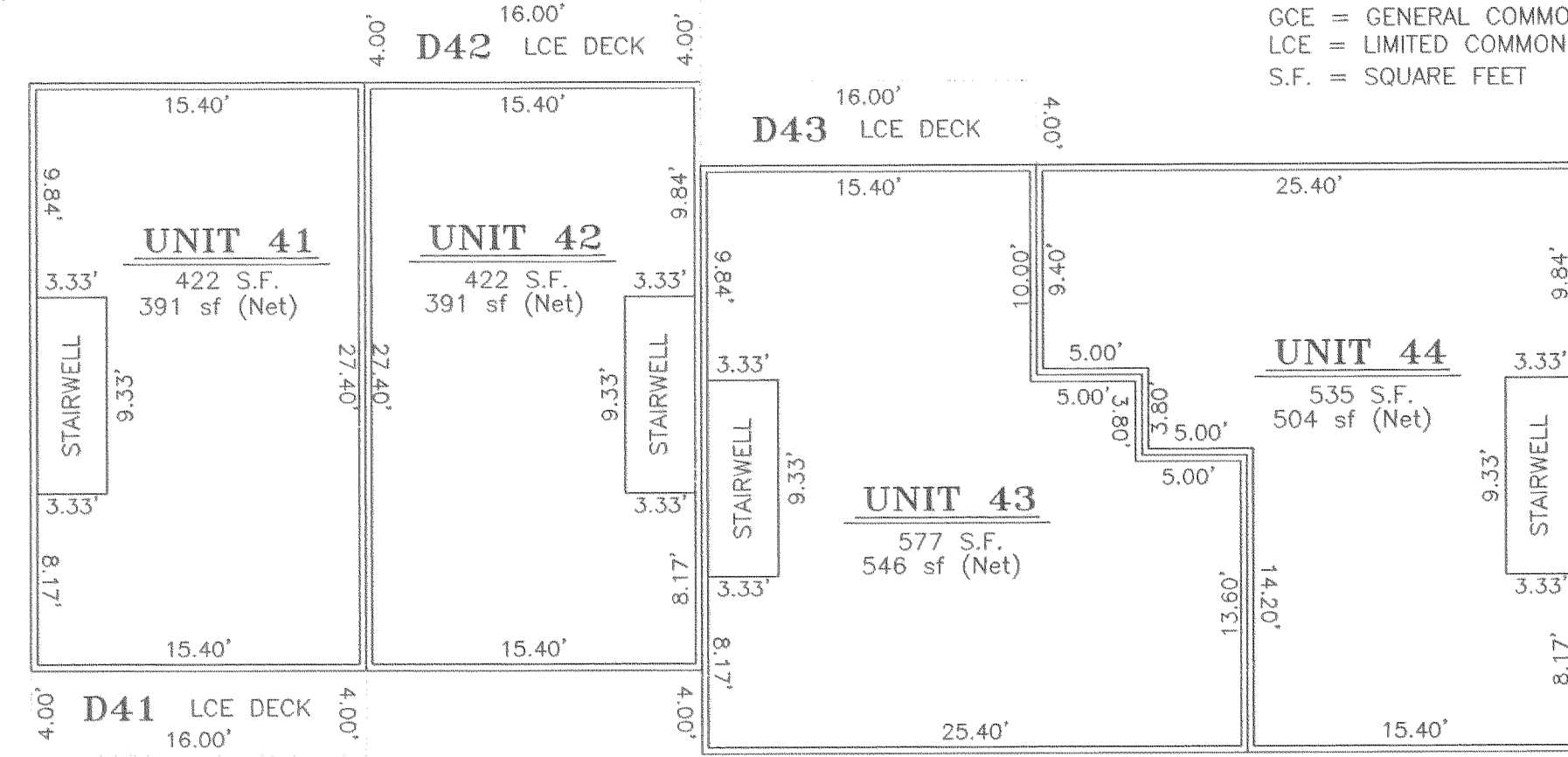
PLAT NUMBER: \_\_\_\_\_  
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HOOD RIVER COUNTY CLERK

**LEGEND:**

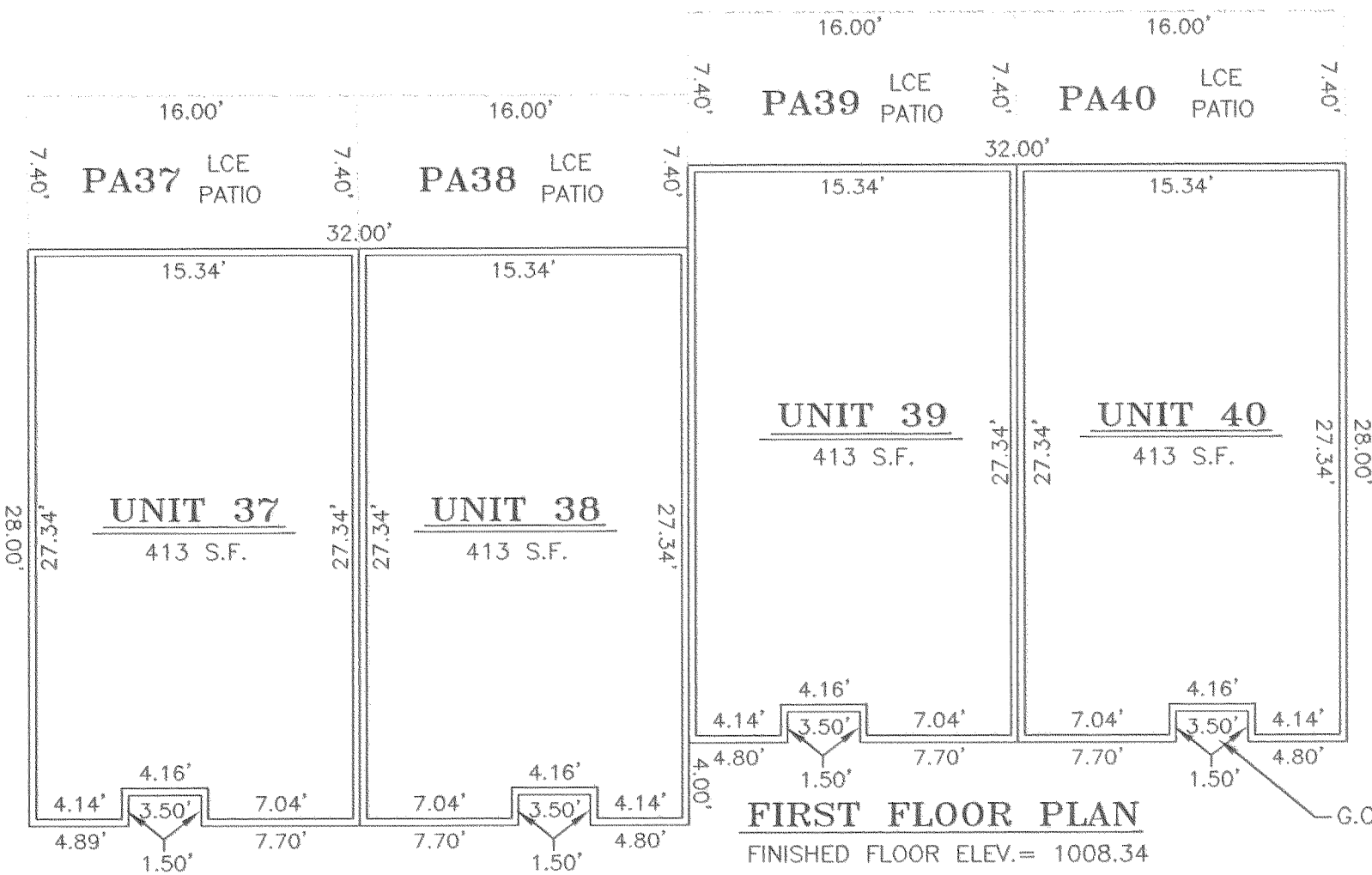
GCE = GENERAL COMMON ELEMENT  
LCE = LIMITED COMMON ELEMENT  
S.F. = SQUARE FEET



**SECOND FLOOR PLAN**  
FINISHED FLOOR ELEV.= 1016.92

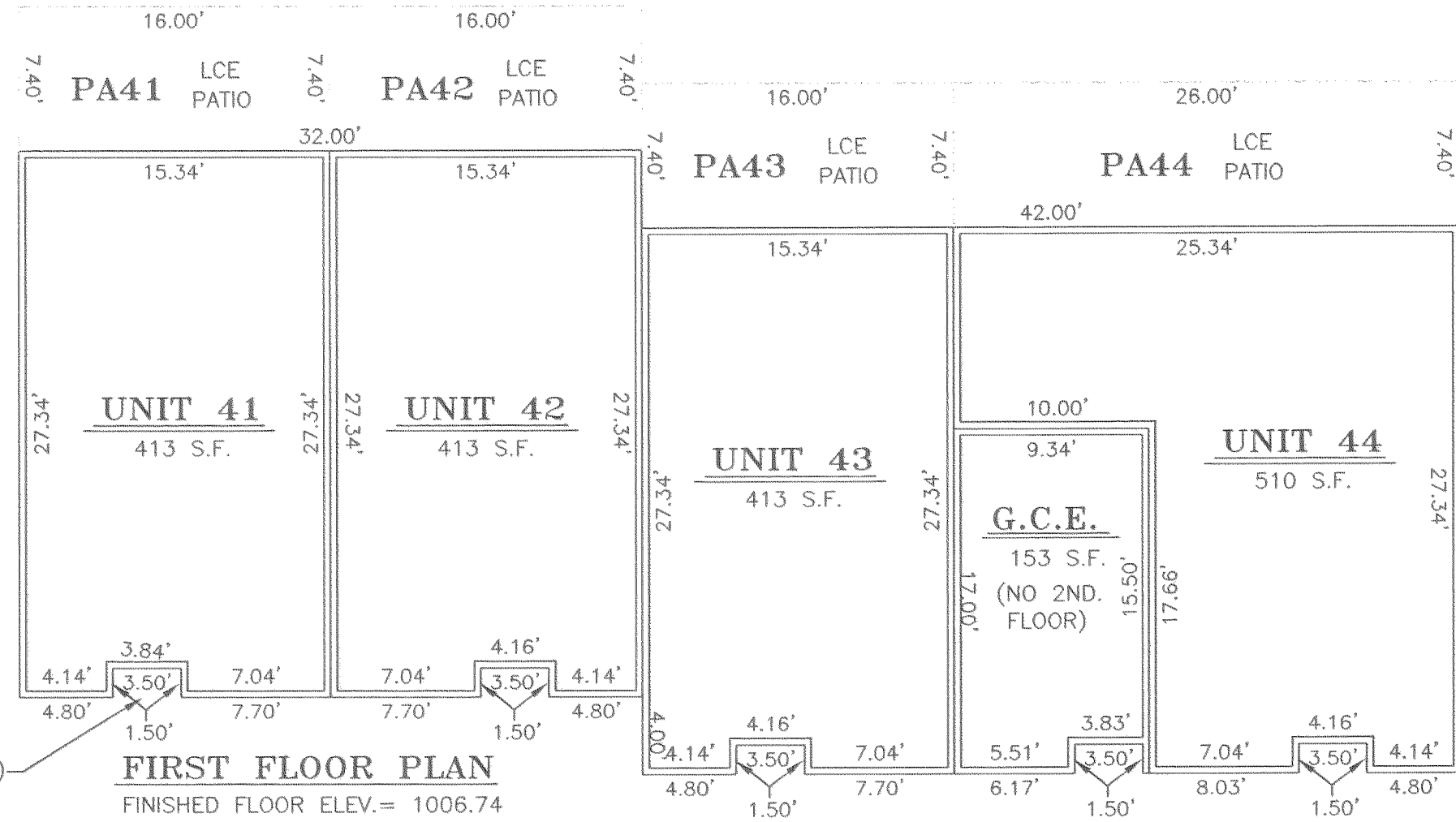


**SECOND FLOOR PLAN**  
FINISHED FLOOR ELEV.= 1015.32



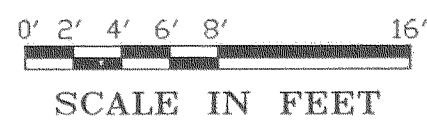
**FIRST FLOOR PLAN**  
FINISHED FLOOR ELEV.= 1008.34

**BUILDING "H"**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
FINISHED FLOOR ELEV.= 1006.74

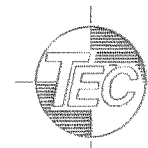
**BUILDING "I"**  
SCALE: 1/8" = 1'-0"



**OWNER:**  
AVALON PROJECT, LLC  
P.O. BOX 789  
LAKE OSWEGO, OR. 97034  
PH. (503) 490-1884  
JAN HOLIBAUGH, MANAGER

**ENGINEER / SURVEYOR:**

TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
FAX 541-296-6657



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bradley R. Huff*  
OREGON  
JAN. 21, 1997  
BRADLEY R. HUFFMON  
#2786

**NOTES:**

- 1) ALL WALLS AND CORNERS ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- 2) ALL INTERIOR UNIT DIMENSIONS ARE TO INSIDE FACE OF STUDWALL.
- 3) ALL EXTERIOR WALLS ARE 0.33' THICK (FROM FACE OF STUDWALL TO EXTERIOR) EXCEPT FOR INTERIOR SECOND FLOOR UNITS ON BUILDINGS "A", "D" AND "H" WHICH ARE 0.30 FEET.
- 4) ALL UNIT CEILING HEIGHTS ARE 7.80 FEET ABOVE FINISH FLOOR.
- 5) INTERIOR WALLS DIVIDING UNITS ARE 0.66' THICK.
- 6) NET AREAS DO NOT INCLUDE STAIRWELL.

# PLAT OF MOUNTAINVIEW CONDOMINIUM

TAX LOTS 3N-10E-35DB 2101 AND 2104  
IN THE NW.1/4 OF THE SE.1/4 OF SECTION 35,  
TOWNSHIP 3 N., RANGE 10 E. W.M.  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
AUGUST 29, 2007

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

Survey No. CS 2007 093

Filed September 12, 2007

By Bradley R. Huffman

**RECORDING INFORMATION:**

PLAT NUMBER: \_\_\_\_\_  
INSTRUMENT RECEIVED ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2007 AT \_\_\_\_\_ M.

HOOD RIVER COUNTY CLERK

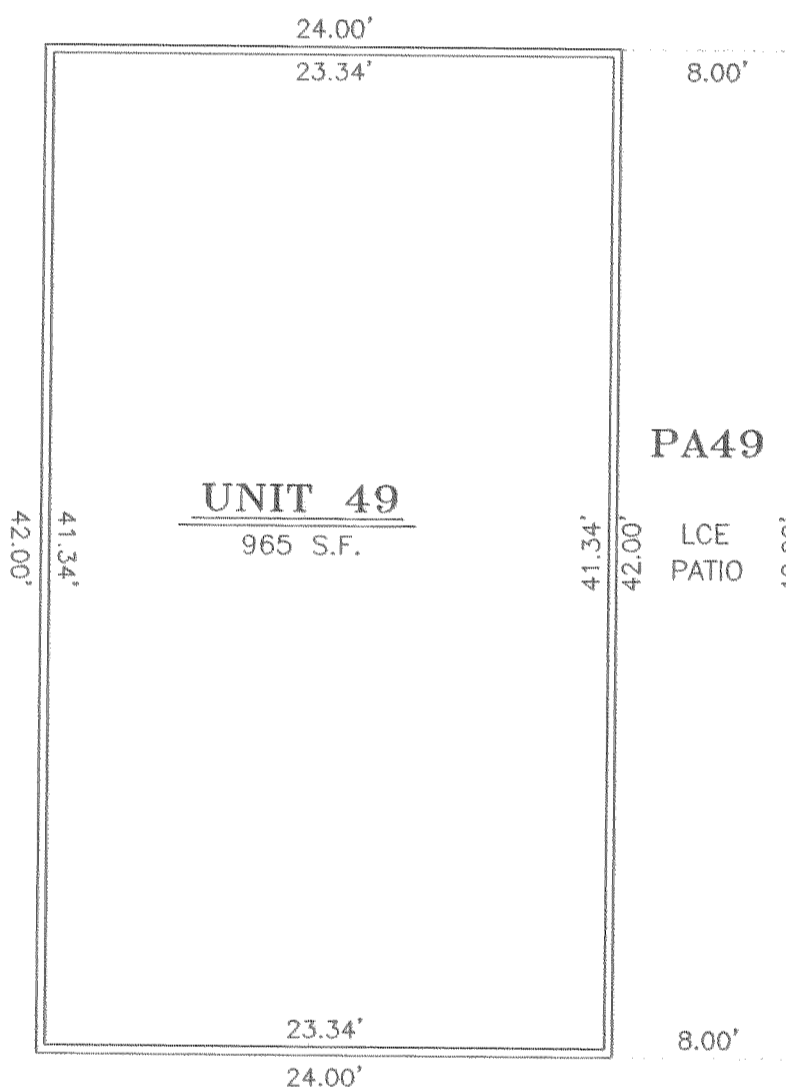
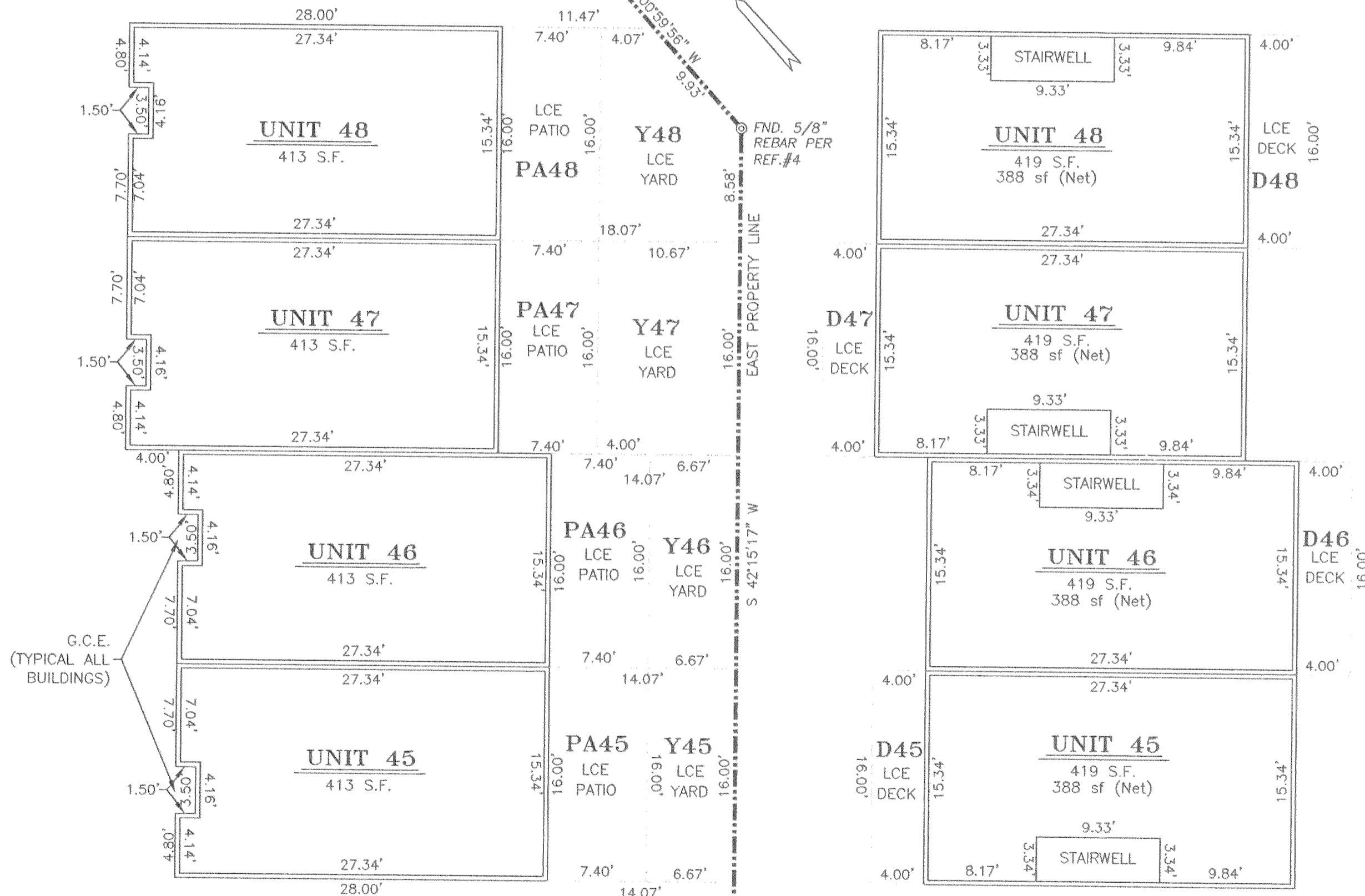
**OWNER:**

AVALON PROJECT, LLC  
P.O. BOX 789  
LAKE OSWEGO, OR. 97034  
PH. (503) 490-1884  
JAN HOLIBAUGH, MANAGER

**LEGEND:**

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

0' 2' 4' 6' 8' 16'  
SCALE IN FEET



**FIRST FLOOR PLAN**  
FINISHED FLOOR ELEV.= 1004.42

**SECOND FLOOR PLAN**  
FINISHED FLOOR ELEV.= 1013.00

**FIRST FLOOR PLAN**  
FINISHED FLOOR ELEV.= 1009.73  
**BUILDING "K"**  
SCALE: 1/8" = 1'-0"

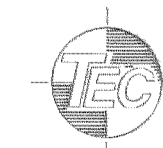
**BUILDING "J"**  
SCALE: 1/8" = 1'-0"

**ENGINEER / SURVEYOR:**

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409 Lincoln Street,  
The Dalles, Oregon. 97058  
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FAX 541-296-6657

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Bradley R. Huffman  
OREGON  
JAN. 21, 1997  
BRADLEY R. HUFFMON  
#2786

EXPIRES: JUNE 30, 2009



**SURVEYOR'S CERTIFICATE:**

I, BRADLEY R. HUFFMON, REGISTERED LAND SURVEYOR NO. 2786 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND THE CITY OF HOOD RIVER LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF MOUNTAINVIEW CONDOMINIUM LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON, AND THAT THE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON PLS 2786" SET AT THE NORTHWEST CORNER OF SAID PLAT IS THE INITIAL POINT OF SAID PLAT. SAID INITIAL POINT BEARS SOUTH 88°32'34" EAST 200.52 FEET FROM THE 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE PLAT OF HAZELVIEW'S FOURTH ADDITION. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE SOUTH 88°32'34" EAST 446.00 FEET; THENCE SOUTH 00°59'56" WEST 102.00 FEET; THENCE SOUTH 88°32'34" EAST 85.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF AVALON DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°59'56" WEST 40.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 88°32'34" WEST 88.97 FEET; THENCE SOUTH 00°59'56" WEST 51.21 FEET; THENCE NORTH 88°32'34" WEST 4.34 FEET; THENCE SOUTH 00°59'56" WEST 20.83 FEET; THENCE SOUTH 42°15'17" WEST 66.00 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE BELL-WILLIAMS SUBDIVISION; THENCE ALONG SAID EXTENSION AND NORTH LINE, NORTH 88°32'34" WEST 394.17 FEET; THENCE LEAVING SAID NORTH LINE, NORTH 00°59'56" EAST 264.01 FEET TO THE INITIAL POINT.

CONTAINS 2.74 ACRES

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT AVALON PROJECT, LLC, AN OREGON CORPORATION, DOES HEREBY MAKE, ESTABLISH, AND DECLARE AN ANNEXED MAP OF "MOUNTAINVIEW 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.

*Jan Holibaugh*  
JAN HOLIBAUGH, MANAGER

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF HOOD RIVER  
THIS IS TO CERTIFY THAT ON THIS 31<sup>ST</sup> DAY OF AUGUST, 2007  
PERSONALLY APPEARED BEFORE ME JAN HOLIBAUGH, MANAGER OF AVALON PROJECT, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND THAT BEING DULY SWORN DID SAY THAT SHE DID SIGN THIS INSTRUMENT OF HER FREE AND VOLUNTARY ACT.

*Flaine Juenent*  
NOTARY PUBLIC OREGON  
376691  
COMMISSION NUMBER

**SURVEYOR'S NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PLAT TAX LOTS 3N-10E-35DB 2101 AND 2104, BEING THE EXISTING AMERICAN VILLAGE APARTMENT COMPLEX AND THAT TRACT OF LAND CONVEYED IN STATUTORY WARRANTY DEED RECORDED NOVEMBER 30, 2006 IN INSTRUMENT #2006-5761, DEED RECORDS OF HOOD RIVER COUNTY, INTO CONDOMINIUM UNITS, LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS. THE BASIS OF BEARING FOR THIS SURVEY WAS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE GRID, BY GPS OBSERVATION FROM THE NGS CONTROL "BREAK 2". PRIOR TO COMMENCING FIELD WORK FOR THIS SURVEY, RESEARCH WAS MADE OF AVAILABLE PRIOR SURVEYS CONDUCTED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY AND COPIES OF LEGAL DESCRIPTIONS FOR THE SUBJECT AND ADJOINING PROPERTIES OBTAINED. THERE WERE NUMEROUS PRIOR SURVEYS IN THE VICINITY OF THIS PROPERTY AND SURVEYS WHICH MONUMENTED A PORTION OF THE BOUNDARY OF THE SUBJECT PROPERTY. THOSE SURVEYS UTILIZED IN THE RESOLUTION OF THE BOUNDARY SHOWN ON THIS SURVEY ARE LISTED AS SURVEY REFERENCES.

IN THE FIELD, MONUMENTS WERE FOUND AS SHOWN ON THE SURVEY. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF HAZELVIEW'S 4TH ADDITION AND ALSO HOLDING THE 1/2" REBAR FOUND NEAR THE WEST RIGHT-OF-WAY LINE OF AVALON DRIVE, PER SURVEY REFERENCE #9. THE SOUTH LINE OF THE PROPERTY WAS ESTABLISHED BY HOLDING A 264-FOOT PERPENDICULAR OFFSET OF THE NORTH LINE AS ESTABLISHED ABOVE. THE WEST LINE OF AVALON DRIVE WAS DETERMINED BY EXTENDING THE SOUTH LINE EASTERLY 100.00 FEET FROM THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SURVEY REFERENCE #5. THIS POINT WAS HELD AS BEING ON THE AVALON DRIVE RIGHT-OF-WAY AND THE ANGLE SHOWN ON REFERENCES #4 AND #5 TURNED NORTH AND HELD AS THE RIGHT-OF-WAY LINE. THE NORTH LINE AND THIS RIGHT-OF-WAY LINE WERE EXTENDED AND INTERSECTED TO CREATE THE DEED CALL POINT EAST FROM THE POINT OF COMMENCEMENT OF THE LEGAL DESCRIPTION. THE OVERALL DIMENSION FROM THE CENTERLINE OF AVALON DRIVE TO THE POINT OF COMMENCEMENT OF THE LEGAL DESCRIPTION, WHICH IS THE RE-ENTRANT CORNER OF THE GLASS TRACT DESCRIBED IN BOOK 4, PAGE 289, MATCHED WITHIN 0.10 FOOT OF SURVEY REFERENCE #8. THE CALL WITHIN THE DEED FOR THE SUBJECT PROPERTY WAS 711 FEET TO THE WEST LINE OF AVALON DRIVE, WHICH IS 20 FEET SHORT OF ACTUAL MEASURED DIMENSION. WITH THIS POINT ESTABLISHED, THE BOUNDARY OF THE SUBJECT PROPERTY, WHICH IS ACTUALLY DESCRIBED IN TWO PARCELS, WAS LAID OUT AT FULL DEED CALL DIMENSION. LAYOUT IN THIS MANNER FIT EXISTING MONUMENTATION FROM SURVEY REFERENCES #4, #5, AND #7, ALONG THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY. RESOLUTION IN THIS MANNER ALSO FIT WITH MONUMENTS FOUND PER SURVEY REFERENCE #1 ON THE SOUTH LINE OF THE PROPERTY. AS STATED, THE PROPERTY IS LAID OUT AT FULL DEED DIMENSION. THE DESCRIPTION FOR THE PROPERTY ADJOINING TO THE WEST HAS EAST-WEST WIDTH OF 180 FEET, BUT ALSO CALLS TO THE SUBJECT PROPERTY. THIS RESULTS IN THIS PROPERTY BEING 20 FEET LONG TO DEED CALL AS SHOWN ON THE SURVEY. IT IS UNCLEAR IF THE 711 FOOT DIMENSION CALLED OUT WITHIN THE DEED IS A TYPOGRAPHICAL ERROR, WHICH HAS BEEN PERPETUATED OVER TIME. THIS COMPLETED THE RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY. WHERE MONUMENTS WERE NOT FOUND ON THE BOUNDARY THEY WERE SET AS SHOWN.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON PLS 2786".

PLAT OF  
**MOUNTAINVIEW CONDOMINIUM**

TAX LOTS 3N-10E-35DB 2101 AND 2104  
IN THE NW.1/4 OF THE SE.1/4 OF SECTION 35,  
TOWNSHIP 3 N., RANGE 10 E. W.M.  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
AUGUST 29, 2007

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

Survey No. CS 2007 093  
Filed September 12, 2007  
By Ronald Tolts

**RECORDING INFORMATION:**

PLAT NUMBER: 20074115  
INSTRUMENT RECEIVED ON THE 11<sup>th</sup> DAY  
OF September, 2007 AT 9:43 A.M.  
Yeah Day - Clerk  
HOOD RIVER COUNTY CLERK

**APPROVALS:**

I, HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE PLAT OF "MOUNTAINVIEW CONDOMINIUM."  
Andrew A. Berry 9/11/07  
Hood River County Director of Budget and Finance Date

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF "MOUNTAINVIEW CONDOMINIUM" AND THAT THE NAME ADOPTED TO SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION OR CONDOMINIUM IN HOOD RIVER COUNTY AND HEREBY APPROVE SAID PLAT.  
Sandra E Berry 9/11/2007  
Hood River County Director of Records and Assessments. Date

**NOTES:**

- 1) PROPERTY IS SUBJECT TO DECLARATION OF MOUNTAINVIEW CONDOMINIUM, RECORDED IN DOCUMENT #2007-4113, DEED RECORDS OF HOOD RIVER COUNTY.
- 2) ELEVATIONS BASED ON NGS CONTROL POINT "BREAK 2". ELEVATION = 157.03 FEET NAVD88.
- 3) PROPERTY SUBJECT TO EASEMENT PER MF #82-1303 FOR INGRESS, EGRESS AND UTILITIES TO THE BENEFIT OF THE PROPERTY ADJOINING ON THE WEST. THE EASEMENT COVERS ALL "PAVED AREAS".

**REFERENCES:**

- 1) BELL-WILLIAMS SUBDIVISION FOR EAGLE HOMES, INC. BY D.L.C. SURVEYING RECORDED FEBRUARY 7, 1997 C.S. #97-008
- 2) HAZELVIEW'S SECOND ADDITION FOR CHARLES BOWE BY TERRA SURVEYING RECORDED JUNE 5, 2002 C.S. #2002-035
- 3) HAZELVIEW'S FOURTH ADDITION FOR CHARLES BOWE BY TERRA SURVEYING RECORDED DECEMBER 22, 2003 C.S. #2003-088
- 4) SURVEY FOR FIELD-MCKINNEY ENTERPRISES BY KLEIN AND ASSOC. FILED FEBRUARY 19, 1999 C.S. #99-025
- 5) SURVEY FOR FIELD-MCKINNEY ENTERPRISES BY KLEIN AND ASSOC. FILED MARCH 11, 2003 C.S. #2003-012
- 6) TOPOGRAPHY MAP FOR HOOD RIVER FIRST BAPTIST CHURCH BY TENNESON ENGINEERING CORP. WO#4038 FILED APRIL 29, 1983 C.S. #83-009
- 7) PLAT OF LOTS 1 AND 2, THE JAMES W. McCORMICK PROPERTY BY GEORGE FREY, P.E. 2319 NOVEMBER, 1964 C.S. #0789
- 8) SURVEY FOR SHERMAN BELL BY TENNESON ENGINEERING CORP. WO#4032 FILED APRIL 29, 1969 C.S. #1145
- 9) SURVEY FOR JIM WILCOX BY D.L.C. SURVEYING FILED APRIL 29, 1983 C.S. #83-011

**APPROVALS:**

WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "MOUNTAINVIEW CONDOMINIUM" IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.  
Ray A. Lief 9/10/07  
City Public Works & Engineering Director Date  
Cynthia A. Walbridge 9/10/07  
City Planning Director Date  
Ronald Tolts September 5, 2007  
Hood River County Surveyor Date

**SURVEYOR'S CERTIFICATE OF COMPLETION:**

I, BRADLEY R. HUFFMON, REGISTERED LAND SURVEYOR NO. 2786 IN THE STATE OF OREGON, HEREBY CERTIFY THAT THE PLAT OF MOUNTAINVIEW CONDOMINIUM FULLY AND ACCURATELY DEPICTS THE FLOOR PLANS AND THAT THE PLAT DOES FULLY AND ACCURATELY DEPICT THE BOUNDARIES OF THE UNITS OF EACH BUILDING AND THAT THE CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.  
Bradley R. Huffmon 9/5/07  
BRADLEY R. HUFFMON DATE  
PLS 2786

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
Bradley R. Huffmon 8/29/07  
BRADLEY R. HUFFMON DATE

**ENGINEER / SURVEYOR:**

TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
FAX 541-296-6657



**OWNER:**

AVALON PROJECT, LLC  
P.O. BOX 789  
LAKE OSWEGO, OR. 97034  
PH. (503) 490-1884  
JAN HOLIBAUGH, MANAGER

REGISTERED PROFESSIONAL LAND SURVEYOR  
Bradley R. Huffmon  
OREGON  
JAN. 21, 1997  
BRADLEY R. HUFFMON  
#2786

EXPIRES: JUNE 30, 2009

Certified to be a true and correct copy of the ORIGINAL  
Dept. of Records & Assessment  
By R. Slay Deputy