

PARTITION PLAT No. 2000-

TAX LOT 2024, MAP 3N-10-34B
IN THE NE.1/4 OF NW.1/4, SECTION 34,
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.
HOOD RIVER COUNTY, OREGON
MAY 26, 2000

NOTES:

BEARINGS BASED ON THE EAST LINE OF THE
NE.1/4 OF THE NW.1/4, SECTION 34 PER
SURVEY REFERENCE No. 3.

Parcel
LOT 1 21,733 S.F. = 0.50 AC.
Parcel
LOT 2 298,838 S.F. = 6.86 AC.

TOTAL 320,571 Sq.Ft. = 7.36 ACRES
(TAX LOT 2024, 3N-10-34B)

DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE S.00°30'53"W. ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 990.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO BEATRICE OLIVE VOSE BY DEED RECORDED SEPTEMBER 26, 1939 IN HOOD RIVER COUNTY DEED BOOK 27, PAGE 546; THENCE N.89°06'53"W. ALONG THE SOUTH LINE OF VOSE TRACT, A DISTANCE OF 269.63 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE N.00°33'47"E. A DISTANCE OF 330.00 FEET TO THE CENTERLINE OF DAVENPORT LANE BEING THE NORTH LINE OF SAID VOSE TRACT; THENCE N.89°06'53"W. ALONG THE CENTERLINE OF DAVENPORT LANE A DISTANCE OF 1057.81 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE S.00°33'47"W. ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 330.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID VOSE TRACT; THENCE S.89°06'53"E. A DISTANCE OF 1057.81 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION THEREOF INCLUDED WITHIN THE RIGHT-OF-WAY OF SUMMIT VIEW WAY AS PLATTED AND DEDICATED ON THE PLAT OF FRANKTON PARK SUBDIVISION, PHASE I.

SUBJECT TO: RIGHT OF WAY OF DAVENPORT LANE OVER THE N. 10 FEET OF THE HEREIN ABOVE DESCRIBED TRACT.

N 1/4 COR. SEC. 34
T.3.N. R.10 E., W.M.
FND. 4" COUNTY
BRASS DISK
FOUND REF. #3 27

EASEMENTS:

- 1) PACIFIC TELEPHONE & TELEGRAPH CO. BOOK 22, PAGE 145, HOOD RIVER DEED RECORDS. (AS STAKED AND BUILT.)
- 2) CHARLES E. MILLER, BOOK G, PG.40, HOOD RIVER CO. DEED RECORDS. 6" PIPELINE R/W FROM SPRING TO PROPERTY TO NORTH ON "MOST PRACTICABLE ROUTE" (NO EVIDENCE OF CURRENT USE.)

LEGEND:

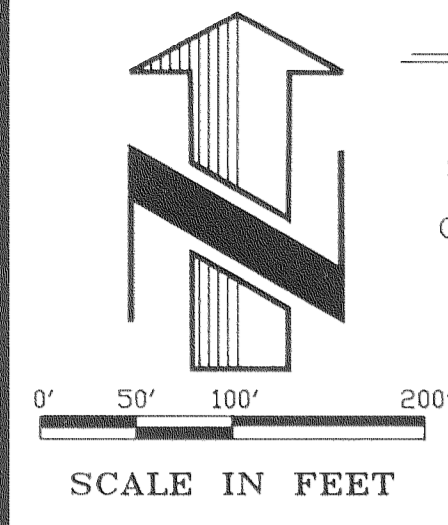
- SET 5/8" DIA. x 30' REBAR WITH YELLOW PLASTIC CAP, #2786.
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- x- EXISTING FENCE LINE.

OWNER:

GOOSE MEADOW PROPERTIES, LLC
MIKE SPEDICK
4220 POST CANYON DRIVE,
HOOD RIVER, OREGON. 97031
PH. (541) 617-1167

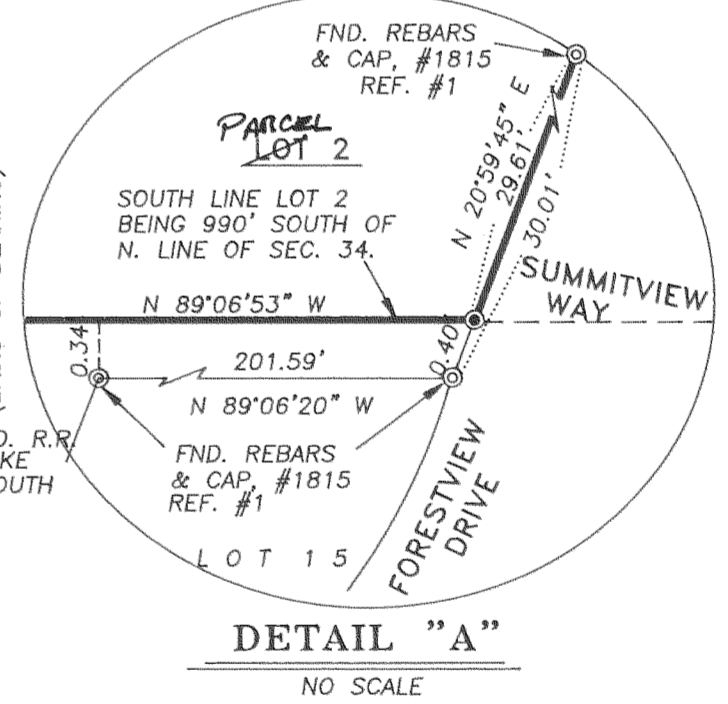
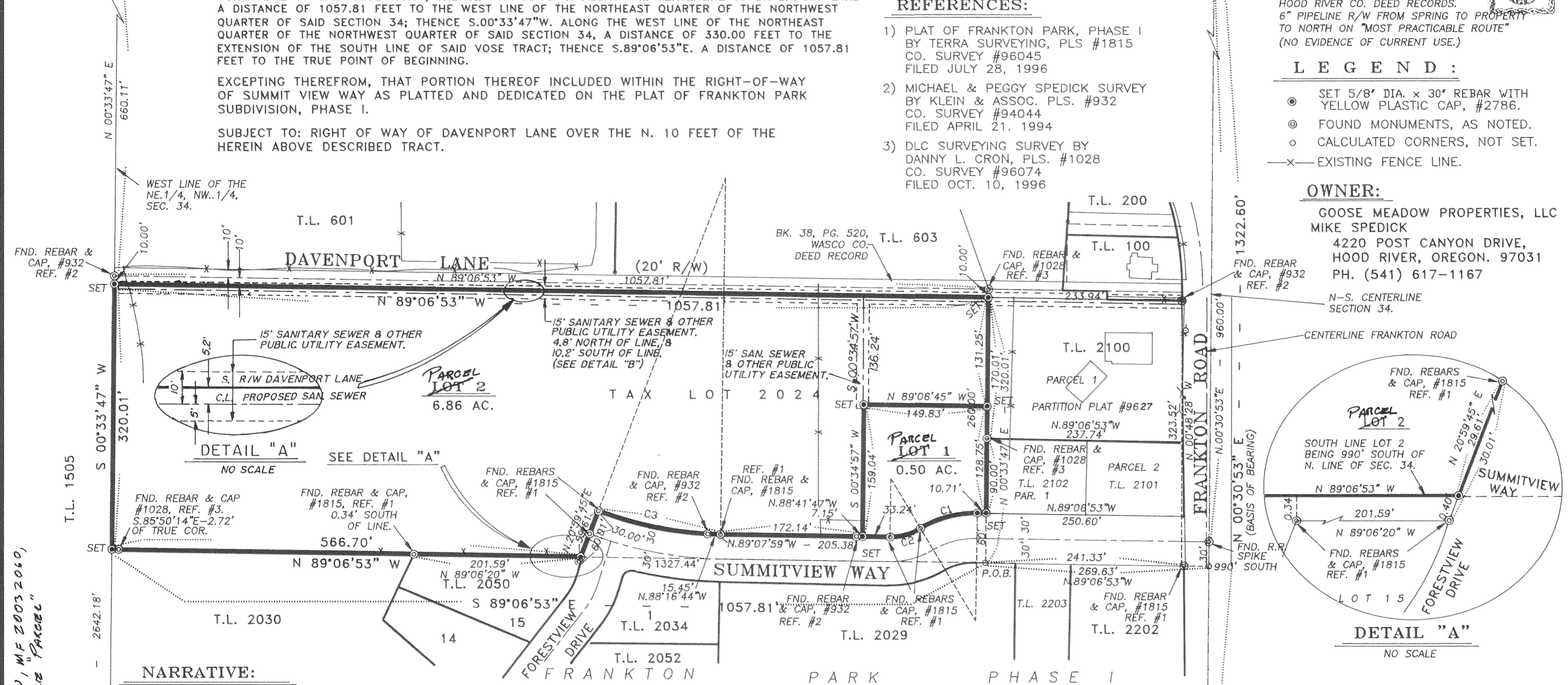
REFERENCES:

- 1) PLAT OF FRANKTON PARK, PHASE I BY TERRA SURVEYING, PLS #1815 CO. SURVEY #96045 FILED JULY 28, 1996
- 2) MICHAEL & PEGGY SPEDICK SURVEY BY KLEIN & ASSOC. PLS. #932 CO. SURVEY #94044 FILED APRIL 21, 1994
- 3) DLC SURVEYING SURVEY BY DANNY L. CRON, PLS. #1028 CO. SURVEY #96074 FILED OCT. 10, 1996



ZONING: U-R-1

SEC. 27
SEC. 34
CALC. W.1/16
SEC. 27/34



NARRATIVE:

SURVEY PURPOSE: TO PARTITION TAX LOT 2024, ASSESSOR'S MAP 2N-10-34B INTO ONE 1/2-ACRE PARCEL AND ONE REMAINING 6.86 ACRE PARCEL. COUNTY SURVEY #96074 BY CRON, BEING MINOR PARTITION 9631, INCLUDED SURVEY BOUNDARY OF THE SUBJECT PARCEL. SURVEY BY KLEIN, COUNTY SURVEY #94044, PROVIDED SUBDIVISION OF NW 1/4 OF SECTION 34 AND MONUMENTATION ALONG THE SUBJECT PARCEL WEST LINE, BUT INDICATED A DISCREPANCY IN MEASUREMENT FOR 1/16 CORNER ALONG THE NORTH LINE OF THE NW 1/4, NOT AT SINGLE PROPORTIONATE DISTANCE. PLAT OF FRANKTON PARK, COUNTY SURVEY #96045 BY TERRA SURVEYING, SHOWED MONUMENTATION OF SUMMIT VIEW WAY ALONG SOUTH BOUNDARY OF SUBJECT PARCEL.

FIELD SEARCH RECOVERED POINTS ON CENTERLINE OF DAVENPORT LANE AT 660 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SECTION, MATCHING CRON SURVEY #9674 DIMENSIONS, BUT NW CORNER BEING KLINE MONUMENT SET 1.8 FEET FURTHER WEST THAN DIMENSION SHOWN ON HIS SURVEY PLAT. AT SW CORNER, FOUND CRON MONUMENT SET 2.72 FEET EAST OF CALL DISTANCE AS SHOWN ON CRON PLAT. MONUMENTATION FOR SUMMIT VIEW WAY FOUND TO BE 0.34 FOOT SOUTH OF A LINE 990.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SECTION, AS PER DEED CALL. DEED LINE CALL HELD. FOUND MONUMENTS REFERENCED TO TRUE LINE AS SHOWN ON ATTACHED PLAT. ADDITIONAL CORNERS 5/8" x 30" IRON RODS WITH PLASTIC CAP #2786 SET FOR LOT SEGREGATION AS PER CLIENT'S INSTRUCTION AS SHOWN.

TENNESON ENGINEERING CORP.

CONSULTING ENGINEERS
409 LINCOLN STREET
THE DALLES, OREGON 97058
PH. 541-296-9177
FAX 541-296-6657

NOTES:

- RELATIVE ACCURACY:**
THIS SURVEY WAS CLOSED TRAVERSE WITH A MAXIMUM RELATIVE ERROR OF 1 PART IN 10,000.
- EQUIPMENT:**
WILD T-1600, 0"00'01" THEODOLITE AND WILD DI-2000 ELECTRONIC DISTANCE MEASURING UNIT.
- PROCEEDINGS:**
CLOSED FIELD TRAVERSE USING DOUBLED ANGLE MEASUREMENT AND AVERAGE OF DISTANCE READING.

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	31°56'11"	130.00	72.46	37.20	S74°55'02"W	71.53
C2	31°55'05"	70.00	39.00	20.02	N74°54'29"E	38.49
C3	20°11'17"	430.00	151.51	76.55	S79°03'40"E	150.73

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Bradley R. Huffmon
BRADLEY R. HUFFMON DATE 5/26/00

FILED
JUN 26 2000
County Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JAN. 21, 1997
BRADLEY R. HUFFMON
#2786

EXPIRES: 6/30/01

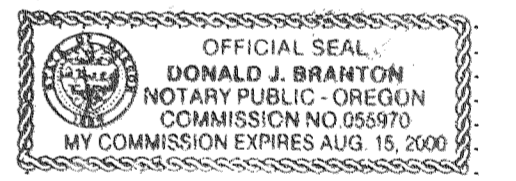
SURVEYOR'S CERTIFICATE:

I, BRADLEY R. HUFFMON,
being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described in instrument # 990783, dated 4/18/99.

Hood River County Deed Records to
Bradley R. Huffmon
STATE OF OREGON
COUNTY OF WASCO
Subscribed and sworn before me this 31st
day of MAY, 2000.
By *B.R.H.*

ACKNOWLEDGEMENTS:

We the owner(s) of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires.
Mike Spedick 6-13-00
OWNER DATE
OWNER DATE
STATE OF OREGON
COUNTY OF WASCO
Subscribed and sworn before me on this
6th day of June, 2000.
By *Mike Spedick*



APPROVALS:

I, hereby certify that I have examined the Survey Data, Monuments and Easements and hereby approve this plat on the 31 day of May, 2000.

Richard G. Arnold
Hood River County Surveyor

I, hereby certify that all taxes and assessments due hereon have been fully paid as required by law and hereby approve this plat.

David A. Conner
Hood River County Director of Budget and Finance.

I hereby certify that this partition plat was examined and approved as of this 22nd day of JUNE, 2000.

Planning File Number #00-054
Michael Benasheed
Hood River COUNTY Planning Director

NOTE: AFFIDAVIT of Correction, MF 2003 2060, REBERINGS to Lot "A" Parcel

JUN 22 2000

Certified to be a true and correct copy of the ORIGINAL Plat of Records & Assessments
John Foreman
County