

APPROVALS: Dec 2 11 20 AM '03

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 3rd DAY OF NOVEMBER, 2003
Rosalie Gault
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 5th DAY OF NOVEMBER, 2003
Rosalie Gault
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 7th DAY OF NOVEMBER, 2003
Mark Payne
CITY ENGINEER

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 20th DAY OF NOVEMBER, 2003
Gyothia A. Walbridge
CITY OF HOOD RIVER PLANNER

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 24th DAY OF NOVEMBER, 2003
M. Renedel # 93-496
HOOD RIVER COUNTY PLANNING DEPARTMENT

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 1st DAY OF DECEMBER, 2003
[Signature]
CHAIRPERSON, HOOD RIVER COUNTY PLANNING COMMISSION

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 30th DAY OF NOVEMBER, 2003
[Signature]
CHAIRPERSON, HOOD RIVER COUNTY COMMISSION

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 27th DAY OF NOVEMBER, 2003
[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 26th DAY OF NOVEMBER, 2003
[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 29th DAY OF NOVEMBER, 2003
[Signature]
HOOD RIVER COUNTY COMMISSIONER

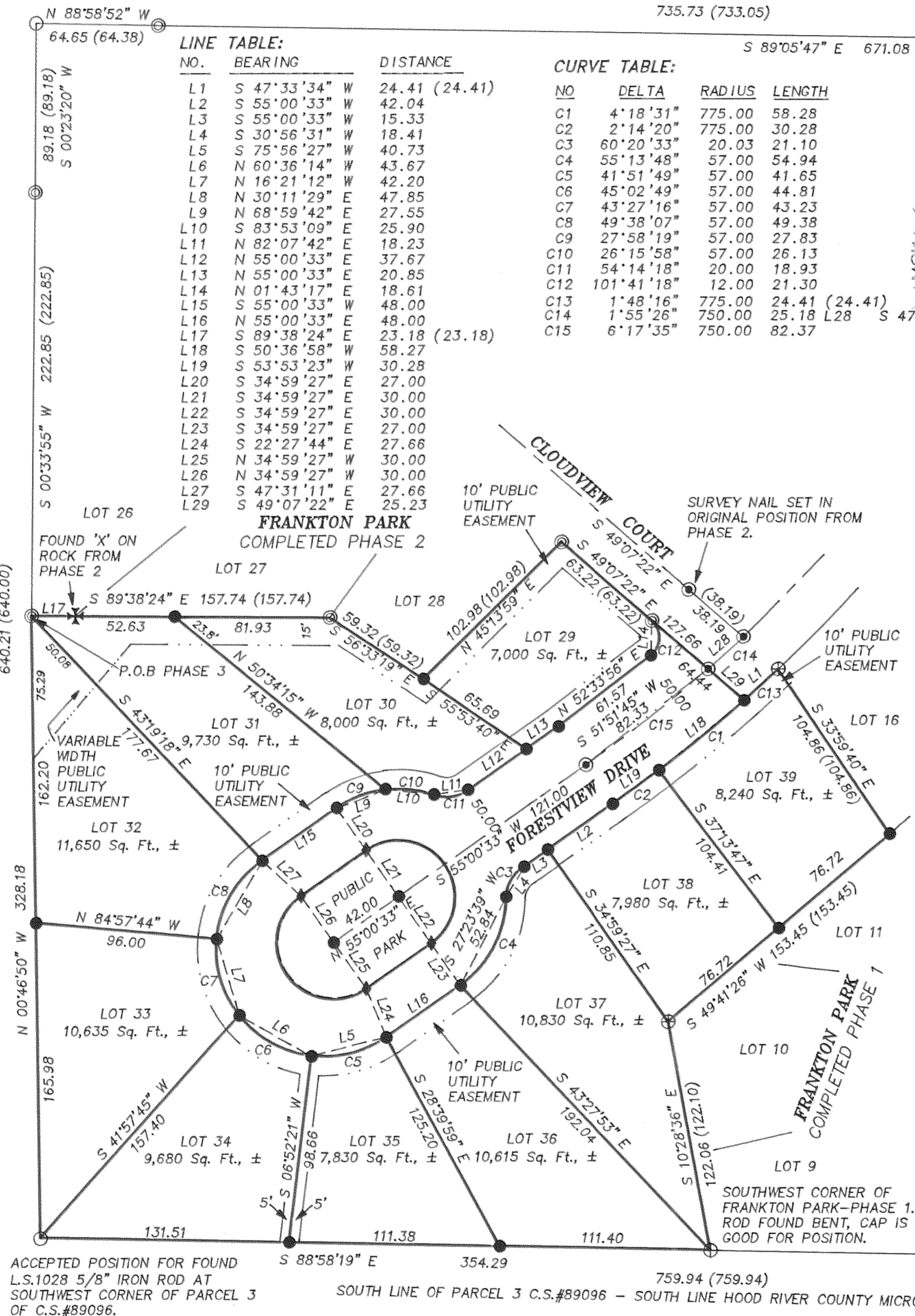
THE PLAT OF FRANKTON PARK - PHASE 3
WAS EXAMINED AND APPROVED BY ME
THIS 26th DAY OF NOVEMBER, 2003
[Signature]
HOOD RIVER COUNTY COMMISSIONER

DEC 02 2003

Certified to be a true and
correct copy of the ORIGINAL
Deed of Records & Assessment
by *[Signature]* Deputy

ACCEPTED POSITION FOR
FOUND L.S.2786 5/8"
IRON ROD AT NORTHWEST
CORNER OF PARCEL 3 OF
C.S.#89096.

WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34
WEST LINE OF PARCEL 3 C.S.#89096 - WEST LINE HOOD RIVER COUNTY MICROFILM #943062



ACCEPTED POSITION FOR FOUND
L.S.1028 5/8" IRON ROD AT
SOUTHWEST CORNER OF PARCEL 3
OF C.S.#89096.

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 "FRANKTON PARK - PHASE 3" 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.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET
FINANCE & TAX COLLECTOR

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS,
AND ASSESSMENTS

NORTH LINE OF PARCEL 3 C.S.#89096 - NORTH LINE HOOD RIVER COUNTY MICROFILM #943062
735.73 (733.05)

LINE TABLE:

NO.	BEARING	DISTANCE
L1	S 47°33'34" W	24.41 (24.41)
L2	S 55°00'33" W	42.04
L3	S 55°00'33" W	15.33
L4	S 30°56'31" W	18.41
L5	S 75°56'27" W	40.73
L6	N 60°36'14" W	43.67
L7	N 16°21'12" W	42.20
L8	N 30°11'29" E	47.85
L9	N 68°59'42" E	27.55
L10	S 83°53'09" E	25.90
L11	N 82°07'42" E	18.23
L12	N 55°00'33" E	37.67
L13	N 55°00'33" E	20.85
L14	N 01°43'17" E	18.61
L15	S 55°00'33" W	48.00
L16	S 55°00'33" W	48.00
L17	S 89°38'24" E	23.18 (23.18)
L18	S 50°36'58" W	58.27
L19	S 53°53'23" W	30.28
L20	S 34°59'27" E	27.00
L21	S 34°59'27" E	30.00
L22	S 34°59'27" E	30.00
L23	S 34°59'27" E	27.00
L24	S 22°27'44" E	27.66
L25	N 34°59'27" W	30.00
L26	N 34°59'27" W	30.00
L27	S 47°31'11" E	27.66
L28	S 49°07'22" E	25.23

CURVE TABLE:

NO.	DELTA	RADIUS	LENGTH
C1	4°18'31"	775.00	58.28
C2	2°14'20"	775.00	30.28
C3	60°20'33"	20.03	21.10
C4	55°13'48"	57.00	54.94
C5	41°51'49"	57.00	41.65
C6	45°02'49"	57.00	44.81
C7	43°27'16"	57.00	43.23
C8	49°38'07"	57.00	49.38
C9	27°58'19"	57.00	27.83
C10	26°15'58"	57.00	28.13
C11	54°14'18"	20.00	18.93
C12	101°41'18"	12.00	21.30
C13	1°48'16"	775.00	24.41 (24.41)
C14	1°55'26"	750.00	25.18
C15	6°17'35"	750.00	82.37

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT HOOD RIVER LAND COMPANY, L.L.C.,
DOES HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT MAP TO BE A TRUE AND
CORRECT MAP OF THE LAND OWNED AND LAID OUT BY HOOD RIVER LAND COMPANY,
L.L.C., AS "FRANKTON PARK - PHASE 3" SAID LAND BEING MORE PARTICULARLY
DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND HOOD RIVER LAND
COMPANY, L.L.C., DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC
WAYS FOREVER ALL STREETS AND PUBLIC EASEMENTS.

[Signature]
DEKE DEKAY, MANAGER
HOOD RIVER LAND COMPANY, L.L.C.

ACCEPTED POSITION FOR
FOUND L.S.1028 5/8"
IRON ROD AT NORTHEAST
CORNER OF PARCEL 3 OF
C.S.#89096.

ACKNOWLEDGMENTS:

STATE OF California
COUNTY OF Sonoma
BE IT REMEMBERED ON THIS 16 DAY OF October, 2003,
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF CA PERSONALLY
APPEARED DEKE DEKAY KNOWN TO ME, WHO BEING FIRST DULY SWORN,
SAID THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

[Signature]
GINA COSTANZO
COMM. #1405774
NOTARY PUBLIC-CALIFORNIA
SONOMA COUNTY
My Comm. Expires Mar. 16, 2007

[Signature]
SUBSCRIBED AND SWORN BEFORE ME
THIS 16 DAY OF October, 2003

FILED

DEC 2 2003

[Signature]
COUNTY CLERK

SURVEYOR'S CERTIFICATE:

I, ROY O. GAYLORD, REGISTERED LAND SURVEYOR FOR 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 PLAT OF "FRANKTON PARK - PHASE 3" HOOD RIVER COUNTY, STATE OF OREGON; A
PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10
EAST, WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER, AND STATE OF OREGON, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT TRACT OF LAND CONVEYED TO HOOD RIVER LAND COMPANY L.L.C. BY WARRANTY DEED
RECORDED AUGUST 24, 1994, MICROFILM No.943062, HOOD RIVER COUNTY DEED RECORDS.

EXCEPTING THEREFROM SUBDIVISION PLAT OF FRANKTON PARK - PHASE 1, RECORDED JULY 22, 1996, HOOD
RIVER COUNTY SURVEYORS OFFICE.

ALSO EXCEPTING THEREFROM SUBDIVISION PLAT OF FRANKTON PARK - PHASE 2, RECORDED MARCH 8, 2002,
HOOD RIVER COUNTY SURVEYORS OFFICE.

NARRATIVE:

FOUND MONUMENTS OF RECORD FROM PARCEL 3 OF C.S.#89096, ALSO DESCRIBED BY HOOD RIVER COUNTY
DEED MICROFILM No.943062, AND FROM PHASES 1 AND 2 OF FRANKTON PARK. MISSING MONUMENTS WERE
RESET BASED ON RECORD DISTANCES. THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THIS PARTITION
FITS WELL WITH THE RECORD DISTANCES BUT MAY NOT BE OF RECORD. THERE IS A DISCREPANCY BETWEEN
THE DISTANCES BETWEEN THE CENTER QUARTER OF SECTION 34 AND THE WEST QUARTER CORNER OF SECTION
34 FROM C.S.#89012 AND MORE RECENT SURVEYS, THIS MAY RESULT IN A DIFFERENT POSITION FOR THE WEST
LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, BEING THE WEST LINE OF THIS
SUBDIVISION. THIS MAY ALSO EXPLAIN THE DIFFERENCE BETWEEN THE RECORD AND MEASURED DISTANCES FOR
THE NORTH LINE OF PARCEL 3 OF C.S.#89096 AS SHOWN.

LOCATION OF SURVEY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH,
RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON.

BASIS OF BEARING:

FRANKTON PARK PHASES 1 AND 2

LEGEND:

- FOUND MONUMENT OF RECORD
- ⊕ FOUND 5/8" TERRA SURVEYING IRON ROD WITH PLASTIC CAP FROM FRANKTON PARK PHASE 1.
- ⊙ FOUND 5/8" TERRA SURVEYING IRON ROD WITH PLASTIC CAP FROM FRANKTON PARK PHASE 2.
- ⊙ 1" HEAD BY 3" LONG "SURVEY NAIL" SET IN ASPHALT AFTER THE STREET IS PAVED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- ✱ FOUND 'X' ON ROCK
- CALCULATED TANGENT POINTS OF PUBLIC PARK - MONUMENTS NOT SET IN CURBLINE. 30' RADIUS POINT MONUMENTS SET AS SHOWN.
- () DEED OR PLAT CALL

REFERENCES:

- HOOD RIVER COUNTY ASSESSORS MAP 3N 10 34B.
- HOOD RIVER COUNTY ASSESSORS MAP 3N 10 34BA.
- HOOD RIVER COUNTY ASSESSORS MAP 3N 10 34BD.
- HOOD RIVER COUNTY DEED MICROFILM No.690987.
- HOOD RIVER COUNTY DEED MICROFILM No.820389.
- HOOD RIVER COUNTY DEED MICROFILM No.941893.
- HOOD RIVER COUNTY DEED MICROFILM No.943062.
- HOOD RIVER COUNTY DEED MICROFILM No.20000171.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#89012.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#89096.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#94044.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#94108.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#95085.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#96045.
- HOOD RIVER COUNTY SURVEYORS OFFICE C.S.#2002013.

IRON ROD FOUND AT
SOUTHWEST CORNER OF
FRANKTON PARK PHASE 1.

NOTES:
COVENANTS AND RESTRICTIONS TO BE RECORDED AS A SEPARATE HOMEOWNER'S
ASSOCIATION DOCUMENT, BUT IS MADE PART OF THIS PLAT.

FILE NUMBER: 20037365
INSTRUMENT RECEIVED ON THE
2nd DAY OF DECEMBER, 2003
@ 11:20 AM

[Signature] Deputy Clerk
HOOD RIVER CO DIRECTOR
OF RECORDS & ASSESSMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

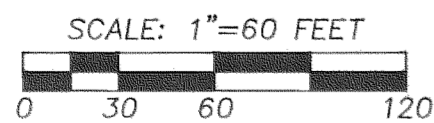
OREGON
JULY 13, 1979
ROY O. GAYLORD
1815

Expires: June, 2005

TERRA SURVEYING

DATE: SEPTEMBER, 2003
SCALE: 1"=60'
PROJECT: 202011PH3PLAT

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (503) 386-4531
E-Mail: terra@gorge.net
TAX MAP: 3N - 10E - 34B



PLAT OF
FRANKTON PARK - PHASE 3