

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.
MAY 24 3 22 PM '00



SCALE 1" = 100 FEET

INDEX:

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- SHEET 2: LOTS 1-15
- SHEET 3: LOTS 16-33
- SHEET 4: APPROVALS

PACIFIC HEIGHTS

PHASE ONE

20001856

BASIS OF BEARING & BOUNDARY RESOLUTION:
PARTITION PLAT NO. 9914

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS FOR THE SUBDIVISION OF A PORTION OF PARCEL 2 OF PARTITION PLAT 9914. THE EXTERIOR BOUNDARIES WERE ESTABLISHED AS PER SAID PARTITION PLAT. LOT BOUNDARIES WERE ESTABLISHED AS PER CLIENT INSTRUCTION.

LEGEND:

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393"
- ⊙ FOUND 5/8" IRON ROD AS PER CS# 81014
- FOUND 5/8" IRON ROD AS PER PLAT OF SIEVERKROPP FIRST ADDITION

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

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	90°00'00"	15.00'	23.56'	15.00'	21.21'	S 45°38'12"W
C 2	90°00'00"	15.00'	23.56'	15.00'	21.21'	N 44°21'48"W

LINE	BEARING	DISTANCE
L 1	N 00°38'12"E	33.00'
L 2	S 89°47'01"E	26.50'
L 3	N 00°38'12"E	10.01'
L 4	S 89°47'01"E	23.00'
L 5	N 00°38'12"E	59.00'
L 6	S 00°38'12"W	13.00'
L 7	N 00°38'12"E	40.29'
L 8	N 89°21'48"W	90.00'
L 9	N 89°21'48"W	75.00'
L 10	N 89°21'48"W	58.00'
L 11	N 00°38'12"E	100.00'
L 12	N 89°27'48"W	9.00'
L 13	N 89°21'48"W	2.50'
L 14	N 00°38'12"E	92.00'
L 15	N 00°38'12"E	0.61'

LOCATION:

SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 T3 NORTH, R10 EAST, W.M. IN THE CITY OF HOOD RIVER HOOD RIVER COUNTY, OREGON

APRIL 20, 2000

MAY 25 2000

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by *Clark Shuler* Deputy

FILED

MAY 18 2000

COUNTY SURVEYOR

DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd

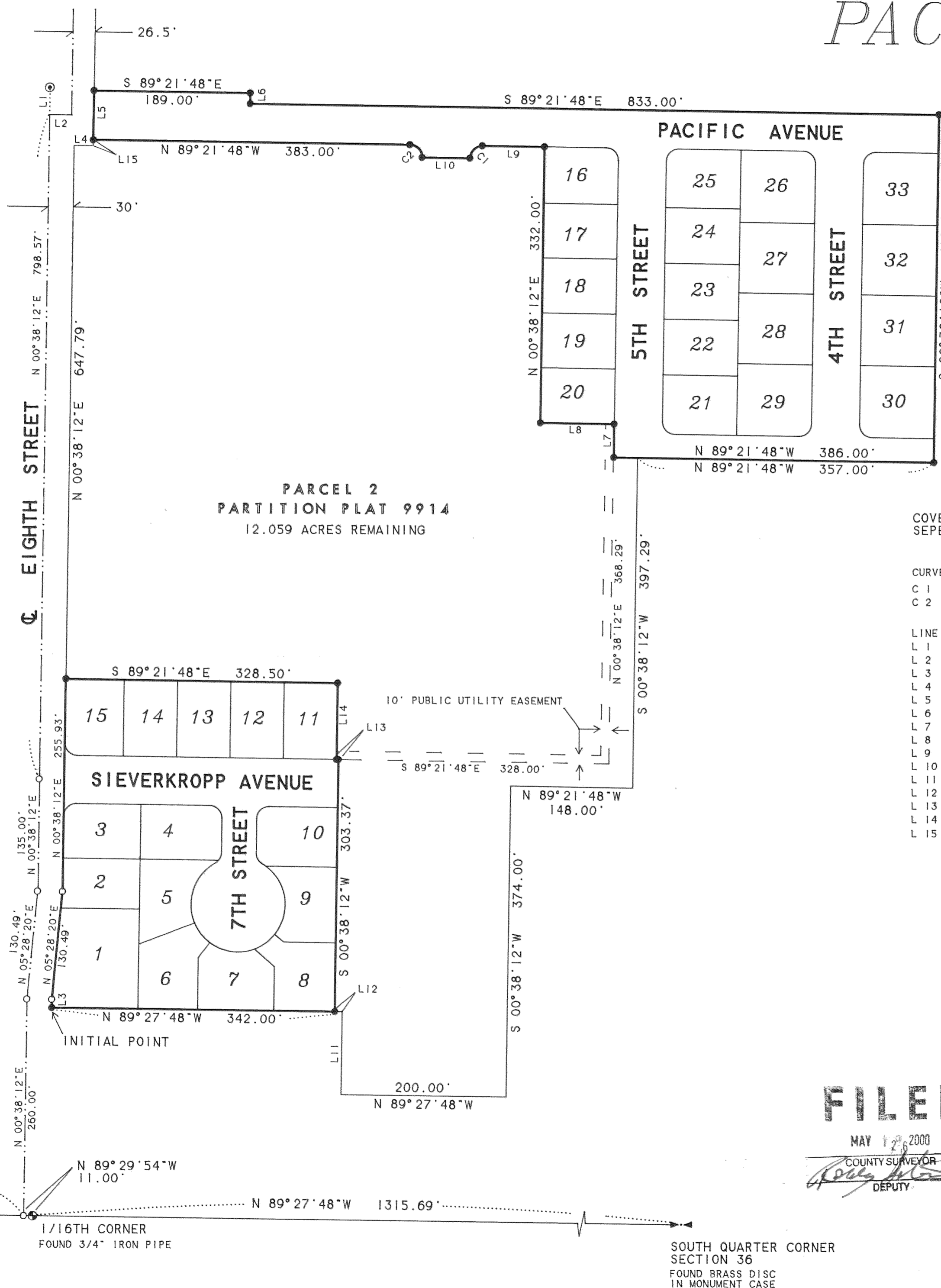
OREGON
JULY 26, 1989
KEVIN DOWD
2393

RENEW DATE: 12-31-01

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR
MT. HOOD, OR 97041
(541) 352-6065

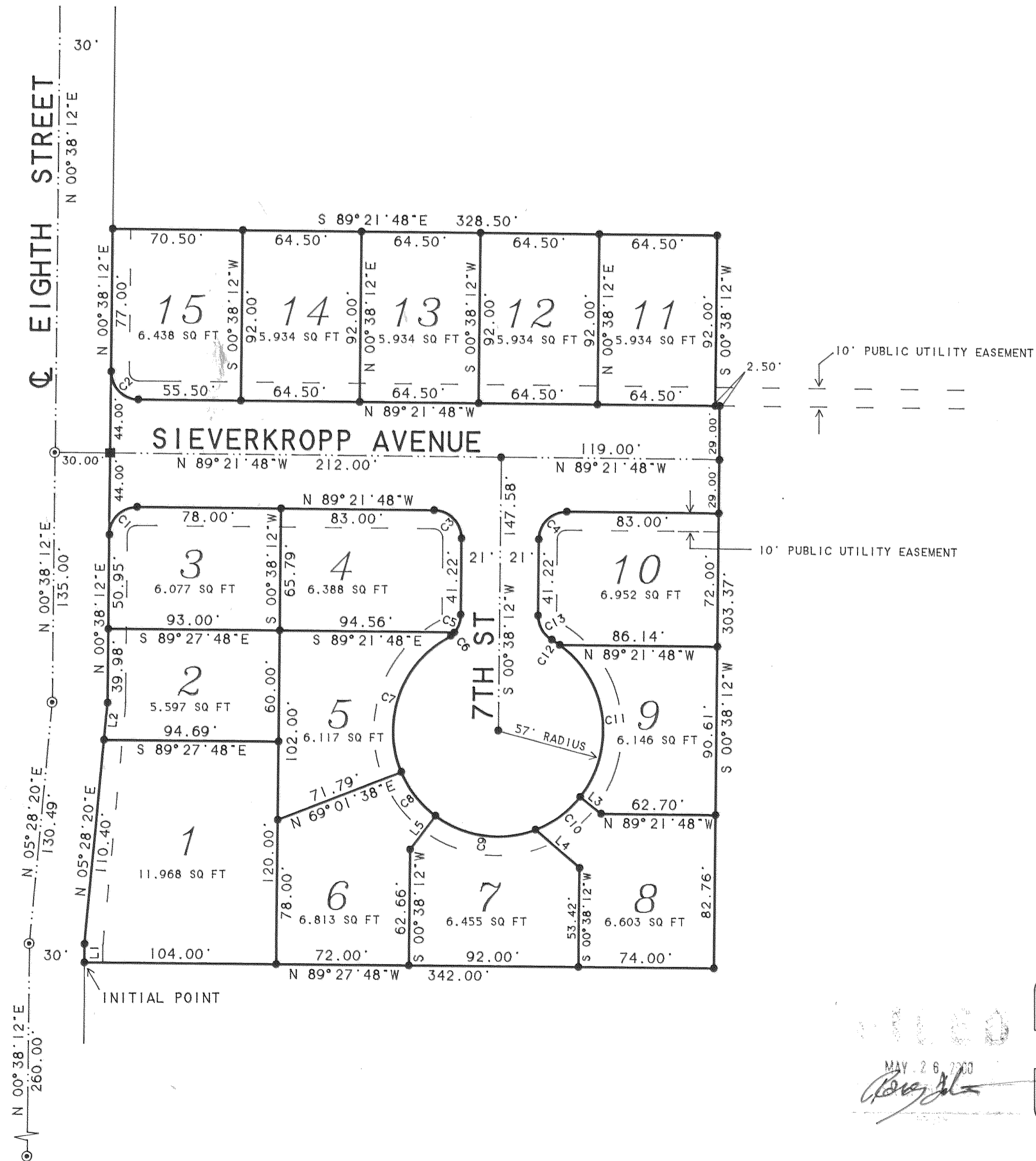
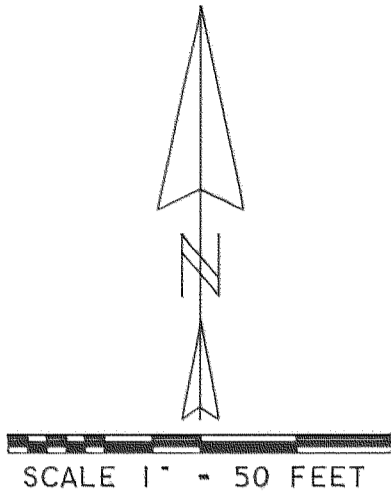
SHEET 1 OF 4

2000 045



PACIFIC HEIGHTS

PHASE ONE



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	90°00'00"	15.00'	23.56'	15.00'	21.21'	N 45°38'12"E
C 2	90°00'00"	15.00'	23.56'	15.00'	21.21'	N 44°21'48"W
C 3	90°00'00"	15.00'	23.56'	15.00'	21.21'	S 44°21'48"E
C 4	90°00'00"	15.00'	23.56'	15.00'	21.21'	N 45°38'12"E
C 5	39°36'10"	15.00'	10.37'	5.40'	10.16'	S 20°26'17"W
C 6	20°23'50"	15.00'	5.34'	2.70'	5.31'	S 50°26'17"W
C 7	83°32'39"	57.00'	83.11'	50.91'	75.94'	S 18°51'52"W
C 8	30°30'54"	57.00'	30.36'	15.55'	30.00'	S 38°09'54"E
C 9	57°23'50"	57.00'	57.10'	31.20'	54.74'	S 82°07'16"E
C 10	30°30'54"	57.00'	30.36'	15.55'	30.00'	N 53°55'21"E
C 11	92°49'41"	57.00'	92.35'	59.89'	82.57'	N 07°44'56"W
C 12	05°12'02"	57.00'	5.17'	2.59'	5.17'	N 56°45'47"W
C 13	60°00'00"	15.00'	15.71'	8.66'	15.00'	N 29°21'48"W

LINE	BEARING	DISTANCE
L 1	N 00°38'12"E	10.01'
L 2	N 05°28'20"E	20.09'
L 3	N 51°20'06"W	14.47'
L 4	S 49°06'13"E	31.65'
L 5	S 37°10'50"W	22.75'

LEGEND:

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393"
- ⊙ FOUND 5/8" IRON ROD AS PER PLAT OF SIEVERKROPP FIRST ADDITION
- CALCULATED, NOT SET

BASIS OF BEARING: PARTITION PLAT 9914

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393

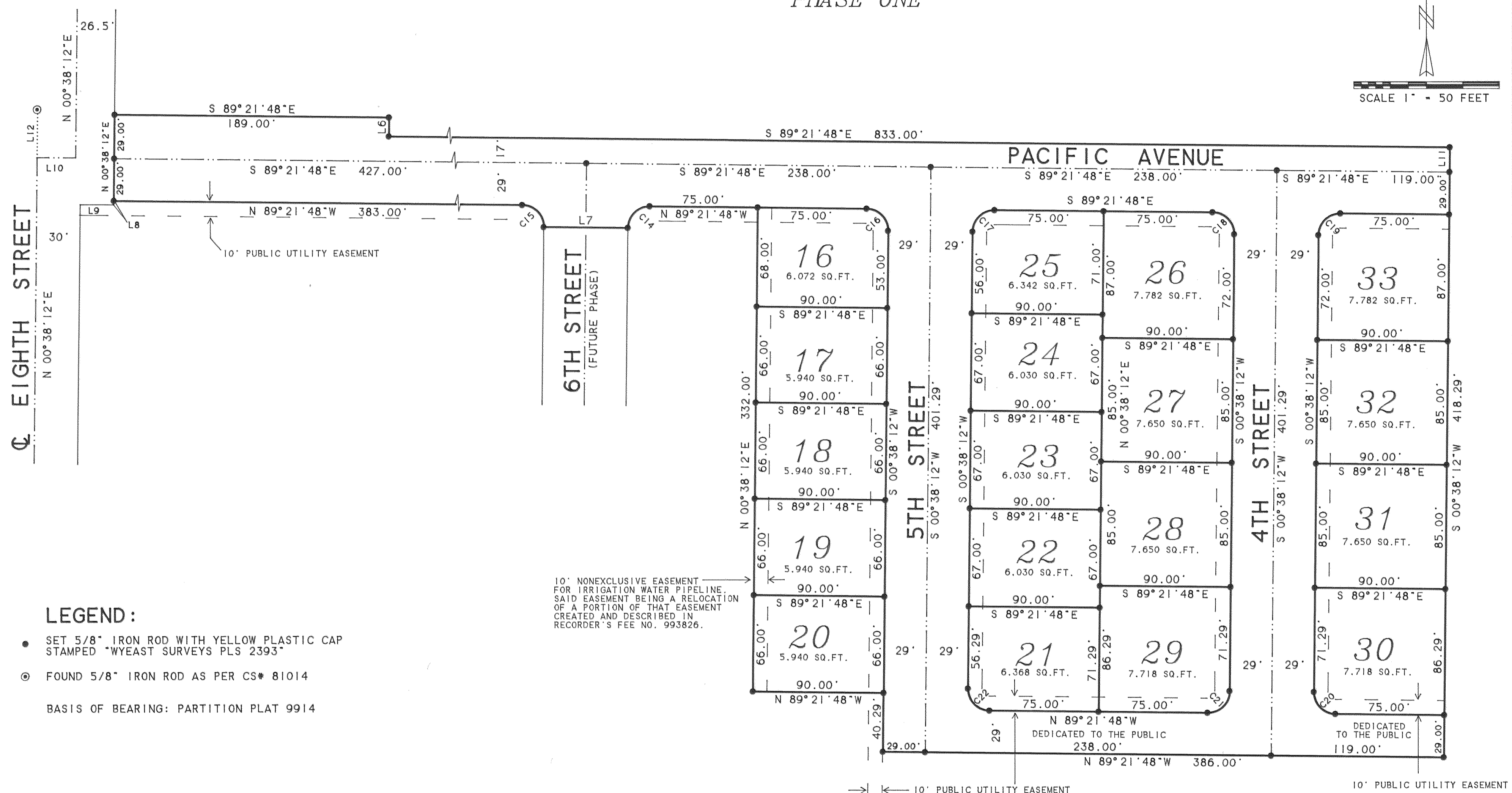
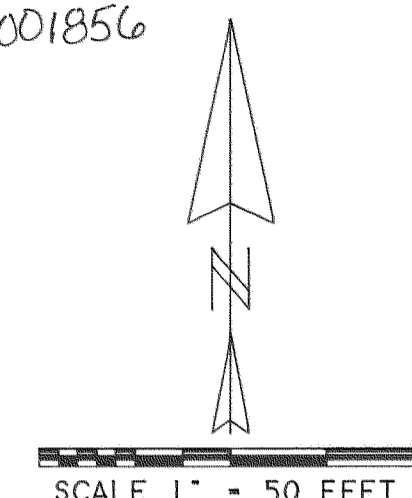
RENEW DATE: 12-31-01
APRIL 20, 2000

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD, OR 97041
(541) 352-6065

PACIFIC HEIGHTS

PHASE ONE

20001856



LEGEND:

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393"
- ⊙ FOUND 5/8" IRON ROD AS PER CS# 81014

BASIS OF BEARING: PARTITION PLAT 9914

10' NONEXCLUSIVE EASEMENT FOR IRRIGATION WATER PIPELINE, SAID EASEMENT BEING A RELOCATION OF A PORTION OF THAT EASEMENT CREATED AND DESCRIBED IN RECORDER'S FEE NO. 993826.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 13	60°00'00"	15.00'	15.71'	8.66'	15.00'	N 29°21'48"W
C 14	90°00'00"	15.00'	23.56'	15.00'	21.21'	S 45°38'12"W
C 15	90°00'00"	15.00'	23.56'	15.00'	21.21'	N 44°21'48"W
C 16	90°00'00"	15.00'	23.56'	15.00'	21.21'	S 44°21'48"E
C 17	90°00'00"	15.00'	23.56'	15.00'	21.21'	N 45°38'12"E
C 18	90°00'00"	15.00'	23.56'	15.00'	21.21'	S 44°21'48"E
C 19	90°00'00"	15.00'	23.56'	15.00'	21.21'	N 45°38'12"E
C 20	90°00'00"	15.00'	23.56'	15.00'	21.21'	N 44°21'48"W
C 21	90°00'00"	15.00'	23.56'	15.00'	21.21'	S 45°38'12"W
C 22	90°00'00"	15.00'	23.56'	15.00'	21.21'	N 44°21'48"W

LINE	BEARING	DISTANCE
L 6	S 00°38'12"W	13.00'
L 7	N 89°21'48"W	58.00'
L 8	N 00°38'12"E	0.61'
L 9	S 89°47'01"E	23.00'
L 10	S 89°47'01"E	26.50'
L 11	N 00°38'12"E	17.00'
L 12	N 00°38'12"E	33.00'

REGISTERED PROFESSIONAL LAND SURVEYOR

Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393

RENEW DATE: 12-31-01
APRIL 20, 2000

FILED

MAY 28 2000
Kevin Dowd

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD, OR 97041
(541) 352-6065

PACIFIC HEIGHTS PHASE ONE

20001856

APPROVALS

THE ANNEXED PLAT OF PACIFIC HEIGHTS PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 29 DAY OF APRIL, 2000

David H. Bueh
CITY OF HOOD RIVER ENGINEER

THE ANNEXED PLAT OF PACIFIC HEIGHTS PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 26 DAY OF APRIL, 2000

Gynthia Walbridge
CITY OF HOOD RIVER PLANNING DIRECTOR

THE ANNEXED PLAT OF PACIFIC HEIGHTS PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 19 DAY OF May, 2000

Paul A. Cummings
CITY OF HOOD RIVER MAYOR

THE ANNEXED PLAT OF PACIFIC HEIGHTS PHASE ONE WAS EXAMINED AND APPROVED BY ME

THIS 19th DAY OF May, 2000

Quita R. Simon
CITY OF HOOD RIVER RECORDER

THE ANNEXED PLAT OF PACIFIC HEIGHTS PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 26 DAY OF April, 2000

Tina
CHAIR CITY OF HOOD RIVER PLANNING COMMISSION

THE ANNEXED PLAT OF PACIFIC HEIGHTS PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 24 DAY OF May, 2000

John A.
CHAIR HOOD RIVER COUNTY COMMISSIONERS

THE ANNEXED PLAT OF PACIFIC HEIGHTS PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 33rd DAY OF MAY, 2000

Rodell Johnson
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED PLAT OF PACIFIC HEIGHTS PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 23rd DAY OF May, 2000

Cynthia Phillipsbeck
FARMERS IRRIGATION DISTRICT

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 PACIFIC HEIGHTS PHASE I 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.

Douglas Rowley
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE & TAX COLLECTOR

Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

DECLARATION

WE, NELSON DEVELOPMENT COMPANY, AN OREGON CORPORATION, RANDALL K. COREY AND SHIRLEY A. COREY AS OWNERS OF THE LAND SHOWN ON THE ANNEXED PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND EASEMENTS SHOWN ON SUCH PLAT AND THAT WE DECLARE THE ANNEXED PLAT OF PACIFIC HEIGHTS PHASE ONE TO BE A CORRECT PLAT AS LOCATED IN THE EAST HALF OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

David A. Nelson
DAVID A. NELSON
PRESIDENT, NELSON DEVELOPMENT CO.

Linda G. McKenzie
LINDA G. MCKENZIE
SECRETARY, NELSON DEVELOPMENT CO.

Randall K. Corey
RANDALL K. COREY

Shirley A. Corey
SHIRLEY A. COREY

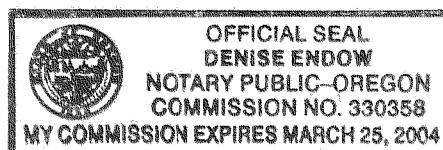
ACKNOWLEDGEMENT

ON THIS 27 DAY OF April, 2000 BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED DAVID A. NELSON AND LINDA G. MCKENZIE, KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAY THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF April, 2000.

Denise Endow
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 3/25/04

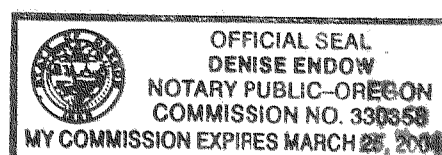


ON THIS 27 DAY OF April, 2000 BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED RANDALL K. COREY AND SHIRLEY A. COREY, KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAY THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF April, 2000.

Denise Endow
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 3/25/04



SURVEYOR'S CERTIFICATE

I, KEVIN DOWD, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "PACIFIC HEIGHTS PHASE I" SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 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" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 2393" WAS SET AT THE INITIAL POINT OF SAID SURVEY; SAID POINT BEARS NORTH 00°38'12" EAST, A DISTANCE OF 250.00 FEET AND SOUTH 89°27'48" EAST, A DISTANCE OF 19.00 FEET FROM AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36; AND THAT THE PROPERTY PLATTED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE AFORESAID INITIAL POINT; THENCE ALONG THE EAST BOUNDARY OF SIEVERKROPP FIRST ADDITION, NORTH 00°38'12" EAST, A DISTANCE OF 10.01 FEET; THENCE NORTH 05°28'20" EAST, A DISTANCE OF 130.49 FEET; THENCE NORTH 00°38'12" EAST, A DISTANCE OF 165.00 FEET TO THE NORTHEAST CORNER OF SAID SIEVERKROPP FIRST ADDITION; THENCE CONTINUING, NORTH 00°38'12" EAST, ALONG THE EAST LINE OF THAT TRACT OF LAND CONVEYED AND DEDICATED TO THE CITY OF HOOD RIVER BY DEDICATION OF PUBLIC RIGHT OF WAY, RECORDED MARCH 15, 1995 AS RECORDER'S FEE NO. 950753, HOOD RIVER COUNTY DEED RECORDS, A DISTANCE OF 90.93 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89°21'48" EAST, A DISTANCE OF 328.50 FEET; THENCE SOUTH 00°38'12" WEST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 89°21'48" EAST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°38'12" WEST, A DISTANCE OF 303.37 FEET; THENCE NORTH 89°27'48" WEST, A DISTANCE OF 342.00 FEET TO THE INITIAL POINT. TOGETHER WITH THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 9914; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL 2, SOUTH 89°21'48" EAST, A DISTANCE OF 189.00 FEET; THENCE SOUTH 00°38'12" WEST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 89°21'48" EAST, A DISTANCE OF 833.00 FEET; THENCE SOUTH 00°38'12" WEST, A DISTANCE OF 418.29'; THENCE NORTH 89°21'48" WEST, A DISTANCE OF 357.00 FEET; THENCE CONTINUING NORTH 89°21'48" WEST, LEAVING THE EXTERIOR BOUNDARY OF SAID PARCEL 2, A DISTANCE OF 29.00 FEET; THENCE NORTH 00°38'12" EAST, A DISTANCE OF 40.29 FEET; THENCE NORTH 89°21'48" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°38'12" EAST, A DISTANCE OF 332.00 FEET; THENCE NORTH 89°21'48" WEST, A DISTANCE OF 75.00 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 45°38'12" WEST, 21.21 FEET) AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 89°21'48" WEST, A DISTANCE OF 58.00 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 44°21'48" WEST, 21.21 FEET) AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 89°21'48" WEST, A DISTANCE OF 383.00 FEET TO THE MOST NORTHERLY WEST LINE OF SAID PARCEL 2; THENCE ALONG SAID WEST LINE, NORTH 00°38'12" EAST, A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING.

IN COMPLIANCE WITH O.R.S. 92.070(2), ALL INTERIOR MONUMENTS WILL BE SET WITHIN 180 DAYS AFTER COMPLETION OF CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS ASSOCIATED WITH THIS PLAT OR WITHIN 1 YEAR OF THE RECORDING DATE OF THIS PLAT.

INTERIOR MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS AS NOTED HEREON. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED AS RECORDER'S FEE NO. _____ HOOD RIVER COUNTY DEED RECORDS.

HOOD RIVER COUNTY SURVEYOR

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393

RENEW DATE: 12-31-01
APRIL 20, 2000

WYEAST SURVEYS
KEVIN DOWD
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