

SCALE IN FEET

PLAT OF

# ELIOT PARK SUBDIVISION, PHASE 3

IN A PORTION OF PARCEL 1, PARTITION PLAT 2003-10P  
IN THE NE.1/4 OF THE SW.1/4 OF SECTION 36, TWP.3 N., RANGE 10 E. W.M.

CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

DECEMBER 14, 2005

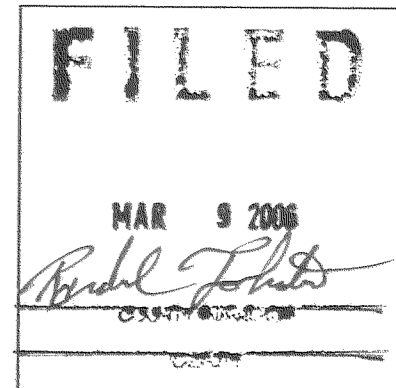
FILED RECORDS AND ASSESSMENT HOOD RIVER CO. **RECORDING INFORMATION:**

2006 MAR -8 A 9:28 PLAT NUMBER: 20061129

INSTRUMENT RECEIVED ON THE 8<sup>th</sup> DAY

OF March, 2006 AT 9:28 A.M.

Jeah Day - Clerk  
HOOD RIVER COUNTY CLERK



**OWNER:**

SIEVERKROPP ORCHARDS, INC.  
2470 PAASCH ROAD  
HOOD RIVER, OREGON. 97031  
PH. (541) 490-1273  
THOMAS K. SIEVERKROPP, PRESIDENT  
*Thomas K Siever Kropp Pres*

**ENGINEER / SURVEYOR:**

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



**REFERENCES:**

- PARTITION PLAT 2003-10P FOR SIEVERKROPP ORCHARDS, INC. BY TENNESON ENGINEERING CORP. W.O. #10693, APRIL 2003 RECORDED APRIL 30, 2003 C.S. #2003 024
- PARTITION PLAT 2002-16P FOR SIEVERKROPP ORCHARDS, INC. BY TERRA SURVEYING, INC. RECORDED JULY 11, 2002 C.S. #2002 049
- PARTITION PLAT 99-14 FOR DAVE NELSON (OWNER SIEVERKROPP ORCHARDS, INC.) BY WYEAST SURVEYS, RECORDED AUGUST 9, 1999 C.S. #99069
- PLAT OF PACIFIC HEIGHTS, PHASE TWO BY WYEAST SURVEYS RECORDED AUGUST 29, 1999 FILE #20013680 C.S. #2001 068
- PLAT OF PACIFIC HEIGHTS, PHASE ONE BY WYEAST SURVEYS, RECORDED MAY 24, 2000, FILE #20001856 C.S. #2000 45
- SURVEY IN THE NE.1/4 OF THE SW.1/4, SEC. 36, T.3N. R.10E. W.M. BY TENNESON ENGINEERING CORP. W.O. #5401, SEPTEMBER, 1977 C.S. #78025
- PLAT OF ELIOT PARK SUB. PHASE 1 BY TENNESON ENGINEERING CORP. W.O. #10627, MAY 11, 2004 RECORDED DECEMBER 21, 2004 FILE #20045829 CS. #2004 084 (12/29/04)
- PLAT OF ELIOT PARK SUB. PHASE 2 BY TENNESON ENGINEERING CORP. W.O. #10627, MAY 5, 2005 RECORDED JUNE 14, 2005 FILE #2005-3077 CS. #2005 038 (6/16/05)

**NOTES:**

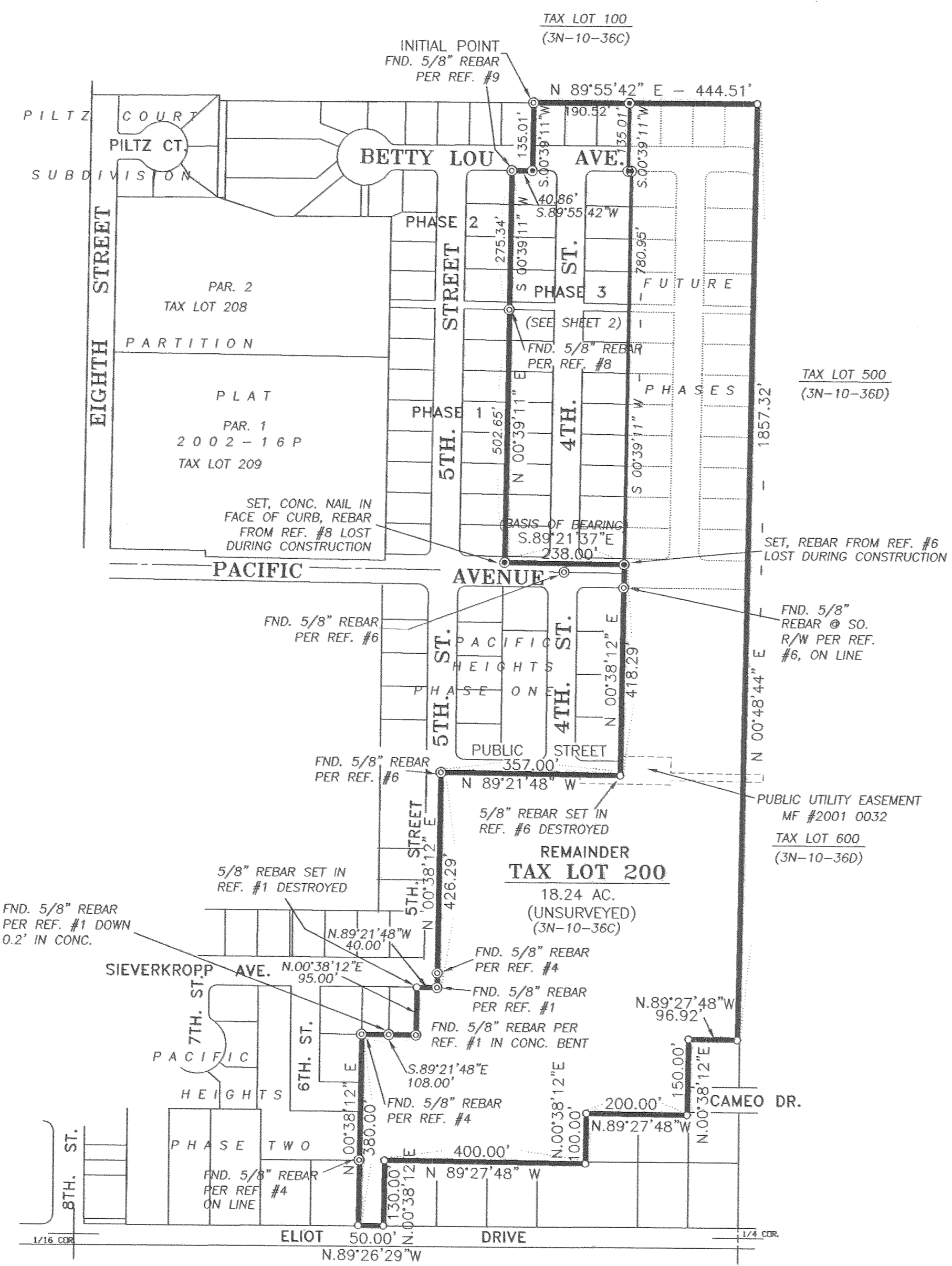
- BEARINGS BASED ON CENTERLINE OF PACIFIC AVENUE AS USED IN SURVEY REFERENCES #2, #3, #4, #6, #8 AND #9.
- PROPERTY SUBJECT TO TERMS AND CONDITIONS OF RURAL WATER APPLICATION AND ANNEXATION AGREEMENT RECORDED MARCH 7, 1984 AT FILE# 840369.
- PHASE 3 OF THIS SUBDIVISION HAS BEEN FINAL PLATTED PER THE CONDITIONS OF APPROVAL FOR PHASE 2 OF THE CITY OF HOOD RIVER PLANNING COMMISSION PRELIMINARY APPROVAL OF THE ELIOT PARK SUBDIVISION DATED MARCH 24, 2003.

**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 5/8" X 30" REBAR WITH 1-1/2" ALUM. CAP, INSCRIBED "B BESEDA, LS 50800"
- EXISTING FENCE LINE.

**LAND INFORMATION:**

23.09 ACRES (TOTAL)  
4.85 ACRES (PHASE 3)  
TAX LOT 200  
ASSESSOR'S MAP 3N-10E-36C  
27 LOTS (PHASE 3)  
ZONE: R-2



EXPIRES: 12/31/2006

# PLAT OF ELIOT PARK SUBDIVISION, PHASE 3

IN A PORTION OF PARCEL 1,  
PARTITION PLAT 2003-10P  
IN THE NE.1/4 OF THE SW.1/4 OF SECTION 36,  
TWP.3 N., RANGE 10 E. W.M.

CITY OF HOOD RIVER  
HOOD RIVER COUNTY, OREGON  
DECEMBER 14, 2005

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- PARTITION PLAT 2003-10P FOR SIEVERKROPP ORCHARDS, INC. BY TENNESON ENGINEERING CORP. W.O. #10693, APRIL 2003 RECORDED APRIL 30, 2003 C.S. 2003 024
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- PLAT OF PACIFIC HEIGHTS, PHASE TWO BY WYEAST SURVEYS RECORDED AUGUST 29, 1999 FILE #20013680 C.S. #2001 068
- PLAT OF PILTZ COURT SUBDIVISION BY TENNESON ENGINEERING CORP. W.O. #8319, RECORDED SEPTEMBER 23, 1998 FILE #984228 C.S. #98074
- PLAT OF PACIFIC HEIGHTS, PHASE ONE BY WYEAST SURVEYS, RECORDED MAY 24, 2000, FILE #20001856 C.S. #2000 45
- SURVEY IN THE NE.1/4 OF THE SW.1/4, SEC. 36, T.3N. R.10E. W.M. BY TENNESON ENGINEERING CORP. W.O. #5401, SEPTEMBER, 1977 C.S. #78025
- PLAT OF ELIOT PARK SUB. PHASE 1 BY TENNESON ENGINEERING CORP. W.O. #10627, MAY 11, 2004 RECORDED DECEMBER 21, 2004 FILE #20045829 C.S. #2004 084 (12/29/04)
- PLAT OF ELIOT PARK SUB. PHASE 2 BY TENNESON ENGINEERING CORP. W.O. #10627, MAY 5, 2005 RECORDED JUNE 14, 2005 FILE #2005-3077 C.S. #2005 038 (6/16/05)

### NOTES:

- BEARINGS BASED ON CENTERLINE OF PACIFIC AVENUE AS USED IN SURVEY REFERENCES #2, #3, #4, #6, #8 AND #9.
- PROPERTY SUBJECT TO TERMS AND CONDITIONS OF RURAL WATER APPLICATION AND ANNEXATION AGREEMENT RECORDED MARCH 7, 1984 AT FILE# 840369.

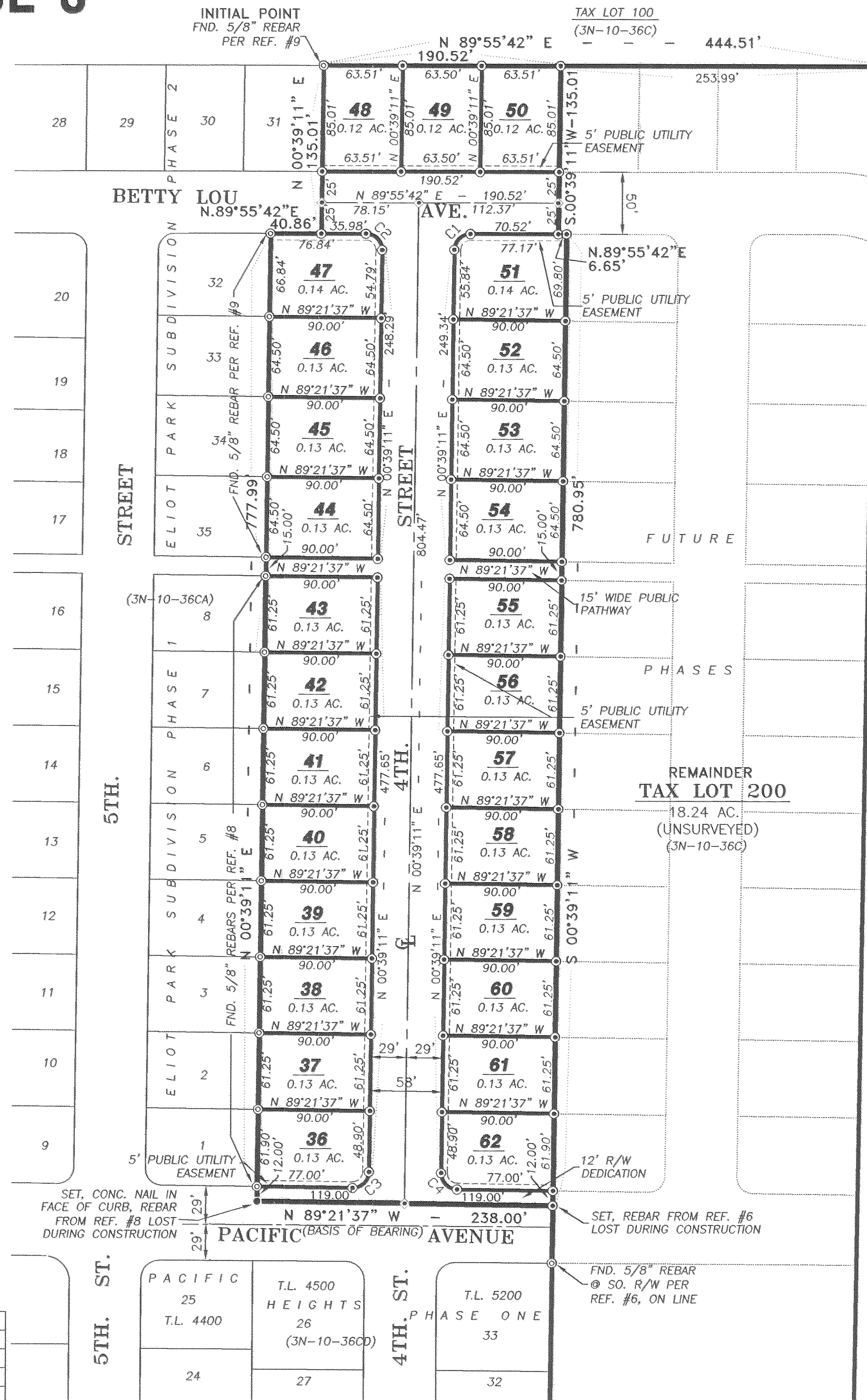
### LAND INFORMATION:

23.09 ACRES (TOTAL)  
4.85 ACRES (PHASE 3)  
TAX LOT 200  
ASSESSOR'S MAP 3N-10E-36C  
27 LOTS (PHASE 3)  
ZONE: R-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.
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- EXISTING FENCE LINE.

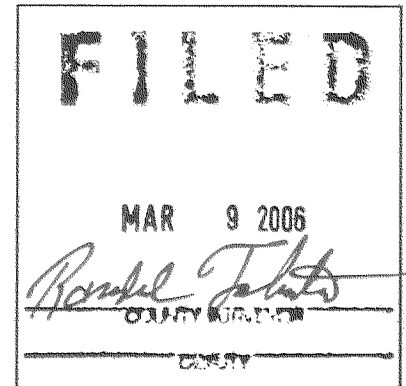
CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	89°16'31"	13.00'	20.26'	12.84'	S45°17'27"W	18.27'
C2	90°43'29"	13.00'	20.58'	13.17'	N44°42'34"W	18.50'
C3	89°59'12"	13.00'	20.42'	13.00'	N45°38'47"E	18.38'
C4	90°00'48"	13.00'	20.42'	13.00'	S44°21'13"E	18.39'



### RECORDING INFORMATION:

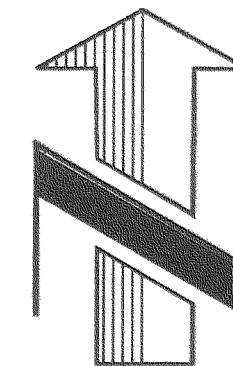
PLAT NUMBER: 20061129  
INSTRUMENT RECEIVED ON THE 8<sup>th</sup> DAY  
OF March, 2006 AT 9:28 A.M.

*Leah Day - Clerk*  
HOOD RIVER COUNTY CLERK



### OWNER:

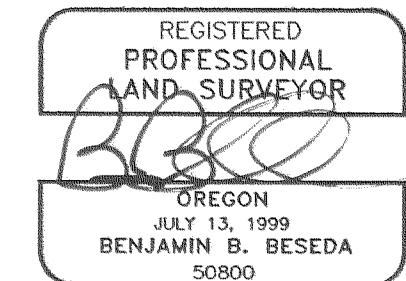
SIEVERKROPP ORCHARDS, INC.  
2470 PAASCH ROAD  
HOOD RIVER, OREGON. 97031  
PH. (541) 490-1273  
THOMAS K. SIEVERKROPP, PRESIDENT  
*Thomas K. Sieverkropp Pres.*



0' 25' 50' 75' 150'  
SCALE IN FEET

### ENGINEER / SURVEYOR:

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



EXPIRES: 12/31/2006

SHEET 2 OF 3

CS 2006 019\_2

W.O. #10627plat3

**OWNER:**

SIEVERKROPP ORCHARDS, INC.  
2470 PAASCH ROAD  
HOOD RIVER, OREGON. 97031  
PH. (541) 490-1273  
THOMAS K. SIEVERKROPP, PRESIDENT

# ELIOT PARK SUBDIVISION, PHASE 3

PLAT OF  
IN A PORTION OF PARCEL 1, PARTITION PLAT 2003-10P  
IN THE NE.1/4 OF THE SW.1/4 OF SECTION 36, TWP.3 N., RANGE 10 E. W.M.  
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON  
DECEMBER 14, 2005

**FILED**  
MAR 9 2006  
*Ronald Tolts*  
CLERK

**RECORDING INFORMATION:**

PLAT NUMBER: 20061129  
INSTRUMENT RECEIVED ON THE 8<sup>th</sup> DAY  
OF March, 2006 AT 9:28 A.M.  
*Lead Day - Clerk*  
HOOD RIVER COUNTY CLERK

**APPROVALS:**

I, HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE PLAT OF "ELIOT PARK SUBDIVISION, PHASE 3".

*[Signature]* 3/8/2006  
Hood River County Director of Budget and Finance Date

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF "ELIOT PARK SUBDIVISION, PHASE 3" 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* 3/8/2006  
Hood River County Director of Records and Assessments. Date

**DEDICATION:**

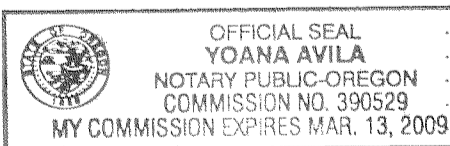
I, THOMAS K. SIEVERKROPP, PRESIDENT OF SIEVERKROPP ORCHARDS, INC. AS OWNER OF THE LAND SHOWN ON THE PLAT HEREUNTO ATTACHED AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, ALSO HEREUNTO ATTACHED, DEDICATE TO THE PUBLIC FOREVER ALL STREETS, PATHWAYS AND EASEMENTS SHOWN ON SUCH PLAT AND DECLARE THE PLAT OF "ELIOT PARK SUBDIVISION, PHASE 3" TO BE A CORRECT PLAT AS LOCATED IN THE SOUTHWEST 1/4, SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON.

*Thomas K Sieverkropp* PROS.  
THOMAS K. SIEVERKROPP, PRESIDENT OF SIEVERKROPP ORCHARDS, INC.

**ACKNOWLEDGEMENT:**

ON THIS 25 DAY OF January, ~~2005~~ <sup>4A</sup> 2006  
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED THOMAS K. SIEVERKROPP, PRESIDENT OF SIEVERKROPP ORCHARDS, INC. KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

*Yoana Avila*  
Signature  
Yoana Avila  
Printed Name  
Notary Public for the State of Oregon,  
County of Hood River  
Commission Number 390529  
My commission expires March 13, 2009



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY, ROADWAYS, AND LOTS THEREIN OF THE PLAT OF ELIOT PARK SUBDIVISION, PHASE 3. THE PROPERTY LIES IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN. THE SUBJECT PROPERTY IS A PORTION OF THE REMAINDER PARTITION PARCEL FROM THREE PRIOR PARTITIONS AND PHASES 1 AND 2 OF THE ELIOT PARK SUBDIVISION. BOUNDARY ESTABLISHMENT IN THIS PHASE WAS IDENTICAL AS ESTABLISHED IN PHASE 1 AND UTILIZED AGAIN IN PHASE 2. THIS PLAT REPRESENTS PHASE 3 OF THE SUBDIVISION. EXISTING MONUMENTS FROM THE PRIOR PHASES AND PARTITIONS WERE FOUND ON THE BOUNDARY OF PHASE 3 AS SHOWN. BASIS OF BEARING IN THIS PHASE IS IDENTICAL TO PHASES 1 AND 2, WHICH IS OREGON NORTH ZONE GRID, NAD 1983. NO BOUNDARY DISCREPANCIES OR ENCROACHMENTS ARE NOTED WITHIN PHASE 3. THE REMAINDER PROPERTY IS UNSURVEYED. WITH RESOLUTION OF THE BOUNDARY OF PHASE 3, THE INDIVIDUAL LOTS AND STREETS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT OF THE SUBDIVISION.

SET AS SHOWN ON THE SURVEY WERE 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA, LS 50800".

**SURVEYOR'S CERTIFICATE:**

I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR NO. 50800 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND THE CITY OF HOOD RIVER LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF ELIOT PARK SUBDIVISION, PHASE 3, LYING IN A PORTION OF PARCEL 1 OF PARTITION PLAT 2003-10P IN THE NORTHEAST 1/4 OF THE SOUTHWEST 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 THE 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA, LS 50800" FOUND AT THE NORTHWEST CORNER OF SAID PHASE 3, SAID INITIAL POINT BEING THE NORTHEAST CORNER OF ELIOT PARK SUBDIVISION, PHASE 2. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE NORTH 89°55'42" EAST 190.52 FEET; THENCE SOUTH 00°39'11" WEST 135.01 FEET; THENCE NORTH 89°55'42" EAST 6.65 FEET; THENCE SOUTH 00°39'11" WEST 780.95 FEET; THENCE NORTH 89°21'37" WEST 238.00 FEET; THENCE NORTH 00°39'11" EAST 777.99 FEET; THENCE NORTH 89°55'42" EAST 40.86 FEET; THENCE NORTH 00°39'11" EAST 135.01 FEET TO THE INITIAL POINT.

CONTAINS 4.85 ACRES, MORE OR LESS.

**LAND INFORMATION:**

23.09 ACRES (TOTAL)  
4.85 ACRES (PHASE 3)  
TAX LOT 200  
ASSESSOR'S MAP 3N-10E-36E  
27 LOTS (PHASE 3)  
ZONE: R-2

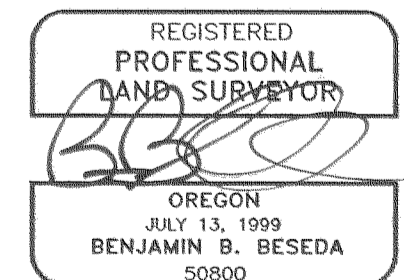
**APPROVALS:**

WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "ELIOT PARK SUBDIVISION, PHASE 3" IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

- David H. Bark* 2/28/06  
City Public Works & Engineering Director Date
- Cynthia Walbridge* 2-28-06  
City Planning Director Date
- Ronald Tolts* 2-3-06  
Hood River County Surveyor Date
- Prof. Schulz* 3/6/06  
County Board of Commissioners Chairman Date
- Carol York* 3-6-06  
County Commissioner Date
- [Signature]* 3-8-06  
County Commissioner Date
- Charles [Signature]* 3-6-06  
County Commissioner Date
- [Signature]*             
County Commissioner Date
- Paul A. Cummings* 02/28/06  
Hood River City Mayor Date
- Jean M. Hadley* 2-28-06  
Hood River City Recorder Date

**ENGINEER / SURVEYOR:**

TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
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EXPIRES: 12/31/2006