

PLAT OF AVALON TERRACE

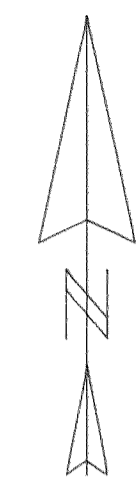
FILED
RECORDS AND PERMITS
HOOD RIVER, OREGON

JUL 18 11 45 AM '95

951981

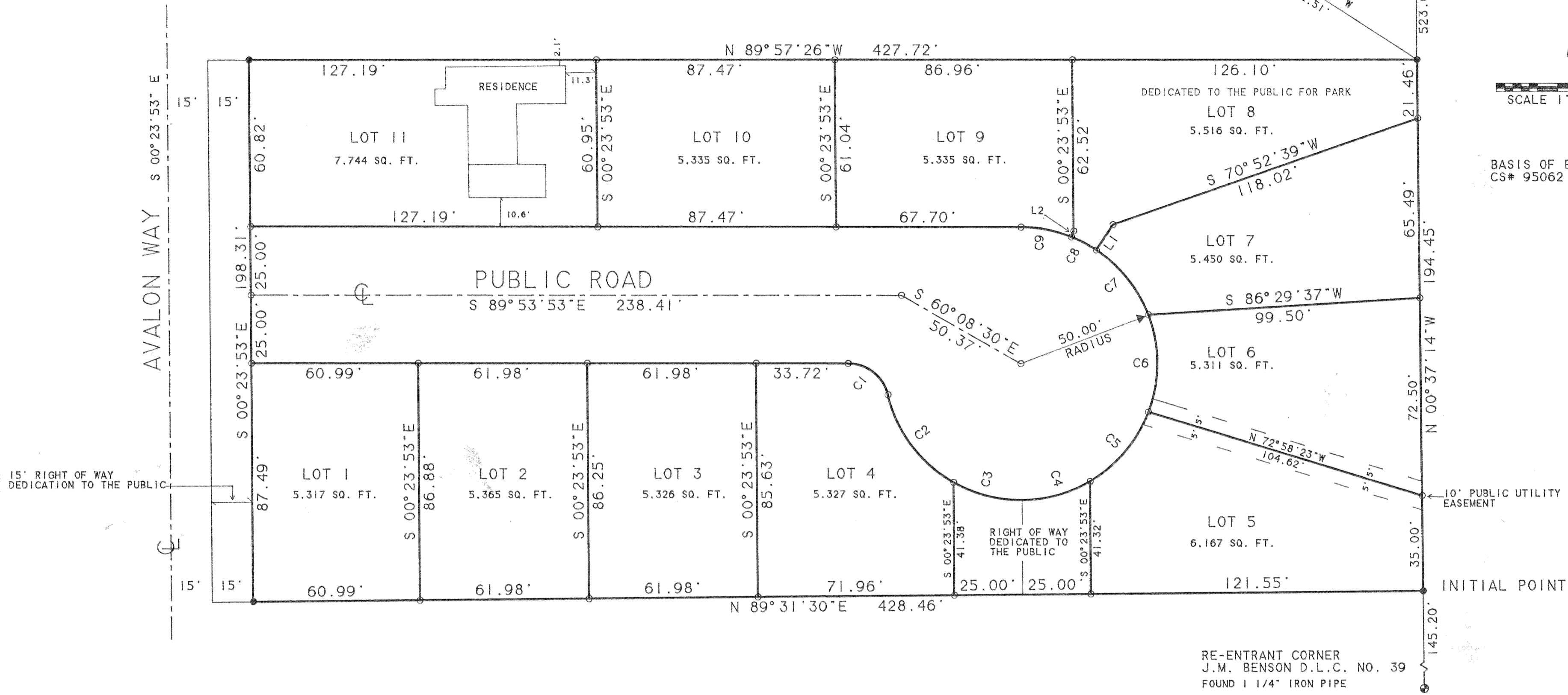
CITY MONUMENT L 5
FD 1" IRON PIPE

MOST NORTHERLY
NORTHWEST CORNER
J.M. BENSON D.L.C. NO. 39
FOUND BRASS DISC



SCALE 1" = 30 FEET

BASIS OF BEARING:
CS# 95062



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	76° 39' 27"	15.00'	20.07'	11.86'	18.61'	S 51° 34' 09" E
C 2	47° 09' 28"	50.00'	41.15'	21.82'	40.00'	S 36° 49' 09" E
C 3	30° 00' 00"	50.00'	26.18'	13.40'	25.88'	S 75° 23' 53" E
C 4	30° 00' 00"	50.00'	26.18'	13.40'	25.88'	N 74° 36' 07" E
C 5	38° 44' 28"	50.00'	33.81'	17.58'	33.17'	N 40° 13' 53" E
C 6	41° 55' 44"	50.00'	36.59'	19.16'	35.78'	N 00° 06' 13" W
C 7	35° 22' 28"	50.00'	30.87'	15.94'	30.38'	N 38° 45' 19" W
C 8	11° 49' 33"	50.00'	10.32'	5.18'	10.30'	N 62° 21' 19" W
C 9	21° 37' 38"	50.00'	18.87'	9.55'	18.76'	S 79° 04' 55" E

LINE	BEARING	DISTANCE
L 1	S 33° 33' 27" W	11.06'
L 2	S 21° 43' 54" W	2.30'

SEE CS# 95062 FOR BOUNDARY RESOLUTION

THERE IS A WATER RIGHT APPURTENANT TO THIS PROPERTY FILED WITH THE STATE OF OREGON THROUGH THE FARMERS IRRIGATION DISTRICT.

COVENANTS, CONDITIONS AND RESTRICTIONS TO BE FILED AND RECORDED AS A SEPERATE DOCUMENT BUT ARE HEREBY INCORPORATED AS PART OF THIS PLAT.

LEGEND:

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393"
- FOUND IRON ROD AS PER CS# 95062
- FOUND MONUMENT AS NOTED

LOCATION:

SITUATED IN THE SOUTHEAST QUARTER SECTION 35 T3 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: HOOD RIVER HOMES INC.

DATE: JUNE, 12 1995

FILED
AUG 14 1995
Bill G. Dowd
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393

EXPIRES 12-31-95

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD, OR 97041
(503) 352-6065

APPROVALS

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30th DAY OF June, 1995

[Signature]
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30 DAY OF June, 1995

[Signature]
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 17 DAY OF July, 1995

[Signature]
CHAIR, HOOD RIVER COUNTY COMMISSIONERS

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

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[Signature]
HOOD RIVER COUNTY COMMISSIONER

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HOOD RIVER COUNTY COMMISSIONER

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS _____ DAY OF _____, 1995

HOOD RIVER COUNTY COMMISSIONER

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 14 DAY OF July, 1995

[Signature]
CHAIR, HOOD RIVER COUNTY PLANNING COMMISSION

PLAT OF AVALON TERRACE

SURVEYOR'S CERTIFICATE

I, KEVIN DOWD, REGISTERED 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 "AVALON TERRACE" SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A 5/8" DIAMETER X 30" LONG IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393" WAS SET AT THE INITIAL POINT OF SAID SURVEY, SAID POINT BEING ON THE WEST LINE OF THE J.M. BENSON DONATION LAND CLAIM NO. 37, NORTH 00°37'14" WEST, A DISTANCE OF 145.20 FEET FROM THE FIRST RE-ENTRANT CORNER SOUTH OF THE MOST NORTHERLY NORTHWEST CORNER OF SAID DONATION LAND CLAIM; AND THAT THE PROPERTY PLATTED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE AFORESAID INITIAL POINT: THENCE ALONG THE WEST LINE OF SAID DONATION LAND CLAIM, NORTH 00°37'14" WEST, A DISTANCE OF 194.45 FEET; THENCE NORTH 89°57'26" WEST, A DISTANCE OF 427.72 FEET TO A POINT 30 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF AVALON WAY; THENCE PARALLEL WITH SAID CENTERLINE, SOUTH 00°23'53" EAST, A DISTANCE OF 198.31 FEET; THENCE NORTH 89°31'30" EAST, A DISTANCE OF 428.46 FEET TO THE POINT OF BEGINNING.

FILED RECORDS AND ASSESSMENT HOOD RIVER CO.

JUL 18 11 45 AM '95

951981



[Signature]



EXPIRES 12-31-95

APPROVALS

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF AVALON TERRACE 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.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE & TAX COLLECTOR

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 18 DAY OF July, 1995

[Signature]
HOOD RIVER COUNTY PLANNING DEPARTMENT

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30th DAY OF JUNE, 1995

[Signature]
CITY OF HOOD RIVER PLANNING DIRECTOR

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30th DAY OF June, 1995

[Signature]
FARMERS IRRIGATION DISTRICT

THE ANNEXED PLAT OF AVALON TERRACE WAS EXAMINED AND APPROVED BY ME

THIS 30 DAY OF June, 1995

[Signature]
ICE FOUNTAIN WATER DISTRICT

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE HOOD RIVER HOMES INC, AN OREGON CORPORATION, TODD A. DOUTHIT, PRESIDENT, AND DOUG BEVERIDGE, SECRETARY, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, RIGHTS OF WAY, PUBLIC EASEMENTS AND LOT 8 AS A PUBLIC PARK AS SHOWN HEREON.

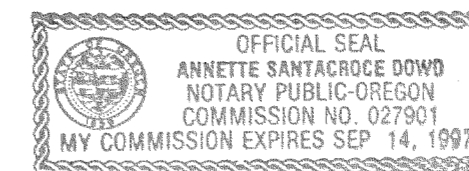
[Signature]
TODD A. DOUTHIT, PRESIDENT HOOD RIVER HOMES INC.

[Signature]
DOUG BEVERIDGE, SECRETARY HOOD RIVER HOMES INC.

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF June, 1995, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED TODD A. DOUTHIT, PRESIDENT AND DOUG BEVERIDGE, SECRETARY OF HOOD RIVER HOMES INC., KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAY THAT THEY ARE DULY AUTHORIZED BY HOOD RIVER HOMES INC., AND THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT ON BEHALF OF HOOD RIVER HOMES INC., AN OREGON CORPORATION.

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES Sept 14, 1997



FILED

Aug 14 1995
[Signature]
COUNTY CLERK

JUL 18 1995

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by *[Signature]* Deputy

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT. HOOD, OR 97041
(503) 352-6065