

PLAT OF TRIPLE J SUBDIVISION

IN A PORTION OF GOV. LOT 4
SEC. 35, T.3N., R.10E., W.M.
HOOD RIVER COUNTY, OREGON

PAGE 1 OF 2

LEGAL DESCRIPTION

PARCEL 1 OF MFN 99321
AND EXCEPTING DEED IN MFN 20022724
3N 10 35DC TAX LOT 2300
WARRANTY DEED 2004 5106

REFERENCES

1. 1993 TENNESON SURVEY, CS 94009
2. 1999 GAYLORD BLA, CS 99015
3. 2003 KLEIN SURVEY, CS 2003040
4. 2004 TERRA SURVEY, CS 2004045

SURVEYOR'S CERTIFICATE

I, RICHARD W. BELL, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DESPOSED AND SAY THAT I HAVE VERIFIED THE EXISTING FOUND EXTERIOR CONTROL MONUMENTS, DEPICTED IN SURVEY FILED JUNE 11, 2003 (CS 2003 040), BY SURVEY AS CORRECTLY REPRESENTING THE LAND ON THE PLAT ENTITLED "TRIPLE J SUBDIVISION", HOOD RIVER COUNTY, STATE OF OREGON AND THAT THE LOT CORNERS HAVE BEEN MARKED WITH LEGAL MONUMENTS AND THAT A FOUND RAIL ROAD SPIKE WAS HELD FOR THE INITIAL POINT OF SAID SURVEY, SAID INITIAL POINT BEING NORTH 00°01'47" WEST, 391.22 FEET FROM THE SOUTH ¼ CORNER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN AND THE PROPERTY PLATED IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE AFORE SAID INITIAL POINT; THENCE SOUTH 89°48'29" EAST, 71.01 FEET TO A RAIL ROAD SPIKE; THENCE NORTH 89°59'06" EAST, 440.59 FEET TO A PLASTIC SURVEYOR'S CAP; THENCE NORTH 00°00'26" WEST, 425.59 FEET TO A PLASTIC SURVEYOR'S CAP; THENCE SOUTH 89°59'41" WEST, 223.64 FEET TO A PLASTIC SURVEYOR'S CAP; THENCE SOUTH 00°00'01" EAST, 161.25 FEET TO A PLASTIC SURVEYOR'S CAP; THENCE SOUTH 89°59'59" WEST, 258.05 FEET TO A PLASTIC SURVEYOR'S CAP; THENCE SOUTH 00°01'11" EAST, 57.58 FEET TO A PLASTIC SURVEYOR'S CAP; THENCE SOUTH 89°59'41" WEST, 30 FEET TO THE N-S CENTER SECTION LINE; THENCE SOUTH 00°01'47" EAST, ALONG SAID CENTER SECTION LINE, 196.90 FEET TO THE POINT OF BEGINNING.

RECORDS AND ASSESSMENT
HOOD RIVER CO.
Filed For Record
this 7th day of June, 2005
20052798
Randy J. Bell
Clerk, Hood River County
Records and Assessment

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF MAY, 2005
Randy J. Bell
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 25th DAY OF May, 2005
Honorable Don Guess
HOOD RIVER COUNTY DIR. OF PUBLIC WORKS

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 25 DAY OF MAY, 2005
Cavell M. Bell
HOOD RIVER CITY ENGINEER

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 23 DAY OF May, 2005
Don Chandler
WESTSIDE RURAL FIRE PROTECTION DISTRICT

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 23 DAY OF May, 2005
Don Chandler
ICE FOUNTAIN WATER DISTRICT

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 03 DAY OF JUNE, 2005
Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF BUDGET,
FINANCE & TAX COLLECTOR

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 23 DAY OF May, 2005
Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 2nd DAY OF JUNE, 2005
M. Benedict #04-169
HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF JUNE, 2005
Doug Beveridge
CHAIR, HOOD RIVER COUNTY COMMISSION

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF JUNE, 2005
Fred Dethman
HOOD RIVER COUNTY COMMISSION

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF June, 2005
Fred Dethman
HOOD RIVER COUNTY COMMISSION

THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF June, 2005
Fred Dethman
HOOD RIVER COUNTY COMMISSION

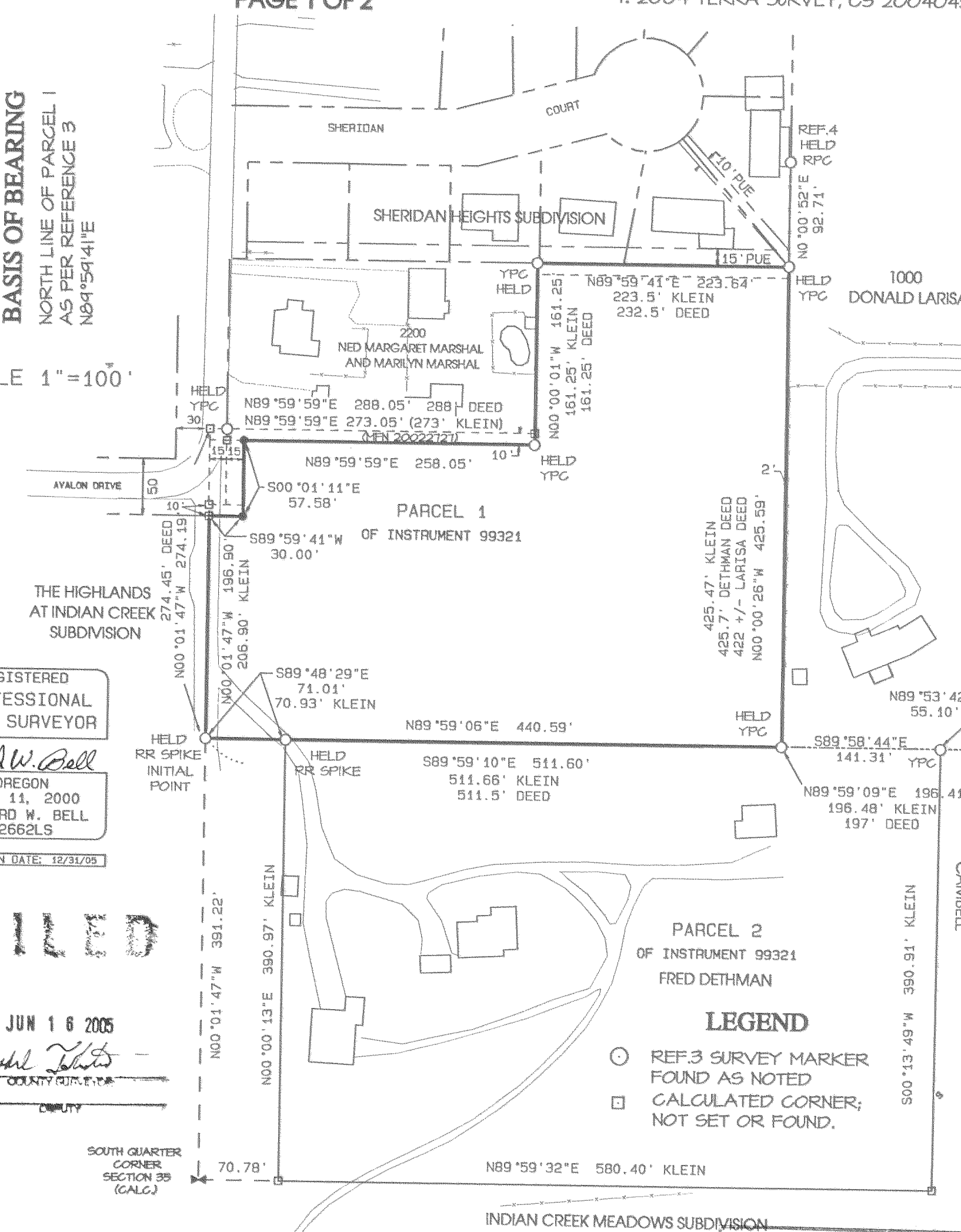
THE PLAT OF TRIPLE J SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS DAY OF , 2005
Fred Dethman
HOOD RIVER COUNTY COMMISSION

BASIS OF BEARING
NORTH LINE OF PARCEL 1
AS PER REFERENCE 3
N89°59'41"E

SCALE 1"=100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard W. Bell
OREGON
JULY 11, 2000
RICHARD W. BELL
62662LS
EXPIRATION DATE: 12/31/05

FILED
JUN 16 2005
Randy J. Bell
COUNTY CLERK



THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "TRIPLE J SUBDIVISION" 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.

HOOD RIVER COUNTY DIRECTOR OF BUDGET,
FINANCE & TAX COLLECTOR

HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT HOOD RIVER HOMES INC. AN OREGON CORPORATION, PRESIDENT, DOUG BEVERIDGE, AND FRED DETHMAN, A PRIVATE INDIVIDUAL, ARE THE OWNERS OF THE LAND REPRESENTED ON THE SUBDIVISION PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, RIGHTS OF WAYS AND PUBLIC UTILITY EASEMENTS WITH OUR OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

DOUG BEVERIDGE, PRESIDENT
HOOD RIVER HOMES INC.

FRED DETHMAN INDIVIDUALLY AND AS TRUSTEE OF DETHMAN TRUSTS (JOANNE AND FRED R.) DATED 9/17/97

This instrument was acknowledged before me on this 23 day of MAY, 2005, by Doug Beveridge, President of Hood River Homes Inc.

This instrument was acknowledged before me on this 23 day of MAY, 2005, by Fred Dethman.

Notary Name Printed WAYNE C. ANNALA
Commission Number 364877
Notary Public for the State of Oregon,
Hood River Co.
My commission expires FEB. 13, 2007

Notary Name Printed WAYNE C. ANNALA
Commission Number 364877
Notary Public for the State of Oregon
My commission expires FEB. 13, 2007

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SHOWN PARCEL INTO 16 LOTS. REF. 3 SURVEY WAS USED FOR CONTROL OF THIS SUBDIVISION. FOUND MONUMENTS WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCES AND WERE HELD FOR THIS SURVEY.

BELL DESIGN COMPANY
CIVIL ENGINEERING LAND SURVEYING

DATE	DESCRIPTION	BY
4/05	DRAFT	ARB
4/05	CHECK	RWB
5/05	FINAL	RWB

TRIPLE J SUBDIVISION
FOR HOOD RIVER HOMES
HOOD RIVER COUNTY, OREGON

OFFICIAL SEAL
WAYNE C. ANNALA
NOTARY PUBLIC-OREGON
COMMISSION NO. 364877
MY COMMISSION EXPIRES FEB 13, 2007
DATE: May 2005

FILED RECORDS AND ASSESSMENT HOOD RIVER, OREGON

BASIS OF BEARING
NORTH LINE OF PARCEL 1
AS PER REFERENCE 3
N89°59'41"E

SCALE 1"=40'

LINE TABLE		
	BEARING	DIST.
L1	N89°59'39"E	15.25'
L2	S00°00'00"W	1.14'

CURVE TABLE						
	RADIUS	CHORD DIST	ARCH LNG	TANGENT	DELTA ANGLE	CHORD BEARING
C1	R= 20.00'	CH= 25.18'	A= 27.23'	T=16.20'	Delta=78 00'35"	S45°18'52"E
C2	R= 75.00'	CH= 73.39'	A= 76.68'	T=42.07'	Delta=58 34'53"	S54°40'58"E
C3	R= 50.00'	CH= 53.47'	A= 56.41'	T=31.63'	Delta=64 38'33"	S57°42'48"E
C4	R= 20.00'	CH= 28.28'	A= 31.40'	T=19.99'	Delta=89 57'56"	N44°58'58"E
C5	R=125.00'	CH= 42.29'	A=42.49'	T=21.45'	Delta=19 28'33"	N09°44'17"E
C6	R=125.00'	CH= 52.28'	A=52.67'	T=26.73'	Delta=24 08'29"	N31°32'48"E
C7	R=125.00'	CH= 52.57'	A=52.96'	T=26.89'	Delta=24 16'36"	N55°45'21"E
C8	R=125.00'	CH= 47.85'	A=48.15'	T=24.38'	Delta=22 04'16"	N78°55'47"E
C9	R= 50.00'	CH= 48.92'	A= 51.12'	T=28.05'	Delta=58 34'53"	S54°40'58"E
C10	R= 75.00'	CH= 80.20'	A= 84.62'	T=47.45'	Delta=64 38'33"	S57°42'48"E
C11	R=100.00'	CH=141.38'	A=157.02'	T=99.94'	Delta=89 57'55"	N44°58'58"E
C12	R= 25.00'	CH= 26.72'	A= 28.19'	T=15.81'	Delta=64 36'50"	S57°41'56"E
C13	R=100.00'	CH= 69.47'	A= 70.95'	T=37.04'	Delta=40 38'55"	S45°42'59"E
C14	R=100.00'	CH= 41.57'	A= 41.88'	T=21.25'	Delta=23 59'38"	S78°02'15"E
C15	R= 20.00'	CH= 28.29'	A= 31.43'	T=20.01'	Delta=90 02'04"	S45°01'02"E
C16	R= 75.00'	CH=106.03'	A=117.76'	T=74.95'	Delta=89 57'55"	N44°58'58"E

PLAT OF
TRIPLE J SUBDIVISION
IN A PORTION OF GOV. LOT 4
SEC. 35, T.3N., R.10E., W.M.
HOOD RIVER COUNTY, OREGON

PAGE 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard W. Bell
OREGON
JULY 11, 2000
RICHARD W. BELL
62662LS
EXPIRATION DATE: 12/31/08

FILED
JUN 16 2005
Ronald Tolento
CLERK

NOTES

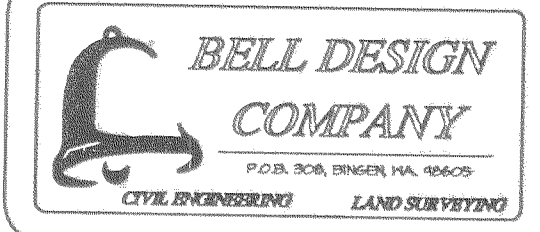
- PIPE LINE EASEMENT OVER SW1/4 OF SE1/4 OF SECTION 35 BOOK 7 OF DEED, PAGE 99.
- ACCESS AND UTILITIES EASEMENT RECORD NUMBER 20052796
- TEMPORARY TURNAROUND EASEMENT, RECORD NUMBER 2004-5264
- LANDSCAPE EASEMENT RECORD NUMBER 20052797

COVENANTS AND RESTRICTIONS

RECORD NUMBER 20052795

LEGEND

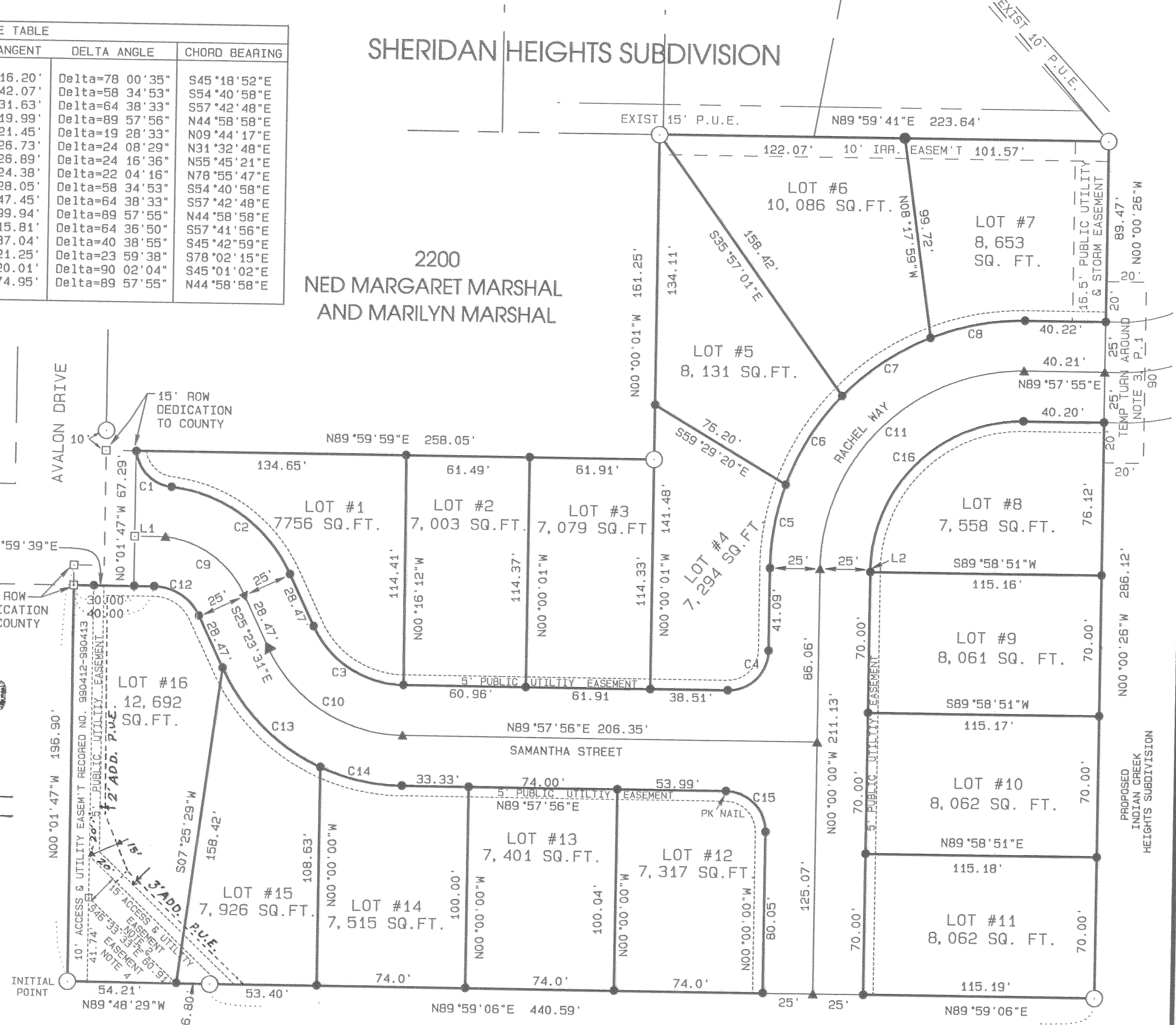
- REF. 3 SURVEY MARKER OR AS NOTED
- CALCULATED CORNER, NOT SET OR FOUND.
- SET YELLOW PLASTIC CAP ON 5/8" REBAR OR AS NOTED
- ▲ SET 2 1/2" ALUMINUM CAP ON 5/8" REBAR



DATE	DESCRIPTION	BY
10/04	DRAFT	APB
10/04	CHECK	RWB
5/05	FINAL	RWB

TRIPLE J SUBDIVISION
FOR HOOD RIVER HOMES
HOOD RIVER COUNTY, OREGON

SHEET: 2 OF 2
PROJECT: 04B079
DATE: May 2005



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