

JUL 12 4 19 PM '01

# SALMON PLANNED UNIT DEVELOPMENT

Within a portion of Lot 24, A.P.A., in 3N 10 26DC,  
Parcel 2 of Partition Plat 97-22, Tax Lot 4001  
City of Hood River, Hood River County, Oregon

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE OWNER OF SALMON PLANNED UNIT DEVELOPMENT, DO HEREBY MAKE, ESTABLISH AND DECLARE THIS PLAT TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY ME AS SALMON PLANNED UNIT DEVELOPMENT, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AFFIXED AND I DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT SUBJECT TO THE PROVISIONS OF O.R.S. 92.010 TO 92.190.

*Christopher Korwin*  
CHRISTOPHER KORWIN, D.B.A. ALPINE, INC., GLACIER CONSTRUCTION

STATE OF OREGON )  
COUNTY OF HOOD RIVER ) ss:  
BE IT REMEMBERED ON THIS 25<sup>th</sup> DAY OF May, 2001,  
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON,  
PERSONALLY APPEARED Christopher Korwin  
KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID HE DID  
SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

*Christopher Korwin*  
SUBSCRIBED AND SWORN BEFORE ME

MY COMMISSION EXPIRES 7/27/02  
**TARA J. LOFTIN**  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 308881  
MY COMMISSION EXPIRES JAN. 27, 2002

## APPROVALS:

THE PLAT OF SALMON PLANNED UNIT DEVELOPMENT  
WAS EXAMINED AND APPROVED BY ME  
THIS 24<sup>th</sup> DAY OF MAY, 2001  
*Mark Hogo*  
HOOD RIVER CITY ENGINEER

THE PLAT OF SALMON PLANNED UNIT DEVELOPMENT  
WAS EXAMINED AND APPROVED BY ME  
THIS 22<sup>nd</sup> DAY OF JUNE, 2001  
*Cynthia Walbridge*  
HOOD RIVER CITY PLANNER

THE PLAT OF SALMON PLANNED UNIT DEVELOPMENT  
WAS EXAMINED AND APPROVED BY ME  
THIS 23<sup>rd</sup> DAY OF MAY, 2001  
*Randal Tolts*  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF SALMON PLANNED UNIT DEVELOPMENT  
WAS EXAMINED AND APPROVED BY ME  
THIS 18 DAY OF JUNE, 2001  
*John Am*  
CHAIR, HOOD RIVER COUNTY BOARD OF COMMISSIONERS

THE PLAT OF SALMON PLANNED UNIT DEVELOPMENT  
WAS EXAMINED AND APPROVED BY ME  
THIS 19<sup>th</sup> DAY OF June, 2001  
*Tina*  
CHAIR, HOOD RIVER CITY PLANNING COMMISSION

THE PLAT OF SALMON PLANNED UNIT DEVELOPMENT  
WAS EXAMINED AND APPROVED BY ME  
THIS 10<sup>th</sup> DAY OF June, 2001  
*Paula Lemmings*  
MAYOR  
*Paula Lemmings*  
CITY RECORDER

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "SALMON PLANNED UNIT DEVELOPMENT" 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.

*Paula Lemmings*  
HOOD RIVER COUNTY DIRECTOR OF BUDGET  
FINANCE & TAX COLLECTION  
*Sandra E. Berry*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS  
AND ASSESSMENTS

FILED FOR RECORD THIS 12<sup>th</sup> DAY OF July, 2001. 20012995  
*Sandra E. Berry*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

RESIDENTIAL UNITS 1, 2, 3, 4 & 5  
ARE DESIGNATED FOR FEE SIMPLE  
OWNERSHIP.

THE COMMON AREAS FOR ALL RESIDENTIAL  
UNITS INCLUDE SALMON LANE, THE AREA  
SURROUNDING THE RETENTION POND AND THE  
SHERMAN AVENUE STRIP.

## LOCATION

A PARCEL IN 3N 10 26DC, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND THE STATE OF OREGON, IN PART OF LOT 24, A.P.A. AND BEING PARCEL 2 OF PARTITION PLAT 97-22 DATED 10/15/1997, CS#97063. REFERENCE: W.D. MF#993781

## SURVEYOR'S CERTIFICATE & AFFIDAVIT

I, TERRY N. TRANTOW, REGISTERED BY THE STATE OF OREGON AS A PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND FURTHER, THAT I HAVE CORRECTLY SURVEYED THE LAND REPRESENTED ON THE PLAT OF "SALMON PLANNED UNIT DEVELOPMENT" AND THAT THE INITIAL POINT OF THE SURVEY IS A 5/8" x 30" IRON BAR WITH RED PLASTIC CAP MARKED TERRA LS1815 AT THE SOUTHWEST CORNER THEREOF, WHICH LIES S89°14'28"E, 60.06 FEET AND N00°28'24"E, 30.00 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 26 (WHICH IS MARKED WITH A BRASS CAP), T3N, R10E, W.M., IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND THE STATE OF OREGON.

## NARRATIVE

FIELD WORK CONDUCTED MARCH 28 - APRIL 18, 2001, USING A SOKKIA SET 3100 TOTAL STATION LAST ADJUSTED FEBRUARY, 2001. A CLOSED FIELD TRAVERSE WAS MADE AND NO MAJOR DISCREPANCIES WERE FOUND.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Terry N. Trantow*  
OREGON  
DEC. 15, 1978  
TERRY N. TRANTOW  
1799  
Expiration Date: 6/30/02  
5/17/2001

JUL 12 2001  
Certified to be a true and  
correct copy of the ORIGINAL  
Dept. of Records & Assessment  
by *Cynthia Walbridge*; Deputy

City Mon.(F)  
A-12 RR spike

ZONING DESIGNATION: R-1; URBAN  
LOW DENSITY RESIDENTIAL

NO WATER RIGHTS ARE APPURTENANT  
TO THE PROPERTY

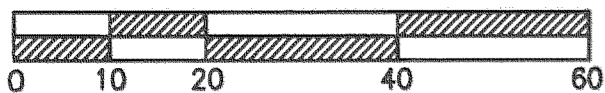
### CURVE TABLE

	C1	C2
Δ	90°28'23"	89°31'37"
Brg	N44°45'48"W	N45°14'12"E
Ch	7.10	14.08

FILED

JUL 19 2001

*Randal Tolts*  
COUNTY SURVEYOR  
DEPUTY



SCALE  
1" = 20 FEET

### LEGEND

- Set 5/8"x30" iron rod w/1" red plastic cap
- Monument found (F) or of record (R)
- Calculated for dimensions
- ( ) Call of record
- ΔMH Manhole

### REFERENCES:

1. Partition Plat 97-22, filed 10/15/1997, Survey File #97063
2. See MF#902871, filed 11/14/1990
3. See MF#902260, filed 7/27/1990
4. See MF#691024, filed 7/17/1969

### BASIS OF BEARINGS:

1986 CITY OF HOOD RIVER DATUM

Covenants, Conditions and Restrictions, Road Maintenance Agreements, access and utility easements and other conditions for this plat are recorded in AF# \_\_\_\_\_

TRANTOW SURVEYING, INC.  
412 W. Jefferson-POB 287  
Bingen, WA 98605-0287  
Ph 509/493-3111 Fx 509/493-4309  
Member of L.S.A.W., P.L.S.O.  
#1898

