

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# **2009 018**

DATE FILED: **5.13.09**

BY: *Rory J. Holt*

PLAT OF STAGE 3  
COLUMBIA CLIFF VILLAS, A CONDOMINIUM  
Supplemental Plat No. 2: Annexation of Stage 3

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, 2009  
ERIK M. CARLSON  
72306  
Expires: December, 2009

STAGE 2 OF COLUMBIA CLIFF VILLAS, A  
CONDOMINIUM  
AS RECORDED IN HOOD RIVER COUNTY  
RECORDERS OFFICE FILE #2008-01971  
DATED MAY 19, 2008

SHEET INDEX:

- SHEET 1: PLAT BOUNDARY, VILLA UNIT LOCATIONS, NARRATIVE.
- SHEET 2: FIRST FLOOR PLAN
- SHEET 3: SECOND FLOOR PLAN
- SHEET 4: THIRD FLOOR PLAN
- SHEET 5: BUILDING SECTION PLAN
- SHEET 6: SURVEYOR'S CERTIFICATE, DECLARATION AND ACKNOWLEDGMENT CERTIFICATE OF COMPLETION APPROVALS

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 SURVEY #2008 004
- HOOD RIVER COUNTY SURVEY #2008 040

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE STAGE 3 OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM". STAGE 3 CONTAINS 3 LIVING UNITS AND 1 SERVICE UNIT. SEE FACE OF PLAT FOR SPECIFIC DETAILS.

THE PROPERTY BOUNDARIES WERE HELD AS CREATED BY LS 59002 AN OREGON SURVEYOR. PARCELS 1 AND 2 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.

FOUND IRON ROD WITH CAP LS 59002.  
POINT WAS SET TO REFERENCE CORNER  
ON SOUTH R/W OF UNION PACIFIC  
RAILROAD

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".

NEW EASEMENTS NOTED:

NOTE: SPECIFIC DETAILS OF EASEMENTS ARE FOUND ON RECORD DECLARATION IN HOOD RIVER COUNTY RECORDS NO. 2008-00249

ARTICLE 7:

- 7.1-GENERAL EASEMENT
- 7.2-ENCROACHMENTS
- 7.5-EASEMENTS FOR DECLARANT
- 7.7-RESERVATION OF EASEMENTS IN PARTITION PLAT AND BY SEPARATE RECORDED EASEMENT AGREEMENT.

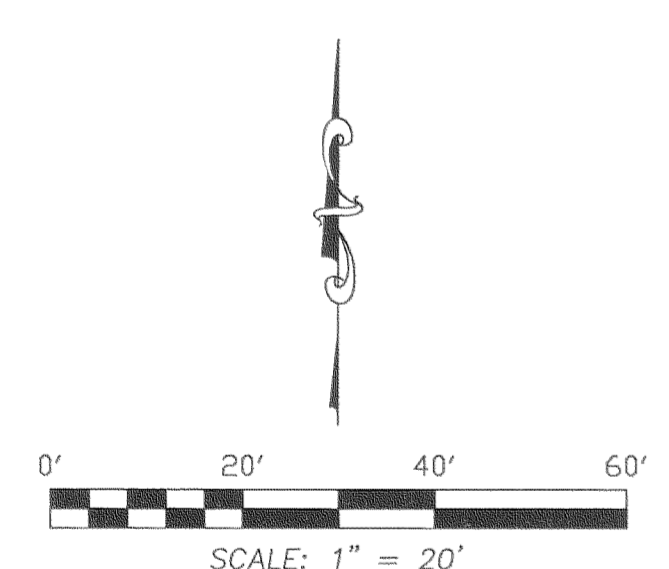
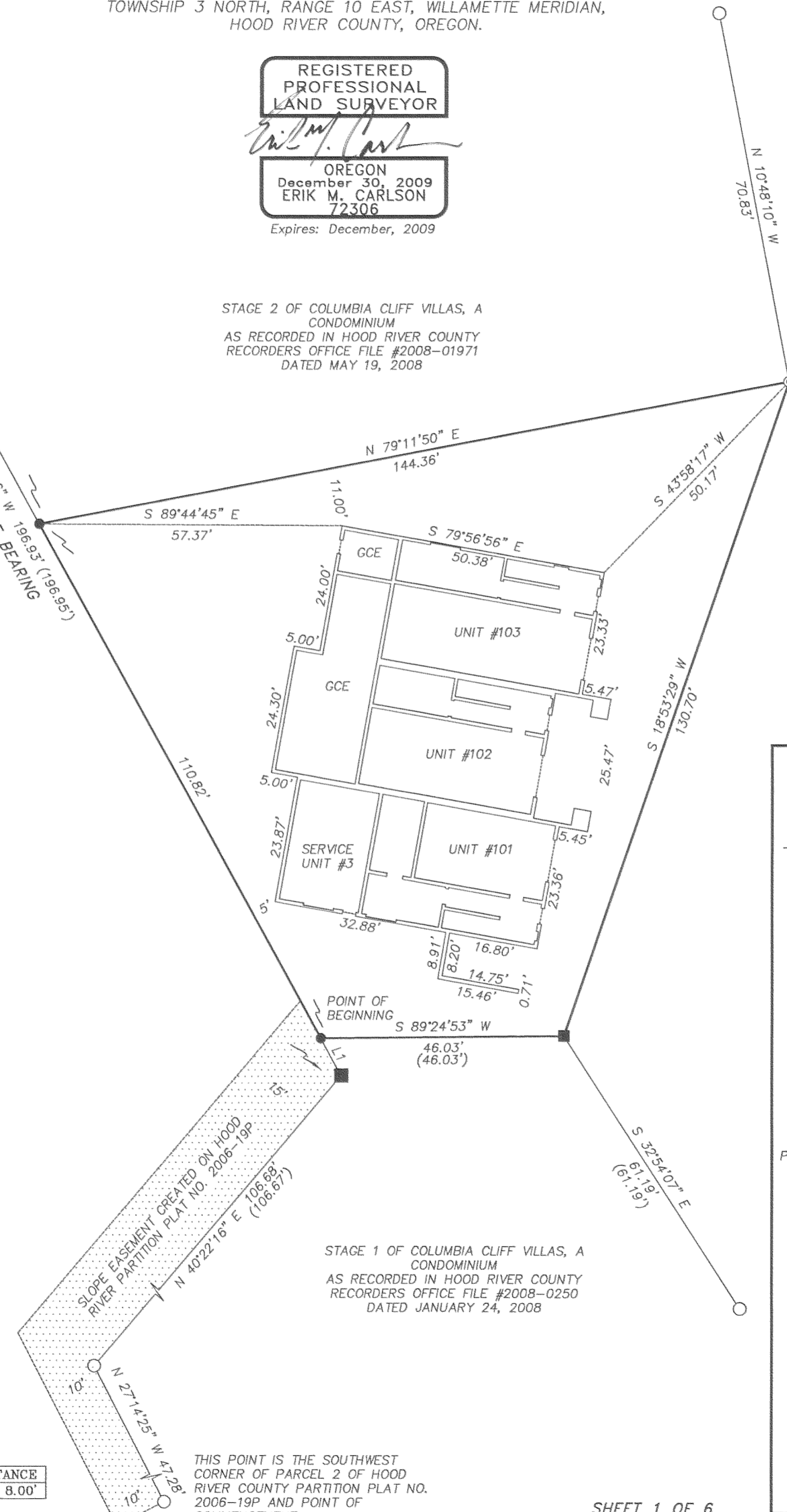
TERRA SURVEYING

DATE: MARCH 25, 2009  
DATE OF MONUMENTATION: 1/19/09  
SCALE: 1" = 20'  
PROJECT: 206025STG3  
ASSESSORS MAP: 3N 10E 27D  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

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.

PARCEL 1  
PARTITION PLAT 2006-19P

PARCEL 2  
PARTITION PLAT 2006-19P



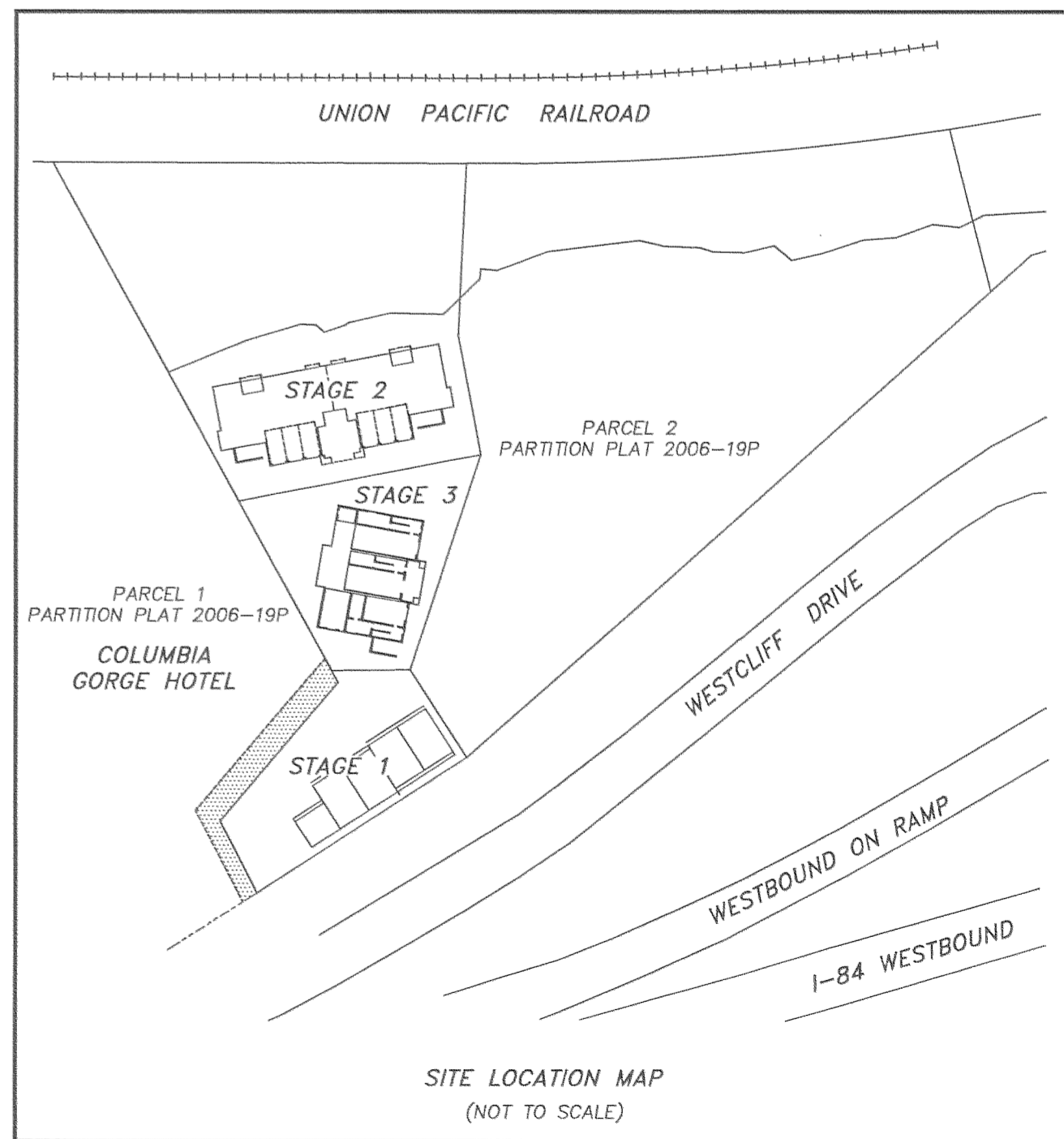
BASIS OF BEARING:  
HOOD RIVER COUNTY PARTITION  
PLAT 2006-19P

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- ⊙ SET CONCRETE NAIL IN ROCK
- FOUND 5/8" IRON ROD OF RECORD, LS 72306, EXCEPT WHERE NOTED ON PLAT
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- GCE = GENERAL COMMON ELEMENT

LINE	BEARING	DISTANCE
L1	N 28°50'26" W	8.00'

THIS POINT IS THE SOUTHWEST  
CORNER OF PARCEL 2 OF HOOD  
RIVER COUNTY PARTITION PLAT NO.  
2006-19P AND POINT OF  
COMMENCEMENT.



**PLAT OF STAGE 3  
COLUMBIA CLIFF VILLAS, A CONDOMINIUM  
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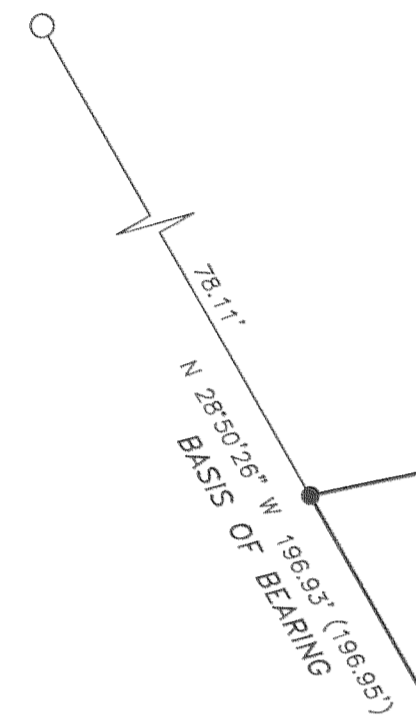
HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# **2009 018**

DATE FILED: **5.13.09**

BY: *Rory J. Holt*

FOUND IRON ROD WITH CAP LS  
59002. POINT WAS SET TO  
REFERENCE CORNER ON SOUTH  
R/W OF UNION PACIFIC RAILROAD

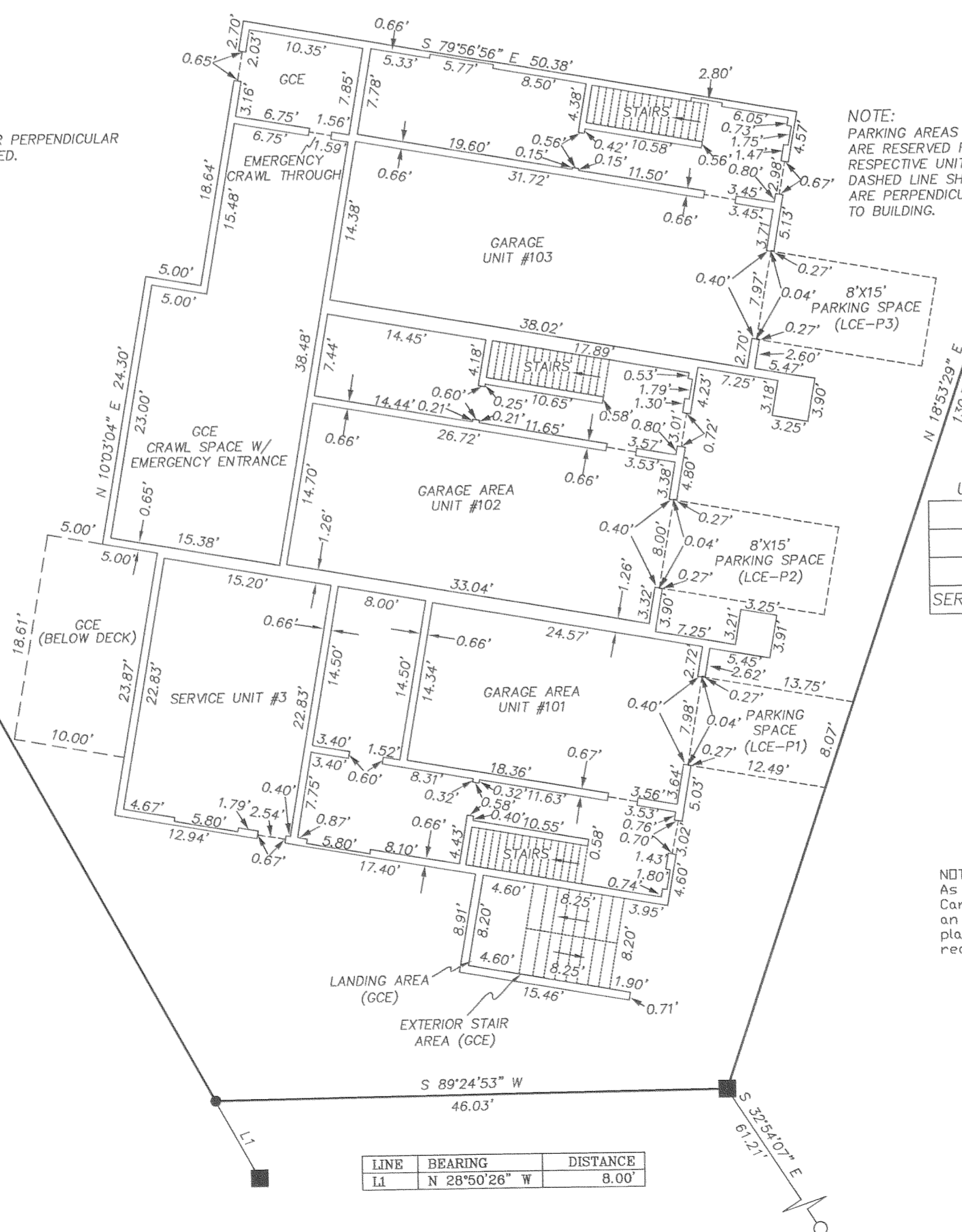
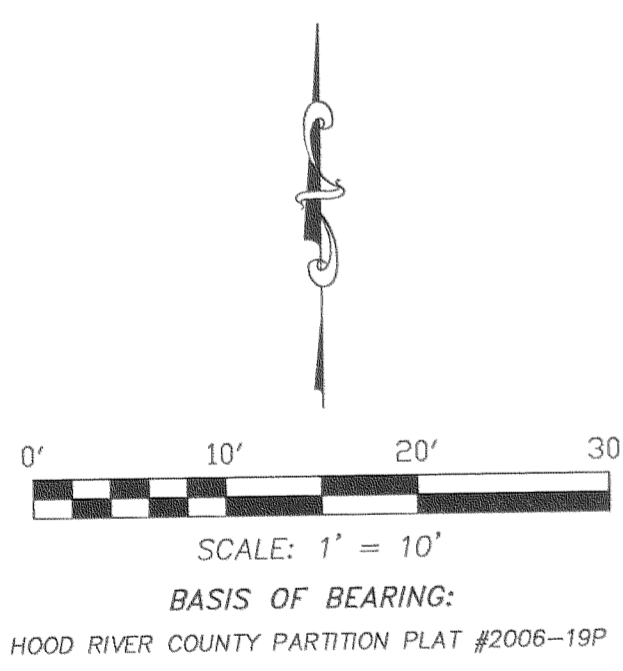
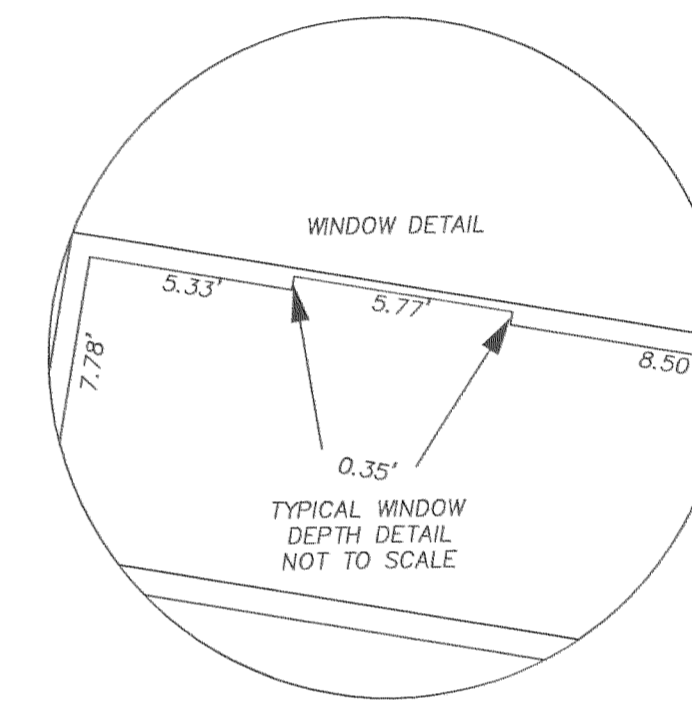


NOTE:  
WALLS SHOWN ARE PARALLEL OR PERPENDICULAR  
TO BUILDING LINES, UNLESS NOTED.

NOTE:  
WALLS ARE TYPICALLY 8" THICK, UNLESS NOTED.

NOTE:  
PARKING AREAS SHOWN  
ARE RESERVED FOR  
RESPECTIVE UNITS. DASHED LINE SHOWN  
ARE PERPENDICULAR  
TO BUILDING.

- SHEET INDEX:**
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UNIT #	1 FLOOR	2 FLOOR	3 FLOOR	GARAGE AREA	TOTAL UNIT AREA
101	369 Sq.Ft., ±	1139 Sq.Ft., ±	1065 Sq.Ft., ±	356 Sq. Ft., ±	2,929 Sq. Ft., ±
102	235 Sq.Ft., ±	1108 Sq.Ft., ±	1065 Sq.Ft., ±	489 Sq. Ft., ±	2,897 Sq. Ft., ±
103	290 Sq.Ft., ±	1133 Sq.Ft., ±	1070 Sq.Ft., ±	550 Sq. Ft., ±	3,043 Sq. Ft., ±
SERVICE #3					349 Sq. Ft., ±

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Erik M. Carlson*

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 recorders office.

**TERRA SURVEYING**

DATE: MARCH 25, 2009  
DATE OF MONUMENTATION: 1/19/09  
SCALE: 1" = 10'  
PROJECT: 206025STG3  
ASSESSORS MAP: 3N 10E 27D

P.O. BOX 617  
HOOD RIVER, OREGON 97031

PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
  - ⊙ SET CONCRETE NAIL IN ROCK
  - FOUND 5/8" IRON ROD OF RECORD, LS 72306, EXCEPT WHERE NOTED ON PLAT
  - CALCULATED, NOT FOUND OR SET
  - ( ) DEED OR PLAT CALL
  - GCE GENERAL COMMON ELEMENT
  - LCE-P# LIMITED COMMON ELEMENT PARKING SPACE

LINE	BEARING	DISTANCE
L1	N 28°50'26" W	8.00'

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HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

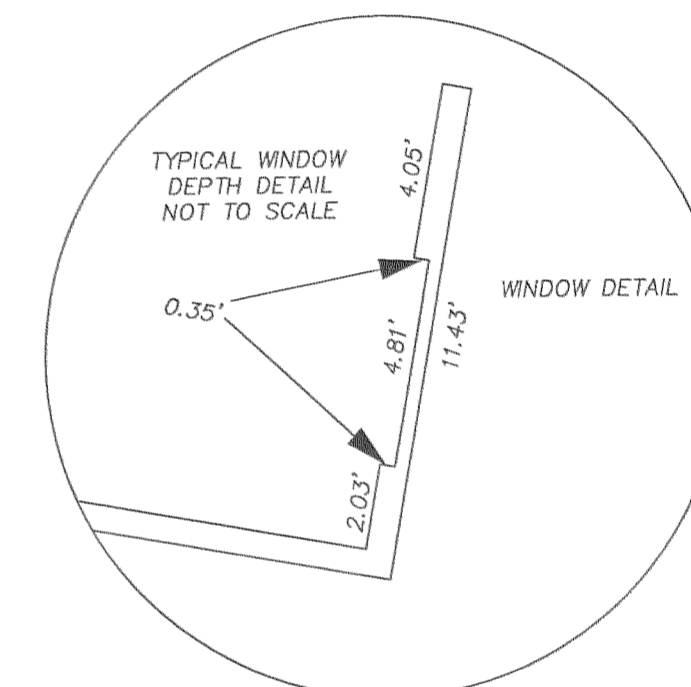
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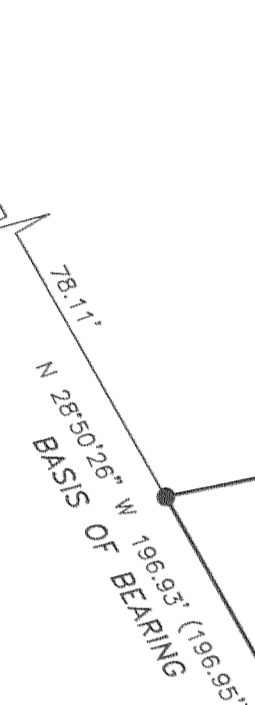
BY: *Randy J. Jants*

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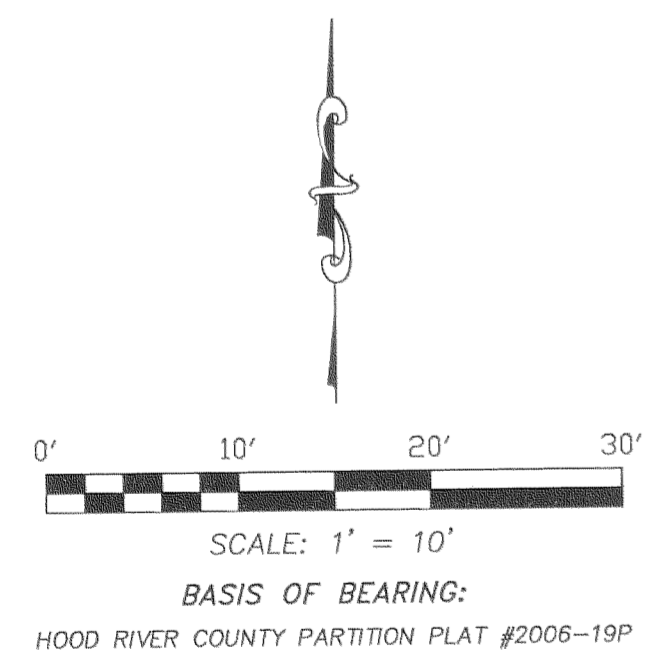


FOUND IRON ROD WITH CAP LS 59002. POINT WAS SET TO REFERENCE CORNER ON SOUTH R/W OF UNION PACIFIC RAILROAD



NOTE: WALLS ARE TYPICALLY 8" THICK, UNLESS NOTED.

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



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.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Erik M. Carlson*

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2009

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

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
  - ⊙ SET CONCRETE NAIL IN ROCK
  - FOUND 5/8" IRON ROD OF RECORD, LS 72306, EXCEPT WHERE NOTED ON PLAT
  - CALCULATED, NOT FOUND OR SET
  - ( ) DEED OR PLAT CALL
  - GCE GENERAL COMMON ELEMENT
  - LCE-D LIMITED COMMON ELEMENT DECK
  - CF CORNER FIREPLACE

LINE	BEARING	DISTANCE
L1	N 28°50'26" W	8.00'

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HOOD RIVER COUNTY, OREGON.

FOUND IRON ROD WITH CAP LS 59002.  
POINT WAS SET TO REFERENCE CORNER  
ON SOUTH R/W OF UNION PACIFIC  
RAILROAD

78.11'  
N 28°50'26" W 196.93' (196.95')  
BASIS OF BEARING

S 79°11'50" W  
144.36'

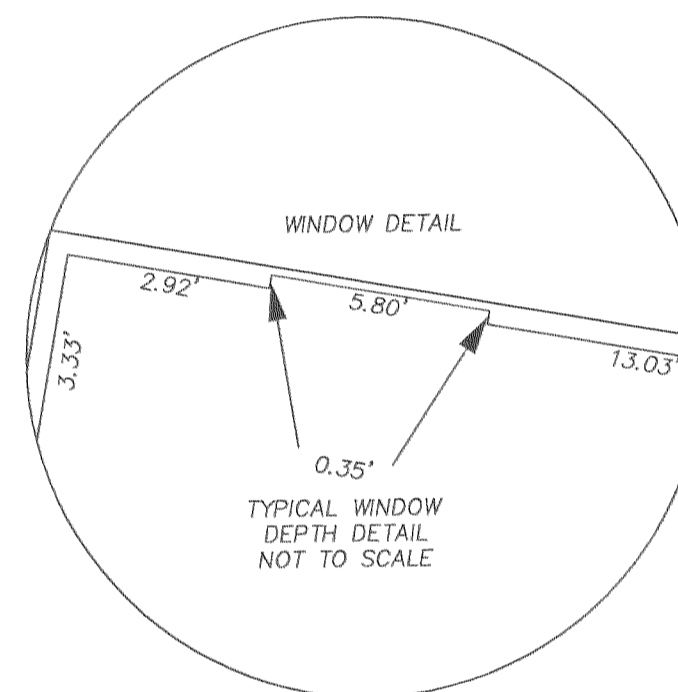
S 10°48'10" E  
70.83'

NOTE:  
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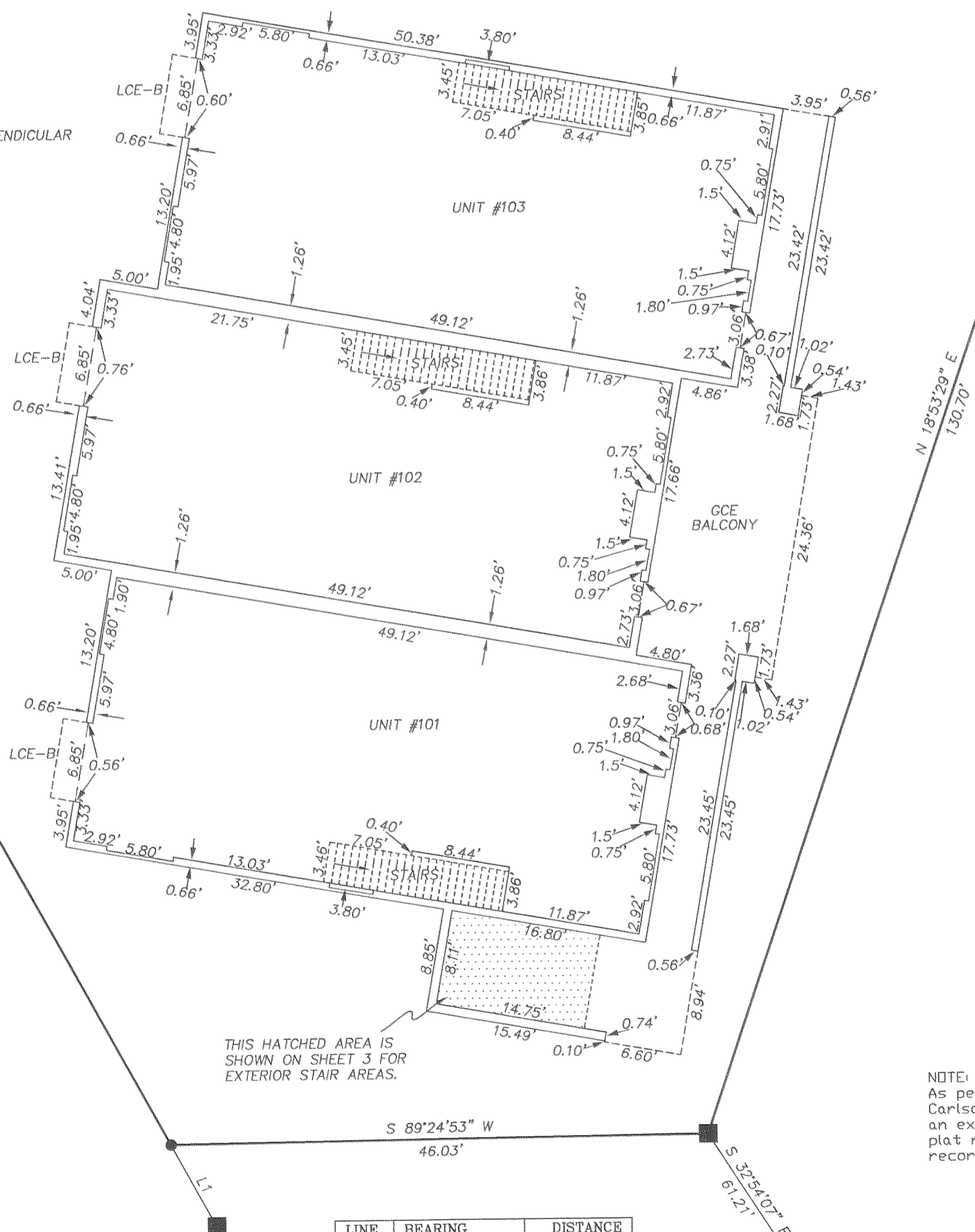
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SCALE: 1" = 10'

BASIS OF BEARING:

HOOD RIVER COUNTY PARTITION PLAT #2006-19P



THIS HATCHED AREA IS SHOWN ON SHEET 3 FOR EXTERIOR STAIR AREAS.

NOTE:  
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LINE	BEARING	DISTANCE
L1	N 28°50'26" W	8.00'

3rd FLOOR  
SHEET 4 OF 6

### LEGEND:

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- ⊙ SET CONCRETE NAIL IN ROCK
- FOUND 5/8" IRON ROD OF RECORD, LS 72306, EXCEPT WHERE NOTED ON PLAT
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- GCE GENERAL COMMON ELEMENT
- LCE-B LIMITED COMMON ELEMENT BALCONY (2'X7')

REGISTERED PROFESSIONAL LAND SURVEYOR

*Erik M. Carlson*  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2009

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

20091555

**LEGEND:**

GCE GENERAL COMMON ELEMENT  
TYP TYPICAL MEASUREMENT

NOTE:  
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CS# 2009 018

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BY: *Randy Gorge*

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LAND SURVEYOR

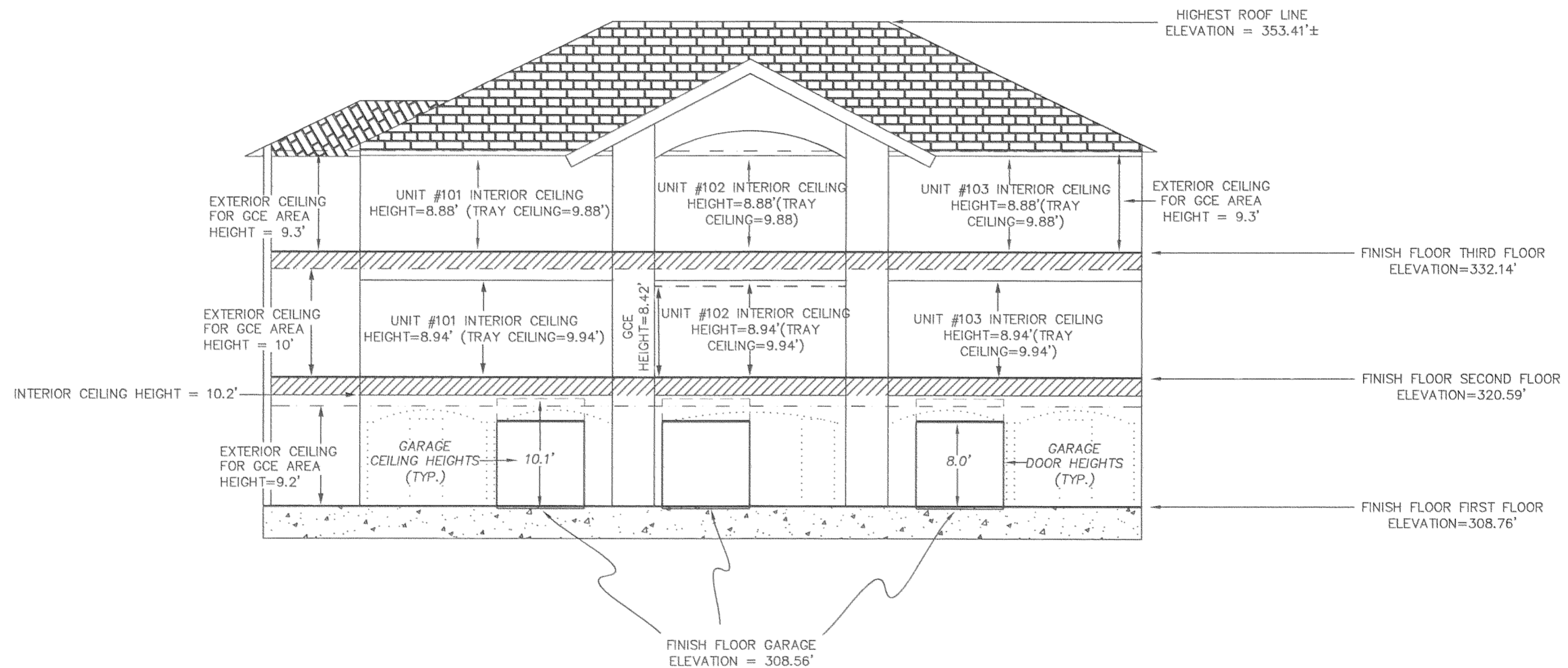
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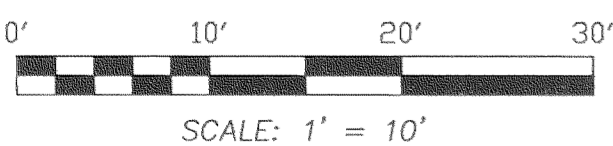
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ELEVATED VIEW: LOOKING WEST

**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.



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BUILDING SECTION PLAN  
SHEET 5 OF 6

CS 2009 018-5

