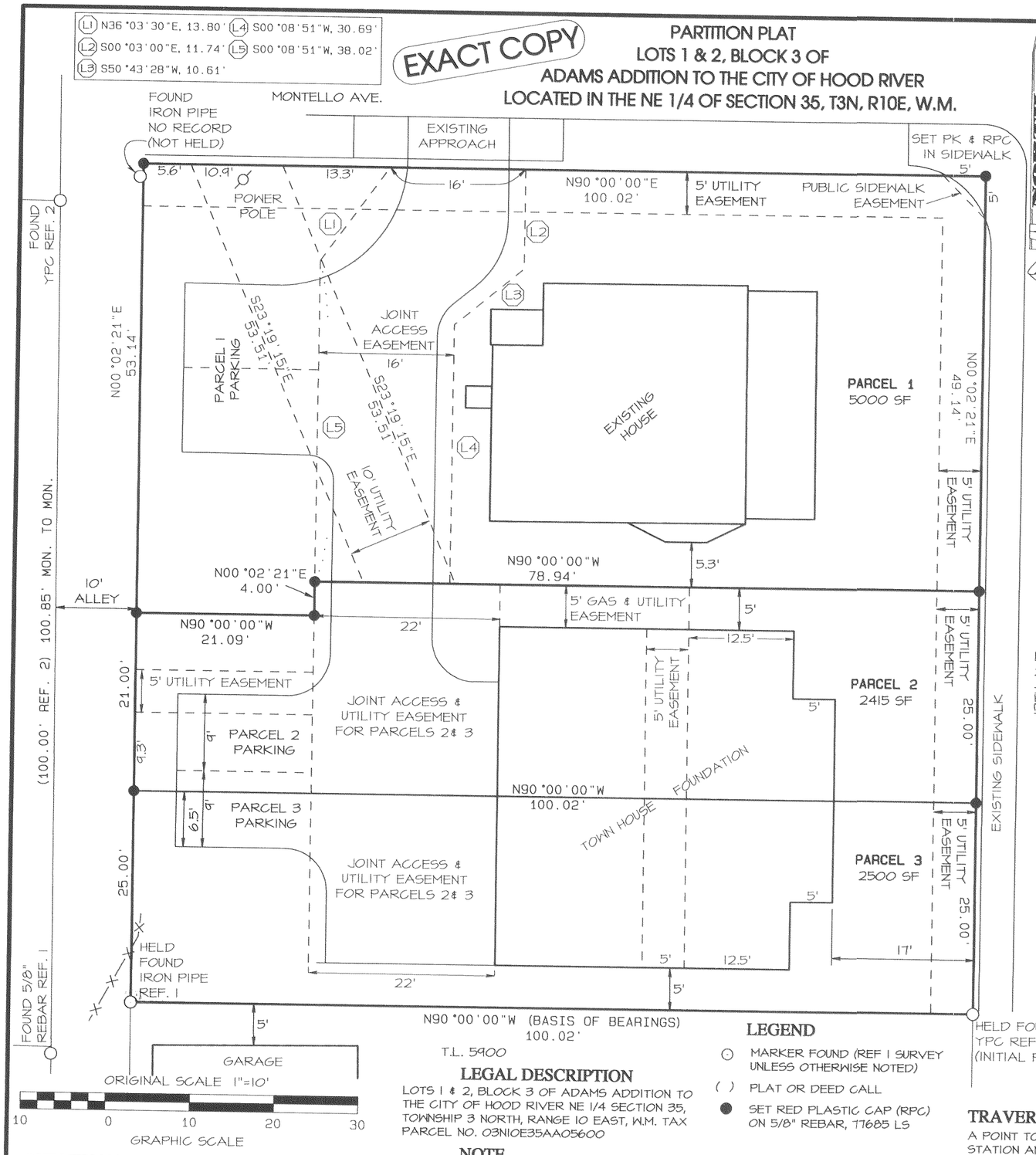
EXACT COPY

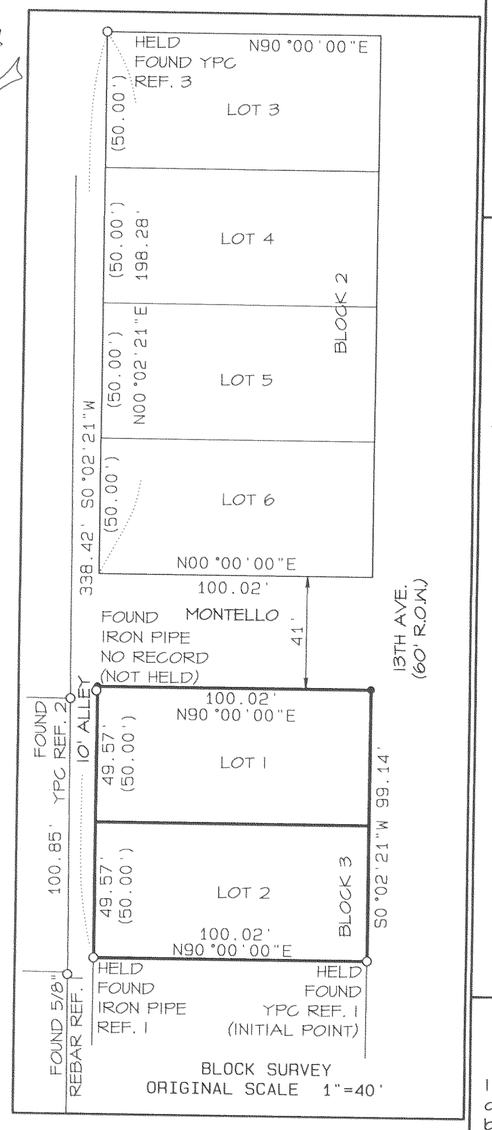
PARTITION PLAT
LOTS 1 & 2, BLOCK 3 OF ADAMS ADDITION TO THE CITY OF HOOD RIVER
LOCATED IN THE NE 1/4 OF SECTION 35, T3N, R10E, W.M.



BASIS OF BEARING
SOUTH LINE OF LOT 2 AS PER REFERENCE 1 SURVEY
S90°00'00"W

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 08, 2008
AUSTIN R. BELL
#77685LS
EXPIRES: 12-31-13

Hood River County Surveyor's Office
Survey No: CS2012029
Filed Date: 7.9.12
By:



PARTITION PLAT NO. 2012 04P

Instruments received on the 28th day of JUNE, 2012 at 10:44

Hood River County Director of Records and Assessments

SURVEYS CERTIFICATE

I, Austin R. 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 Instruments No. 2008-03892 & 2011-03901 in Hood River County Records, to Cynthia Kurahara and Tracy Hollister.

5/14/12

AUSTIN R. BELL 77685 LS

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT CYNTHIA C. KURAHARA AND TRACY HOLLISTER, THE OWNERS OF THE LAND REPRESENTED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE DIVIDED INTO PARCELS, AND DO HEREBY GRANT FOREVER ALL EASEMENTS WITH OUR OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

CYNTHIA C. KURAHARA

This instrument was acknowledged before me on this 21 day of June, 2012, by CYNTHIA C. KURAHARA.

Notary Name Printed Erin L. Huseby
Commission Number 458449
Notary Public for the State of Oregon, Hood River Co.
My commission expires May 12, 2015

TRACY HOLLISTER

This instrument was acknowledged before me on this 21 day of June 2012, by TRACY HOLLISTER.

Notary Name Printed Erin L. Huseby
Commission Number 458449
Notary Public for the State of Oregon, Hood River Co.
My commission expires May 12, 2015

APPROVALS

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

Hood River County Director of Budget and Finance.

I hereby certify this partition was examined and approved as of this 21st day of June, 2012

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 22nd day of June, 2012

Planning File Number 2011-28

City of Hood River Planning Director

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

SURVEY NARRATIVE

-THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE LOTS 1 & 2 OF BLOCK 3 OF THE ADAMS ADDITION TO THE CITY OF HOOD RIVER INTO THREE PARCELS. PARCELS 2 & 3 ARE INTENDED TO ACCOMMODATE TOWNHOUSES.
-REF. 1 SURVEY WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. THE REFERENCE 1 SURVEY MONUMENTS ALONG THE SOUTH SIDE OF LOT 2 WERE HELD FOR THE BASIS OF BEARING. THIS SURVEY HELD FOUND MONUMENTS AS THE CONTROLLING CORNERS FOR SAID PARCEL.
-DATE OF FIRST MONUMENTATION: 2/14/12

EASEMENT NOTE

A JOINT EASEMENT FOR ACCESS (JOINT DRIVEWAY), AND UTILITIES ENCUMBERS PARCELS 1, 2 & 3 OF THIS PARTITION. SAID PARCELS HAVE RIGHTS FOR MAINTENANCE, CONSTRUCTION AND USE OF SAID AREA.

LEGEND

- MARKER FOUND (REF 1 SURVEY UNLESS OTHERWISE NOTED)
- ( ) PLAT OR DEED CALL
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR, 77685 LS

LEGAL DESCRIPTION

LOTS 1 & 2, BLOCK 3 OF ADAMS ADDITION TO THE CITY OF HOOD RIVER NE 1/4 SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M. TAX PARCEL NO. 03N10E35AA05600

NOTE

LOT 2 OF BLOCK 3 IS SUBJECT TO AN IMPROVEMENT AGREEMENT No. 2012-00185 AND A WAIVER OF REMONSTRANCE No. 2012-00187.

REFERENCES

1. 1993 WYEAST SURVEY, CS 1993 045
2. 2004 KLEIN SURVEY, CS 2004 021
3. 1991 KLEIN SURVEY, CS 91 084

TRAVERSE & ACCURACY STATEMENT

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

ROAD MAINTENANCE AGREEMENT 2012 2183

COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED NUMBER 2012 2182 DATED 4/27/2012
HOOD RIVER COUNTY, OREGON

3N 10E 35AA

BELL DESIGN COMPANY
P.O.B. 308, BINGEN, WA. 98605
509-493-3866
CIVIL ENGINEERING LAND SURVEYING

DATE	DESCRIPTION	BY
04/12	DRAFT	HDK
04/12	CHECKED	ARB
04/12	REVISED	ARB

PARTITION PLAT
FOR MONTANA DEVELOPMENT, LLC
HOOD RIVER, OREGON

SHEET: 1 OF 1
PROJECT: 11B155
DATE: APRIL 25, 2012

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:\2011\b155\11b155.pro

RECEIVED JUL - 2 2012

CS 2012 029