

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	12°30'08"	338.61'	73.89	37.09	N 84°15'04" E	73.74'
C2	09°10'28"	313.61'	50.22	25.16	N 85°54'56" E	50.16'
C3	03°19'42"	313.61'	18.22	9.11	N 79°39'51" E	18.22'
C4	06°18'49"	363.61'	40.07	20.05	S 87°20'43" W	40.05'
C5	06°11'19"	363.61'	39.27	19.66	N 81°05'39" E	39.25'
C6	52°01'03"	15.00'	13.62	7.32	N 75°59'28" W	13.16'
C7	33°07'48"	50.00'	28.91	14.87	S 66°32'25" E	28.51'
C8	47°24'39"	50.00'	41.37	21.95	S 73°10'55" W	40.20'
C9	49°13'04"	50.00'	42.95	22.90	N 24°52'04" E	41.64'
C10	48°55'29"	50.00'	42.69	22.75	N 24°12'13" W	41.41'
C11	46°55'38"	50.00'	40.95	21.70	N 72°07'46" W	39.82'
C12	58°25'28"	50.00'	50.99	27.96	S 55°11'41" W	48.80'
C13	52°01'03"	15.00'	13.62	7.32	N 51°58'36" E	13.15'

PLAT OF SHERIDAN HEIGHTS SUBDIVISION

IN THE S.W.1/4 OF THE S.E.1/4 OF SECTION 35,
TWP.3 N., RANGE 10 E. W.M.
HOOD RIVER COUNTY, OREGON
AUGUST 5, 1993

OWNERS:
I.G.M. GROUP, INC.
AN OREGON CORPORATION.
104 5TH. STREET,
HOOD RIVER, OR. 97031
PH. 386-3444

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

SURVEYOR'S CERTIFICATE:

I, DAVID L. TUTTLE, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, No. 872, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "SHERIDAN HEIGHTS SUBDIVISION" LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, AND THAT A 2" DIAMETER BY 36" GALVANIZED IRON PIPE PLACED OVER A FOUND IRON PIPE, BURIED 1.0 FEET WAS SET AT THE INITIAL POINT OF SAID SURVEY, SAID POINT BEING N.00°30'56"E, 951.90 FEET AND S.89°29'52" E, 30.00 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 35, AND THAT THE PROPERTY PLATTED IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE SOUTH 89°29'52" EAST 140.00 FEET; THENCE NORTH 00°30'56" EAST 164.00 FEET; THENCE SOUTH 89°29'52" EAST 341.50 FEET; THENCE SOUTH 00°30'56" WEST 299.48 FEET; THENCE NORTH 89°29'52" WEST 481.50 FEET TO THE EAST RIGHT-OF-WAY OF WIDENED AVALON ROAD; THENCE NORTH 00°30'56" EAST PARALLEL WITH AND 30 FEET EASTERLY FROM THE NORTH/SOUTH CENTERLINE OF SAID SECTION 35 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WIDENED AVALON ROAD 135.48 FEET TO THE INITIAL POINT AND TERMINUS OF THIS DESCRIPTION. THE PARCEL IS ALSO DESCRIBED AS PARCEL 1 OF PARTITION PLAT NO.9226 FILED DECEMBER 17, 1992, MICROFILM RECORDS OF HOOD RIVER COUNTY, OREGON.

NOTES:

BEARINGS ARE TRUE, BASED ON PARTITION PLAT 9226 SURVEY.
THE LANDS IDENTIFIED WITHIN THIS PLAT DO NOT HAVE A RECORDED WATER RIGHT.

ZONING:

CITY R-1 URBAN LOW DENSITY.
COUNTY R-1 7,000 S.F. MIN.
AH OVERLAY (AIRPORT HEIGHT)

LEGEND:

- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP, #872. UNLESS OTHERWISE NOTED.
- FOUND 5/8" RE-BAR & YELLOW PLASTIC CAP, #1028.

APPROVALS:

I, HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE PLAT OF "SHERIDAN HEIGHTS SUBDIVISION"

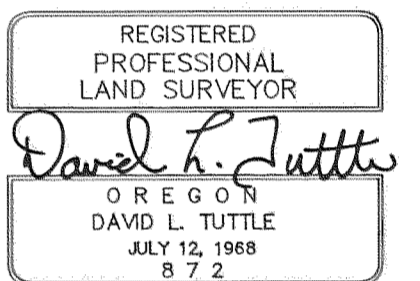
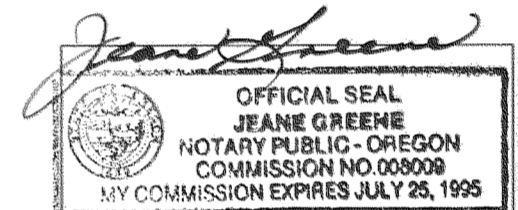
Daniel Guy Chamness, CPA
Hood River County Director of Budget and Finance
12-28-93
Date

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF "SHERIDAN HEIGHTS SUBDIVISION" 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
Hood River County Director of Records and Assessments.
12/15/93
Date

FILED FOR RECORD THIS 27th DAY OF JANUARY, 1994.

SUBSCRIBED AND SWORN BEFORE ME
THIS 9th DAY OF August, 1993.



DEDICATION:

WE, I.G.M. GROUP, INC., AN OREGON CORPORATION, GLENN P. TAYLOR JR., PRESIDENT, AS OWNERS 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 AND EASEMENTS SHOWN ON SUCH PLAT AND THAT WE DECLARE THE PLAT OF "SHERIDAN HEIGHTS SUBDIVISION" TO BE A CORRECT PLAT AS LOCATED IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M. HOOD RIVER COUNTY, OREGON.

GLENN P. TAYLOR JR., PRESIDENT,
I.G.M. GROUP, INC.

ACKNOWLEDGEMENT:

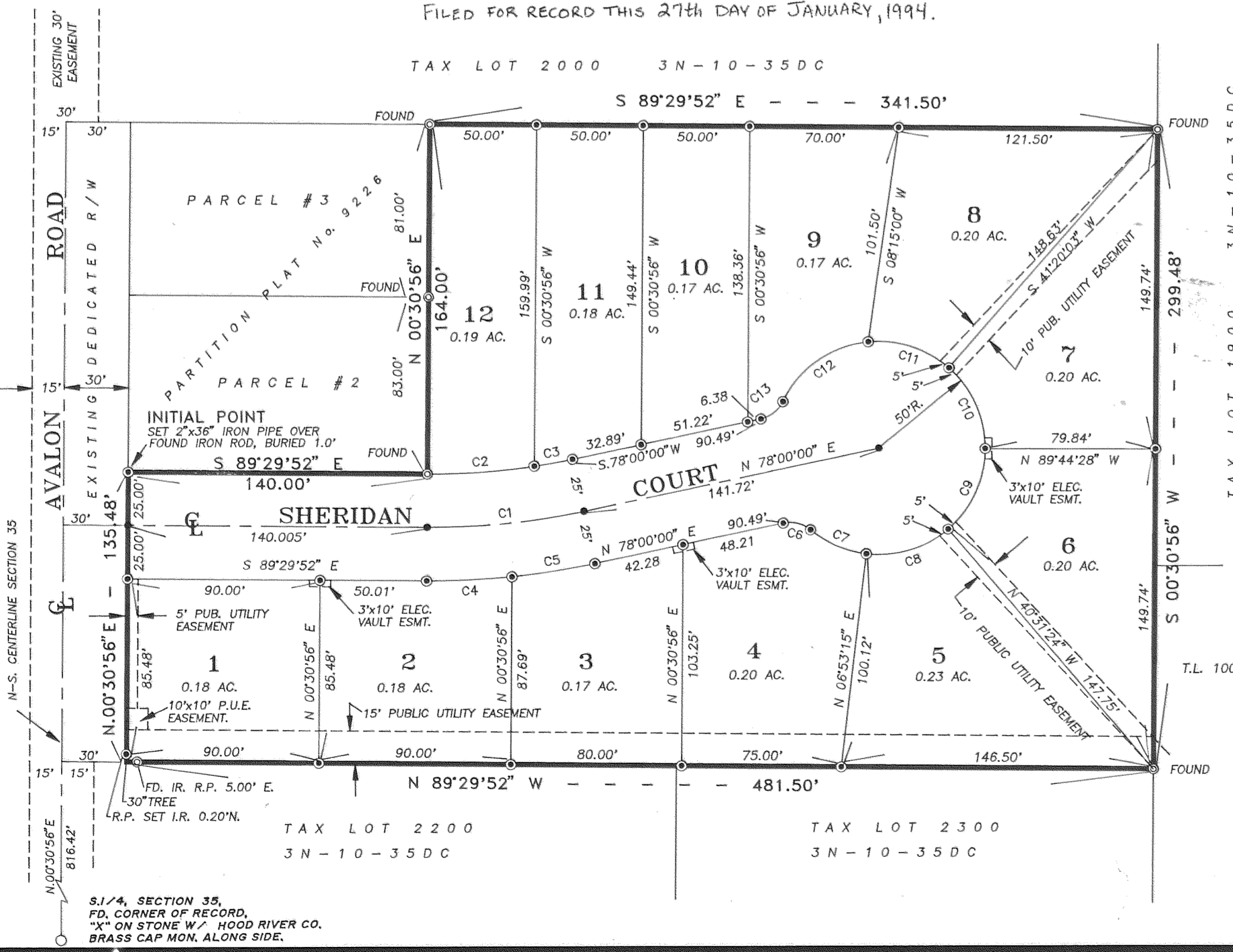
ON THIS 13th DAY OF August, 1993,
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED GLENN P. TAYLOR JR., PRESIDENT OF I.G.M. GROUP, INC., KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAY THAT HE IS DULY AUTHORIZED BY I.G.M. GROUP, INC., AND THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT ON BEHALF OF I.G.M. GROUP, INC., AN OREGON CORPORATION.

John J. Breyer
Notary Public for the State of Oregon
My commission expires 5-17-96

APPROVALS:

WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "SHERIDAN HEIGHTS SUBDIVISION" IN HOOD RIVER COUNTY, OREGON, AND HEREBY APPROVE SAID PLAT.

- | | | | |
|---|-------------------|---|------------------|
| <i>Rideal G. Arnold</i>
Hood River County Surveyor | 8/13/93
Date | <i>Ron Kaulb</i>
Hood River City Engineer | 8/16/93
Date |
| <i>Jenny Routson</i>
County Board of Commissioners
Chairman | 1/26/94
Date | <i>Don Fitch</i>
Hood River County Sanitarian | 8/17/93
Date |
| <i>Beverly J. Rowland</i>
County Commissioner | 1/27/94
Date | <i>Don Chandler</i>
Ice Fountain Water District | 8/17/93
Date |
| <i>Robert Arnold</i>
County Commissioner | 1/27/94
Date | <i>Tom A. Hilsstad</i>
Farmers Irrigation District | 12/13/93
Date |
| <i>Cynthia A. Walbridge</i>
City Planning Director | 8-17-93
Date | <i>John Benson</i>
County Planning Chairman | 1/26/94
Date |
| <i>John Benson</i>
County Director of Public Works | 13 Aug 93
Date | <i>John Benson</i>
County Planning Director | 1/25/94
Date |



CERTIFIED TO BE A TRUE
AND CORRECT COPY OF THE
ORIGINAL
DEPT. OF RECORDS AND
ASSESSMENT
BY J. JUDD - J. Judd,
Deputy

FILED
FEB 2, 1994
Rideal G. Arnold
County Surveyor