

## PLAT OF STAGE 4 COLUMBIA CLIFF VILLAS, A CONDOMINIUM Supplemental Plat No. 3; Annexation of Stage 4

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.

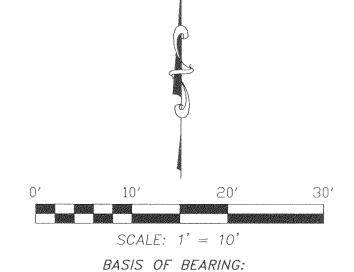
HOOD RIVER COUNTY SURVEYOR'S OFFICE

cs# 20/1 047

DATE FILED: 11.28-11

WINDOW DETAIL

TYPICAL WINDOW DEPTH DETAIL NOT TO SCALE



HOOD RIVER COUNTY PARTITION PLAT #2006-19P

UNIT #25 2.92' 2.92' UNIT #24 1.12 SHEET INDEX: SHEET 1: PLAT BOUNDARY, VILLA UNIT LOCATIONS, NARRATIVE. SCALE: 1" = 5"SHEET 2: FIRST FLOOR PLAN SHEET 3: SECOND FLOOR PLAN SHEET 4: DETAIL SECOND FLOOR UNITS 24 AND 25

As per 0.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. Llay Deputy

SHEET 5: DETAIL SECOND FLOOR UNITS 26 AND 27

SHEET 6: DETAIL SECOND FLOOR UNITS 28 AND 29 SHEET 7: BUILDING SECTION PLAN

SHEET 8: SURVEYOR'S CERTIFICATE, DECLARATION AND ACKNOWLEDGMENT CERTIFICATE OF COMPLETION APPROVALS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2011

TERRA SURVEYING

DATE: OCTOBER 26, 2011 SCALE: 1" = 10'PROJECT: 206025STG4 ASSESSORS MAP: 3N 10E 27D P.O. BOX 617 HOOD RIVER, OREGON 97031

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

2nd FLOOR SHEET 4 OF 8

### PLAT OF STAGE 4 COLUMBIA CLIFF VILLAS, A CONDOMINIUM Supplemental Plat No. 3: Annexation of Stage 4

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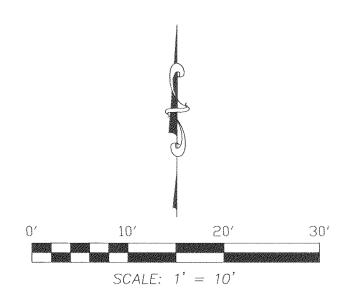
HOOD RIVER COUNTY SURVEYOR'S OFFICE

cs# 2011 047

DATE FILED: 11.28-11

WINDOW DETAIL

TYPICAL WINDOW DEPTH DETAIL NOT TO SCALE



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

2.00" UNIT #27 UNIT #26 2.00' 2.05 1.15 2.96'

2.04

SCALE: 1" = 5"

As per 0.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.

2nd FLOOR SHEET 5 OF 8

Certified to be a true and correct copy of the ONIGNAL
Dont. of Bosords & Assessment
Sy A. Klay Duputy SHEET INDEX:

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SHEET 8: SURVEYOR'S CERTIFICATE, DECLARATION AND

ACKNOWLEDGMENT CERTIFICATE OF COMPLETION

*APPROVALS* 

REGISTERED PROFESSIONAL LAND SURVEYOR 1. LALLA ÓREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2011

TERRA SURVEYING

DATE: OCTOBER 26, 2011 SCALE: 1" = 10'PROJECT: 206025STG4 ASSESSORS MAP: 3N 10E 27D

P.O. BOX 617

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

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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

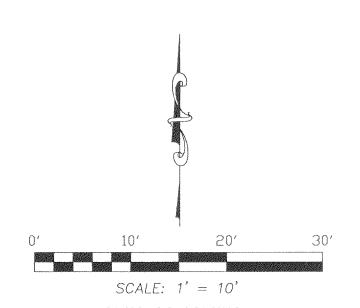
cs# **Z011 047** 

DATE FILED: 11.28-11

49

WINDOW DETAIL

TYPICAL WINDOW DEPTH DETAIL NOT TO SCALE



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

2.25 UNIT #29 UNIT #28 2.08' 2.00 2.92' SHEET INDEX: SHEET 1: PLAT BOUNDARY, VILLA UNIT LOCATIONS, NARRATIVE. SCALE: 1" = 5'SHEET 2: FIRST FLOOR PLAN SHEET 3: SECOND FLOOR PLAN

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.

2nd FLOOR SHEET 6 OF 8 Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By A. Clay Deputy

SHEET 4: DETAIL SECOND FLOOR UNITS 24 AND 25
SHEET 5: DETAIL SECOND FLOOR UNITS 26 AND 27
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APPROVALS

TERRA SURVEYING

REGISTERED PROFESSIONAL LAMD SURVEYOR

ØREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2011

arb

-/W/

DATE: OCTOBER 26, 2011

SCALE: 1" = 10'

PROJECT: 206025STG4

ASSESSORS MAP: 3N 10E 27D

P.O. BOX 617

HOOD RIVER, OREGON 97031

PHONE & FAX: (541) 386-4531

E-Mail: terra@gorge.net

HOOD RIVER COUNTY

SURVEYOR'S OFFICE

cs# 2011 047

## PLAT OF STAGE 4 COLUMBIA CLIFF VILLAS, A CONDOMINIUM

Supplemental Plat No. 3: Annexation of Stage 4

LEGEND:

GCE GENERAL COMMON ELEMENT TYP TYPICAL MEASUREMENT

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.

VERTICAL DATUM:

U.S.G.S. STATION PONDER-2 N.A.D. 1983 (1998 ADJUSTMENT)  $LATITUDE = 45^{\circ}42^{\circ}39.37105^{\circ}(N)$ 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.

REGISTERED PROFESSIONAL LAND SURVEYOR TilM. Carl OREGON December 30, 2005 ERIK M. CARLSON 72306 Expires: December, 2011

HIGHEST ROOF LINE ELEVATION =  $332.10'\pm$ UNIT #29 INTERIOR CEILING UNIT #28 INTERIOR CEILING UNIT #27
INTERIOR CEILING UNIT #26 INTERIOR CEILING UNIT #25 INTERIOR CEILING UNIT #24 INTERIOR CEILING HEIGHT=8.9' HEIGHT=8.9' HEIGHT=8.9' HEIGHT=8.9' HEIGHT=8.9' HEIGHT=8.9' FINISH FLOOR SECOND FLOOR ELEVATION=316.24 INTERIOR CEILING HEIGHT = 9.0' -GCE GCE GARAGE GARAGE -DOOR HEIGHTS CEILING HEIGHTS GCE (TYP.)(TYP.) FINISH FLOOR FIRST FLOOR 4.4.1 44 4 ELEVATION=304.74' FINISH FLOOR GARAGE FINISH FLOOR GARAGE ELEVATION = 304.74'ELEVATION = 304.74

ELEVATED VIEW: LOOKING SOUTH



tentified to be a true and

clieds comy of the ORIGINAL

8. Llay Deputy

a, of faccords & Assessment

As per D.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

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DATE: OCTOBER 26, 2011 SCALE: 1" = 10'

PROJECT: 206025STG4 ASSESSORS MAP: 3N 10E 27D P.O. BOX 617

HOOD RIVER, OREGON 97031

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

BUILDING SECTION PLAN SHEET 7 OF 8

CS 2011 047-7

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SURVEYOR'S OFFICE

HOOD RIVER COUNTY

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED AS STAGE 4 ON THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM", SAID LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING 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 5/8" IRON ROD WITH CAP MARKED LS. 72306; THENCE N 40°22'16" E(EAST) A DISTANCE OF 106.68 FEET TO A 5/8" IRON ROD WITH CAP MARKED LS. 72306; THENCE N 28°50'26" W A DISTANCE OF 8.00 FEET; THENCE N 89°24'53" E A DISTANCE OF 46.03 FEET TO A CONCRETE NAIL IN A ROCK AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE N 18'53'29" E A DISTANCE OF 130.70 FEET TO A CONCRETE NAIL IN A ROCK; THENCE N 79"11"50" E A DISTANCE OF 12.16 FEET TO A 5/8" IRON ROD WITH CAP MARKED LS. 72306; THENCE S(SOUTH) 41'53'15" E A DISTANCE OF 27.17 FEET TO A 5/8" IRON ROD WITH CAP MARKED LS. 72306; THENCE S 79"00'21" E A DISTANCE OF 25.26 FEET TO A 5/8" IRON ROD WITH CAP MARKED LS. 72306; THENCE N 85°39'17" E A DISTANCE OF 34.83 FEET TO A 5/8" IRON ROD WITH CAP MARKED LS. 72306; THENCE S 41°35'11" E A DISTANCE OF 50.38 FEET TO A 5/8" IRON ROD WITH CAP MARKED LS. 72306; THENCE S 48'24'48" W A DISTANCE OF 176.64 FEET TO A 5/8" IRON ROD WITH CAP MARKED LS. 72306; THENCE N 32.54'07" W A DISTANCE OF 61.19 FEET TO THE POINT OF BEGINNING.

CONTAINS ACRES, MORE OR LESS. 0.35

APPROVALS:

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4", WAS EXAMINED AND APPROVED BY ME THIS 21ST DAY, OF NOVEMBER , 2011. Stony W Bell

CITY OF HOOD RIVER ENGINEER

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4" WAS EXAMINED AND APPROVED BY ME THIS 187 DAY, OF NOVEMBER, 2011. Cafflerin

THE CITY OF HOOD RIVER PLANNER

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4" WAS EXAMINED AND APPROVED BY ME THIS 1744DAY, OF NOVELLAS, 2011 Hear B. Lucs

HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4" WAS PROVED BY ME THIS 16 DAY, OF NOW 2011. HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4" WAS EXAMINED AND APPROVED BY ME THIS 21 DAY, OF NOVEMBER , 2011.

sah Llay HOOD RIVER COUNTY RECORDER

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4" WAS EXAMINED AND APPROVED BY ME THIS 13th DAY, OF NOVELLE , 2011 Mc T. Be

ICE FOUNTAIN WATER DISTRICT

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4" WAS EXAMINED AND APPROVED BY ME THIS 174 DAY, OF NOVEMBER , 2011. 1 Wells HOOD RIVER FIRE MARSHALL

THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4" WAS EXAMINED AND APPROVED BY ME THIS 17 DAY, OF NOGENERY , 2011.

FARMERS IRRIGATION DISTRICT

REGISTERED PROFESSIONAL LAND SURVEYOR

**QREGON** December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2011

As per 0.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.

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, STAGE 4", IN THE COUNTY OF HOOD RIVER AND 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 HEREDY APPROVE SAID PLAT.

Looker by h HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

pudosol. Hostowy HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR

FILED FOR RECORD THIS 21 DAY OF November , 2011 2002/

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

CERTIFICATE OF COMPLETION:

I. ERIK M. CARLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE PLAT OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4" 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

DATED THIS 26 DAY OF DEFORM, 201! ERIK M. CARUSON REGISTERED PROFESSIONAL LAND SURVEYOR, LS 72306

ACKNOWLEDGMENT:

STATE OF OREGON COUNTY OF HOOD RIVER

THIS IS TO CERTIFY THAT ON THIS 6 DAY OF WUNDEY , 2011
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.

COMMISSION NO. 429897 MY COMMISSION EXPIRES 6.15.2012



#### EASEMENTS NOTED:

 HOOD RIVER COUNTY INSTRUMENT #790564. AGREEMENT FOR WATER AND SEWER SERVICE FOR ANNEXATION. EASEMENT IS NOT WITHIN BOUNDARIES OF PLAT.

 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 INST. #995274. AGREEMENT WITH THE CITY TO PARTICIPATE IN

LOCAL IMPROVEMENT DISTRICT (L.I.D.). NO SPECIFIC LOCATION SHOWN.
HOOD RIVER COUNTY INST. #995275 AND #995276. AGREEMENT FOR ANNEXATION, NOT . HOOD RIVER COUNTY INST. #20062978. AGREEMENT WITH THE CITY TO PARTICIPATE IN

LOCAL IMPROVEMENT DISTRICT (L.I.D.). NO SPECIFIC LOCATION SHOWN. · HOOD RIVER COUNTY INST. #20063001. AGREEMENT WITH THE CITY TO PARTICIPATE IN LOCAL IMPROVEMENT DISTRICT (L.I.D.). NO SPECIFIC LOCATION SHOWN.

HOOD RIVER COUNTY INST. #20063002. UTILITY EASEMENT AS SHOWN. · HOOD RIVER COUNTY INST. #20064402. INGRESS EGRESS, LAWN AND LANSCAPE

EASEMENT AS SHOWN. . HOOD RIVER COUNTY INST. #20065122. PACIFIC CORP. UNDERGROUND RIGHT OF WAY EASEMENT. NON-EXCLUSIVE EASEMENT 10' X 600 FEET, SHOWN ON EXHIBIT A SKETCH, THE LOCATION OF THE UTLITIY DETERMINES EASEMENT.

HOOD RIVER COUNTY INST. #200800249 DECLARATIONS OF COLUMBIA CLIIFF VILLAS

· HOOD RIVER COUNTY INST. #200801970 SUPPLIMENTAL DECLARATIONS OF COLUMBIA CLIIFF VILLAS CONDOS. HOOD RIVER COUNTY INST. #200901544 SUPPLIMENTAL DECLARATIONS OF COLUMBIA CLIIFF

VILLAS CONDOS HOOD RIVER COUNTY INST. #201000913 BYLAWS OF COLUMBIA CLIFFS VILLAS, CONDOS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT AERIE DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREBY DECLARES THAT THE SUPPLEMENTAL PLAT NO. 3 OF "COLUMBIA CLIFF VILLAS, A CONDOMINIUM, STAGE 4", 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

STEVE TESSMER, MANAGING MEMBER

THE SUPPLEMENTAL DECLARATION OF COLUMBIA CLIFF VILLAS RECORDED IN HOOD RIVER COUNTY RECORDS DOCUMENT NO. 2011-03576.

Certified to be a true and correct copy of the ORIGINAL opt of Records & Assessment By Killay Deputy

SHEET INDEX:

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APPROVALS

SHEET 8 OF 8

TERRA SURVEYING

DATE: OCTOBER 26, 2011 SCALE: 1" = 20'PROJECT: 206025STG4 ASSESSORS MAP: 3N 10E 27D

P.O. BOX 617 HOOD RIVER, OREGON 97031

PHONE & FAX: (541) 386-4531

E-Mail: terra@gorge.net