

PARTITION PLAT

TAX LOT 1506, MAP 3N-10-34B
IN THE W.1/2 OF N.W.1/4, SECTION 34,
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.

HOOD RIVER COUNTY, OREGON
MARCH 18, 2003

RECORDING INFORMATION
Plat Number 200307-P
Instrument received on the 25th
day of MARCH, 2003,
at 3:52 P.M.
Cindy Judah - 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 Plat, the boundaries being described in
instrument # 891209, dated 5/3/89.

Hood River County Deed Records to
MICHAEL J. SPEDICK AND
PEGGY J. SPEDICK, H. & W.
ACKNOWLEDGEMENT

Benjamin B. Beseda
Notary signature
BENJAMIN B. BESEDA
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 division of land has
been made with our free consent and in
accordance with our desires.
Michael J. Spedick 03-18-03
OWNER DATE
Peggy J. Spedick 03-18-03
OWNER DATE

ACKNOWLEDGEMENT
Donald J. Branton
Notary signature
DONALD J. BRANTON
NOTARY PUBLIC - OREGON
COMMISSION No. 336921
MY COMMISSION EXPIRES 8-16-04

APPROVALS:
I, hereby certify that I have examined the
Survey Data, Monuments and Easements and
hereby approve this plat on the 25th
day of MARCH, 2003.

Ronald L. Photo
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 partition plat was
examined and approved as of this 25th day
of MARCH, 2003.
Planning File Number MP 02-010
Michael Benedec
Hood River COUNTY Planning Director

NOTES:

BEARINGS BASED ON WEST LINE OF THE N.W. 1/4,
SECTION 34, TWP. 3 N., RANGE 10 E. W.M.
WATER SUPPLIED BY WESTSIDE WATER DISTRICT.

SUBSURFACE SEWAGE DISPOSAL EVALUATIONS HAVE BEEN
COMPLETED ON PARCELS 1 AND 3 AND FOUND SUITABLE.
PARCEL 2 IS AN EXISTING DRAINFIELD IN SUITABLE
WORKING CONDITION. COPIES OF REPORTS ARE ON FILE
WITH THE HOOD RIVER COUNTY SANITARIANS OFFICE.

SCALE IN FEET
0' 50' 100' 200'

ZONING R-1

TAX LOT 1505
(PARCEL 1, P.L.A. 99-48)

TAX LOT 1506
(3N-10-34B)
15.10 AC. (ADJ.)

PARCEL 1
5.05 AC.

PARCEL 2
5.03 AC.

PARCEL 3
5.02 AC.

PARCEL 2
PARTITION PLAT
94-04
PLA 99-48

PARCEL 1 219,965 S.F. = 5.05 AC.
PARCEL 2 219,400 S.F. = 5.03 AC.
PARCEL 3 218,583 S.F. = 5.02 AC.
TOTAL 657,948 Sq.Ft. = 15.10 Acres
(TAX LOT 1506, 3N-10-34B)

OWNER:

MICHAEL J. SPEDICK AND
PEGGY J. SPEDICK, H. & W.
3509 CONRAD DRIVE,
BEND, OREGON. 97701
PH. (541) 617-1167

REFERENCES:

- BOUNDARY ADJUSTMENT PLAT
PLA-99-48 FOR
MICHAEL & PEGGY SPEDICK
BY KLEIN & ASSOC. PLS. #932
JOB #99023, DECEMBER, 1999
- PARTITION PLAT 94-04 FOR
MICHAEL & PEGGY SPEDICK
BY KLEIN & ASSOC. PLS. #932
CO. SURVEY #94044
FILED APRIL 21, 1994
- PARTITION PLAT 98-29 FOR
MICHAEL & PEGGY SPEDICK
BY KLEIN & ASSOC. PLS. #932
CO. SURVEY #99017
FILED NOVEMBER 20, 1998

LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW
PLASTIC CAP, "BRANTON, LS 385"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.

FILED

MAR 27 2003

Ronald L. Photo
COUNTY SURVEYOR
DEPUTY

ENGINEER / SURVEYOR:

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
385

EXPIRES: 12/31/03

SHEET 1 OF 2

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.

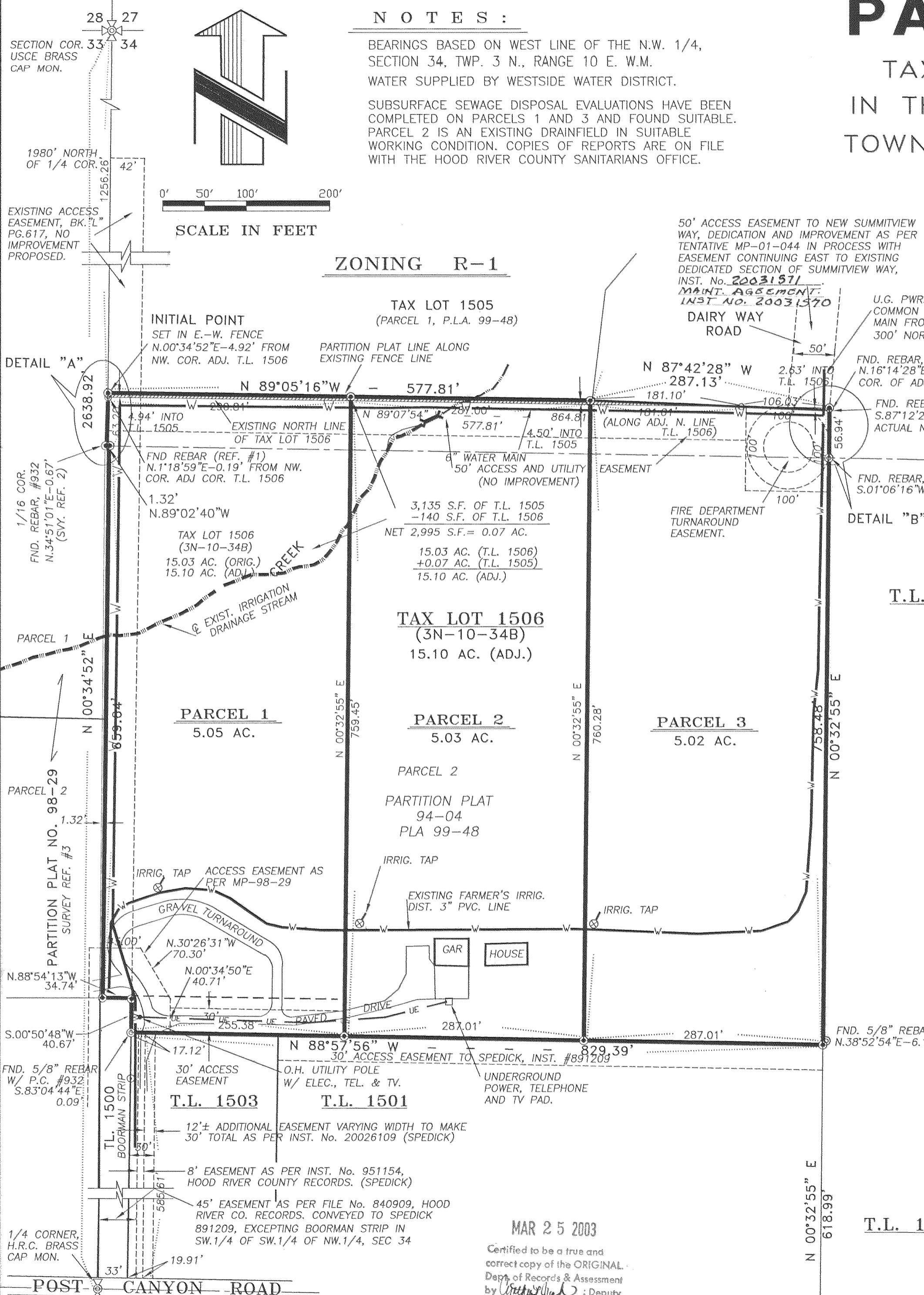
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT.

Donald J. Branton 3-18-03
DONALD J. BRANTON DATE

MAR 25 2003

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

T.L. 1602

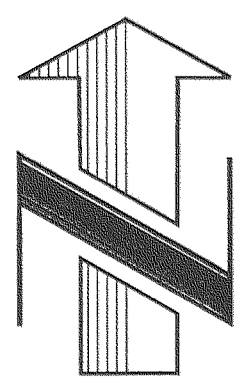


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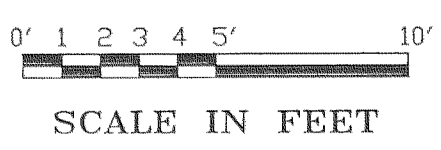
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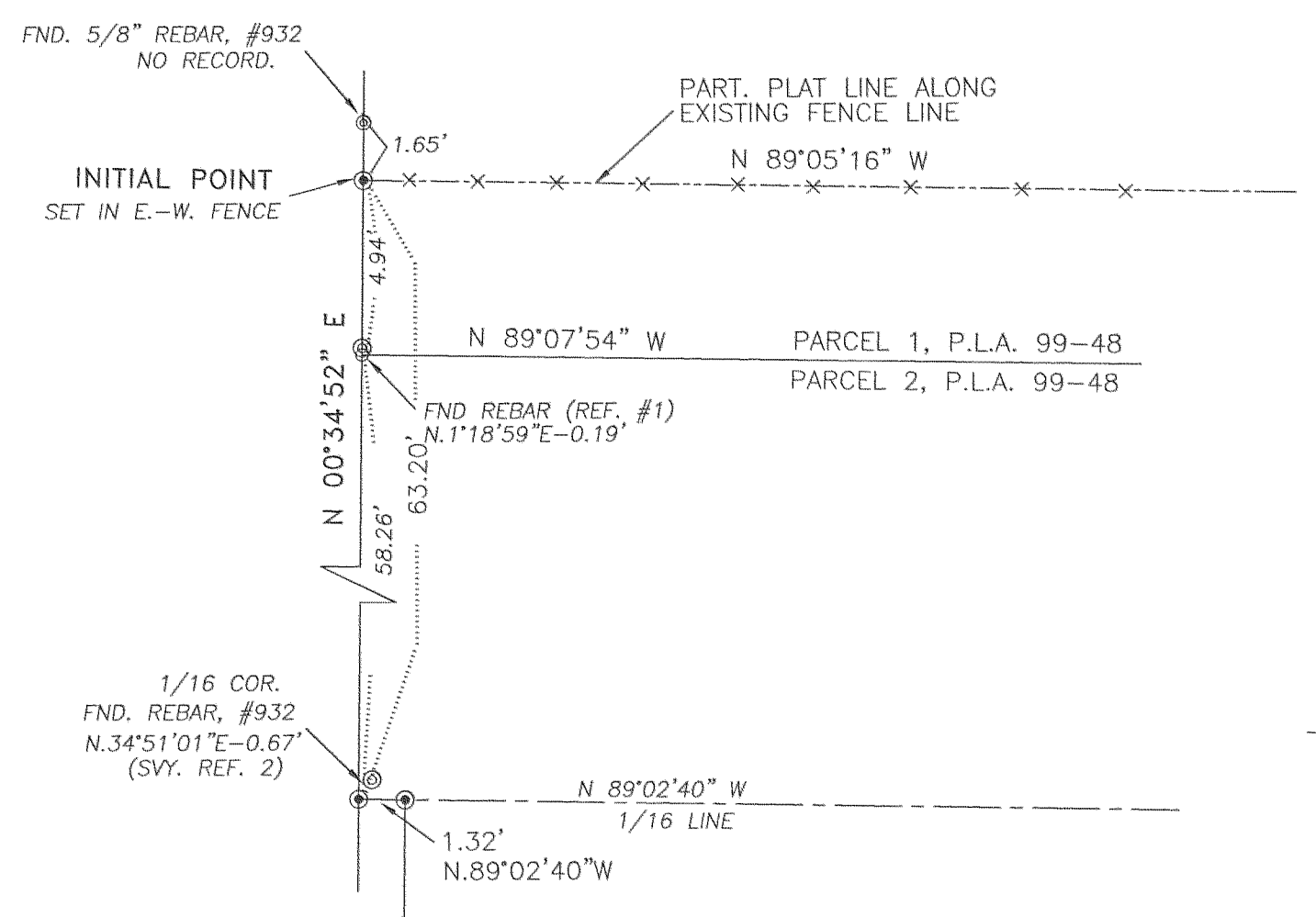


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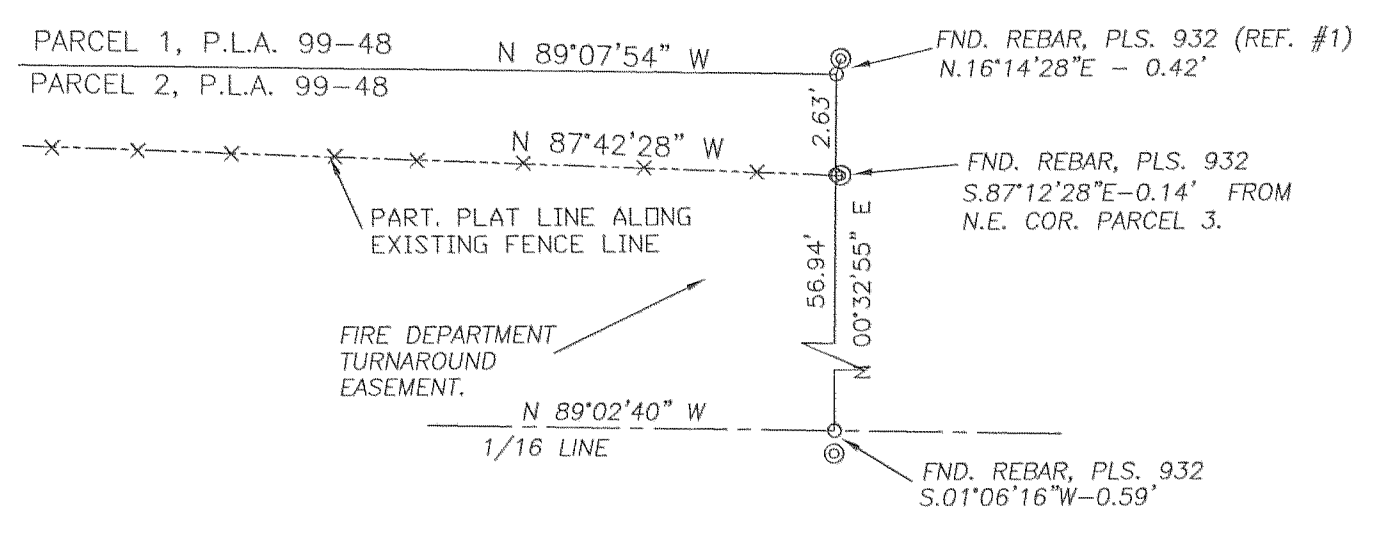
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ZONING R-1



DETAIL "A"
SCALE: 1" = 5'



DETAIL "B"
SCALE: 1" = 5'

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	219,965 S.F. = 5.05 AC.
PARCEL 2	219,400 S.F. = 5.03 AC.
PARCEL 3	218,583 S.F. = 5.02 AC.
TOTAL	657,948 Sq.Ft. = 15.10 Acres (TAX LOT 1506, 3N-10-34B)

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE PARCEL 2 OF ORIGINAL PARTITION PLAT 94-04 AND PLA 99-48 CONSISTING OF 15.03 ACRES INTO THREE 5 ACRE + TRACTS. THE WEST 1/4 CORNER AND NORTHWEST CORNER OF SECTION 34 WERE RECOVERED AS PER PRIOR SURVEY RECORDS. THE DIMENSIONS CALLED OUT WERE USED AS THE BASIS FOR LAYOUT AS PER PARTITION PLAT 94-04, PROPERTY LINE ADJUSTMENT 99-48. THE NORTH LINE PROPERTY LINE ADJUSTMENT PINS WERE FOUND WITHIN ACCEPTABLE TOLERANCES, SURVEYOR #932. ALSO FOUND WAS AN EXISTING FENCE LINE ADJACENT TO THE NORTH BOUNDARY LINE OF THE PLA ADJUSTMENT PLAT WHICH INCLUDES A SMALL PORTION OF TAX LOT 1505 WITH THE SAME OWNERSHIP. HOOD RIVER COUNTY PLANNING AND DEVELOPMENT OFFICE CONCURRED WITH THE USE OF FENCE LINE RATHER THAN THE PLA PLATTED LINE CALLS. SET ALL CORNER PINS, 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP #385, AS SHOWN.

SURVEYOR'S CERTIFICATE:
I, DONALD J. BRANTON, REGISTERED LAND SURVEYOR #385 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY EXECUTED, ACCORDING TO HOOD RIVER COUNTY LAND USE ORDINANCE AND ORS CHAPTER 92, A PARTITION PLAT LYING IN PARCELS 1 AND 2 OF PARTITION PLAT 94-04, AS ADJUSTED IN PLA 99-48, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON. THE INITIAL POINT FOR SAID PLAT IS THE NORTHWEST CORNER OF THE SUBJECT TRACT, SAID INITIAL POINT IS A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "BRANTON LS 385" SET IN THE WEST LINE OF SAID NORTHWEST 1/4, SAID INITIAL POINT BEARS SOUTH 00°34'52" WEST 1,256.26 FEET FROM A U.S. ARMY CORPS OF ENGINEERS BRASS CAP MONUMENT SET AT THE NORTHWEST CORNER OF SAID SECTION 34. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE CONTINUING SOUTHERLY ON SAID WESTERLY LINE, SOUTH 00°34'52" WEST 63.20 FEET; THENCE LEAVING THE WEST LINE OF SAID SECTION 34, SOUTH 89°02'40" EAST 1.32 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID SECTION 34, SOUTH 00°34'52" WEST 659.64 FEET; THENCE SOUTH 88°54'13" EAST 34.74 FEET; THENCE SOUTH 00°50'48" WEST 40.67 FEET; THENCE SOUTH 88°57'56" EAST 829.39 FEET TO THE SOUTHEAST CORNER OF SAID ADJUSTED PARCEL 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID ADJUSTED PARCEL 2, NORTH 00°32'55" EAST 758.48 FEET; THENCE NORTH 87°42'28" WEST 106.03 FEET TO THE COMMON LINE BETWEEN SAID ADJUSTED PARCELS 1 AND 2; THENCE CONTINUING NORTH 87°42'28" WEST 181.10 FEET; THENCE NORTH 89°05'16" WEST 577.81 FEET TO SAID POINT OF BEGINNING.

CONTAINS 15.10 ACRES.
SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.

FILED

MAR 27 2003

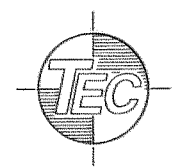
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DONALD J. BRANTON DATE 3-18-03

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



MAR 25 2003
Certified to be a true and
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by *Cindy J. Spedick* Deputy