

TOWNHOUSE PARTITION PLAT for BRIAN C. WATTS AND JEANIE K. WATTS



HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2015001

DATE FILED: 1-13-15

BY: [Signature]

OWNER: BRIAN AND JEANIE WATTS P.O. BOX 1390 HOOD RIVER, OR 97031

File Number 201501P Instrument received on the 12th day of JANUARY, 2015 at 2:26 P.M.

Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, 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 as Lot 11, Block 6, IDLEWILDE ADDITION to Hood River, according to the Amended Plat thereof, in the City of Hood River, County of Hood River and State of Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON December 30, 2005 OREGON 72306

Expires: December, 2015

DECLARATION

We, the owner(s) 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 and grant the easements as shown on this plat.

Brian C. Watts 1-12-15 date

Jeanie K. Watts 1-12-15 date

State of OREGON County of HOOD RIVER

This instrument was acknowledged before me on JANUARY 12, 2015 (date)

by BRIAN C. WATTS & JEANIE K. WATTS

as representative of WATTS

Flaine Junient Notary Signature

Public Notary # 465941 My Commission expires: 02-20-2016

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

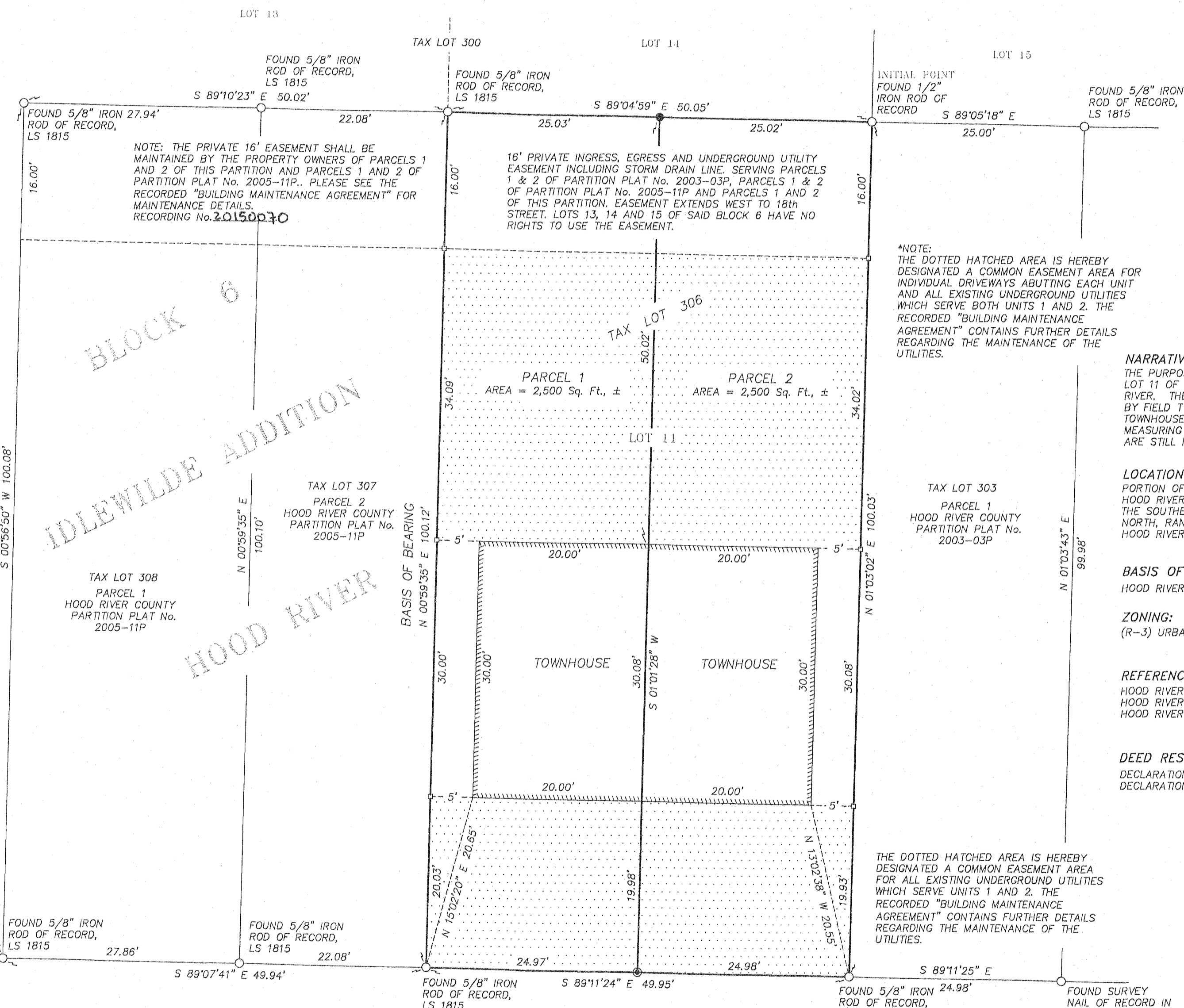
[Signature] Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 12th day of JANUARY, 2015.

[Signature] Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 12th day of January, 2015.

Planning File Number 2014-29 Cynthia A. Walbridge Hood River Planning Department



NOTE: THE PRIVATE 16' EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF PARCELS 1 AND 2 OF THIS PARTITION AND PARCELS 1 AND 2 OF PARTITION PLAT No. 2005-11P. PLEASE SEE THE RECORDED "BUILDING MAINTENANCE AGREEMENT" FOR MAINTENANCE DETAILS. RECORDING No. 20150030

16' PRIVATE INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT INCLUDING STORM DRAIN LINE. SERVING PARCELS 1 & 2 OF PARTITION PLAT No. 2003-03P, PARCELS 1 & 2 OF PARTITION PLAT No. 2005-11P AND PARCELS 1 AND 2 OF THIS PARTITION. EASEMENT EXTENDS WEST TO 18th STREET. LOTS 13, 14 AND 15 OF SAID BLOCK 6 HAVE NO RIGHTS TO USE THE EASEMENT.

*NOTE: THE DOTTED HATCHED AREA IS HEREBY DESIGNATED A COMMON EASEMENT AREA FOR INDIVIDUAL DRIVEWAYS ABUTTING EACH UNIT AND ALL EXISTING UNDERGROUND UTILITIES WHICH SERVE BOTH UNITS 1 AND 2. THE RECORDED "BUILDING MAINTENANCE AGREEMENT" CONTAINS FURTHER DETAILS REGARDING THE MAINTENANCE OF THE UTILITIES.

NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO PARTITION EXISTING LOT 11 OF BLOCK 6 OF IDLEWILDE ADDITION TO HOOD RIVER. THE DIVISION LINE OF LOT 11 WAS DETERMINED BY FIELD TYING THE COMMON WALL OF THE EXISTING TOWNHOUSE. THE BOUNDARY WAS RESOLVED BY MEASURING EXISTING MONUMENTS AND VERIFYING THEY ARE STILL IN GOOD CONDITION.

LOCATION OF SURVEY: PORTION OF BLOCK 6, OF THE IDLEWILDE ADDITION TO HOOD RIVER, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

BASIS OF BEARING: HOOD RIVER COUNTY PARTITION PLAT No. 200511P

ZONING: (R-3) URBAN HIGH DENSITY RESIDENTIAL

REFERENCES: HOOD RIVER COUNTY SURVEY No. 2000060 HOOD RIVER COUNTY SURVEY No. 2003010 HOOD RIVER COUNTY SURVEY No. 2005043

DEED RESTRICTIONS OF RECORD DECLARATION OF DEED RESTRICTIONS, INST #2000-2783 DECLARATION OF DEED RESTRICTIONS, INST #2011-02722

THE DOTTED HATCHED AREA IS HEREBY DESIGNATED A COMMON EASEMENT AREA FOR ALL EXISTING UNDERGROUND UTILITIES WHICH SERVE UNITS 1 AND 2. THE RECORDED "BUILDING MAINTENANCE AGREEMENT" CONTAINS FURTHER DETAILS REGARDING THE MAINTENANCE OF THE UTILITIES.

LEGAL DESCRIPTION OF ORIGINAL LOT: LOT 11, BLOCK 6, IDLEWILDE ADDITION TO HOOD RIVER, ACCORDING TO THE AMENDED PLAT THEREOF, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

TERRA SURVEYING

DATE: NOVEMBER 25, 2014 SCALE: 1" = 10' PROJECT: 14138PART ASSESSORS MAP: 3N-10E-26DA TL 306 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com

- LEGEND: ○ FOUND MONUMENT OF RECORD ● SET 5/8" IRON ROD WITH CAP (MONUMENTED 11/25/14) ⊙ SET SCREW WITH BRASS WASHER IN CONCRETE □ CALCULATED BOUNDARY CORNER () DEED OR PLAT CALL

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