

901138

I HEREBY CERTIFY THAT THIS SHEET IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT.

ROY O. GAYLORD PLS 1815

FILED

HOOD RIVER COUNTY

APR 26 9 00 AM '90

DEPARTMENT OF RECORDS AND ASSESSMENT DEPUTY

SURVEYOR'S CERTIFICATE

I, ROY O. GAYLORD, REGISTERED PROFESSIONAL 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 SHERMAN COURT SUBDIVISION TO THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON; AND THAT A 2-3/8" BRASS CAP & 2" GALVANIZED IRON PIPE WAS SET AT THE INITIAL POINT OF A TRACT OF LAND LOCATED IN LOT 17, ADAMS PARADISE ACRES IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

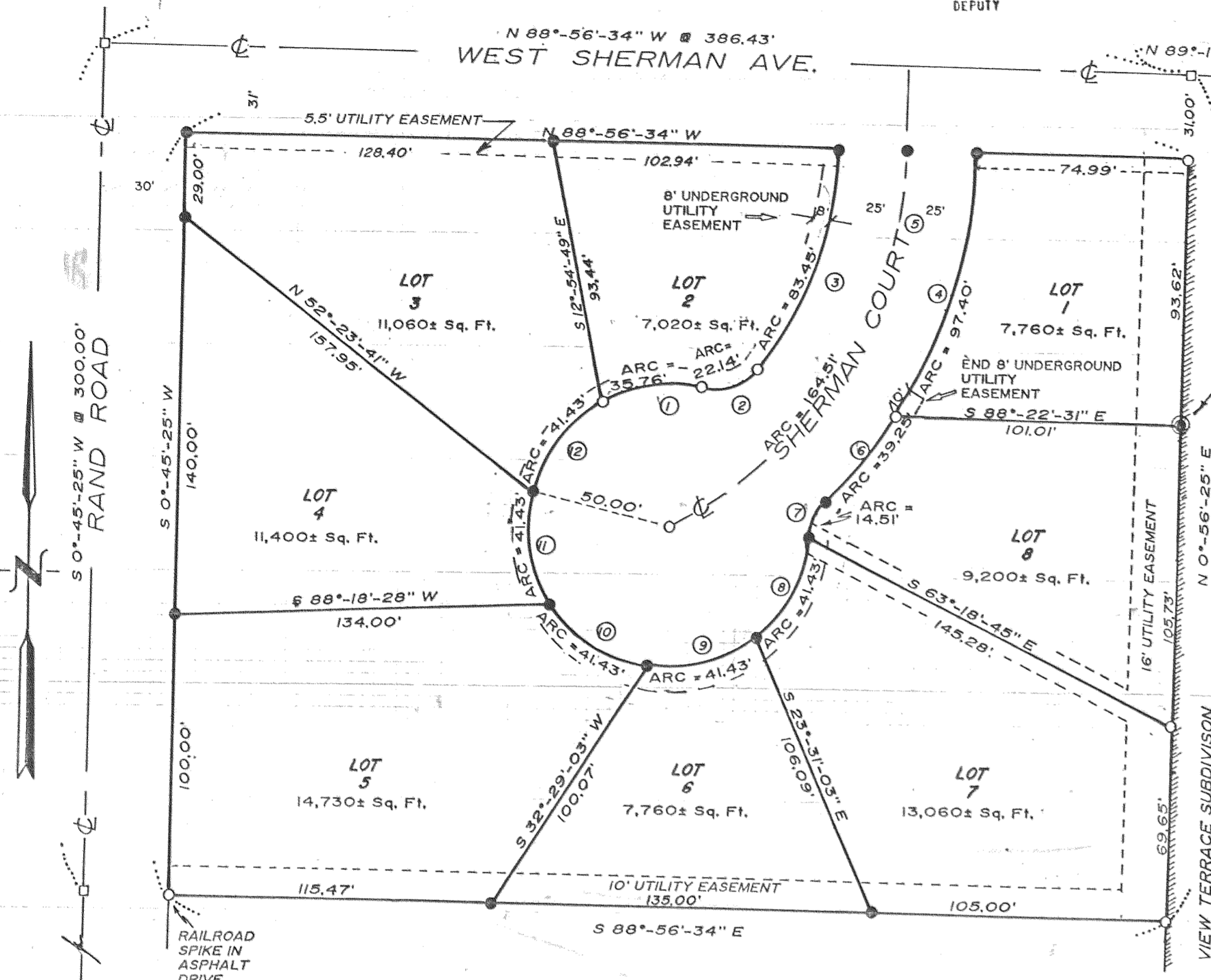
BEGINNING AT A POINT 19.95 CHAINS EAST OF THE NORTHWEST CORNER OF SECTION 35, AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 35 AND THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO WILLIAM A. ISENBERG et ux., BY DEED FROM M. SUE ADAMS, RECORDED OCTOBER 1, 1908, IN BOOK 1 PAGE 336, DEED RECORDS HOOD RIVER COUNTY, OREGON; THENCE SOUTH 0°-45'-24" WEST, ALONG THE EAST LINE OF SAID ISENBERG TRACT OF LAND AND THE SOUTHERLY CONTINUATION THEREOF A DISTANCE OF 300 FEET; THENCE SOUTH 88°-56'-34" EAST, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 385.47 FEET, TO A POINT IN THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO STEPHAN R. BUTTON et ux., BY DEED RECORDED AUGUST 22, 1967, FILM NO. 671185, DEED RECORDS HOOD RIVER COUNTY, OREGON; THENCE NORTH 0°-56'-25" EAST ALONG THE WEST LINE OF SAID BUTTON TRACT OF LAND A DISTANCE OF 300.00 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE NORTH 88°-56'-34" WEST ALONG SAID SECTION LINE A DISTANCE OF 386.43 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF HOOD RIVER, A MUNICIPAL CORPORATION, BY DEED RECORDED SEPTEMBER 11, 1969, AS RECORDER'S FEE NO. 691298, FILM RECORDS.

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF April, 1990.

James D. Gaylord NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: Dec. 13, 1993



REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 15, 1978 ROY O. GAYLORD 1815

SHERMAN COURT 1990 IP PLS 1815

COVENANTS & RESTRICTIONS

ALL LOTS IN SHERMAN COURT SUBDIVISION SHALL INCORPORATE THE COVENANTS AND RESTRICTIONS AS DECLARED BY MICHAEL J. SPEDICK, PEGGY J. SPEDICK, AND LINDA JENSEN IN THE ARTICLE "SHERMAN COURT DEED RESTRICTIONS" AS FILED AND RECORDED WITH THE COUNTY OF HOOD RIVER.

DEDICATION

WE, LINDA JENSEN AS OWNER IN FEE SIMPLE, AND MICHAEL J. SPEDICK AND PEGGY J. SPEDICK, THE CONTRACT PURCHASERS OF THE LAND SHOWN ON THE ANNEXED PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS SHOWN ON SUCH PLAT AND THAT WE DECLARE THE ANNEXED PLAT OF SHERMAN COURT SUBDIVISION TO BE A CORRECT PLAT AS LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN IN HOOD RIVER COUNTY, OREGON.

FILED MAY 4, 1990 Richard G. Arnold COUNTY SURVEYOR

Signatures of Michael J. Spedick, Peggy J. Spedick, and Linda Jensen.

ACKNOWLEDGEMENT

ON THIS 20 DAY OF April, 1990, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED MICHAEL J. SPEDICK, PEGGY J. SPEDICK, AND LINDA JENSEN, KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

SUBSCRIBED AND SWORN BEFORE ME, THIS 20 DAY OF April, 1990

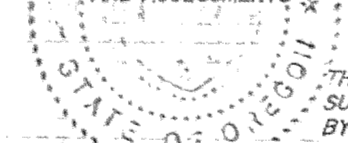
Notary signature and name for Acknowledgement.

MY COMMISSION EXPIRES: 11-29-93

APPROVALS

THE DIRECTOR OF RECORDS & ASSESSMENTS & THE DIRECTOR OF BUDGET & FINANCE & TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED PLAT OF "SHERMAN COURT SUBDIVISION", IN THE CITY OF HOOD RIVER AND 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.

Signatures of Dan Chamness and Sandra E. Berry, directors of records and finance.



THE ANNEXED PLAT OF THE SHERMAN COURT SUBDIVISION, WAS EXAMINED AND APPROVED BY ME

THIS 20 DAY OF April, 1990. Signature of Richard G. Arnold, County Surveyor.

APPROVALS

THE ANNEXED PLAT OF THE SHERMAN COURT SUBDIVISION, WAS EXAMINED AND APPROVED BY ME

THIS 23 DAY OF April, 1990.

Signature of Richard G. Arnold, County Surveyor.

THE ANNEXED PLAT OF THE SHERMAN COURT SUBDIVISION, WAS EXAMINED AND APPROVED BY ME

THIS 24 DAY OF April, 1990.

Signature of Linda Maddox, Hood River City Planning Commission.

THE ANNEXED PLAT OF THE SHERMAN COURT SUBDIVISION, WAS EXAMINED AND APPROVED BY ME

THIS 20 DAY OF April, 1990.

Signature of Richard G. Arnold, Hood River County Surveyor.

THE ANNEXED PLAT OF THE SHERMAN COURT SUBDIVISION, WAS EXAMINED AND APPROVED BY ME

THIS 23 DAY OF April, 1990.

Signature of Kenneth A. Jantzen, Mayor.

TERRA SURVEYING

DATE: APRIL, 1990 SCALE: 1" = 40' PROJECT: #8914

P.O. BOX 617 HOOD RIVER, OR. 97031

PHONE (503) 386-4531

LEGEND:

- SET 5/8" X 30" IRON ROD W/ CAP
SET 2 1/2" BRASS CAP ON GALVANIZED PIPE
FOUND MONUMENT OF RECORD
CALCULATED, NOT FOUND OR SET

NARRATIVE:

PLEASE USE COUNTY SURVEYOR'S SURVEY FILED DRAWING #89099 OF DECEMBER, 1990, ONLY FOR PLAT BOUNDARY SURVEY INFORMATION.

REFERENCES:

PLS 1028 SURVEY DATED APRIL 28, 1977
PLS 932 SURVEY DATED AUGUST 25, 1971
TERRA SURVEYING MINOR PARTITION DATED OCTOBER, 1989

BASIS OF BEARING:

CITY DATUM

LOCATION OF SURVEY:

A PARCEL OF LAND LOCATED IN LOT 17, ADAMS PARADISE ACRES, IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY OREGON.

NOTE: NO WATER RIGHTS ARE APPURTENANT TO THE PROPERTY

CURVE TABLE:

Table with columns: DELTA, CHORD, RADIUS. Lists 12 curve data points.

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