

PLAT JAMES ADDITION

PART OF THE SW 1/4 OF SEC. 35, T.3N, R.10E,
WM, HOOD RIVER COUNTY, OREGON

811539

FILED
HOOD RIVER COUNTY

AUG 19 10 45 AM '81

DEPARTMENT OF RECORDS & ASSESSMENT
Hood River County

APPROVALS

The Director of Records and Assessments and Director of Budget and Finance and Tax Collector, respectively, of Hood River County, Oregon, hereby certify that we have examined the annexed plat of James Addition subdivision in Hood River County, Oregon 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.

RE Miles
Hood River County Director of Budget & Finance & Tax Collector

Leonard Shindon
Hood River County Director of Records & Assessments

The annexed plat of James Addition subdivision was examined and approved this 22 day of July, 1981.

John C. Clark
Hood River County Director of Public Works

The annexed plat of James Addition subdivision was examined and approved this 22 day of July, 1981.

Joyce A. Reising
Hood River County Planning Commission, Chairman

R.M. Angler
Attested

The annexed plat of James Addition subdivision was examined and approved this 17 day of August, 1981.

Elmer W. Murray
Hood River County Commissioners, Chairman

Commissioner Ferry Rantson Commissioner _____

Commissioner Shelby Lee Ebbes Commissioner _____

The annexed plat of James Addition subdivision was examined and approved this 22 day of July, 1981.

John C. Clark
Hood River County Surveyor

The annexed plat of James Addition subdivision was examined and I hereby certify all state and county health requirements have been complied with this 31 day of July, 1981.

W. T. Edmondson MD
Hood River County Health Officer

Filed for record this 19th day of August, 1981.

Leonard L. Shindon
Hood River County Director of Records and Assessments

COVENANTS AND RESTRICTIONS

All lots in James Addition shall incorporate the covenants and restrictions as declared by Glenn D. Adams and Marilyn Jo Adams in the article "Declaration of Covenants, Conditions, and Restrictions for James Addition" as filed and recorded with the County of Hood River.

SURVEYOR'S CERTIFICATE

I, Danny L. Cron, Registered Professional Land Surveyor for the State of Oregon being duly sworn, dispose and say I have correctly surveyed and marked with legal monuments the land represented on the annexed plat of James Addition, in Hood River County, Oregon, and that an iron rod $\frac{1}{2}$ " in diameter was found at the Beginning point.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Danny L. Cron

OREGON
AUGUST 22, 1975
DANNY L. CRON
1028

July 9, 1981

Danny L. Cron
Danny L. Cron

DEDICATION

We, Glenn D. Adams and Marilyn Jo Adams, as owners in fee simple of the land shown on the annexed plat and more particularly described on 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 James Addition to be a correct plat as located in the Southwest Quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian in Hood River County, Oregon.

By: Glenn D. Adams Marilyn Jo Adams
Glenn D. Adams Marilyn Jo Adams

LEGAL DESCRIPTION

Beginning at a point 17.57 chains West and 620.2 feet North of the quarter corner on the South side of Section 35, Township 3 North Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; running thence North 12.08 chains; thence East 7.35 chains; thence South 12.09 chains; thence West 472.65 feet to the place of beginning; EXCEPTING THEREFROM a strip of land 8 feet in width off the entire West side of said tract, AND ALSO EXCEPTING THEREFROM:

Beginning at a point 941.97 feet West and 620.2 feet North of the quarter corner on the South side of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; said point being on the South line of that tract of land conveyed to Glenn D. Adams et ux., by deed from Fred N. James et ux., recorded December 22, 1977 under Film No. 772974, Deed Records of Hood River County, Oregon; thence South 89°55' East, along said Adams South line a distance of 255 feet to the Southeast corner of said Adams tract; thence North 00°58'38" East, along the East line of said Adams tract and the East line extended Northerly a distance of 133.59 feet to an iron pin; thence North 89°55' West 255 feet to an iron pipe; which is North 00°58'38" East 133.59 feet from the point of beginning; thence continuing North 89°55' West 85 feet to an iron pin; thence North 00°58'38" East 100 feet to an iron pin; thence North 89°55' West 136.29 feet; thence South 00°05' West 233.56 feet to an iron pin that is 17.57 chains West and 620.2 feet North of the quarter corner on the South side of Section 35, said Township and Range; (said point also being the Southwest corner of the aforesaid Adams tract) thence South 89°55' East, along the South line of said Adams tract a distance of 217.65 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM, beginning at the Southwest corner of that tract of land in Government Lot 5, Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, heretofore conveyed to Lynn M. Kissinger et al., by deed recorded April 23, 1937, in Book 26, page 87, Deed Records Hood River County, being at a point that is 160.4 feet, more or less, East and 97 feet, more or less, North of the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 35; thence East along the South line of said Kissinger tract of land 165 feet; thence South parallel with the southerly continuation of the West line of said Kissinger tract of land 25 feet; thence West parallel with the South line of said Kissinger tract of land 165 feet; thence North 25 feet, more or less, to the place of beginning.

ALSO EXCEPTING THEREFROM, the West 35 feet for roadway.

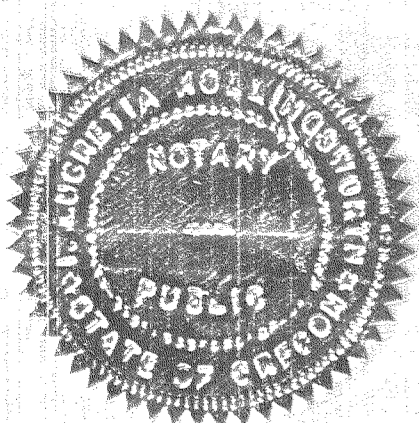
ACKNOWLEDGEMENT

On this 24th day of July, 1981, before me, a notary public for the State of Oregon, personally appeared Glenn D. Adams and Marilyn Jo Adams, 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 24th day of July, 1981.

J. Lucretia Hollingsworth
Notary Public for the State of Oregon

My Commission Expires: 9/6/83



SMITH & MONROE & GRAY
CONSULTING ENGINEERS
10700 SW BEAVERTON HWY
BEAVERTON, OREGON 97005

Drn: D. WEEKS Date: 4-22-80 SHT 1 of 2

