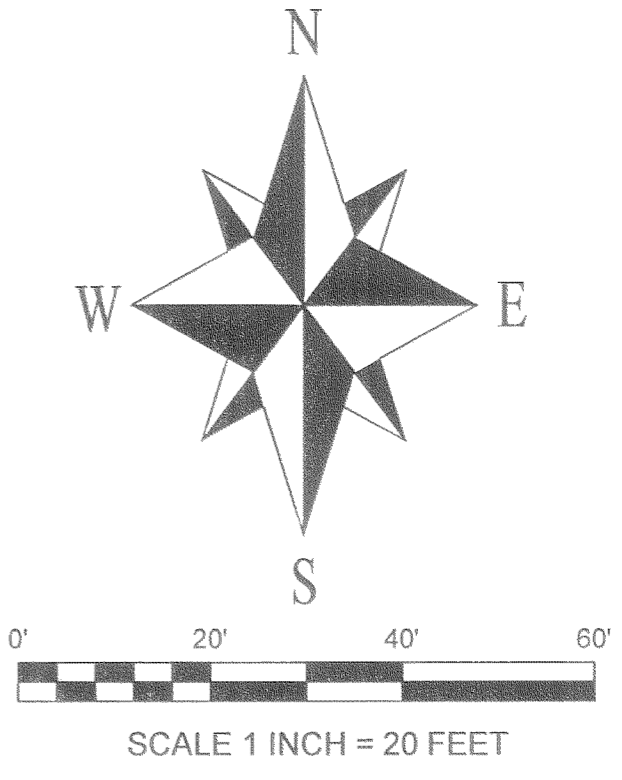
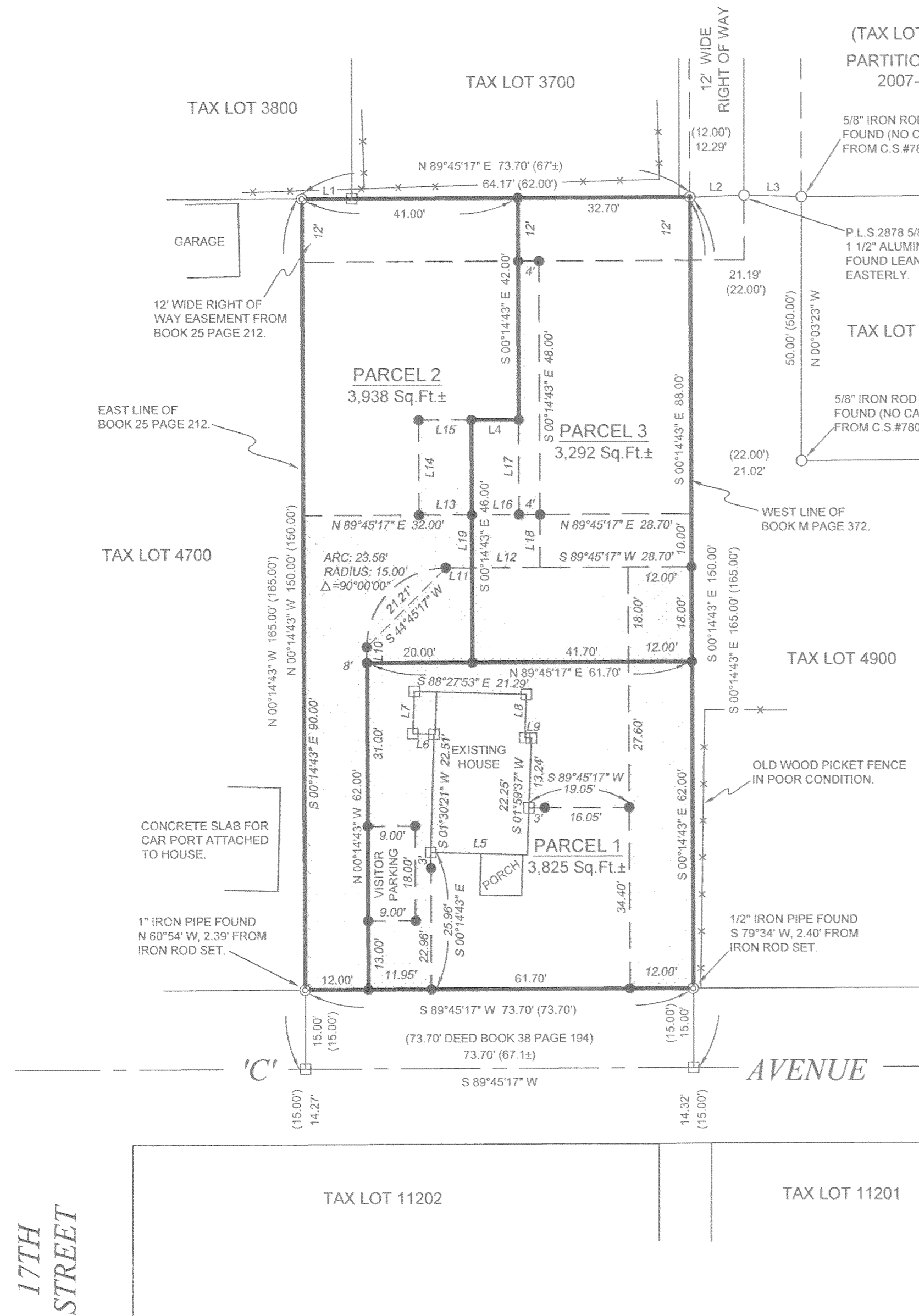


'C' STREET P.U.D. PARTITION PLAT

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.
TAX LOT 4800, 3N-10E-35AD

MARCH 19, 2008
SHEET 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No: **2008 033**
Filed Date: **4-15-08**
By: *Ronald P. [Signature]*



BASIS OF BEARINGS:
C.S.#2007103, HOOD RIVER COUNTY SURVEYORS OFFICE.

- SYMBOL LEGEND:**
- ⊙ INITIAL POINT - SET 5/8" X 30" IRON ROD WITH 1 1/2" ALUMINUM CAP INSCRIBED "CROSS P.L.S. 60051" FOR C.S.#2007103.
 - 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051".
 - ⊙ SET 5/8" X 30" IRON ROD WITH WITH ORANGE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051" FOR C.S.#2007103.
 - FOUND MONUMENT OF RECORD DURING C.S.#2007103 AS NOTED.
 - CALCULATED CORNER, NOT FOUND OR SET.
 - (50.00') ORIGINAL PLAT OR DEED DISTANCE.
 - 5.1' OFFSET, BUILDING DIMENSION OR EASEMENT DISTANCE.
 - - - - - FENCE LINE.
 - [Symbol] NEW PUBLIC UTILITY EASEMENT
 - [Symbol] NEW PRIVATE DRIVEWAY EASEMENT
 - [Symbol] AREA DESIGNATED AS COMMON OPEN SPACE AND NO BUILD EASEMENT. THE TOTAL AREA OF THE COMMON OPEN SPACE IS 3,375 Sq.Ft. (30.5% OF THE TOTAL AREA)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 89°45'17" E	9.53'
L2	N 87°56'54" E	10.30' (10.00')
L3	S 88°33'52" E	10.90'
L4	S 89°45'17" W	9.00'
L5	N 88°29'39" W	18.36'
L6	S 88°27'53" E	3.97'
L7	N 01°59'37" E	8.02'
L8	S 01°59'37" W	8.26'
L9	S 88°00'23" E	1.24'
L10	N 00°14'43" W	3.00'
L11	N 89°45'17" E	5.00'
L12	N 89°45'17" E	13.00'
L13	N 89°45'17" E	10.00'
L14	N 00°14'43" W	18.00'
L15	N 89°45'17" E	10.00'
L16	N 89°45'17" E	9.00'
L17	N 00°14'43" W	18.00'
L18	N 00°14'43" W	10.00'
L19	N 00°14'43" W	10.00'

CERTIFICATION NOTE:
AS PER O.R.S. 92.120(3) I, BRADLEY J. CROSS, CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL PLAT RECORDED IN THE COUNTY RECORDERS OFFICE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2009

PROJECT NUMBER: 2007028.
DATE OF SURVEY MONUMENTATION: MARCH 19, 2008.
DATE OF DRAWING: MARCH 20, 2008.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35AD.

**COLUMBIA RIVER
SURVEYING
& MAPPING**

216 CASCADE AVE, SUITE 23
HOOD RIVER, OREGON, 97031
PHONE/FAX: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM

RECEIVED APR 14 2008

CS 2008 033-1

'C' STREET P.U.D. PARTITION PLAT
 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

TAX LOT 4800, 3N-10E-35AD

MARCH 19, 2008

SHEET 2 OF 2

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

Survey No: 2008 033

Filed Date: 4-15-08

By: Bradley J. Cross

RECORDING INFORMATION:

PARTITION PLAT No. 200809P

instrument received on the 14th

day of April, 2008

at 9:05 A.M.

Leah Day - Clerk
 Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE:

I, Bradley J. Cross, 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 by Warranty Deed, recorded August 31, 1999, as document No. 993948, Hood River County Deed Records to Alice M. Murphy (now Alice M. Johnson).

Bradley J. Cross
 P.L.S. 60051

ACKNOWLEDGMENTS:

I, the owner of the land shown herein, hereby declare that this division of land has been made with my free consent and in accordance with my desires, and create the easements for the purposes as stated on this plat.

Alice M. Johnson 3/24/08
 Date

This instrument was acknowledged before me on this 26 Day of March, 2008 by Alice M. Johnson.

Linda D. Lively
 Notary Signature
Linda D. Lively
 Notary Name

STATE OF Oregon
 COUNTY OF Hood River
 COMMISSION No. 392365
 MY COMMISSION EXPIRES 6/27/09

APPROVALS:

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
Michael R. Brown
 Hood River County Director of Budget and Finance.

I hereby certify this partition was examined and approved as of this 26th day of MARCH, 2008.
Bradley J. Cross
 Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this 10th day of APRIL, 2008.
Cynthia Walbridge
 City of Hood River Planning Director.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS CREATE A 3 PARCEL PLANNED UNIT DEVELOPMENT (P.U.D.) BY PARTITIONING TAX LOT 4800 OF HOOD RIVER COUNTY ASSESSORS MAP 03N-10E-35AD, TAX LOT 4800 IS DESCRIBED BY AMERITITLE POLICY OF TITLE INSURANCE, POLICY NUMBER 205952. THE TRACT IS ALSO DESCRIBED BY HOOD RIVER COUNTY WARRANTY DEED DOCUMENT No. 993948, RECORDED AUGUST 31, 1999. I RECENTLY SURVEYED AND MONUMENTED THE BOUNDARY OF TAX LOT 4800 BY SURVEY FILED OCTOBER 4, 2007 AS C.S.#2007103. SEE THAT SURVEY FOR THE DETAILED DESCRIPTION OF THE DERIVATION OF THE EXTERIOR BOUNDARY.

THE TITLE REPORT CONTAINS A 12' WIDE RIGHT OF WAY FROM DEED BOOK 25, PAGE 212, TO ACCESS TAX LOT 4700 FROM TAYLOR AVENUE. IT DOES NOT GIVE AN EXACT LOCATION BUT IS ASSUMED TO BE THE NORTHERLY 12' OF TAX LOT 4800 AND THE 12' STRIP SHOWN HEADING NORTHERLY TO TAYLOR AVENUE. THE GARAGE SHOWN ON TAX LOT 4700 OPENS TOWARDS TAX LOT 4800 AND IS ACCESSED FROM THE 12' RIGHT OF WAY FROM TAYLOR AVENUE. THE TITLE REPORT ALSO MENTIONS AN APPURTENANT EASEMENT FROM BOOK 12, PAGE 247, WHICH APPEARS TO BE FOR THE 12' STRIP SHOWN AS THE RIGHT OF WAY HEADING NORTHERLY TO TAYLOR AVENUE.

MONUMENTS WERE SET AS SHOWN AT ALL NEW PARCEL CORNERS AND AT THE CORNERS OF THE COMMON OPEN SPACE. THE TWO MONUMENTS SET NEAR THE THE EXISTING BUILDING ON PARCEL 1 WERE SET ON THE COMMON OPEN SPACE LINE 3 FEET FROM THE BUILDING.

REFERENCES:

- AMERITITLE POLICY OF TITLE INSURANCE, POLICY NUMBER 205952.
- C.S.#2007103, FILED OCTOBER 4, 2007, HOOD RIVER COUNTY SURVEYORS OFFICE
- HOOD RIVER COUNTY DEED DOCUMENTS:
 WARRANTY DEED, RECORDED AUGUST 31, 1999, AS DOCUMENT No. 993948.
 DEED RECORDED, JULY 6, 1948, DEED BOOK 38, PAGE 194.
 WARRANTY DEED, RECORDED FEBRUARY 28, 1918, DEED BOOK 12, PAGE 247.
 WARRANTY DEED, RECORDED FEBRUARY 3, 1936, DEED BOOK 25, PAGE 212.

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PARTITION PLAT, IS TO BE FILED UNDER A SEPARATE DOCUMENT BEING RECORDED IN DOCUMENT No. 200801419. HOOD RIVER COUNTY DEED RECORDS, SAID DOCUMENT SHALL BE CONSIDERED AS PART OF THIS PLAT.

LEGAL DESCRIPTION FOR TAX LOT 4800:

AS DESCRIBED BY WARRANTY DEED, RECORDED AUGUST 31, 1999, AS DOCUMENT No. 993948.
 BEGINNING AT A POINT 48 RODS (792 FEET) WEST AND 10 (165 FEET) RODS SOUTH OF THE MOST EASTERLY SOUTHEAST CORNER OF THE WILLIAM JENKINS DONATION LAND CLAIM No. 38 IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, SAID POINT BEING THE NORTHWEST CORNER OF THE PRINCIPAL TRACT CONVEYED TO J.D. WALL ET UX., BY DEED RECORDED IN DEED BOOK M AT PAGE 372; THENCE SOUTH ALONG THE WEST LINE OF SAID WALL TRACT 10 RODS (165 FEET) TO THE SOUTH LINE OF THE TRACT CONVEYED TO O.B. EVINGER BY DEED RECORDED IN DEED BOOK J AT PAGE 246; THENCE WEST ALONG THE SOUTH LINE OF SAID EVINGER TRACT 67.1 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE TRACT CONVEYED TO EARL M. MINOR ET UX., BY DEED RECORDED IN DEED BOOK 25, AT PAGE 212; THENCE NORTH ALONG THE EAST LINE OF SAID MINOR TRACT 10 RODS (165 FEET) TO THE NORTH LINE OF THAT TRACT CONVEYED TO EDWIN T. BISHOP ET UX., BY DEED RECORDED IN DEED BOOK 12, AT PAGE 247; THENCE EAST ALONG THE NORTH LINE OF SAID BISHOP TRACT 67 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF HOOD RIVER BY DEED RECORDED JULY 6, 1948 IN BOOK 38, PAGE 194, HOOD RIVER COUNTY DEED RECORDS DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE EDWIN T. BISHOP PROPERTY, SAID CORNER BEING 792 FEET WEST AND 390 FEET SOUTH OF THE MOST EASTERLY SOUTHEAST CORNER OF THE WILLIAM JENKINS DONATION LAND CLAIM No. 38, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID BISHOP PROPERTY 73.7 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PROPERTY 73.7 FEET; THENCE SOUTHERLY 15 FEET TO THE PLACE OF BEGINNING.

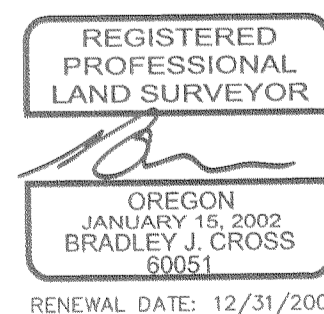
PUBLIC UTILITY EASEMENTS NOTE:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

CERTIFICATION NOTE:

AS PER O.R.S. 92.120(3) I, BRADLEY J. CROSS, CERTIFY THAT THIS PLAT IS 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



PROJECT NUMBER: 2007028.
 DATE OF SURVEY MONUMENTATION: MARCH 19, 2008.
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 HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-35AD.



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