

BASIS OF BEARING
 NORTH LINE OF LOT 3 AS
 PER REFERENCE 4 SURVEY
 S89°27'34"W

LEGAL DESCRIPTION

LOT 3 OF BLOCK 3 OF THE WINAN'S
 ADDITION TO THE CITY OF HOOD RIVER
 SECTION 36, TOWNSHIP 3 NORTH,
 RANGE 10 EAST, W.M. EXCEPTING
 THE SOUTH 25 FEET.
 TAX PARCEL NO. 03N10E36AB800

PARTITION PLAT
ADJUSTED LOT 3 OF BLOCK 3 OF THE WINAN'S
ADDITION TO THE CITY OF HOOD RIVER
LOCATED IN NE 1/4 OF SECTION 36
T.3N., R.10E., W.M.

Hood River County
 Surveyor's Office

Survey No. CS 2008051

Filed Date: 7/29/08

By: Richard W. Bell

PARTITION PLAT NO. 200815P

Instruments received on the 16th day of
July, 2008 at 2:47 P.M.

Richard W. Bell
 Hood River County Director of Records
 and Assessments

SURVEYS CERTIFICATE

I, Richard W. Bell, 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 in Instrument
 No. 200702122 Hood River County Records,
 to Montana Development and Donald Lariza.

Richard W. Bell 7-7-08
 RICHARD W. BELL PLS 62662

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT
 RONALD E. KURAHARA, PRESIDENT OF
 MONTANA DEVELOPMENT, AND DONALD H.
 LARIZA IS THE OWNER OF THE LAND REPRE-
 SENTED ON THIS PARTITION PLAT, AND HAVE
 CAUSED THE SAME TO BE DIVIDED INTO LOTS,
 AND DO HEREBY GRANT FOREVER ALL UTILITY
 EASEMENTS WITH MY OWN FREE
 WILL AND ACCORDANCE TO OUR DESIRES.

Donald H. Lariza

DONALD H. LARIZA

This instrument was acknowledged before me
 on this 8 day of July, 2008, by
 DONALD H. LARIZA.

Elaine J. Vincent

Notary Name Printed ELAINE J. VINCENT

Commission Number 426063

Notary Public for the State of Oregon,
 Hood River Co.

My commission expires 04.08.2012

Ronald E. Kurahara

RONALD E. KURAHARA,
 PRESIDENT MONTANA DEV., INC.

This instrument was acknowledged before me
 on this 8 day of July, 2008, by
 RONALD E. KURAHARA.

Elaine J. Vincent

Notary Name Printed ELAINE J. VINCENT

Commission Number 426063

Notary Public for the State of Oregon,
 Hood River Co.

My commission expires 04.08.2012

APPROVALS

I hereby certify that all taxes and assessment
 due hereon have been fully paid as required
 by law.

Richard W. Bell
 Hood River County Director of Budget and
 Finance.

I hereby certify this partition was examined
 and approved as of this 8th day of
July, 2008

Richard W. Bell
 Hood River County Surveyor

I hereby certify this partition was examined
 and approved as of this 15th day of
July, 2008

Planning File Number 2007-19
Kevin L. Larson
 City of Hood River Planning Director

REFERENCES

1. 1971 TENNESON SURVEY, CS 1181
2. 1971 DIELSCHNEIDER SURVEY, CS 1184
3. 1988 CRON SURVEY, CS 88011
4. 2006 ROMIO BLA, CS 2006-083

TRAVERSE & ACCURACY STATEMENT

A POINT TO POINT TRAVERSE WAS MADE WITH A
 FIVE-SECOND TOTAL STATION AND RELATED MEASURING
 EQUIPMENT.

COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED NUMBER 200802830 DATED 7-16-08
 HOOD RIVER COUNTY, OREGON.

EASEMENT NOTE

A JOINT EASEMENT FOR ACCESS (JOINT DRIVEWAY), AND UTILITIES
 ENCUMBERS THE NORTH 20.25' OF PARCELS 1 AND 2 OF THIS
 PARTITION. PARCELS 1 AND 2 HAVE RIGHTS FOR MAINTENANCE,
 CONSTRUCTION AND USE OF SAID AREA.

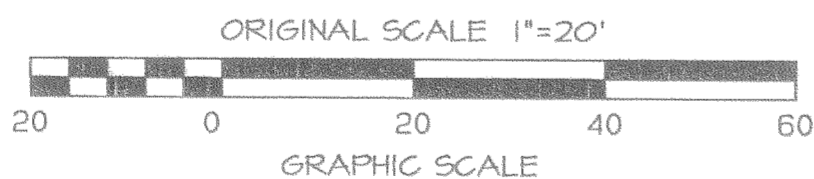
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE
 THE ADJUSTED LOT 3 OF BLOCK 3 OF THE
 WINAN'S ADDITION TO THE CITY OF HOOD
 RIVER INTO TWO TOWN HOUSE PARCELS.

REF. 4 SURVEY WAS USED AS THE BASIS OF
 BEARING FOR THIS SURVEY. THE REFERENCE 4
 SURVEY MONUMENTS ALONG THE NORTH SIDE OF
 LOT 3 WERE HELD FOR THE BASIS OF BEARING.
 REF.4 MONUMENTS WERE FOUND TO BE OUT OF
 POSITION AS SHOWN ON THIS PLAT BY DISTANCE
 IN PARENTHESIS. THIS SURVEY HELD FOUND
 MONUMENTS AS THE CONTROLLING CORNERS
 FOR SAID PARCEL.

LEGEND

- MARKER FOUND (REF 1 SURVEY
UNLESS OTHERWISE NOTED)
- CALCULATED CORNER,
NOT SET OR FOUND.
- () PLAT OR DEED CALL
- SET ORANGE PLASTIC CAP (OPC)
ON 5/8" REBAR, LS 62662
- ▲ SET ALUMINAUM CAP
ON 5/8" REBAR, LS 62662



BELL DESIGN COMPANY
 P.O. BOX 308, BINGEN, WA, 98609
 509-443-3886
 CIVIL ENGINEERING LAND SURVEYING

DATE	DESCRIPTION	BY
09/07	DRAFT	ARB
10/07	EDIT	ASO
8/08	CHECK	RWB

PARTITION PLAT
FOR MONTANA DEVELOPMENT, LLC
 HOOD RIVER, OREGON

SHEET: 1 OF 1
 PROJECT: 07B072
 DATE: JUNE 3, 2008

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

O:\2007\B072\partition.pro

CS 2008 051