

NOTES:

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

CITY OF HOOD RIVER SANITARY SEWER SYSTEM.

NO FURTHER CREATION OF LOTS OR ISSUANCE OF BUILDING PERMITS ON AREA INSIDE U.G.B. UNTIL ACCESS ROAD IMPROVED TO CITY OF HOOD RIVER STANDARDS, INCLUDING SANITARY SEWER SERVICE, PUBLIC WATER SUPPLY, UNDERGROUND ELECT., T.V., & TELEPHONE SERVICE.

DOMESTIC WATER - ICE FOUNTAIN WATER DIST.
SEWER - SEPTIC TANK

PROPERTY LINE ADJUSTMENT AND PARTITION PLAT

TAX LOTS 700, 801, 1101, 1502, 1505, 1506 AND 2024, MAP 3N-10-34B
IN THE N.1/2 OF NW.1/4, SECTION 34,
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.
HOOD RIVER COUNTY, OREGON
MARCH 18, 2003

FILED

MAR 27 2003
Ronald J. Branton
DEPUTY

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	61'46"23"	88.66'	95.59'	53.03'	S29°20'14"E	91.03'
C2	90°01'08"	63.66'	100.02'	63.68'	S43°27'36"E	90.05'
C3	35°21'30"	131.00'	80.84'	41.75'	N71°26'08"W	79.57'
C4	70°23'30"	60.00'	73.71'	42.32'	S35°11'45"W	69.16'
C5	22°21'30"	150.00'	58.53'	29.64'	N59°12'45"E	58.16'
C6	19°45'53"	200.00'	68.99'	34.84'	N38°09'03"E	68.65'
C7	38°15'27"	75.00'	50.08'	26.01'	S47°23'50"W	49.15'
C8	35°21'30"	160.00'	98.74'	51.00'	N71°26'08"W	97.18'
C9	35°21'30"	160.00'	98.74'	51.00'	S71°26'08"E	97.18'
C10	68°53'12"	100.00'	120.23'	68.58'	N54°40'17"W	113.12'
C11	48°44'20"	100.00'	85.07'	45.30'	S44°35'51"E	82.52'
C12	35°21'30"	189.00'	116.64'	60.24'	N71°26'08"W	114.79'
C13	48°44'20"	71.00'	60.40'	32.16'	S44°35'51"E	58.59'
C14	48°44'20"	129.00'	109.73'	58.43'	S44°35'51"E	106.46'
C15	68°53'12"	129.00'	155.10'	88.47'	N54°40'17"W	145.92'
C16	68°53'12"	71.00'	85.36'	48.69'	N54°40'17"W	80.31'
C17	35°21'30"	131.00'	80.84'	41.75'	S71°26'08"E	79.57'
C18	86°00'12"	50.00'	75.05'	46.63'	N44°33'46"E	68.20'
C19	20°12'05"	200.00'	70.52'	35.63'	S82°20'06"E	70.15'
C20	24°57'26"	88.66'	38.62'	19.62'	S47°44'42"E	38.32'
C21	3°26'00"	189.00'	11.33'	5.66'	S55°28'23"E	11.32'
C22	31°55'30"	189.00'	105.31'	54.06'	S73°09'08"E	103.95'
C22	31°55'30"	189.00'	105.31'	54.06'	S73°09'08"E	103.95'

DECLARATION OF DEDICATION:

WE, MICHAEL J. SPEDICK, PEGGY J. SPEDICK, B. JOANNE BELL AND GOOSE MEADOW PROPERTIES, AS OWNERS OF THE LAND SHOWN OF THE PLAT HEREUNTO ATTACHED HEREBY DEDICATE TO THE PUBLIC FOREVER THE 58 FOOT STREET SHOWN AS SUMMIT VIEW WAY AS SHOWN ON SUCH PLAT, LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M. COUNTY OF HOOD RIVER, OREGON.

Michael J. Spedick
MICHAEL J. SPEDICK
Joanne Bell
B. JOANNE BELL

Peggy J. Spedick
PEGGY J. SPEDICK
Michael J. Spedick
GOOSE MEADOW PROPERTIES, LLC
MICHAEL J. SPEDICK, PRESIDENT

OWNERS:

MICHAEL J. & PEGGY J. SPEDICK,
B. JOANNE BELL AND
GOOSE MEADOW PROPERTIES, LLC
c/o MICHAEL J. SPEDICK, PRES.
3509 CONRAD DRIVE,
BEND, OREGON. 97701
PH. (541) 617-0075

REFERENCES:

- BOUNDARY ADJUSTMENT PLAT PLA-99-48 FOR MICHAEL & PEGGY SPEDICK BY KLEIN & ASSOC. PLS. #932 JOB #99023, DECEMBER, 1999
- PARTITION PLAT 9404 FOR MICHAEL & PEGGY SPEDICK BY KLEIN & ASSOC. PLS. #932 CO. SURVEY #94044 FILED APRIL 21, 1994
- SURVEY FOR JOHN & ANN CUSHMAN BY KLEIN & ASSOC. PLS. #932 CO. SURVEY #94031 JOB #93059, MARCH, 1994
- PARTITION PLAT 9131 FOR JOSEPH VANHAVERBEKE BY DANNY L. CRON, PLS. #1028 FILED DECEMBER 31, 1991

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.

PARCEL 1 7.02 AC.
PARCEL 2 5.12 AC.
PARCEL 3 5.03 AC.
TOTAL 17.17 ACRES
(ADJ. TAX LOT 1505, 3N-10-34B)

TAX LOT	ASSESSOR	EXISTING	ADJUSTED
T.L. 700	(0.35 AC.)	0.35 AC.	0.00 AC.
T.L. 801	(0.05 AC.)	0.04 AC.	0.00 AC.
T.L. 1505	(23.47 AC.)	23.47 AC.	17.17 AC.
T.L. 1506	(15.03 AC.)	15.03 AC.	15.10 AC.
T.L. 1101	(3.44 AC.)	3.30 AC.	9.48 AC. (Tract "A")
T.L. 1502	(1.37 AC.)	1.37 AC.	0.00 AC.
R/W DED.		0.00 AC.	1.81 AC.
TOTAL	(43.71 AC.)	43.56 AC.	43.56 AC.

NOTE:
1) ADJUSTED TAX LOT 1101, TRACT "A" = T.L. 1101 +700 +801 +T.L. 1502 +POR. 1505 EXTINGUISHED PORTION ROAD ESMT. 3.36 AC. +0.35 AC 0.04 AC +1.37 AC. + 4.32 AC. + 0.20 AC.=9.54 AC.
2) ADJUSTED TAX LOT 1505 AND TAX LOT 1506 INCLUDES: 3,135 S.F. (0.072 AC.) OF T.L. 1505 - 140 S.F. (0.003 AC.) T.L. 1506 = 2,995 S.F. (0.07 AC.) NET OUT OF TAX LOT 1505

LINE	ANGLE	DISTANCE
L1	S 87°33'52" W	30.48'
L2	S 72°14'03" E	82.14'
L3	S 89°06'53" E	13.20'
L4	S 71°05'11" W	26.57'
L5	N 69°05'02" E	26.93'
L6	N 00°00'00" E	26.05'
L7	S 75°51'07" W	4.34'
L8	S 00°53'07" W	20.35'
L9	S 89°06'53" E	1.98'
L10	N 01°32'58" E	80.85'
L11	S 00°32'55" W	56.94'
L13	N 00°34'52" E	16.50'
L14	N 89°06'53" W	7.50'
L15	S 20°13'41" E	12.69'
L16	S 33°28'41" E	58.28'
L17	S 20°13'41" E	12.69'
L18	S 48°43'42" W	79.62'
L19	N 70°23'30" E	82.74'
L20	N 28°16'07" E	58.02'
L21	S 20°59'45" W	59.61'
L22	N 68°58'01" W	4.72'

DESCRIPTION:

REMAINDER PARCEL 1, PARTITION PARCEL AND PROPERTY LINE ADJUSTMENT OF 140 SQ. FT. PARCEL 2, PARTITION PLAT 94-04 AFTER PROPERTY LINE ADJUSTMENT PLAT PLA-99-48.

EASEMENT STATEMENT:

"PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE ITS ELECTRIC UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVICING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF PACIFICORP."

NARRATIVE:

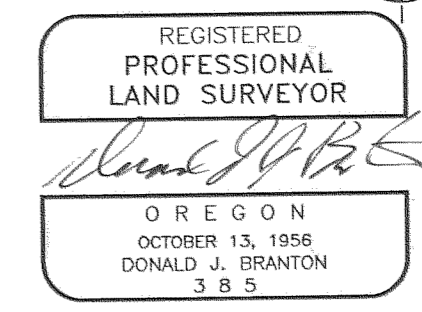
SURVEY PURPOSE: TO PARTITION TAX LOT 1505, ASSESSOR'S MAP 3N-10-34B INTO TWO 5.0+ ACRE LOTS AND REMAINDER LOT OF 13.3 ACRES±. PROPERTY LINE ADJUSTMENT 4.32 ACRES OF REMAINDER LOT INSIDE CITY OF HOOD RIVER URBAN GROWTH BOUNDARY WITH EXISTING TAX LOTS 700, 801, 1502 AND 1100, PROVIDE 58 FOOT DEDICATION OF ALIGNMENT TO SUMMITVIEW WAY, WITH PROPERTY LINE ADJUSTMENT FROM TAX LOT 2024 FOR RIGHT OF WAY. ALL AS SHOWN.

EASEMENTS:

- RIGHT OF WAY FOR DITCH, FLUME AND PIPELINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF E.D. CALKINS ET UX., RECORDED JUNE 6, 1911, IN BOOK 6, PAGE 87, HOOD RIVER COUNTY DEED RECORDS.
- RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR IRRIGATION DITCH, FLUME OR PIPELINE, GRANTED SYLVIA E. HOLLENBECK BY DEED RECORDED JUNE 17, 1911, IN BOOK 6, PAGE 116, HOOD RIVER COUNTY DEED RECORDS.
- RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED JANUARY 17, 1930, IN BOOK 22, PAGE 125, HOOD RIVER COUNTY DEED RECORDS.
- THREE FOOT RIGHT OF WAY FOR PIPELINE, FLUME DITCH, AS DETERMINED BY DECREE FILED JANUARY 7, 1930 IN SUIT No. 1882, AND RECORDED IN BOOK 6, PAGE 188, HOOD RIVER COUNTY CIRCUIT COURT JOURNAL.

ENGINEER / SURVEYOR:

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



EXPIRES: 12/31/03
SHEET 1 OF 2

MAR 25 2003
Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by *Donald J. Branton*, Deputy

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Donald J. Branton 3-18-03
DONALD J. BRANTON DATE

RECORDING INFORMATION

Plat Number 200306 P
Instrument received on the 25th day of MARCH, 2003, at 3:56 P.M.
Andy Julek - Deputy Clerk
Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE:

DONALD J. BRANTON, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition /Adjustment Plat, the boundaries being described in instrument # 891209, dated 5/3/89, and instrument # 20001043, dated 2/4/00, and instrument # 20026106, dated 12/23/02, Hood River County Deed Records to Michael J. & Peggy J. Spedick and Goose Meadow Properties, LLC.

ACKNOWLEDGEMENT
B. B. Beeson
Notary signature
BENJAMIN B. BEESON
NOTARY PUBLIC - OREGON
COMMISSION No. 333439
MY COMMISSION EXPIRES JUNE 4, 04

ACKNOWLEDGEMENTS:

We the owner(s) of the land shown herein, hereby declare that this adjustment and division of land has been made with our free consent and in accordance with our desires.
Michael J. Spedick 3-18-03
OWNER DATE
Peggy J. Spedick 3-18-03
OWNER DATE
Joanne Bell 3-24-03
OWNER DATE
B. Joanne Bell
OWNER DATE

ACKNOWLEDGEMENT
Donald J. Branton
Notary signature
DONALD J. BRANTON
NOTARY PUBLIC - OREGON
COMMISSION No. 336921
MY COMMISSION EXPIRES 2-16-04

APPROVALS:

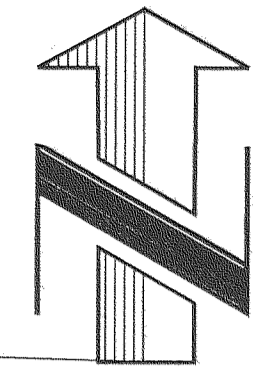
I, hereby certify that I have examined the Survey Data, Monuments and Easements and hereby approve this plat on the 21st day of MARCH, 2003.
Ronald J. Branton
Hood River County Surveyor

I, hereby certify that all taxes and assessments due hereon have been fully paid as required by law and hereby approve this plat.
Donald J. Branton
Hood River County Director of Budget and Finance.

I hereby certify that this Property Line Adjustment and Partition plat was examined and approved as of this 25th day of MARCH, 2003.
Planning File Number MP 01-044
Michael Beeson
Hood River COUNTY Planning Director

PROPERTY LINE ADJUSTMENT & PARTITION PLAT

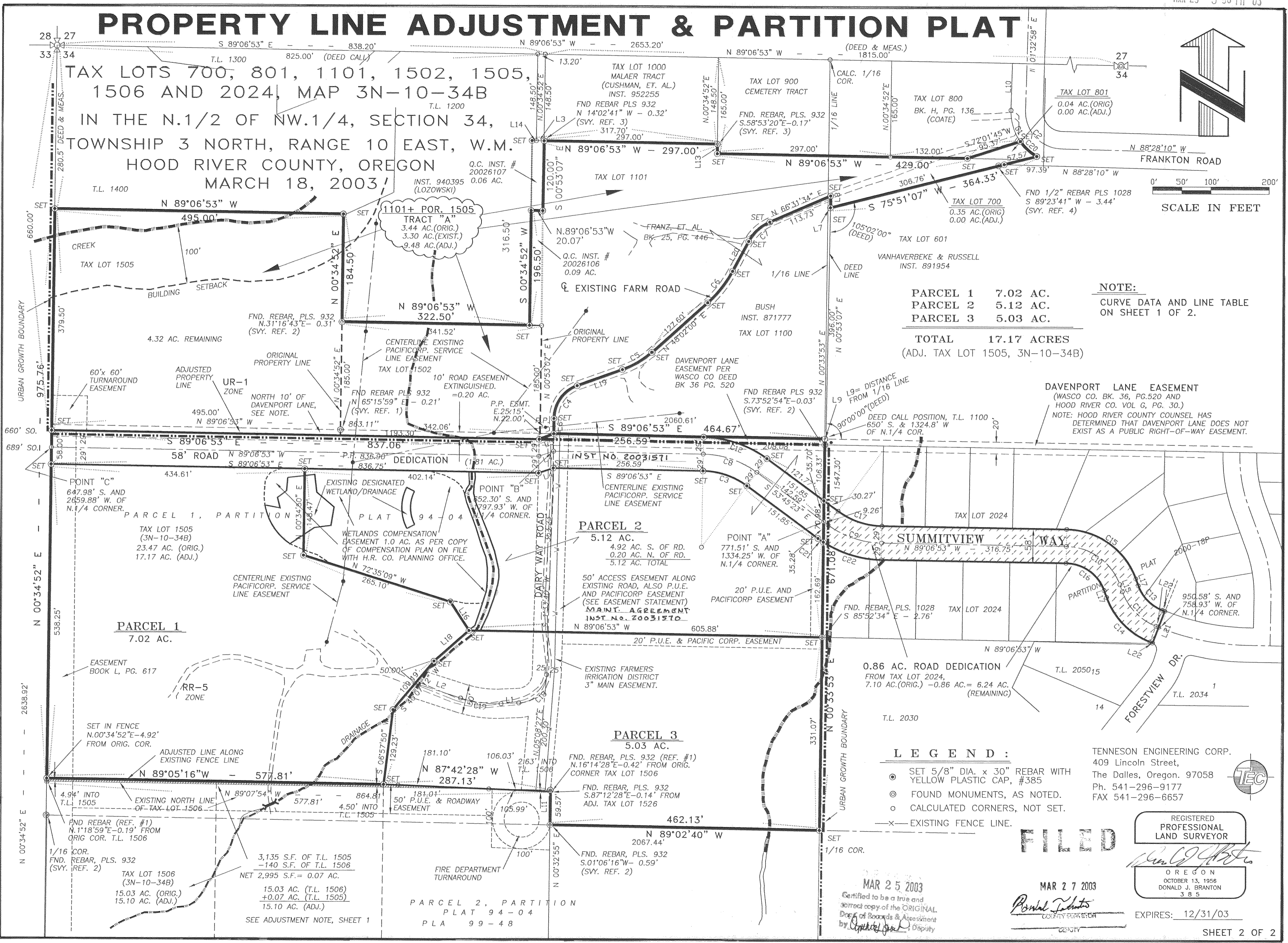
TAX LOTS 700, 801, 1101, 1502, 1505, 1506 AND 2024, MAP 3N-10-34B
 IN THE N.1/2 OF NW.1/4, SECTION 34,
 TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.
 HOOD RIVER COUNTY, OREGON
 MARCH 18, 2003



PARCEL 1 7.02 AC.
 PARCEL 2 5.12 AC.
 PARCEL 3 5.03 AC.
 TOTAL 17.17 ACRES
 (ADJ. TAX LOT 1505, 3N-10-34B)

NOTE:
 CURVE DATA AND LINE TABLE
 ON SHEET 1 OF 2.

DAVENPORT LANE EASEMENT
 (WASCO CO. BK. 36, PG. 520 AND
 HOOD RIVER CO. VOL G, PG. 30.)
 NOTE: HOOD RIVER COUNTY COUNSEL HAS
 DETERMINED THAT DAVENPORT LANE DOES NOT
 EXIST AS A PUBLIC RIGHT-OF-WAY EASEMENT.



- LEGEND:**
- SET 5/8" DIA. x 30" REBAR WITH YELLOW PLASTIC CAP, #385
 - ⊙ FOUND MONUMENTS, AS NOTED.
 - CALCULATED CORNERS, NOT SET.
 - x- EXISTING FENCE LINE.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 OCTOBER 13, 1956
 DONALD J. BRANTON
 3 8 5

FILED

MAR 25 2003
 Certified to be a true and correct copy of the ORIGINAL
 Dept. of Records & Assessment
 by Deputy

MAR 27 2003

 COUNTY SURVEYOR

EXPIRES: 12/31/03