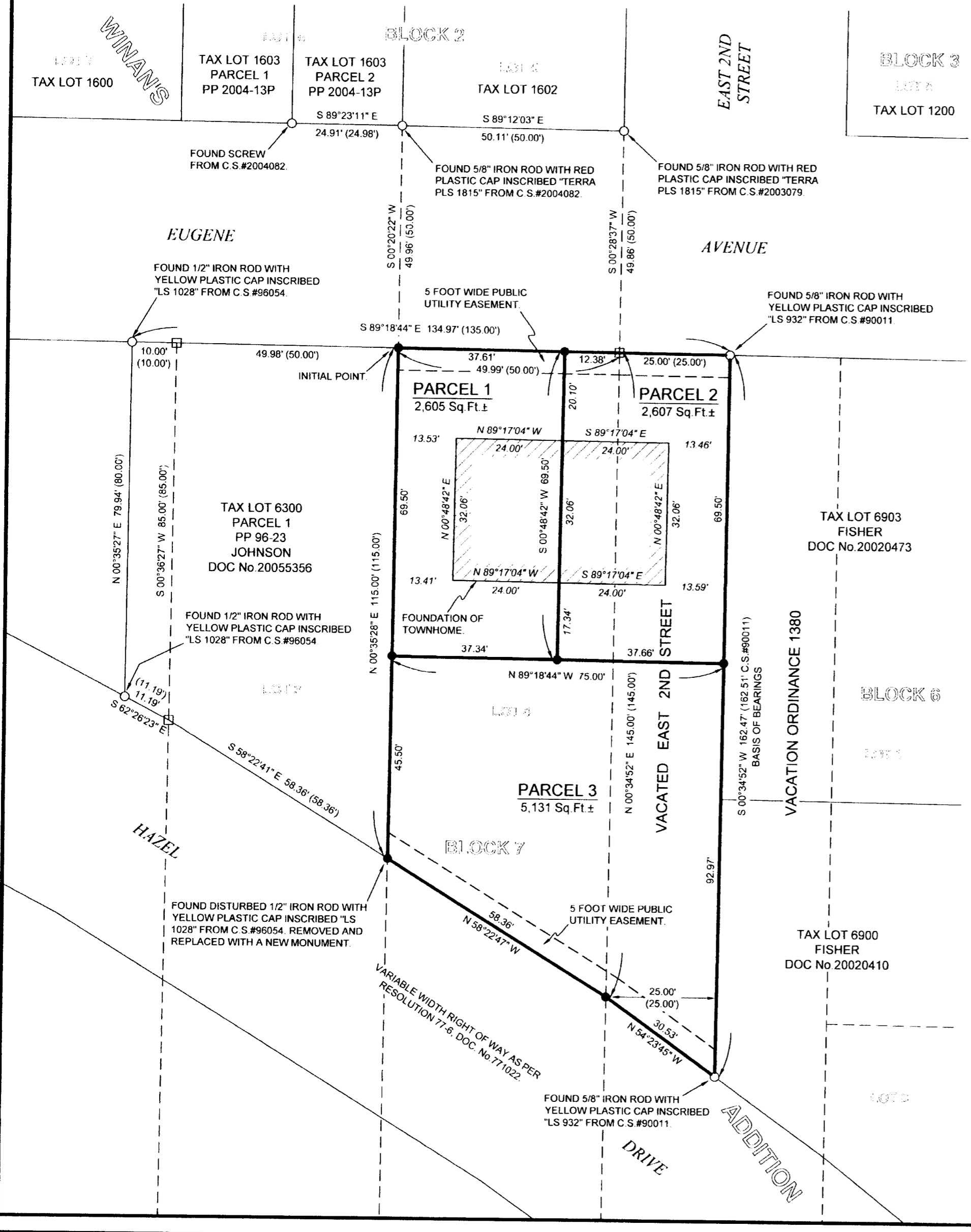
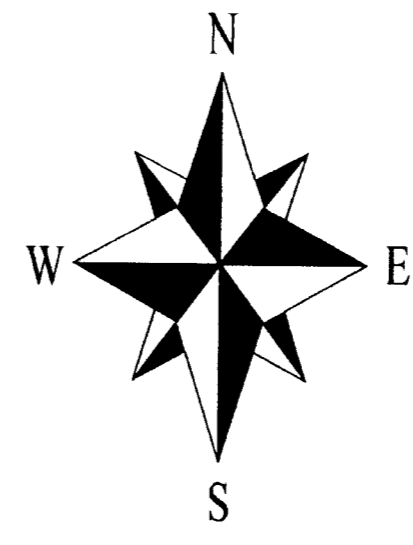


PARTITION PLAT FOR 6400 L.L.C.

LOCATED IN PORTION OF WINAN'S ADDITION TO THE CITY OF HOOD RIVER
IN THE NW 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST W.M.,
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
Survey No. CS 2013 010
Filed Date: 4.3.13
By: [Signature]

RECORDING INFORMATION:
PARTITION PLAT No. 2013-02P
instrument received on the 22nd
day of MARCH, 2013
at 2:36 P.M.
M. Keller
Hood River County Director of Records and Assessments.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 6400 INTO 3 NEW PARCELS. THE SUBJECT PROPERTY IS DESCRIBED BY WARRANTY DEED DOCUMENT No 2012-01205 AS LOT 4, BLOCK 7, WINAN'S ADDITION, TOGETHER WITH THAT PORTION OF VACATED EAST 2ND STREET WHICH INSURES THERETO PURSUANT TO VACATION THEREOF BY ORDINANCE No 1380, EXCEPTING THEREFROM ANY PORTION OF LOT 4 LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY OF HAZEL DRIVE. THE RIGHT OF WAY FOR HAZEL DRIVE IS DESCRIBED BY RESOLUTION No 77-6, RECORDED, AS MICROFILM No 771022.

I FOUND AND ACCEPTED MONUMENTS AS SET BY SURVEY C.S.#90011 FOR THE NORTHEAST AND SOUTHEAST CORNERS OF THE SUBJECT PROPERTY, BEING THE CENTER OF VACATED EAST 2ND STREET. SURVEY C.S.#87023 ESTABLISHED MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE SUBJECT PROPERTY. BOTH OF THESE MONUMENTS WERE MISSING OR DISTURBED. PARTITION PLAT SURVEY C.S.#96054 FOUND OR REESTABLISHED THESE CORNERS AS PER C.S.#87023. I SET THE MISSING NORTHWEST CORNER BY PROPORTIONMENT BETWEEN THE MONUMENT FOUND AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT SURVEY C.S.#96054 AND THE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE PROPERTY FOUND FROM SURVEY C.S.#90011. THE MONUMENT FOUND SET BY PARTITION PLAT SURVEY C.S.#96054 AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY WAS DISTURBED AND NOT ACCEPTED. I REMOVED THE MONUMENT AND SET A NEW ONE TO AVOID CONFUSION AS TO THE CORNER LOCATION. THE NEW MONUMENT WAS SET BY HOLDING THE DISTANCES OF RECORD AS SHOWN ON PARTITION PLAT SURVEY C.S.#96054. A NEW MONUMENT WAS SET AT AN ANGLE POINT IN THE NORTHERLY RIGHT OF WAY OF HAZEL DRIVE BY HOLDING THE DEED DISTANCE AS PER MICROFILM No 771022 FROM THE NORTHEAST CORNER OF LOT 4, ALSO HOLDING THE ORIGINAL RIGHT OF WAY WIDTH OF EAST 2ND STREET.

NEW MONUMENTS WERE THEN SET TO DEFINE THE 3 PARCELS BEING CREATED AS SHOWN. THE COMMON LINE BETWEEN PARCEL 1 AND PARCEL 2 RUNS THROUGH THE CENTER OF THE COMMON WALL OF THE NEW TOWNHOME PRESENTLY UNDER CONSTRUCTION ON THE PROPERTY.

NOTE:

TREES ON PARCELS 1, 2 AND 3 SHALL BE RETAINED IN ACCORDANCE WITH CITY OF HOOD RIVER LANDSCAPE CONSERVATION STANDARDS (HRMC 16.12.040(D & E)) UNLESS AN EXEMPTION(S) IS WARRANTED AND GRANTED BY THE CITY (HRMC 16.12.040(F)).

REFERENCES:

AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No 0044597, DATED JULY 12, 2012.

HOOD RIVER COUNTY DEED DOCUMENTS:
WARRANTY DEED DOCUMENT No 2012-01205 CONVEYED TO 6400 LLC, RECORDED APRIL 16, 2012 (SUBJECT TAX LOT 6400).
WARRANTY DEED DOCUMENT No 20055356 CONVEYED TO BRETT AND ALICE JOHNSON, RECORDED OCTOBER 17, 2005 (TAX LOT 6300).
WARRANTY DEED DOCUMENT No 20020473 CONVEYED TO GARY AND CATHY FISHER, RECORDED JANUARY 30, 2002 (TAX LOT 6903).
BARGAIN AND SALE DEED DOCUMENT No 20020410 CONVEYED TO GARY AND CATHY FISHER, RECORDED JANUARY 28, 2002 (TAX LOT 6900).
RESOLUTION No 77-6, RECORDED MAY 4, 1977, AS MICROFILM 771022. (HAZEL DRIVE RIGHT OF WAY).

HOOD RIVER COUNTY SURVEYORS OFFICE:
SURVEY BY P.L.S. 1028 FOR AL MCCOY, FILED MAY 7, 1987, AS C.S.#87023.
SURVEY BY P.L.S. 932 FOR CITY OF HOOD RIVER, FILED MARCH 21, 1990, AS C.S.#90011.
PARTITION PLAT SURVEY BY P.L.S. 1023 FOR NICK KENYON AND PERCY JENSEN, PARTITION No 9623, FILED AUGUST 29, 1996 AS C.S.#96054.
BOUNDARY LINE ADJUSTMENT SURVEY BY P.L.S. 1815 FOR BONITA DARR, FILED NOVEMBER 25, 2003, AS C.S.#2003079.
TOWNHOUSE PARTITION PLAT FOR SUMMIT TRADE INC. BY P.L.S. 1815, PARTITION No 200413P, FILED NOVEMBER 30, 2004, AS C.S.#2004082.

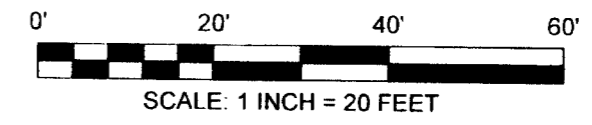
HOOD RIVER COUNTY ASSESSORS MAP
03N-10E-36AB, REVISED APRIL 25, 2012.

BASIS OF BEARINGS:

C.S.#90011, BETWEEN THE MONUMENTS FOUND DEFINING THE EAST LINE OF TAX LOT 6400.

SYMBOL LEGEND:

- SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051"
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER - NOT FOUND OR SET
- (50.00') DEED, PLAT OR PREVIOUS SURVEY DISTANCE AS NOTED
- 50.00' BUILDING OR OFFSET DIMENSION



REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2013

PROJECT NUMBER: 2011023
DATE OF SURVEY MONUMENTATION: NOVEMBER 21, 2012.
DATE OF DRAWING: JANUARY 9, 2013.
HOOD RIVER COUNTY ASSESSORS MAP: 03N-10E-36AB.

COLUMBIA RIVER SURVEYING & MAPPING

1767 12th STREET, #191
HOOD RIVER, OREGON, 97031
PHONE: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM

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 Document No 2012-01205, recorded April 16, 2012. Hood River County Deed Records.
[Signature]
Bradley J. Cross P.L.S. 60051

DECLARATION:

We, the owners of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires.
We grant the two five foot wide public utility easements shown adjacent to the North and South property lines.

[Signature]
Alice Johnson, member of 6400, L.L.C.
an Oregon Limited Liability Company.
3/11/2013
Date

ACKNOWLEDGMENTS:

State of Oregon
County of Hood River
This instrument was acknowledged before me on this 11th Day of March, 2013 by Alice Johnson as owner of 6400, L.L.C. an Oregon Limited Liability Company.
[Signature]
Notary Signature
Laura A. Gauda-Rangel
Notary Name
COMMISSION No 474552
MY COMMISSION EXPIRES 01/06/2017

APPROVALS:

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
[Signature]
Hood River County Treasurer.

I hereby certify this partition was examined and approved as of this 11th day of March, 2013.
[Signature]
Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this 21st day of MARCH, 2013.
[Signature]
City of Hood River Planning Director.

CS 2013 010