

# PLAT OF STAGE 1 COLUMBIA CLIFF VILLAS, A CONDOMINIUM

A PORTION OF PARCEL 2 OF HOOD RIVER COUNTY PARTITION PLAT 2006-19P  
LOCATED IN THE SE 1/4 OF SECTION 27,  
TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON.

### REFERENCES:

HOOD RIVER PARTITION PLAT NO. 2006-19P  
HOOD RIVER COUNTY SURVEY #99084  
HOOD RIVER COUNTY SURVEY #78093  
HOOD RIVER COUNTY SURVEY #78088

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

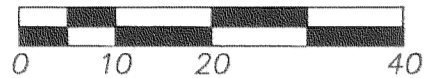
CS# **2008 004**

DATE FILED: **2-11-08**

BY: *[Signature]*



SCALE: 1"=20 FEET



### BASIS OF BEARING:

HOOD RIVER COUNTY PARTITION  
PLAT 2006-19P

### VERTICAL DATUM:

N.A.V.D. 1988, PONDER 2  
DETAILED ON PAGE 4 OF THIS PLAT.

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE STAGE 1 OF "COLUMBIA CLIFFS VILLAS, A CONDOMINIUM." STAGE 1 CONTAINS 4 LIVING UNITS AND 1 SERVICE UNIT FOR A TOTAL OF 5 UNITS. SEE FACE OF PLAT FOR SPECIFIC DETAILS.

THE PROPERTY BOUNDARIES WERE HELD AS CREATED BY LS 59002 AN OREGON SURVEYOR. PARCEL 1, 2 AND 3 ARE SHOWN ON HOOD RIVER COUNTY PARTITION PLAT NO. 2006-19P AS RECORDED ON JUNE 14, 2006.

MONUMENTS WHICH WERE LOST DURING CONSTRUCTION WERE REPLACED.

### SHEET INDEX:

- SHEET 1: PLAT BOUNDARY, VILLA UNIT LOCATIONS, NARRATIVE.
- SHEET 2: FIRST FLOOR PLAN
- SHEET 3: SECOND FLOOR PLAN
- SHEET 4: BUILDING SECTION PLAN
- SHEET 5: SURVEYOR'S CERTIFICATE DECLARATION AND ACKNOWLEDGMENT CERTIFICATE OF COMPLETION APPROVALS

### EXISTING EASEMENTS NOTED:

- HOOD RIVER COUNTY EASEMENT #811504  
RIGHT OF WAY FOR PACIFIC POWER & LIGHT CO. THIS IS A GENERAL EASEMENT DESCRIBED AS "LYING SOUTH OF RIGHT OF WAY OF THE O.W.R. & N. R.R. AND NORTH OF THE RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY"
- HOOD RIVER COUNTY EASEMENT #2006-3002  
SHOWN ON FACE OF PLAT.
- HOOD RIVER COUNTY EASEMENT #2006-4402  
SHOWN ON FACE OF PLAT.

### NEW EASEMENTS NOTED:

NOTE: SPECIFIC DETAILS OF EASEMENTS ARE FOUND ON RECORDED DECLARATION IN HOOD RIVER COUNTY RECORDS NO. **20080249**

#### ARTICLE 12:

- 12.1- GENERAL EASEMENT
- 12.2- ENCROACHMENTS
- 12.5- EASEMENTS FOR DECLARANT
- 12.6- RESERVATION OF EASEMENTS FOR FUTURE DEVELOPMENT
- 12.7- EASEMENTS IN PARTITION PLAT, SHOWN ON FACE OF PLAT.

### LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT

### CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	95°15'33"	79.77	132.48	117.77	N 24°55'04" E
C2	94°17'49"	59.77	98.37	87.64	N 27°48'18" E

IRON ROD FOUND WITH PLASTIC CAP LS. 59002, POINT SET AS REFERENCE CORNER ON THE SOUTH RIGHT OF WAY ON UNION PACIFIC RAILROAD.

MONUMENT WAS LOST IN THE CONSTRUCTION, RESET TERRA IRON ROD IN THE ORIGINAL POSITION

NOTE: THE AREA OUTSIDE THE BUILDING FOOT PRINT IS CONSIDERED GENERAL COMMON AREA.

RECORD EASEMENT NO. 2006-3002, A 20' WIDE INGRESS, EGRESS AND A PUBLIC UTILITIES EASEMENT.

PARCEL 1  
PARTITION PLAT 2006-19P

SLOPE EASEMENT CREATED ON HOOD RIVER PARTITION PLAT NO. 2006-19P  
BASIS OF BEARINGS

FOUND IRON ROD WITH CAP LS. 59002

RIGHT OF WAY DISTANCE TO THE CENTERLINE OF COLUMBIA RIVER HIGHWAY, MONUMENT RESET BY KLEIN AND ASSOC. DURING THE HOOD RIVER COUNTY PARTITION PLAT #2006-19P.

FOUND IRON ROD WITH CAP LS. 59002. INITIAL POINT

THIS AREA IS DESCRIBED IN RECORD EASEMENT #2006-4402 OF HOOD RIVER COUNTY RECORDS. "ALL THE LAND BETWEEN THE FIRST 50' OF THE PARCEL 3 EASEMENT AND THE WEST PROPERTY LINE OF THE SERVIANT PROPERTY (PARCEL 2).

MONUMENTS WERE LOST DURING CONSTRUCTION, RESET TERRA IRON ROD

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2009

NOTE:  
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this plat to be an exact copy of the original plat recorded in the county recorder's office.

### TERRA SURVEYING

DATE: DECEMBER 6, 2007  
SCALE: 1" = 20'  
PROJECT: 206025  
ASSESSORS MAP: 3N 10E 27D TAX LOT 102  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
terra@gorge.net

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

SHEET 1 OF 5

RECEIVED JAN 28 2008  
RECEIVED FEB - 7 2008

CS 2008 004 - 1

**PLAT OF STAGE 1  
COLUMBIA CLIFF VILLAS, A CONDOMINIUM**

A PORTION OF PARCEL 2 OF HOOD RIVER COUNTY PARTITION PLAT 2006-19P

LOCATED IN THE SE 1/4 OF SECTION 27,  
TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erik M. Carlson*

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2009

NOTES:  
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certify this plat to be an exact copy of  
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**LEGEND:**

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- (TYP.) TYPICAL MEASUREMENT

**BASIS OF BEARING:**  
HOOD RIVER COUNTY PARTITION PLAT #2006-19P

**VERTICAL DATUM:**  
N.A.V.D. 88 (PONDER 2)  
DETAILED ON PAGE 4 OF THIS PLAT.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2008 004

DATE FILED: 2-11-04

BY: *Randy J. [Signature]*

PARCEL 2  
PARTITION PLAT 2006-19P  
124,025 sq. ft.  
2.85 acres

SECOND FLOOR  
BUILDING LINE.

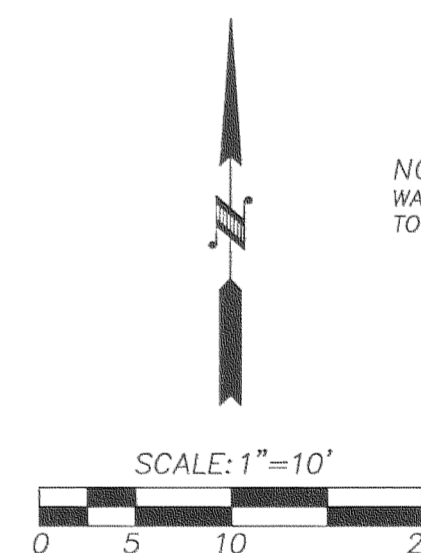
EASEMENT AS RECORDED IN HOOD RIVER COUNTY  
RECORDS INSTRUMENT #2006-3002.

SLOPE EASEMENT AS CREATED ON HOOD  
RIVER PARTITION PLAT NO 2006-19P.  
S 40°22'16" W 108.67'  
BASIS OF BEARINGS

NOTE:  
- WALL THICKNESS IS 0.50' ON EAST AND WEST  
EXTERIOR WALLS.(TYPICAL)  
- WALL THICKNESS IS 0.56' ON NORTHERN AND  
SOUTHERN EXTERIOR WALLS.(TYPICAL)  
- INTERIOR WALL THICKNESS ARE AS SHOWN.

NOTE:  
THE AREA OUTSIDE OF BUILDING LINES ARE  
CONSIDERED GENERAL COMMON ELEMENTS.

NOTE:  
WALLS SHOWN ARE PARALLEL OR PERPENDICULAR  
TO BUILDING LINES, UNLESS NOTED.



EASEMENT AS RECORDED IN  
HOOD RIVER COUNTY RECORDS  
INSTRUMENT #2006-4402.

INITIAL POINT

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LOCATIONS, NARRATIVE.  
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SHEET 5: SURVEYOR'S CERTIFICATE  
DECLARATION AND ACKNOWLEDGMENT  
CERTIFICATE OF COMPLETION APPROVALS

AREA	
SERVICE UNIT #1	361 SQ. FT.
UNIT #20	475 SQ. FT.
LOWER LANDING WEST	75 SQ. FT.
UNIT #21	477 SQ. FT.
UNIT #22	475 SQ. FT.
LOWER LANDING EAST	75 SQ. FT.
UNIT #23	472 SQ. FT.

WESTCLIFF DRIVE

TERRA SURVEYING

DATE: DECEMBER 6, 2007  
SCALE: 1" = 10'  
PROJECT: 206025  
ASSESSORS MAP: 3N 10E 27D, TAX LOT 102  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

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2006-19P

LOCATED IN THE SE 1/4 OF SECTION 27,  
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HOOD RIVER COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erik M. Carlson*

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2009

NOTES:  
As per O.R.S. 92.120(3) I, Erik M. Carlson,  
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**LEGEND:**

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- (TYP.) TYPICAL MEASUREMENT

NOTE:  
THIS DASHED LINE REPRESENTS THE  
LOWER LEVEL BUILDING FACE.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2008004

DATE FILED: 2-11-08

BY: *Randy Tollett*

NOTE:  
WALLS SHOWN ARE PARALLEL OR  
PERPENDICULAR TO THE BUILDING LINES,  
UNLESS NOTED.

UNIT 23  
550 SQ. FT.

NOTE:  
UNIT 23 WILL HAVE A FIRE SPRINKLER  
CONTROL EASEMENT.

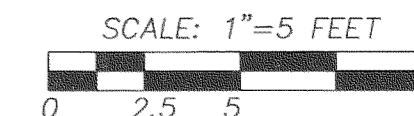
UNIT 22  
550 SQ. FT.

UNIT 21  
544 SQ. FT.

UNIT 20  
546 SQ. FT.

AREA	
UNIT #20	546 SQ. FT.
STAIRS WEST	54 SQ. FT.
UPPER LANDING WEST	24 SQ. FT.
UNIT #21	544 SQ. FT.
UNIT #22	550 SQ. FT.
STAIRS EAST	54 SQ. FT.
UPPER LANDING EAST	24 SQ. FT.
UNIT #23	550 SQ. FT.

NOTE:  
-WALL THICKNESS IS 0.50' ON EXTERIOR WALLS.(TYPICAL)  
-INTERIOR WALL THICKNESS ARE AS SHOWN.



BASIS OF BEARING:  
HOOD RIVER COUNTY PARTITION PLAT #2006-19P

VERTICAL DATUM:  
N.A.V.D. 88 (PONDER-2)  
DETAILED ON PAGE 4 OF THIS PLAT.

TERRA SURVEYING

DATE: DECEMBER 6, 2007  
SCALE: 1" = 5'  
PROJECT: 206025  
ASSESSORS MAP: 3N 10E 27D, TAX LOT 102  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

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HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
CS# **2008 004**  
DATE FILED: **2-11-08**  
BY: *Randy Gorge*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erik M. Carlson*

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

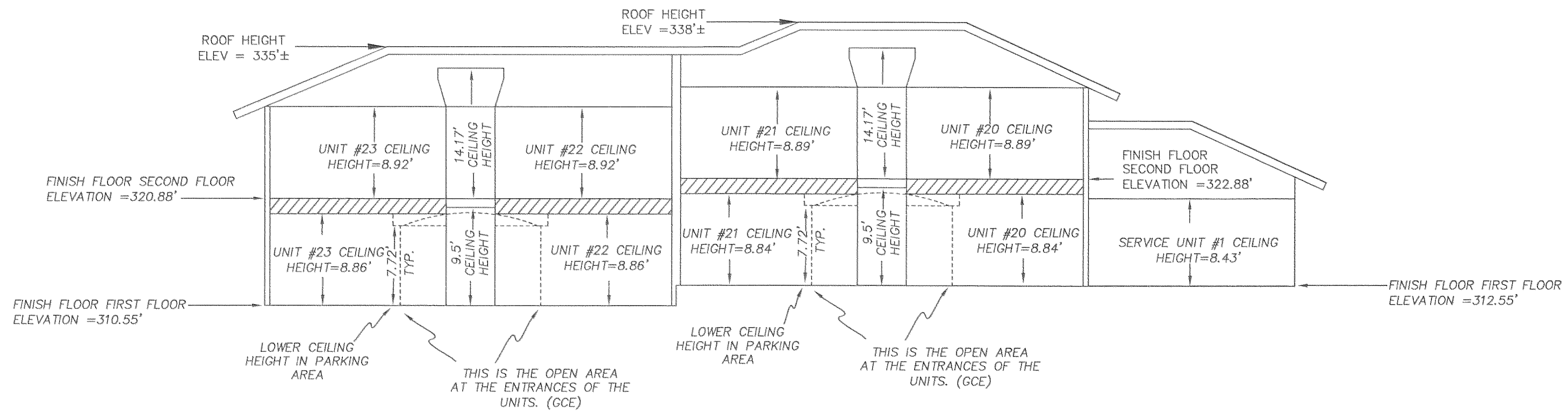
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NOTE:  
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**ELEVATED VIEW: LOOKING SOUTH**

**LEGEND:**

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- TYP. TYPICAL MEASUREMENT

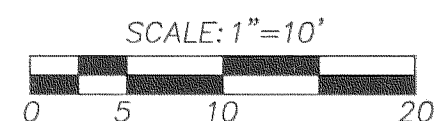
**BASIS OF BEARING:**  
HOOD RIVER COUNTY PARTITION PLAT #2006 19P

**VERTICAL DATUM:**  
U.S.G.S STATION PONDER-2  
N.A.D 1983 (1998 ADJUSTMENT)  
LATITUDE = 45°42'39.37105" (N)  
LONGITUDE = 121°32'59.76083" (W)  
ORTHOMETRIC HEIGHT OF 102.638 METERS (336.74')  
N.A.V.D. 1988 USING THE 1999 GEOID FOR THE U.S.

**TERRA SURVEYING**

DATE: DECEMBER 6, 2007  
SCALE: 1" = 10'  
PROJECT: 206025  
ASSESSORS MAP: 3N 10E 27D, TAX LOT 102

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



PLAT OF STAGE 1  
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A PORTION OF PARCEL 2 OF HOOD RIVER COUNTY PARTITION  
PLAT 2006-19P

LOCATED IN THE SE 1/4 OF SECTION 27,  
TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
CS# 2008 004  
DATE FILED: 2-11-08  
BY: [Signature]

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED AS STAGE 1 ON THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM", SAID LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF HOOD RIVER COUNTY PARTITION PLAT NO. 2006-19P, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY AND STATE OF OREGON AS RECORDED IN HOOD RIVER COUNTY RECORDS THENCE N(NORTH) 27°14'25"W (WEST) A DISTANCE OF 47.28 FEET TO A 3/8" IRON ROD WITH CAP MARKED LS. 59002; THENCE N 40°22'16" E (EAST) A DISTANCE OF 106.68 FEET TO A 3/8" IRON ROD MARKED LS. 72306; THENCE N 28°50'26" W A DISTANCE OF 8 FEET TO A POINT; THENCE N 89°24'53" E A DISTANCE OF 46.03 FEET TO A POINT; THENCE S (SOUTH) 32°54'25" E A DISTANCE OF 61.19 FEET TO A POINT; THENCE S 57°07'23"W A DISTANCE OF 146.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.2 ACRES, MORE OR LESS.

APPROVALS:

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM" WAS EXAMINED AND APPROVED BY ME THIS 19th DAY, OF JANUARY, 2008.

[Signature]  
CITY OF HOOD RIVER ENGINEER

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM" WAS EXAMINED AND APPROVED BY ME THIS 24th DAY, OF JANUARY, 2008.

[Signature]  
HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM" WAS EXAMINED AND APPROVED BY ME THIS 23rd DAY, OF JANUARY, 2008.

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM" WAS EXAMINED AND APPROVED BY ME THIS 23rd DAY, OF JANUARY, 2008.

[Signature]  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM" WAS EXAMINED AND APPROVED BY ME THIS 24 DAY, OF January, 2008 2:01 PM

[Signature]  
HOOD RIVER COUNTY RECORDER

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM" WAS EXAMINED AND APPROVED BY ME THIS 25th DAY, OF January, 2008.

[Signature]  
ICE FOUNTAIN WATER DISTRICT

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM" WAS EXAMINED AND APPROVED BY ME THIS 25th DAY, OF January, 2008.

[Signature]  
WEST SIDE RURAL FIRE PROTECTION DISTRICT

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM" WAS EXAMINED AND APPROVED BY ME THIS 23 DAY, OF January, 2008.

[Signature]  
FARMERS IRRIGATION DISTRICT

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM", IN COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER CONDOMINIUM IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HERON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR

FILED FOR RECORD THIS 24th DAY OF January, 2008

[Signature] - Clerk 2:04 P.M.  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2009

NOTES:  
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this plat to be an exact copy of the original plat recorded in the county recorder's office.

CERTIFICATE OF COMPLETION:

I, ERIK M. CARLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND OF THE BUILDINGS, AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED.

DATED THIS 23 DAY OF January, 2008

[Signature]  
ERIK M. CARLSON  
REGISTERED PROFESSIONAL LAND SURVEYOR, LS 72306

ACKNOWLEDGMENT:

STATE OF OREGON )  
  )SS.  
COUNTY OF HOOD RIVER )

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF January, 2008 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVE TESSMER, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED AS A REPRESENTATIVE OF AERIE DEVELOPMENT, LLC, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]  
NOTARY SIGNATURE  
[Signature]  
NOTARY PUBLIC-OREGON

COMMISSION NO. 411534  
MY COMMISSION EXPIRES Nov. 2, 2010

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT AERIE DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREBY DECLARES THAT THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM", AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, AND HEREBY COMMITS SAID LAND TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.005 TO 100.625.

AERIE DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: [Signature]  
STEVE TESSMER, MANAGING MEMBER

DECLARATION OF COLUMBIA CLIFF VILLAS RECORDED IN HOOD RIVER COUNTY RECORDS  
DOCUMENT NO. 20080249

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

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- CERTIFICATE OF COMPLETION APPROVALS

TERRA SURVEYING

DATE: DECEMBER 6, 2007  
SCALE: 1" = 40'  
PROJECT: 206025  
ASSESSORS MAP: 3N 10E 27D, TAX LOT 102  
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