

Oct 2 9 10 AM '03

# PLAT OF EAST POINTE ESTATES PLANNED UNIT DEVELOPMENT

TAX LOTS 6600, 6700, 6701, & 6801, 3N-10-36AB  
IN THE N.W.1/4 OF THE N.E.1/4 OF SECTION 36,  
TWP.3 N., RANGE 10 E. W.M.

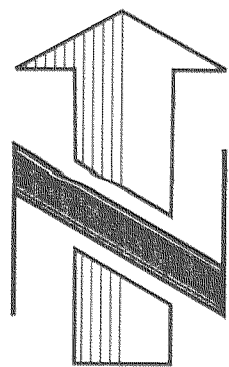
HOOD RIVER, HOOD RIVER COUNTY, OREGON

AUGUST 20, 2003

**RECORDING INFORMATION:**

PLAT NUMBER: 2003018  
INSTRUMENT RECEIVED ON THE 2nd DAY  
OF October, 2003 AT 9:10 A.M.

Andy Judah - Deputy Clerk  
HOOD RIVER COUNTY CLERK



0' 10' 20' 30' 60'

SCALE IN FEET

**NOTES:**

- 1) BEARINGS BASED ON REFERENCE #4 FROM MONUMENTS FOUND ON EAST LINE OF SUBJECT PARCEL.
- 2) PROPERTY OWNER OF LOT 5, BLOCK 7 OF WINAN'S ADDITION TO BENEFIT FROM PRIVATE ROAD EASEMENT (EAST POINTE COURT) FOR INGRESS AND EGRESS.
- 3) IMPROVEMENT ENCROACHMENT EASEMENT ON LOT 3 TO BENEFIT LOT 8, BLOCK 7 OF WINAN'S ADDITION.

**LAND INFO.:**

TAX LOTS 6600, 6700, 6701 & 6801,  
MAP 3N-10-36AB  
SIZE: 0.82 ACRE  
ZONING: R1 (7,000 S.F. MIN.)

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	80°02'08"	25.00'	34.92'	20.99'	N48°21'02"W	32.15'
C2	81°37'54"	25.00'	35.62'	21.59'	N50°48'57"E	32.68'
C3	59°12'09"	15.00'	15.50'	8.52'	N19°36'04"W	14.82'

**REFERENCES:**

- 1) SURVEY FOR ALLEN BELL BY KLEIN AND ASSOC., PLS 932 C.S. #86044, FILED JULY 14, 1986
- 2) SURVEY FOR ALLEN BELL BY KLEIN AND ASSOC., PLS 932 C.S. #84072, FILED OCT. 31, 1984
- 3) SURVEY FOR CITY OF HOOD RIVER, SURPLUS PROPERTY PARCELS #10 & #12 BY KLEIN AND ASSOC., PLS 932 C.S. #90010, FILED MAR. 21, 1990
- 4) PARTITION PLAT 200011P BY WYEAST SURVEYS (KEVIN DOWD, PLS 2393) C.S. #2000-025, FILED APRIL 3, 2000
- 5) CHER FOERSTER SURVEY BY WYEAST SURVEYS (KEVIN DOWD, PLS 2393) C.S. #98079, FILED NOV. 23, 1998

**OWNER:**

SUSAN K. BELL  
P.O. BOX 1610  
HOOD RIVER, OREGON. 97031  
PH. (541) 354-1099

**FILED**

OCT 13 2003

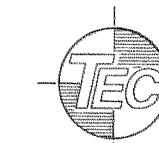
Reid Talbot  
DEPUTY CLERK

**COVENANTS AND RESTRICTIONS:**

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PLAT OF EAST POINTE ESTATES PLANNED UNIT DEVELOPMENT TO BE FILED UNDER SEPARATE DOCUMENT AS RECORDERS FILE FEE NO. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2003, HOOD RIVER COUNTY DEED RECORDS.

**ENGINEER / SURVEYOR:**

TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
FAX 541-296-6657



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1999  
BENJAMIN B. BESEDA  
50800

EXPIRES: 12/31/03

SHEET 1 OF 2

**LEGEND:**

- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA LS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "B BESEDA LS 50800"
- x- EXISTING FENCE LINE.
- EXISTING EASEMENT
- - - NEW EASEMENT

OCT 02 2003

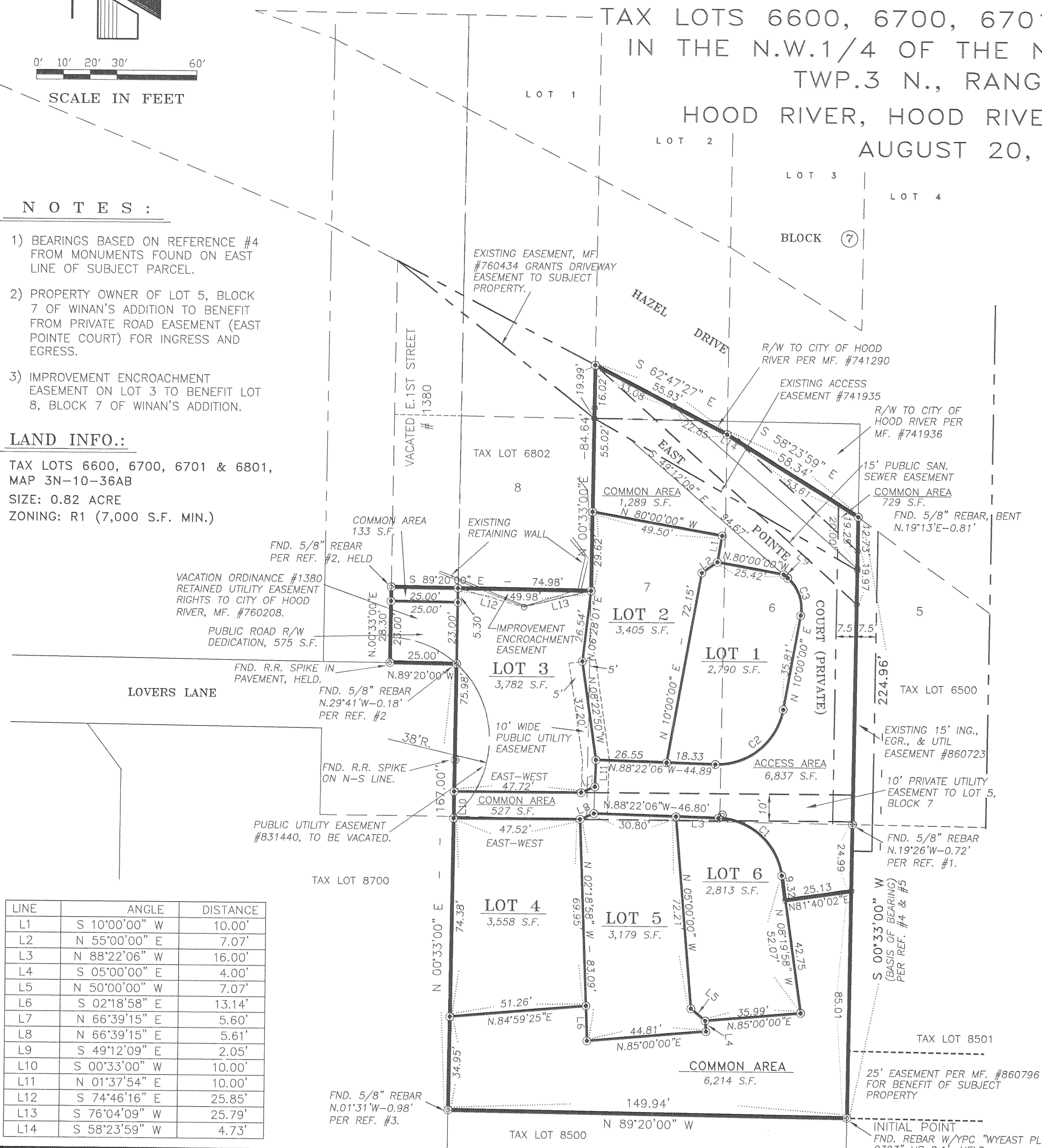
Certified to be a true and correct copy of the ORIGINAL  
Deputy of Records & Assessment  
by Andy Judah Deputy

1999 110-6-03 1452

C5 2003 069 (1)

W.O. #10454plat

LINE	ANGLE	DISTANCE
L1	S 10°00'00" W	10.00'
L2	N 55°00'00" E	7.07'
L3	N 88°22'06" W	16.00'
L4	S 05°00'00" E	4.00'
L5	N 50°00'00" W	7.07'
L6	S 02°18'58" E	13.14'
L7	N 66°39'15" E	5.60'
L8	N 66°39'15" E	5.61'
L9	S 49°12'09" E	2.05'
L10	S 00°33'00" W	10.00'
L11	N 01°37'54" E	10.00'
L12	S 74°46'16" E	25.85'
L13	S 76°04'09" W	25.79'
L14	S 58°23'59" W	4.73'



# PLAT OF EAST POINTE ESTATES PLANNED UNIT DEVELOPMENT

**OWNER:**  
SUSAN K. BELL  
P.O. BOX 1610  
HOOD RIVER, OREGON. 97031  
PH. (541) 354-1099

**RECORDING INFORMATION:**  
PLAT NUMBER: 20030218  
INSTRUMENT RECEIVED ON THE 2<sup>nd</sup> DAY  
OF OCTOBER, 2003 AT 9:18 A.M.  
Cindy Judah - Deputy Clerk  
HOOD RIVER COUNTY CLERK

TAX LOTS 6600, 6700, 6701, & 6801, 3N-10-36AB  
IN THE N.W.1/4 OF THE N.E.1/4 OF SECTION 36,  
TWP.3 N., RANGE 10 E. W.M.  
HOOD RIVER, HOOD RIVER COUNTY, OREGON  
AUGUST 20, 2003

**APPROVALS:**  
I, HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON  
HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE  
PLAT OF "EAST POINTE ESTATES PLANNED UNIT DEVELOPMENT"  
Claudia B. Brown 10/2/03  
Hood River County Director of Budget and Finance Date

**APPROVALS:**  
WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE  
PLAT OF "EAST POINTE ESTATES PLANNED UNIT DEVELOPMENT"  
IN HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE  
SAID PLAT.

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF "EAST  
POINTE ESTATES PLANNED UNIT DEVELOPMENT" AND THAT THE NAME  
ADOPTED TO SAID PLAT IS A PROPER NAME AND NOT INCLUDED  
IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY AND HEREBY  
APPROVE SAID PLAT.  
Sandra E. Berry 10/2/03  
Hood River County Director of  
Records and Assessments. Date

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY, COMMON AREAS,  
AND LOTS THEREIN OF THE PLAT OF EAST POINTE ESTATES PLANNED UNIT DEVELOPMENT. THE  
SUBJECT PROPERTY LIES WITHIN LOTS 2, 6, 7, AND 8 OF BLOCK 7, WINANS ADDITION AND A  
METES AND BOUNDS PARCEL ADJOINING LOTS 6, 7, AND 8 ON THE SOUTH SIDE. THE  
PROPERTIES IN THE VICINITY OF THE PLAT HAVE BEEN SUBJECT TO NUMEROUS PRIOR SURVEYS.  
PRIOR SURVEYS UTILIZED IN THE RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY  
OR WITH MONUMENTS FOUND ON THE BOUNDARY OF THE SUBJECT PROPERTY ARE LISTED AS  
SURVEY REFERENCES. IN THE FIELD, MONUMENTS FROM REFERENCES #4 AND #5 WERE  
FOUND ON THE SOUTH AND EAST BOUNDARIES OF THE SUBJECT PROPERTY. THESE  
MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSIONS AND WERE HELD AS FOUND  
FOR THE BASIS OF BEARING FOR THIS SURVEY. REFERENCES #4 AND #5 WERE BOTH  
CONDUCTED BY WYEAST SURVEYS. THESE REFERENCES WERE A BOUNDARY SURVEY FOLLOWED  
BY PARTITION OF THE SAME PROPERTY, THEY PROVIDED THE BREAKDOWN FOR BLOCK 7 OF  
WINANS ADDITION. THIS BREAKDOWN WAS UTILIZED IN THIS SURVEY TO ESTABLISH THE  
BOUNDARIES OF LOTS 2, 6, 7, AND 8 OF BLOCK 7 AS REQUIRED FOR THE BOUNDARY OF THE  
SUBJECT PROPERTY. WITH ESTABLISHMENT OF THE LOTS, THE SUBJECT PROPERTY'S DEED WAS  
UTILIZED TO ESTABLISH ITS BOUNDARY, INCLUDING MAKING THE NECESSARY EXCEPTIONS FOR  
RIGHT-OF-WAY DEEDS TO THE CITY OF HOOD RIVER. ALL EASEMENTS OF RECORD ARE ALSO  
SHOWN ON THE PROPERTY, PER PRELIMINARY TITLE REPORT PROVIDED BY THE CLIENT. WITH  
RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY, IT WAS PLATTED INTO LOTS AND  
COMMON AREA PER THE APPROVED PRELIMINARY SUBDIVISION PLAN. THIS ALSO INCLUDED  
DEDICATION OF A BLOCK OF RIGHT-OF-WAY ON THE WEST SIDE SUBJECT PROPERTY AND  
CREATION OF AN IMPROVEMENT ENCROACHMENT EASEMENT ON THE NORTHERLY LINE OF LOT 3.

Mark A. Lopez 9-15-03  
City Public Works & Engineering  
Director Date  
Cynthia A. Walbridge 9-12-03  
City Planning Director Date  
Ronald Tolsted 9-15-03  
Hood River County Surveyor Date  
Rob Achord 9/15/03  
County Board of Commissioners  
Chairman Date  
Paul A. Cummings 9/15/03  
Hood River City Mayor Date  
Jean M. Hadley 9-12-2003  
Hood River City Recorder Date

**DEDICATION:**  
I, SUSAN K. BELL, AS OWNER OF THE LAND SHOWN ON THE PLAT HEREUNTO  
ATTACHED AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S  
CERTIFICATE ALSO HEREUNTO ATTACHED, DEDICATE TO THE PUBLIC FOREVER  
ALL STREETS AND EASEMENTS SHOWN ON SUCH PLAT AND THAT I DECLARE  
THE PLAT OF "EAST POINTE ESTATES PLANNED UNIT DEVELOPMENT" TO BE  
A CORRECT PLAT AS LOCATED IN SECTION 36, TOWNSHIP 3 NORTH,  
RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON.

5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA LS 50800" WERE SET AT  
THE LOT CORNERS, EXTERIOR BOUNDARY CORNERS, AND ROADWAY PCs AND PTs AS SHOWN ON  
THE PLAT.

Susan K. Bell  
SUSAN K. BELL

**SURVEYOR'S CERTIFICATE:**  
I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR #50800 IN THE STATE OF OREGON,  
BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY EXECUTED, ACCORDING  
TO ORS CHAPTER 92 AND THE CITY OF HOOD RIVER LAND USE DEVELOPMENT ORDINANCE, THE  
LAND REPRESENTED ON THE PLAT OF EAST POINTE ESTATES PLANNED UNIT DEVELOPMENT  
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 3  
NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY,  
OREGON. THE INITIAL POINT FOR SAID PLAT IS A 1/2" DIAMETER REBAR WITH YELLOW PLASTIC  
CAP INSCRIBED "WYEAST PLS 2393" FOUND AT THE SOUTHEAST CORNER OF THE SUBJECT  
PROPERTY, SAID 1/2" DIAMETER REBAR BEING THE SOUTHWEST CORNER OF PARCEL 1 OF  
PARTITION PLAT 200011P. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE  
AND EXACT COPY OF THE ORIGINAL PLAT.  
B. Beseda 8/20/03  
BENJAMIN B. BESEDA DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
B. Beseda  
OREGON  
JULY 13, 1999  
BENJAMIN B. BESEDA  
50800  
EXPIRES: 12/31/03

**ACKNOWLEDGEMENT:**  
ON THIS 2<sup>ND</sup> DAY OF SEPTEMBER, 2003,  
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY  
APPEARED SUSAN K. BELL, KNOWN TO ME PERSONALLY, BEING FIRST DULY  
SWORN, SAY THAT SHE DID SIGN THIS INSTRUMENT OF HER FREE AND  
VOLUNTARY ACT.

**FILED**  
OCT 13 2003  
Ronald Tolsted  
CLERK

OFFICIAL SEAL  
DARRIN O. ECKMAN  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 33942  
MY COMMISSION EXPIRES OCT 16, 2004

OFFICIAL SEAL  
ELAINE J VINCENT  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 331148  
MY COMMISSION EXPIRES APRIL 8, 2004

Elaine Vincent  
Notary Public for the State of Oregon  
My commission expires 4-8-04


"PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE ITS  
ELECTRIC UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC  
UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR  
DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF  
ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY  
OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN  
THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT  
STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH  
INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL  
OF PACIFICORP."

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE PARALLEL WITH THE SOUTH LINE OF  
WINANS ADDITION, NORTH 89°20'00" WEST 149.94 FEET TO THE INTERSECTION WITH THE  
SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 8, BLOCK 7 OF SAID ADDITION; THENCE  
ALONG SAID SOUTHERLY EXTENSION AND WEST LINE, NORTH 00°33'00" EAST 167.00 FEET;  
THENCE LEAVING SAID WEST LINE PARALLEL WITH SAID SOUTH LINE OF WINANS ADDITION, NORTH  
89°20'00" WEST 25.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF VACATED EAST  
FIRST STREET; THENCE ALONG SAID CENTERLINE, NORTH 00°33'00" EAST 28.30 FEET; THENCE  
LEAVING SAID CENTERLINE PARALLEL WITH SAID SOUTH LINE OF WINANS ADDITION,  
SOUTH 89°20'00" EAST 74.98 FEET TO THE INTERSECTION WITH THE WEST LINE OF LOT 7 OF  
SAID BLOCK 7; THENCE ALONG SAID WEST LINE, NORTH 00°33'00" EAST 84.64 FEET TO THE  
SOUTHERLY RIGHT-OF-WAY LINE OF HAZEL DRIVE; THENCE ALONG SAID SOUTHERLY  
RIGHT-OF-WAY LINE, SOUTH 62°47'27" EAST 55.93 FEET; THENCE SOUTH 58°23'59" EAST 58.34  
FEET TO THE INTERSECTION WITH THE EAST LINE OF LOT 6 OF SAID BLOCK 7; THENCE ALONG  
SAID EAST LINE AND SOUTHERLY EXTENSION THEREOF, SOUTH 00°33'00" WEST 224.96 FEET TO  
THE INITIAL POINT.

SUBSCRIBED AND SWORN BEFORE ME  
THIS 20<sup>th</sup> DAY OF August, 2003.  
Darrin O. Eckman  
Notary Public for the State of Oregon  
My commission expires 10-16-04

CONTAINS 35,811 SQUARE FEET.  
SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.

OCT 02 2003  
Certified to be a true and  
correct copy of the ORIGINAL  
Dept of Records & Assessment  
by Cindy Judah Deputy

**ENGINEER / SURVEYOR:**  
TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
FAX 541-296-6657  
  
SHEET 2 OF 2 S.D.H.