

RECORDING INFORMATION:

PLAT NUMBER: 20030634
INSTRUMENT RECEIVED ON THE 5th DAY
OF February, 2003 AT 9:18 A.M.

Timothy R. Huffer
HOOD RIVER COUNTY CLERK

PLAT OF

CLEMMONS ACRES

TAX LOT 800, MAP 2N-10-1
IN THE SW.1/4, SECTION 1, TWP. 2 N., RANGE 10 E. W.M.

NOTES: HOOD RIVER COUNTY, OREGON
DECEMBER 31, 2002

BEARINGS ARE BASED ON THE WEST LINE OF THE
SOUTHWEST 1/4 OF SECTION 1 AS PER SURVEY
REFERENCE No. 1.

ZONING: RR-1/2
RURAL RESIDENTIAL, 0.50 AC. MIN.

COVENANTS AND RESTRICTIONS:
THE DECLARATION OF COVENTS AND RESTRICTIONS FOR THE PLAT OF
CLEMMONS ACRES TO BE FILED UNDER SEPARATE DOCUMENT AS
RECORDERS FILE FEE NO. 2003-0633, RECORDED FEBRUARY 5, 2003,
HOOD RIVER COUNTY DEED RECORDS.

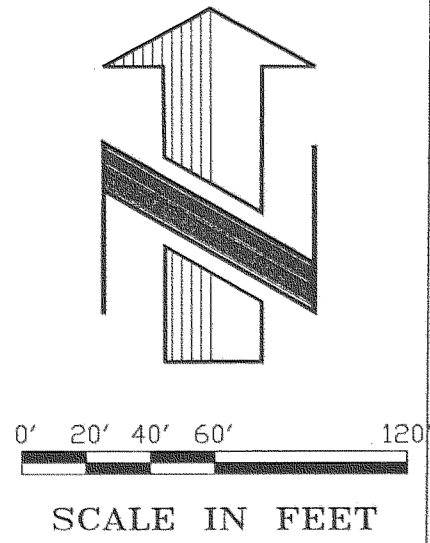
OWNERS:

CLEMMONS ACRES, LLC.
KAREN ADAIR, MEMBER
BARBARA A. BURDICK, MEMBER
1229 ICY ROAD,
HOOD RIVER, OREGON. 97031
PH. (541) 386-2174

COLUMBIA RIVER BANK
P.O. BOX 980
2650 CASCADE AVE.
HOOD RIVER, OREGON. 97031
PH. (541) 387-3443
BY DAMON HULIT, ASSISTANT VICE PRESIDENT

LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON, LS 2786" UNLESS NOTED OTHERWISE
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "HUFFMON, 2786"
- x- EXISTING FENCE LINE.



TUCKER ROAD

APPROXIMATE R/W

TUCKER ROAD

FND PIPE WITH 2" ALUMINUM CAP
ELEV. = 535.21'

TAX LOT 3701, (2N-10-1B)

TAX LOT 3700, (2N-10-1B)

EXPERIMENT STATION DRIVE

INITIAL POINT

EXPERIMENT STATION DRIVE

EAST-WEST CENTERLINE SECTION 1

C 1/4
CALC. POSITION OF 3/4" PIPE
FND IN REF. #1

EXISTING 8' ICY ROAD
(DEEDED TO H.R. CO.
VOL.10, PAGE 260)

TAX LOT 100
(2N-10-2D)

2620.04' (2619.82' REF#1)
S 00°26'59" W

ICY ROAD

LOT 1
0.60 AC.

LOT 2
0.50 AC.

LOT 3
0.50 AC.

TAX LOT 600, (2N-10-1)

LOT 4
1.32 AC.

TAX LOT 800, (2N-10-1)

CLEMMONS DRIVE

50' AGRICULTURAL BUFFER,
NO DWELLING WITHIN BUFFER.

EXISTING TREES
LOCATED ALONG AND AT
THE BASE OF THE EAST
FACING SLOPE OF LOTS #4 & #5
SHALL BE PRESERVED AND PROTECTED

TAX LOT 201
(2N-10-2D)
PARCEL 2 P.P. 2000-25P

30' ADDITIONAL EASEMENT
GRANTED IN P. PLAT

TAX LOT 200
(2N-10-2D)
PARCEL 1 P.P. 2000-25P

LOT 7
0.50 AC.
15' EASE. FOR IRRIGATION
LINE FOR ALL LANDOWNERS
WITHIN SUBDIVISION.

LOT 6
0.50 AC.

LOT 5
1.29 AC.

SET BRASS SCREW IN
LEAD IN DRIVEWAY CURB

TAX LOT 900, (2N-10-1)

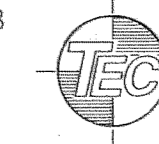
CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	89°15'55"	10.00'	15.58'	9.87'	S45°04'57"W	14.05'
C2	90°44'05"	10.00'	15.84'	10.13'	S44°55'03"E	14.23'
C3	54°18'53"	10.00'	9.48'	5.13'	N62°33'28"E	9.13'
C4	94°50'41"	50.00'	82.77'	54.42'	S82°49'22"W	73.64'
C5	57°21'21"	50.00'	50.05'	27.35'	N21°04'37"W	47.99'
C6	57°14'09"	50.00'	49.95'	27.28'	N36°13'08"E	47.90'
C7	79°11'34"	50.00'	69.11'	41.36'	S75°34'00"E	63.74'
C8	54°18'53"	10.00'	9.48'	5.13'	N63°07'40"W	9.13'

REFERENCES:

- 1) SURVEY FOR OREGON STATE UNIVERSITY MID-COLUMBIA
EXPERIMENT STATION BY KLEIN AND ASSOCIATES
OCTOBER 1990
C.S. 90097

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



EXPIRES: 6/30/03

SHEET 1 OF 2 S.D.H.

CS 2003 009 (2)

W.D. #9893pt

FILED

FEB 11 2003

Bradley R. Huffer
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JAN. 21, 1997
BRADLEY R. HUFFER
#2786

FEB 05 2003
Certified to be a true and correct copy of the ORIGINAL
Dep't of Records & Assessment
By: *Timothy R. Huffer*, Deputy

FND 1" PIPE

11 12

RECORDING INFORMATION:

PLAT NUMBER: 20030634
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OF February, 2003 AT 9:18 A.M.

Timothy Haack (Chief Deputy)
HOOD RIVER COUNTY CLERK

OWNERS:

CLEMMONS ACRES, LLC. COLUMBIA RIVER BANK
KAREN ADAIR, MEMBER P.O. BOX 980
BARBARA A. BURDICK, MEMBER 2650 CASCADE AVE.
1229 ICY ROAD, HOOD RIVER, OREGON. 97031
HOOD RIVER, OREGON. 97031 PH. (541) 387-3443
PH. (541) 386-2174 BY DAMON HULIT, ASSISTANT VICE PRESIDENT

PLAT OF

CLEMMONS ACRES

TAX LOT 800, MAP 2N-10-1

IN THE SW.1/4, SECTION 1, TWP. 2 N., RANGE 10 E. W.M.

HOOD RIVER COUNTY, OREGON

DECEMBER 31, 2002

APPROVALS:

I, HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON
HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE
"CLEMMONS ACRES" SUBDIVISION PLAT.

Dorothy Brown 2/5/03
Hood River County Director of Budget and Finance Date

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE "CLEMMONS ACRES"
SUBDIVISION PLAT 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.

Timothy Haack 2/5/03
Hood River County Director of
Records and Assessments. Date

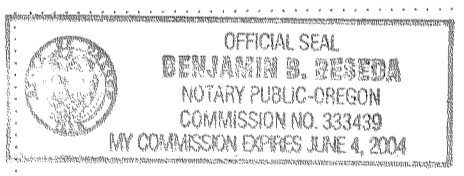
DEDICATION:

WE, KAREN ADAIR AND BARBARA A. BURDICK, MEMBERS OF
THE CLEMMONS ACRES LLC., AND COLUMBIA RIVER BANK
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 "CLEMMONS ACRES" TO BE A CORRECT PLAT
AS LOCATED IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 10
EAST, W.M., HOOD RIVER COUNTY, OREGON.

Karen Adair Barbara A. Burdick
KAREN ADAIR, MEMBER BARBARA A. BURDICK, MEMBER
Damon Hulit
DAMON HULIT, ASSISTANT VICE PRESIDENT COLUMBIA RIVER BANK

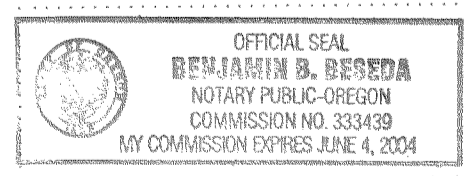
ACKNOWLEDGEMENT:

ON THIS 6th DAY OF JANUARY, 2003,
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY
APPEARED KAREN ADAIR, KNOWN TO ME PERSONALLY, BEING FIRST DULY
SWORN, SAY THAT SHE DID SIGN THIS INSTRUMENT OF HER FREE AND
VOLUNTARY ACT.



B.B. Beveda
Notary Public for the State of Oregon
My commission expires JUNE 4, 2004

ON THIS 6th DAY OF JANUARY, 2003,
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY
APPEARED BARBARA BURDICK, KNOWN TO ME PERSONALLY, BEING FIRST DULY
SWORN, SAY THAT SHE DID SIGN THIS INSTRUMENT OF HER FREE AND
VOLUNTARY ACT.



B.B. Beveda
Notary Public for the State of Oregon
My commission expires JUNE 4, 2004

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS THE SUBDIVISION OF TAX LOT 800, ASSESSOR'S MAP
2N-10-1 FOR THE CREATION OF THE PLAT OF CLEMMONS ACRES. THE SUBJECT TRACT IS
DESCRIBED AS BEGINNING AT A POINT 33 FEET SOUTH OF THE WEST 1/4 CORNER AND THEN
PROCEEDING WITH DUE SOUTH, EAST, NORTH, AND WEST CALLS TO DESCRIBE A METES AND
BOUNDS PARCEL LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1.

IN THE FIELD, THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 1 WERE TIED
AS SHOWN ON THE PLAT. FROM THESE TIES, THE CENTER 1/4 CORNER OF THE SECTION WAS
CALCULATED PER SURVEY REFERENCE #1, A SURVEY OF THE O.S.U. MID-COLUMBIA EXPERIMENT
STATION, PERFORMED BY KLEIN & ASSOCIATES. USING THE WEST LINE OF THE SOUTHWEST 1/4
AND THE EAST-WEST CENTERLINE OF THE SECTION AS CONTROL BEARINGS, THE SUBJECT TRACT
WAS LAID OUT HOLDING DEED DIMENSIONS THROUGHOUT. NO OVERLAPS OR GAPS WERE
DISCOVERED WITH ADJOINING PARCELS.

FOLLOWING LAYOUT OF THE PARCEL, A SMALL TRIANGULAR SECTION LOCATED ON THE NORTH LINE
WAS EXCEPTED OUT AS PER THE DEED. WITH RESOLUTION OF THE PROPERTY BOUNDARY, THE
SUBJECT TRACT WAS SUBDIVIDED INTO ROADS AND LOTS, AS SHOWN ON THE PLAT. SET AS
SHOWN ON THE PLAT, 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON LS
2786".

SURVEYOR'S CERTIFICATE:

I, BRADLEY R. HUFFMON, REGISTERED LAND SURVEYOR #2786 IN 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 CLEMMONS ACRES SUBDIVISION PLAT,
LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH,
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON. THE INITIAL POINT FOR
SAID PLAT IS A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HUFFMON LS 2786"
SET IN THE WEST LINE OF SAID SECTION 1 AT THE NORTHWEST CORNER OF SAID PLAT, SAID
INITIAL POINT BEARS SOUTH 0°26'59" EAST ALONG THE WEST LINE OF SAID SECTION 1 A
DISTANCE OF 33.00 FEET FROM A STEEL PIPE WITH 2" ALUMINUM CAP SET AT THE WEST 1/4
CORNER OF SAID SECTION 1. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS:

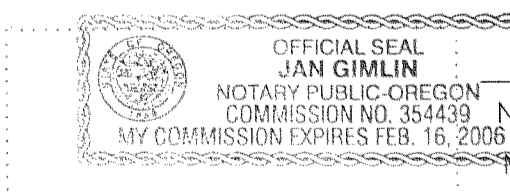
BEGINNING AT THE AFORESAID INITIAL POINT; THENCE ALONG THE WEST LINE OF SAID SECTION 1,
SOUTH 00°26'59" EAST 379.50 FEET; THENCE NORTH 89°52'54" EAST 880.00 FEET; THENCE
NORTH 00°26'59" EAST 247.45 FEET; THENCE SOUTH 89°52'54" WEST 467.50 FEET; THENCE
NORTH 00°26'59" EAST 55.80 FEET; THENCE NORTH 68°38'31" WEST 206.59 FEET; THENCE
SOUTH 89°42'54" WEST 219.50 FEET TO THE INITIAL POINT.

FILED

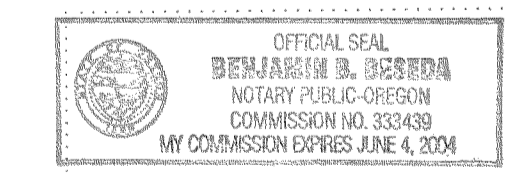
FEB 11 2003
Barbara J. Tolsted
COUNTY CLERK



ON THIS 7th DAY OF January, 2003,
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY
APPEARED DAMON HULIT, ASSISTANT VICE PRESIDENT FOR COLUMBIA RIVER
BANK, KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAY THAT
HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.



Jan Gimlin
Notary Public for the State of Oregon
My commission expires 2-16-06



SUBSCRIBED AND SWORN BEFORE ME
THIS 31st DAY OF DECEMBER, 2002.
B.B. Beveda
Notary Public for the State of Oregon
My commission expires JUNE 4, 2004

APPROVALS:

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

- Roger Kautle 1-15-03
Hood River County Public Works Director Date
- Michael Benedict 2-3-03
Hood River County Planning Director Date
- Barbara Tolsted 1-15-03
Hood River County Surveyor Date
- Wendy Schmitt 2/3/03
County Board of Commissioners Chairman Date
- W. J. ... 8-3-03
County Commissioner Date
- Chuck ... 2/3/03
County Commissioner Date
- Robert D. Hastings 2/3/03
County Commissioner Date
- Carol York 2-3-03
County Commissioner Date
- ... 3 Feb 03
County Planning Commission, Chairman Date
- ... 1-15-03
Hood River County Sanitarian Date
- Kathleen ... 1-16-03
Farmers Irrigation District, Manager Date
- Don Chandler 1-15-03
Ice Fountain Water District Date
- James J. ... 1-15-03
Westside Fire District Date

FEB 10 2003

Certified to be a true and
correct copy of the ORIGINAL
Dept. of Records & Assessment
Jak ... Deputy

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

