

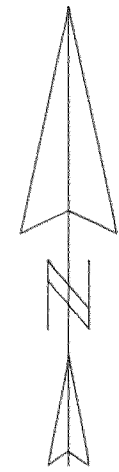
# PLAT OF AVALON TERRACE

FILED  
RECORDS AND INSTRUMENTS  
HOOD RIVER COUNTY, OREGON

Jul 18 11 45 AM '95 951981

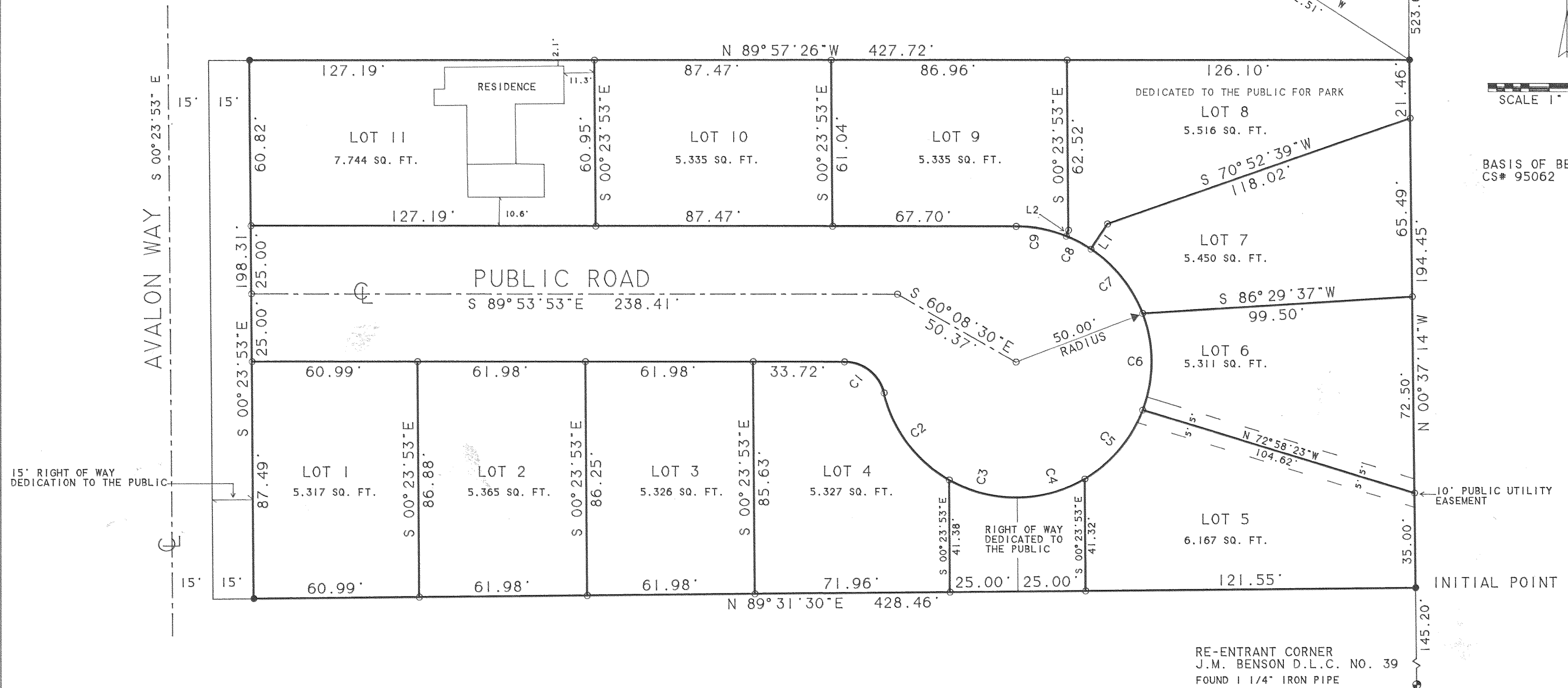
CITY MONUMENT L 5  
FD 1" IRON PIPE

MOST NORTHERLY  
NORTHWEST CORNER  
J.M. BENSON D.L.C. NO. 39  
FOUND BRASS DISC



SCALE 1" = 30 FEET

BASIS OF BEARING:  
CS# 95062



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	76° 39' 27"	15.00'	20.07'	11.86'	18.61'	S 51° 34' 09" E
C 2	47° 09' 28"	50.00'	41.15'	21.82'	40.00'	S 36° 49' 09" E
C 3	30° 00' 00"	50.00'	26.18'	13.40'	25.88'	S 75° 23' 53" E
C 4	30° 00' 00"	50.00'	26.18'	13.40'	25.88'	N 74° 36' 07" E
C 5	38° 44' 28"	50.00'	33.81'	17.58'	33.17'	N 40° 13' 53" E
C 6	41° 55' 44"	50.00'	36.59'	19.16'	35.78'	N 00° 06' 13" W
C 7	35° 22' 28"	50.00'	30.87'	15.94'	30.38'	N 38° 45' 19" W
C 8	11° 49' 33"	50.00'	10.32'	5.18'	10.30'	N 62° 21' 19" W
C 9	21° 37' 38"	50.00'	18.87'	9.55'	18.76'	S 79° 04' 55" E

SEE CS# 95062 FOR BOUNDARY RESOLUTION

THERE IS A WATER RIGHT APPURTENANT TO THIS PROPERTY FILED WITH THE STATE OF OREGON THROUGH THE FARMERS IRRIGATION DISTRICT.

COVENANTS, CONDITIONS AND RESTRICTIONS TO BE FILED AND RECORDED AS A SEPERATE DOCUMENT BUT ARE HEREBY INCORPORATED AS PART OF THIS PLAT.

## LOCATION:

SITUATED IN THE SOUTHEAST QUARTER SECTION 35 T3 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: HOOD RIVER HOMES INC.

DATE: JUNE, 12 1995

LINE	BEARING	DISTANCE
L 1	S 33° 33' 27" W	11.06'
L 2	S 21° 43' 54" W	2.30'

**FILED**

Aug 14  
JUL 19 1995  
Bill G. Dowd  
SURVEYOR

## LEGEND:

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393"
- FOUND IRON ROD AS PER CS# 95062
- ⊙ FOUND MONUMENT AS NOTED

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Kevin Dowd  
OREGON  
JULY 26, 1989  
KEVIN DOWD  
2393

EXPIRES 12-31-95

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DR.  
MT HOOD, OR 97041  
(503) 352-6065

APPROVALS

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30<sup>th</sup> DAY OF June, 1995

*[Signature]*  
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30 DAY OF June, 1995

*[Signature]*  
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 17 DAY OF July, 1995

*[Signature]*  
CHAIR, HOOD RIVER COUNTY COMMISSIONERS

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 17 DAY OF July, 1995

*[Signature]*  
HOOD RIVER COUNTY COMMISSIONER

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*[Signature]*  
HOOD RIVER COUNTY COMMISSIONER

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THIS 17<sup>th</sup> DAY OF July, 1995

*[Signature]*  
HOOD RIVER COUNTY COMMISSIONER

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995

\_\_\_\_\_  
HOOD RIVER COUNTY COMMISSIONER

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 14 DAY OF July, 1995

*[Signature]*  
CHAIR, HOOD RIVER COUNTY PLANNING COMMISSION

PLAT OF  
AVALON TERRACE  
SURVEYOR'S CERTIFICATE

I, KEVIN DOWD, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE ANNEXED PLAT OF "AVALON TERRACE" SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A 5/8" DIAMETER X 30" LONG IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393" WAS SET AT THE INITIAL POINT OF SAID SURVEY; SAID POINT BEING ON THE WEST LINE OF THE J.M. BENSON DONATION LAND CLAIM NO. 37, NORTH 00°37'14" WEST, A DISTANCE OF 145.20 FEET FROM THE FIRST RE-ENTRANT CORNER SOUTH OF THE MOST NORTHERLY NORTHWEST CORNER OF SAID DONATION LAND CLAIM; AND THAT THE PROPERTY PLATTED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE AFORESAID INITIAL POINT; THENCE ALONG THE WEST LINE OF SAID DONATION LAND CLAIM, NORTH 00°37'14" WEST, A DISTANCE OF 194.45 FEET; THENCE NORTH 89°57'26" WEST, A DISTANCE OF 427.72 FEET TO A POINT 30 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF AVALON WAY; THENCE PARALLEL WITH SAID CENTERLINE, SOUTH 00°23'53" EAST, A DISTANCE OF 198.31 FEET; THENCE NORTH 89°31'30" EAST, A DISTANCE OF 428.46 FEET TO THE POINT OF BEGINNING.

FILED  
RECORDS AND ASSESSMENT  
HOOD RIVER CO.

JUL 18 11 45 AM '95

951981



APPROVALS

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF AVALON TERRACE IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

*[Signature]*  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE & TAX COLLECTOR

*[Signature]*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 18 DAY OF July, 1995

*[Signature]*  
HOOD RIVER COUNTY PLANNING DEPARTMENT

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30<sup>th</sup> DAY OF JUNE, 1995

*[Signature]*  
CITY OF HOOD RIVER PLANNING DIRECTOR

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30<sup>th</sup> DAY OF June, 1995

*[Signature]*  
FARMERS IRRIGATION DISTRICT

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30 DAY OF June, 1995

*[Signature]*  
ICE FOUNTAIN WATER DISTRICT

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE HOOD RIVER HOMES INC., AN OREGON CORPORATION, TODD A. DOUTHIT, PRESIDENT, AND DOUG BEVERIDGE, SECRETARY, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, RIGHTS OF WAY, PUBLIC EASEMENTS AND LOT 8 AS A PUBLIC PARK AS SHOWN HEREON.

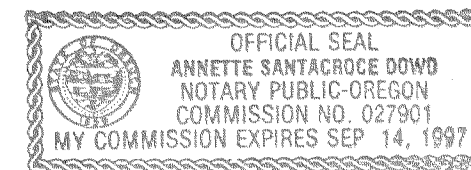
*[Signature]*  
TODD A. DOUTHIT, PRESIDENT  
HOOD RIVER HOMES INC.

*[Signature]*  
DOUG BEVERIDGE, SECRETARY  
HOOD RIVER HOMES INC.

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 30<sup>th</sup> DAY OF June, 1995, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED TODD A. DOUTHIT, PRESIDENT AND DOUG BEVERIDGE, SECRETARY OF HOOD RIVER HOMES INC., KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAY THAT THEY ARE DULY AUTHORIZED BY HOOD RIVER HOMES INC., AND THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT ON BEHALF OF HOOD RIVER HOMES INC., AN OREGON CORPORATION.

*[Signature]*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES Sept 14 1997



FILED

Aug 14  
JUL 19 1995  
*[Signature]*  
COUNTY CLERK

JUL 18 1995

Certified to be a true and correct copy of the ORIGINAL  
Dept. of Records & Assessment  
by *[Signature]*; Deputy

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DR.  
MT. HOOD, OR 97041  
(503) 352-6065