

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.
JUN 3 2 55 PM '03

NOTES:

- 1) BEARINGS BASED ON SURVEY REFERENCE No. 1.
- 2) NO DEVELOPMENT IS ALLOWED WITHIN THE DRAINAGE EASEMENTS, WHICH ARE TO BE MAINTAINED IN THEIR NATURAL STATE BY INDIVIDUAL PROPERTY OWNERS OF LOTS 1-5 AND LOTS 17-19. THESE EASEMENTS MAY BE REGULATED BY THE DIVISION OF STATE LANDS AND/OR THE U.S. ARMY CORPS OF ENGINEERS.
- 3) THE HOOD RIVER COUNTY BUILDING DEPARTMENT RECOMMENDS THAT NO BASEMENTS BE CONSTRUCTED ON LOTS 3, 4, 17 AND 18 DUE TO PROXIMITY TO THE DRAINAGES.
- 4) THIS IS AN AREA OF KNOWN HIGH GROUND WATER; OWNERS SHOULD INVESTIGATE SOIL CONDITIONS AND LEVEL OF GROUND WATER PRIOR TO INITIATING BUILDING DESIGN.
- 5) THE PUBLIC DRAINAGE EASEMENT BETWEEN LOTS 17 & 18 IS EXPANDED DUE TO A PROPOSED DETENTION POND.
- 6) NO FENCES OR OBSTRUCTIONS THAT WOULD INHIBIT ACCESS ARE ALLOWED IN THE IDENTIFIED PUBLIC UTILITY/SEWER EASEMENTS.

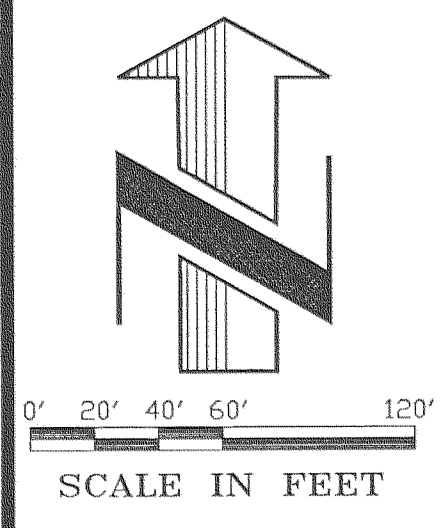
REFERENCES:

- 1) PARTITION PLAT 2000-18-P FOR GOOSE MEADOWS PROPERTIES BY TENNESON ENGINEERING CORP. MAY 26, 2000, W.O. #9534
- 2) PLAT OF FRANKTON PARK, PHASE I BY TERRA SURVEYING, PLS #1815 CO. SURVEY #96045 FILED JULY 28, 1996
- 3) MICHAEL & PEGGY SPEDICK SURVEY BY KLEIN & ASSOC. PLS. #932 CO. SURVEY #94044 FILED APRIL 21, 1994
- 4) DLC SURVEYING SURVEY BY DANNY L. CRON, PLS. #1028 CO. SURVEY #96074 FILED OCT. 10, 1996

PLAT OF
SUMMIT VIEW ESTATES
PARCEL 2, PARTITION PLAT 2000-18-P
TAX LOT 2024, MAP 3N-10-34B
IN THE N.E.1/4 OF THE N.W.1/4
SECTION 34, TWP.3 N., RANGE 10 E. W.M.
HOOD RIVER COUNTY, OREGON
MARCH 31, 2003

RECORDING INFORMATION:

FILE NUMBER: 20033271
INSTRUMENT RECEIVED ON THE 3rd DAY
OF June, 2003 AT 2:55 P.M.
Cindy Judd Deputy Clerk
HOOD RIVER COUNTY CLERK

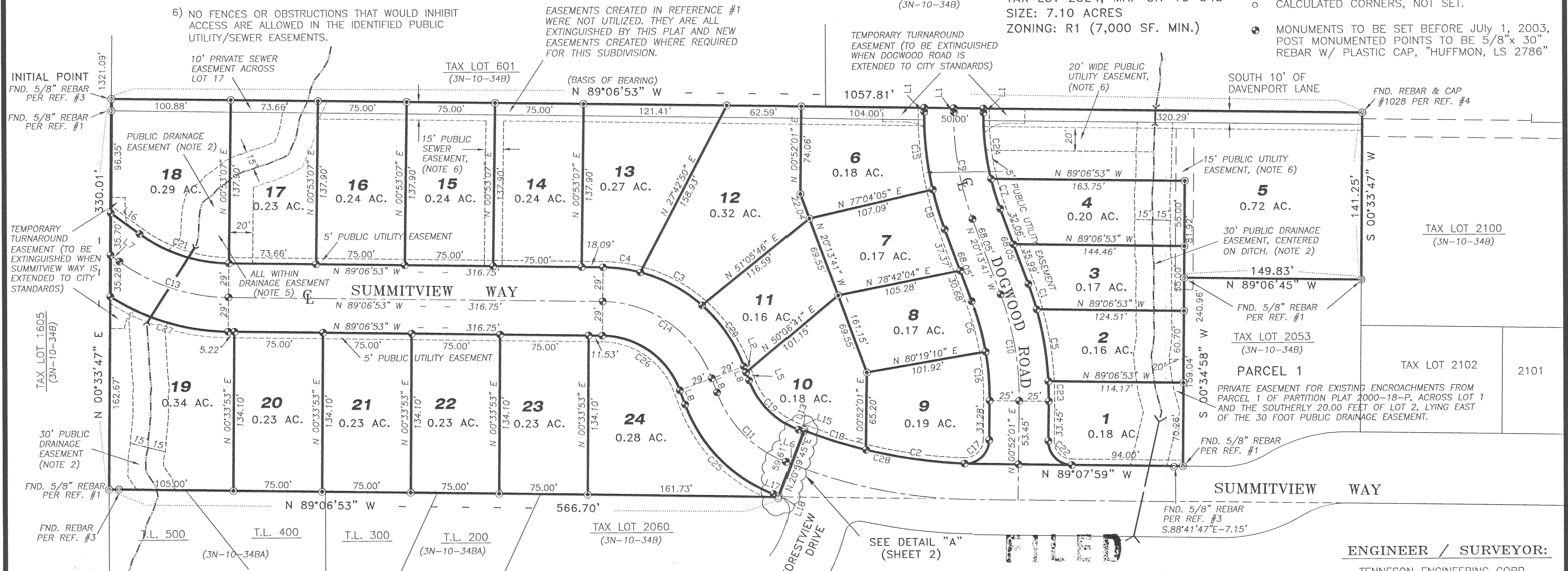


LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON, LS 2786" UNLESS NOTED OTHERWISE
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- MONUMENTS TO BE SET BEFORE July 1, 2003, POST MONUMENTED POINTS TO BE 5/8" X 30" REBAR W/ PLASTIC CAP, "HUFFMON, LS 2786"

LAND INFO.

TAX LOT 603
(3N-10-34B)
TAX LOT 2024, MAP 3N-10-34B
SIZE: 7.10 ACRES
ZONING: R1 (7,000 SF. MIN.)



COVENANTS AND RESTRICTIONS:

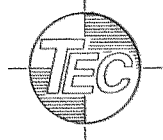
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PLAT OF SUMMIT VIEW ESTATES TO BE FILED UNDER SEPARATE DOCUMENT AS RECORDERS FILE FEE NO. _____, RECORDED _____, 2003, HOOD RIVER COUNTY DEED RECORDS.

OWNER/DEVELOPER:

SUMMIT VIEW LLC.
(DAVID A. NELSON, Managing Partner)
1735 5TH STREET,
HOOD RIVER, OR. 97031
PH. (541) 387-2604

ENGINEER / SURVEYOR:

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



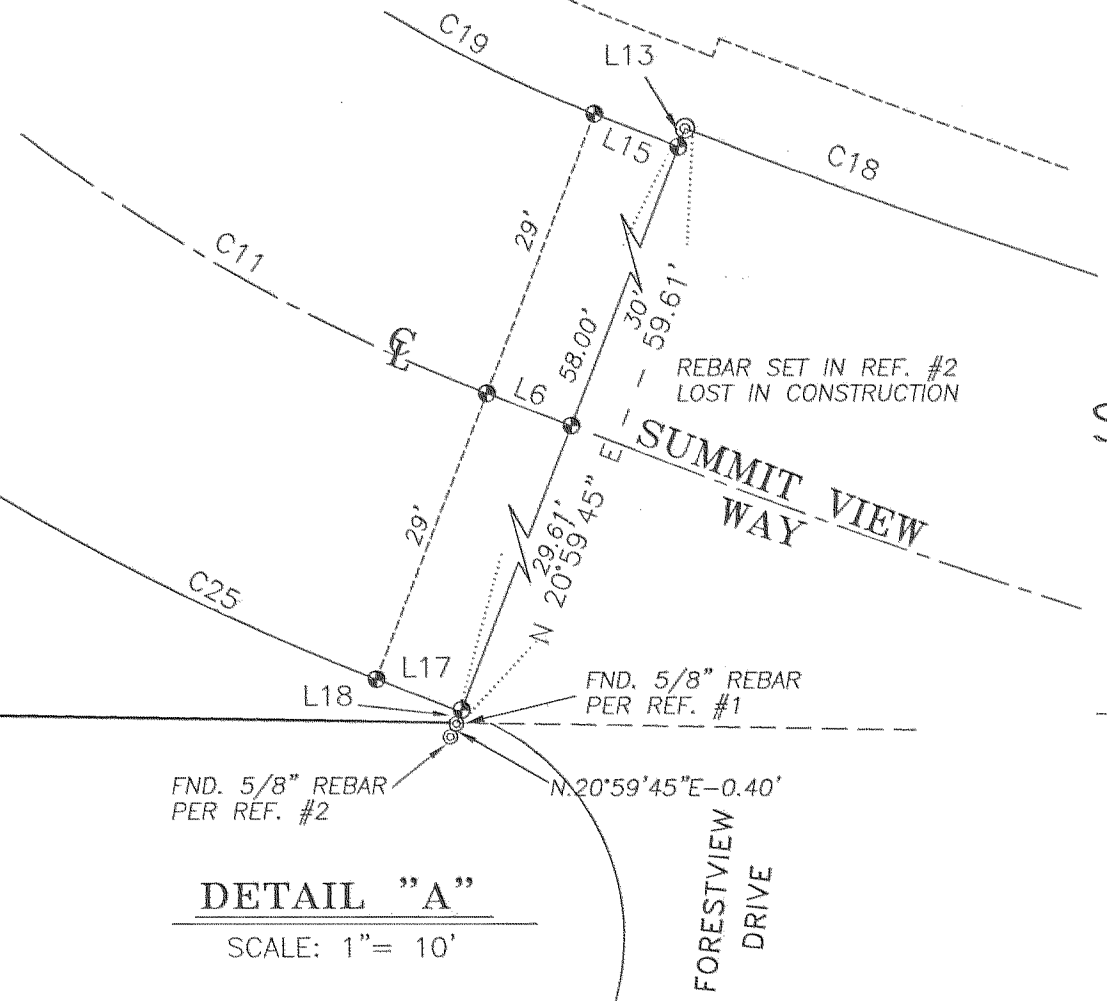
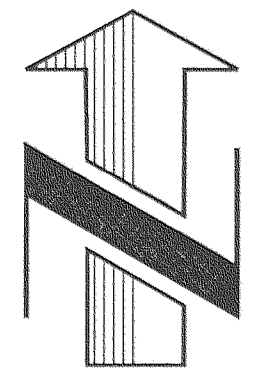
JUN 03 2003
I am a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by *Cindy Judd*; Deputy

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH	CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	4'42"57"	275.00'	22.63'	11.32'	N17°52'12"W	22.63'	C16	10'32"51"	225.00'	41.42'	20.77'	N4°24'24"W	41.36'
C2	11'13"27"	430.00'	84.24'	42.25'	S81°53'12"E	84.10'	C17	91'38"04"	20.00'	31.99'	20.58'	N46°41'03"E	28.68'
C3	26'37"09"	129.00'	59.93'	30.52'	N61°37'55"W	59.39'	C18	7'18"27"	430.00'	54.84'	27.46'	S72°37'14"E	54.81'
C4	14'10"24"	129.00'	31.91'	16.04'	N82°01'41"W	31.83'	C19	48'44"20"	71.00'	60.40'	32.16'	S44°35'51"E	58.59'
C5	12'52"02"	275.00'	61.76'	31.01'	N9°04'42"W	61.63'	C20	28'05"40"	129.00'	63.25'	32.28'	N34°16'30"W	62.62'
C6	10'32"51"	225.00'	41.42'	20.77'	N14°57'15"W	41.36'	C21	35'21"30"	131.00'	80.84'	41.75'	S71°26'08"E	79.57'
C7	6'42"45"	225.00'	26.36'	13.20'	S16°52'18"E	26.35'	C22	90'00"00"	20.00'	31.42'	20.00'	S44°07'59"E	28.28'
C8	7'17"45"	275.00'	35.02'	17.53'	S16°34'48"E	34.99'	C23	3'30"43"	275.00'	16.86'	8.43'	N0°53'20"W	16.85'
C9	21'06"48"	250.00'	92.12'	46.59'	S9°40'17"E	91.60'	C24	14'24"02"	225.00'	56.55'	28.43'	S6°18'54"E	56.40'
C10	21'05"42"	250.00'	92.04'	46.55'	N9°40'50"W	91.53'	C25	48'44"20"	129.00'	109.73'	58.43'	S44°35'51"E	106.46'
C11	48'44"20"	100.00'	85.07'	45.30'	S44°35'51"E	82.52'	C26	68°53'12"	71.00'	85.36'	48.69'	N54°40'17"W	80.31'
C13	35'21"30"	160.00'	98.74'	51.00'	S71°26'08"E	97.18'	C27	31'55"30"	189.00'	105.31'	54.06'	S73°09'08"E	103.95'
C14	68°53'12"	100.00'	120.23'	68.58'	N54°40'17"W	113.12'	C28	18'31"54"	430.00'	139.08'	70.15'	S78°13'58"E	138.47'
C15	13'49"02"	275.00'	66.32'	33.32'	S6°01'24"E	66.16'							

LINE	ANGLE	DISTANCE
L1	N 00°53'07" E	3.37'
L2	S 20°13'41" E	5.50'
L5	S 20°13'41" E	7.18'
L6	N 68°58'01" W	4.72'
L7	N 53°45'23" W	9.26'
L8	N 20°13'41" W	12.69'
L13	N 20°59'45" E	1.00'
L15	S 68°58'01" E	4.70'
L16	S 53°45'23" E	30.08'
L17	S 68°58'01" E	4.74'
L18	N 20°59'45" E	0.61'



EXPIRES: 6/30/03



DETAIL "A"
SCALE: 1" = 10'

PLAT OF SUMMIT VIEW ESTATES

PARCEL 2, PARTITION PLAT 2000-18-P
TAX LOT 2024, MAP 3N-10-34B
IN THE N.E. 1/4 OF THE N.W. 1/4
SECTION 34, TWP. 3 N., RANGE 10 E. W.M.
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OWNER/DEVELOPER:
SUMMIT VIEW LLC.
(DAVID A. NELSON, Managing Partner)
1735 5TH. STREET,
HOOD RIVER, OR. 97031
PH. (541) 387-2604

LAND INFO.
TAX LOT 2024, MAP 3N-10-34B
SIZE: 7.10 ACRES
ZONING: R1 (7,000 SF. MIN.)

POST MONUMENTATION AFFIDAVIT

I, BRADLEY R. HUFFMON, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2786, HEREBY CERTIFY THAT POST MONUMENTATION OF THE FRONT CORNERS OF LOTS 1 TO 24 AND STREET CENTERLINES OF THIS PLAT OF SUMMIT VIEW ESTATES WILL BE COMPLETED ON OR BEFORE JULY 1, 2003

Bradley R. Huffmon
BRADLEY R. HUFFMON, PLS. #2786

MONUMENTATION OF CORNERS COMPLETED _____
PER AFFIDAVIT OF MONUMENTATION RECORDED M.F. # _____

HOOD RIVER COUNTY SURVEYOR DATE

FILED
JUN 9 2003
Ronald Juhet
CLERK

APPROVALS:

WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "SUMMIT VIEW ESTATES" IN HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

- Don Wilay* 4-14-03
Hood River County Public Works Director Date
- Michael Bensch* 6-2-03
Hood River County Planning Director Date
- Ronald Juhet* 4-14-03
Hood River County Surveyor Date
- Raf. Felch* 6-2-03
County Board of Commissioners Chairman Date
- John B.* 6-2-03
County Commissioner Date
- Robert D. Hartwig* 6/2/2003
County Commissioner Date
- _____
County Commissioner Date
- Chris Thomson* 6-02-03
County Commissioner Date
- William* 5/28/03
County Planning Commission, Chairman Date
- _____
Hood River County Sanitarian Date
- Don Chandler* 4-3-03
Ice Fountain Water District Date
- Ji Swannell* 4-3-03
Westside Fire District Date
- Mark Gago* 4-18-03
Hood River City Engineer Date

APPROVALS:

I, HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE "SUMMIT VIEW ESTATES" SUBDIVISION PLAT

Andrew K. Koway 6/3/03
Hood River County Director of Budget and Finance Date

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE "SUMMIT VIEW ESTATES" SUBDIVISION PLAT 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.

Summit Haack chief 6-3-03
Hood River County Director of Records and Assessments. Date

DEDICATION:

I, DAVID A. NELSON, MANAGING PARTNER OF SUMMIT VIEW LLC., AS OWNER OF THE LAND SHOWN IN THE PLAT HEREUNTO ATTACHED AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ALSO HEREUNTO ATTACHED, DEDICATE TO THE PUBLIC FOREVER THE STREETS AND PUBLIC EASEMENTS SHOWN ON SAID PLAT AND BY THIS PLAT CREATE THE PRIVATE EASEMENTS FOR THE PURPOSES STATED AS SHOWN OF SAID PLAT AND THAT I DECLARE THE PLAT OF "SUMMIT VIEW ESTATES" TO BE A CORRECT PLAT AS LOCATED IN SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M. HOOD RIVER COUNTY, OREGON.

David A. Nelson
DAVID A. NELSON, MANAGING PARTNER

ACKNOWLEDGEMENT:

ON THIS 18th DAY OF April, 2003, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED DAVID A. NELSON, KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAID THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

DIANNA BECKNER
NOTARY PUBLIC-OREGON
COMMISSION NO. 364856
EXP. FEB. 11, 2007

Dianna Beckner
Notary Public for the State of Oregon
My commission expires 02-11-07

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY, ROADWAYS, EASEMENTS, AND LOTS THEREIN, OF THE PLAT OF "SUMMIT VIEW ESTATES" SUBDIVISION. THIS IS A SUBDIVISION OF PARCEL 2 OF PARTITION PLAT 2000-18-P, COMPLETED IN FEBRUARY OF 1999 BY TENNESON ENGINEERING. THE BOUNDARY OF THIS PLAT ALSO INCLUDES THE SOUTHERLY 10 FEET OF DAVENPORT LANE, ADJOINING THE NORTHERLY LINE OF PARCEL 2. THIS 10 FOOT WIDE STRIP WAS NOT INCLUDED WITHIN THE BOUNDARY OF PARCEL 2. SINCE THIS PARTITION, THE COUNTY HAS NO EVIDENCE THAT DAVENPORT LANE IS A PUBLIC WAY AND THEREFORE THE 10 FEET NOT INCLUDED WITHIN PARCEL 2 HAS NOT BEEN INCLUDED WITHIN THE BOUNDS OF THIS SUBDIVISION AND IS CONTAINED WITHIN THE SURVEYOR'S CERTIFICATE. THE INDIVIDUAL LOTS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY MAP OF THE SUBDIVISION. THE EXTERIOR CORNERS OF THE PLAT WERE SET OR RECOVERED AS SHOWN. ALSO, ALL REAR LOT CORNERS ARE SET. THE FRONT LOT CORNERS AND ROADWAY CENTERLINE MONUMENTS WILL BE POST-MONUMENTED AS STATED IN THE POST-MONUMENTATION AFFIDAVIT BY JULY 1 OF THIS CALENDAR YEAR.

SET MONUMENTS ARE 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON LS 2786".

SURVEYOR'S CERTIFICATE:

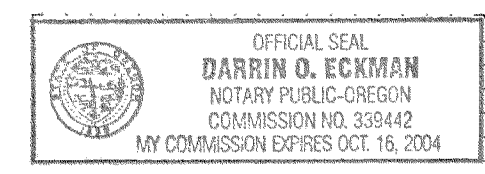
I, BRADLEY R. HUFFMON, REGISTERED LAND SURVEYOR #2786 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND HOOD RIVER COUNTY LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF "SUMMIT VIEW ESTATES" SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, AND THAT THE 5/8" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "LS 932" FOUND AT THE NORTHWEST CORNER OF THE SUBJECT TRACT IS THE INITIAL POINT OF SAID SUBDIVISION AND THAT THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

PARCEL 2 OF HOOD RIVER COUNTY PARTITION PLAT 2000-18-P AS RECORDED IN INSTRUMENT 990783, FEBRUARY 18, 1999, HOOD RIVER COUNTY DEED RECORDS. ALSO THE SOUTH 10 FEET OF DAVENPORT LANE THAT ADJOINS THE NORTH LINE OF THE HEREINBEFORE DESCRIBED PARCEL 2.

CONTAINS 7.10 ACRES.

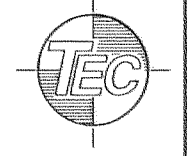
SUBSCRIBED AND SWORN BEFORE ME
THIS 1st DAY OF April, 2003.

Darrin O. Eckman
Notary Public for the State of Oregon
My commission expires 10.16.04



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Bradley R. Huffmon 4/1/03
BRADLEY R. HUFFMON DATE

ENGINEER / SURVEYOR:
TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 296-9177
FAX 296-6657



EXPIRES: 6/30/03

SHEET 2 OF 2

CS 2003 037

10535pl

2-11-03