

# TOWNHOUSE PARTITION PLAT

LOT 18, BLOCK 8, AMENDED PLAT OF IDLEWILDE ADDITION TO CITY OF HOOD RIVER  
SE 1/4 SE 1/4 SECTION 26, T. 3N., R. 10E., W.M.  
COUNTY OF HOOD RIVER, OREGON  
3N 10E 26DD TAX LOT 4201

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2007096

FILED Sept. 17, 2007

BY *Randy Felts*

PARTITION PLAT NO. 200728P

INSTRUMENT RECEIVED ON THE 13 DAY  
OF Sept. 2007 2:10 AT P.M.

*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. 20040838 DATED  
MARCH 2, 2004, HOOD RIVER COUNTY RECORDS.

FOR THE INITIAL POINT I SET A 5/8" X 24"  
REBAR W/1 1/4" YELLOW PLASTIC CAP MARKED  
(OR #59002) AT THE NORTHEAST CORNER OF  
PARCEL 2, SAID POINT BEING 299.84 FEET WEST  
OF THE NORTHEAST BLOCK CORNER OF BLOCK  
8 IDLEWILDE ADDITION.

*James M. Klein*  
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.

*Kenneth A. Randall* 7/12/07  
KENNETH A. RANDALL, MEMBER,  
CONSOLIDATED LAND & CATTLE, LLC. DATE

### ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
ME ON July 12, 2006, BY THE ABOVE SIGNED

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

STATE OF OREGON  
COUNTY OF HOOD RIVER  
COMMISSION NO. 376691  
MY COMMISSION EXPIRES 04-08-2008

### APPROVALS

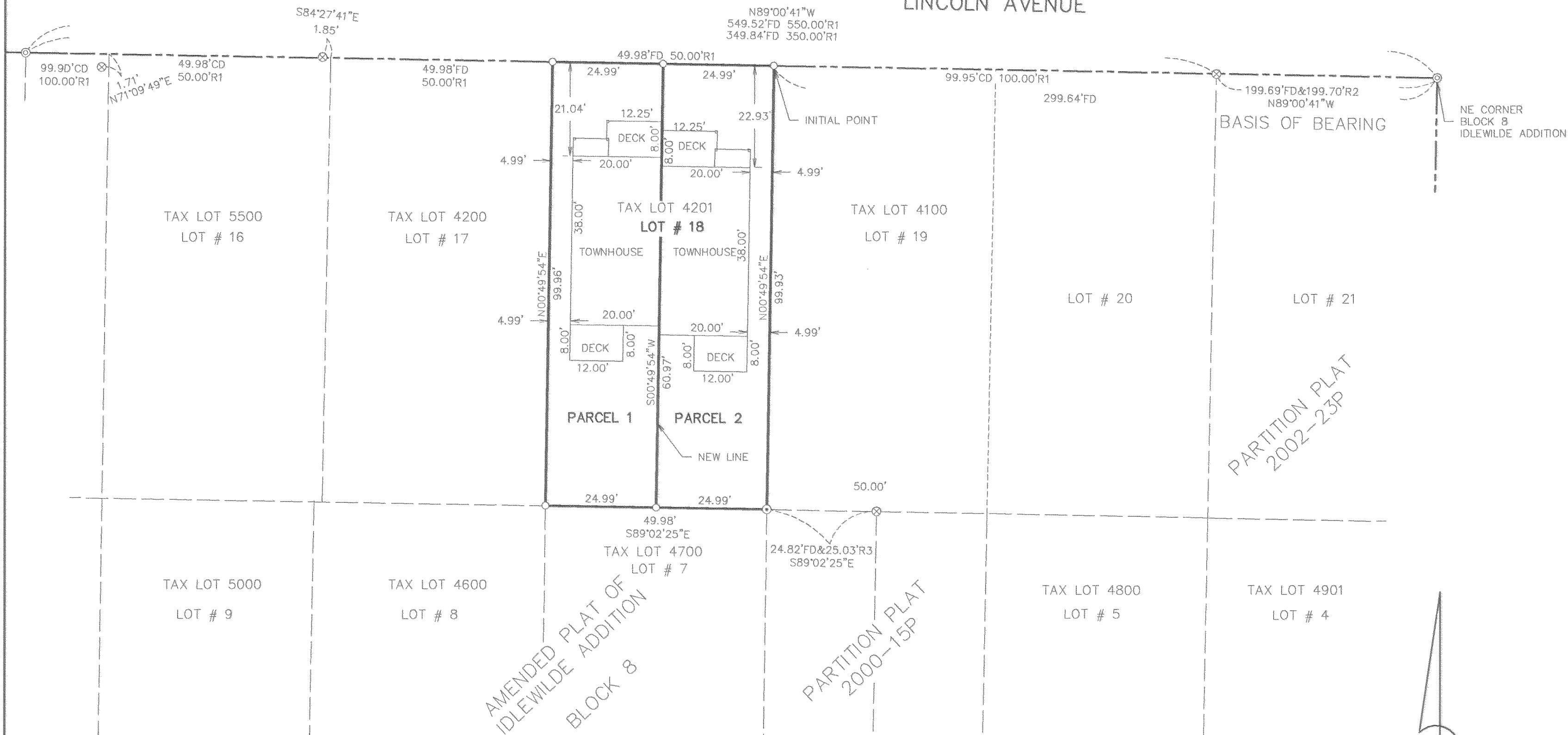
I HEREBY CERTIFY THAT ALL TAXES AND  
ASSESSMENT DUE HEREON HAVE BEEN FULLY  
PAID AS REQUIRED BY LAW.

*Donald B. Boring*  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND  
FINANCE.

I HEREBY CERTIFY THIS PARTITION WAS  
EXAMINED AND APPROVED AS OF  
THIS 19th DAY OF August, 2006.  
*Randy Felts*  
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS  
EXAMINED AND APPROVED AS OF  
THIS 10th DAY OF SEPTEMBER, 2007.  
*Cynthia A. Walbridge*  
HOOD RIVER COUNTY PLANNING DIRECTOR

LINCOLN AVENUE



### NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO TWO  
PARCELS AS SHOWN HERON, THAT CERTAIN TRACT RECORDED AS  
INSTRUMENT NO. 20040838, DATED 3/02/2004 AND DESCRIBED AS  
LOT 18, BLOCK, IDLEWILDE ADDITION TO HOOD RIVER, ACCORDING  
TO THE AMENDED PLAT THEREOF, IN THE CITY OF HOOD RIVER,  
COUNTY OF HOOD RIVER AND STATE OF OREGON.

THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY HOLDING  
FOUND MONUMENTS AT THE NORTHEAST CORNER OF LOT 20 AND  
THE NORTHWEST CORNER OF LOT 14 WHICH WERE FOUND TO BE  
349.84 FEET COMPARED TO THE RECORD OF 350.00 FEET. THE LOT  
CORNERS WERE PROPORTIONED, A FOUND 1/2" IRON ROD WAS  
FOUND AND HELD AT THE SOUTHWEST CORNER OF LOT 18. THE  
SOUTHWEST CORNER WAS COMPUTED PARALLEL WITH THE  
COMPUTED EAST LINE AS SHOWN.

### REFERENCE OF DEEDS

WARRANTY DEED DOCUMENT NO. 20040838

### REFERENCE OF SURVEY

IDLEWILDE ADDITION AMENDED 2  
SURVEY PER TANGLEWOOD SURVEYING CS NO. 2002-067  
SURVEY PER TRANTOW SURVEYING CS NO. 2000-050

SURVEY PERFORMED FOR:  
KEN RANDALL  
DATE: DECEMBER 2006  
PROJECT: 06-07-04  
FILE: 060704SP.DWG  
DRAFT: LJS

**OWNER**  
CONSOLIDATES LAND &  
CATTLE, LLC.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE, POSSESSION, ESTOPPEL, ACQUIESCENCE.

### EASEMENTS OF RECORD

NO EASEMENTS OF RECORD

### NOTES

FOR THE PURPOSES OF THIS SURVEY THE CENTER OF  
THE COMMON WALL OF THE TOWNHOUSES IS THE  
PROPERTY LINE BETWEEN THE TOWNHOUSES.

### AREA TABLE

LOT NO.	ORIGINAL AREA	NEW AREA
LOT 18	4995 SQ. FT. 0.11 ACRES	
PARCEL 1		2498 SQ. FT. 0.06 ACRES
PARCEL 2		2497 SQ. FT. 0.06 ACRES

### BASIS OF BEARINGS

TOWNHOUSE PARTITION 200223P  
CS NO. 2002067

### LEGEND

- SET 5/8" X 24" REBAR W/1 1/4" YELLOW PLASTIC CAP MARKED (OR #59002)
- ⊗ FOUND 5/8" IRON ROD NO CAP
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND 1/2" IRON ROD NO CAP
- FD FOUND DATA
- CD COMPUTED DATA
- R1 IDLEWILDE ADDITION TO HOOD RIVER AMENDED TWO.
- R2 SURVEY BY TANGLEWOOD SURVEYING CS NO. 2002067
- R3 SURVEY BY TRANTOW SURVEYING CS NO. 2000050
- CS RECORD OF SURVEY

NOTE:  
ALL BEARINGS, DISTANCES SHOWN ARE FOUND OR  
SET, UNLESS OTHERWISE NOTED.

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

9-14-07

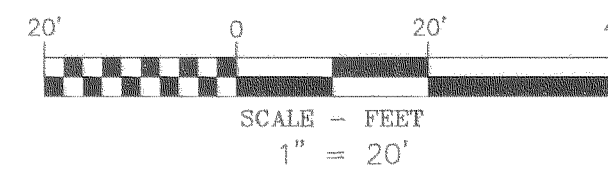
**Klein & Associates, Inc.**  
LAND SURVEYING  
1412 13th Street Suite 200  
Hood River, Oregon 97031  
Tel: (541)386-3322

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James M. Klein*  
OREGON  
JULY 12, 2006  
JAMES M. KLEIN  
59002  
Expires 6-30-2007

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

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



CS 2007 096