

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2008 030

DATE FILED: 4-9-08

BY: Ronald F. White

200808P
Instrument received on the 4th day of APRIL, 2008 at 2:39 P.M.
Loch Day - 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 as:
LOT 10, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER, ACCORDING TO THE AMENDED PLAT THEREOF, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.
Instrument number 20050087, recorded 1/5/2005
Hood River County Deed Records to John A. and Marianne Durkan.

REGISTERED PROFESSIONAL LAND SURVEYOR
Erik M. Carlson
OREGON
DECEMBER 30, 2005
ERIK M. CARLSON
72306
EXPIRES: DECEMBER, 2009

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,
John A. Durkan 3/24/08
John A. Durkan, Owner Date
Marianne Durkan 3/24/08
Marianne Durkan, Owner Date

STATE OF Oregon }
COUNTY OF Hood River } s.s.
Subscribed and sworn to before me on this 24th day of March, 2008
Mary 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.
Daniel Brown
Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 4th day of APRIL, 2008.
Ronald F. White
Hood River County Surveyor
I hereby certify this partition was examined and approved as of this 4th day of APRIL, 2008.
Planning File Number 2006-55
Cynthia A. Walbridge
City of Hood River Planning Director

FOUND 3/4" IRON PIPE OF RECORD @ NORTHWEST CORNER OF BLOCK 7 AMENDED PLAT OF IDLEWILDE ADDITION

LOCATION OF SURVEY:
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

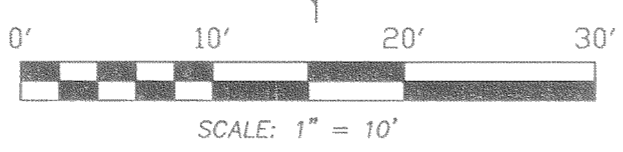
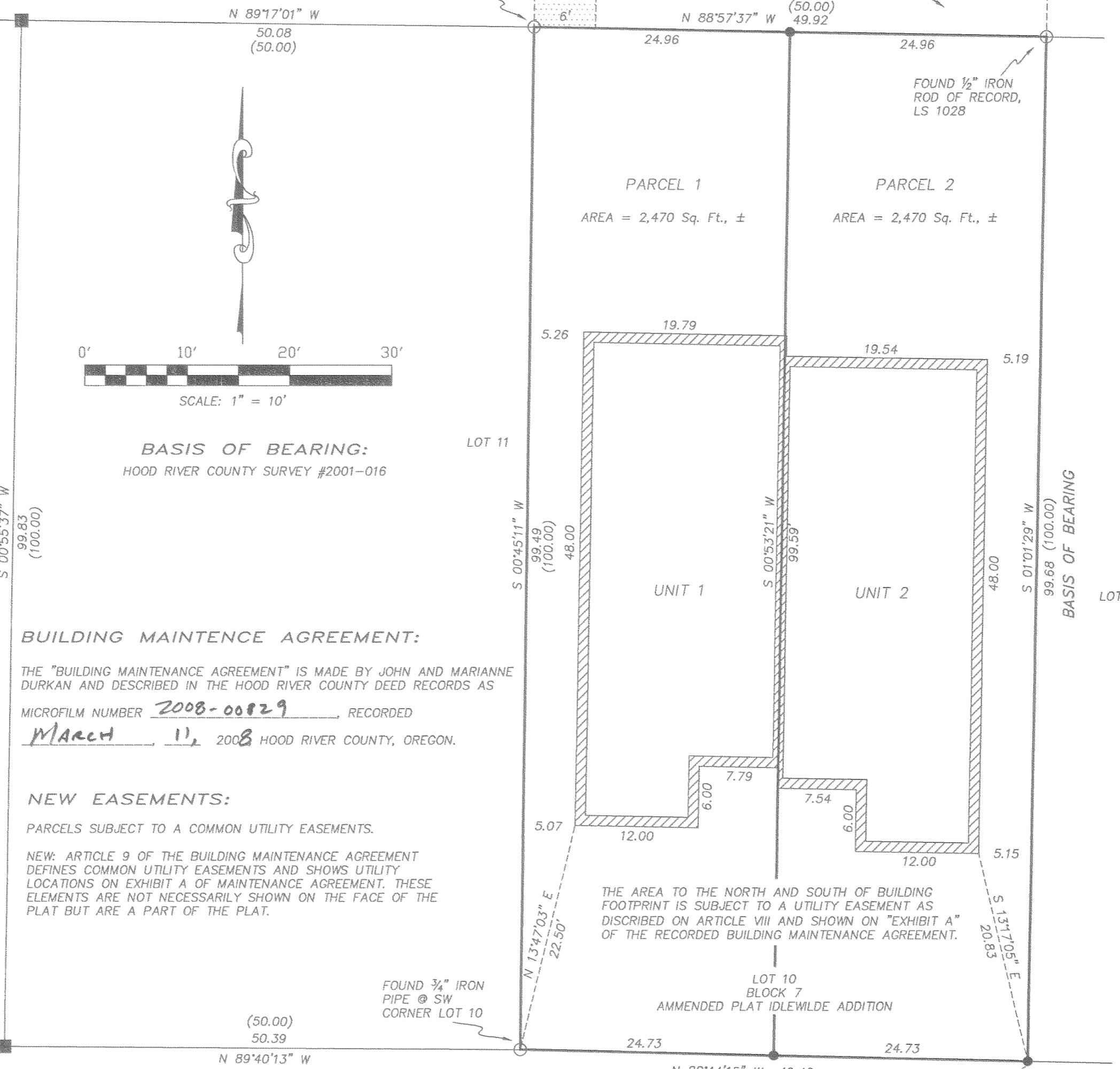
PARCEL LEGAL DESCRIPTIONS:
LOT 10, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER, ACCORDING TO THE AMENDED PLAT THEREOF, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 10 OF BLOCK 7 AMENDED PLAT OF IDLEWILDE ADDITION TO THE CITY OF HOOD RIVER INTO TOWNHOUSE PARCELS 1 AND 2.

THE FOUR PROPERTY CORNERS OF LOT 10 WERE FOUND AND SHOWN ON THE PLAT. A 3/4" IRON PIPE WAS FOUND AT THE SW CORNER OF LOT 10. THIS PIPE HAS BEEN ACKNOWLEDGED BY DELORIS (THE WEST ADJOINING NEIGHBOR) AS THE PROPERTY CORNER SINCE 1949, WHEN SHE MOVED IN. IT IS MOST LIKELY THE ORIGINAL PLATTED CORNER. A SIMILAR 3/4" IRON PIPE WAS FOUND AT THE NW CORNER OF LOT 10.

THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE FOUND MONUMENTATION ON THE EAST LINE OF SAID LOT 10 AS FOUND ON TERRA SURVEYING BOUNDARY LINE ADJUSTMENT SURVEY #2001-016. THESE MONUMENTS WERE SET BY DANNY CRON ON THE DECEMBER 22, 1988 SURVEY #88076. THE SOUTHEAST CORNER IS SHOWN AS THE INITIAL POINT.

REFERENCES:
HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-26DA.
HOOD RIVER COUNTY SURVEY NO. 2000090.
HOOD RIVER COUNTY SURVEY NO. 2001016.
HOOD RIVER COUNTY SURVEY NO. 88076.
AMENDED PLAT OF IDLEWILDE ADDITION
HOOD RIVER COUNTY QUITCLAIM DEED NO. 992300
HOOD RIVER COUNTY PARTIAL RELEASE OF EASEMENT #20045593.



BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY #2001-016

BUILDING MAINTENANCE AGREEMENT:

THE "BUILDING MAINTENANCE AGREEMENT" IS MADE BY JOHN AND MARIANNE DURKAN AND DESCRIBED IN THE HOOD RIVER COUNTY DEED RECORDS AS MICROFILM NUMBER 2008-00829 RECORDED MARCH 11, 2008 HOOD RIVER COUNTY, OREGON.

NEW EASEMENTS:

PARCELS SUBJECT TO A COMMON UTILITY EASEMENTS.
NEW: ARTICLE 9 OF THE BUILDING MAINTENANCE AGREEMENT DEFINES COMMON UTILITY EASEMENTS AND SHOWS UTILITY LOCATIONS ON EXHIBIT A OF MAINTENANCE AGREEMENT. THESE ELEMENTS ARE NOT NECESSARILY SHOWN ON THE FACE OF THE PLAT BUT ARE A PART OF THE PLAT.

THE AREA TO THE NORTH AND SOUTH OF BUILDING FOOTPRINT IS SUBJECT TO A UTILITY EASEMENT AS DESCRIBED ON ARTICLE VIII AND SHOWN ON "EXHIBIT A" OF THE RECORDED BUILDING MAINTENANCE AGREEMENT.

DURING THE COURSE OF THE BOUNDARY WORK FOR THIS SURVEY A 1/2" IRON ROD LS 1028 WAS FOUND AT THIS CORNER, COUNTY SURVEY #88076. DUE TO BUILDING AND CONSTRUCTION THE ROD BECAME DISPLACED. AN IRON ROD WAS SET IN THE SAME POSITION. INITIAL POINT

- LEGEND:
● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP LS.72306
○ FOUND MONUMENT OF RECORD
■ CALCULATED, NOT FOUND OR SET
() DEED OR PLAT CALL

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 recorders office.

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

TOWNHOUSE PARTITION PLAT
for
JOHN A. & MARIANNE DURKAN

TERRA SURVEYING

DATE: MARCH 24, 2008
SCALE: 1" = 10'
PROJECT: 206042
ASSESSORS MAP: 3N-10E-26DA
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net