

PLAT OF
ELIOT PARK SUBDIVISION, PHASE 1
 IN A PORTION OF PARCEL 1, PARTITION PLAT 2003-10P
 IN THE NE.1/4 OF THE SW.1/4 OF SECTION 36, TWP.3 N., RANGE 10 E. W.M.
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

RECORDING INFORMATION:

PLAT NUMBER: 20045829
 INSTRUMENT RECEIVED ON THE 21st DAY
 OF December, 2004 AT 2:10 P.M.

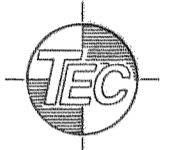
[Signature]
 HOOD RIVER COUNTY CLERK

OWNER:

SIEVERKROPP ORCHARDS, INC.
 P.O. BOX 56,
 HOOD RIVER, OREGON. 97031
 PH. (541) 386-5244
 JAMES P. SIEVERKROPP, VP/PRESIDENT

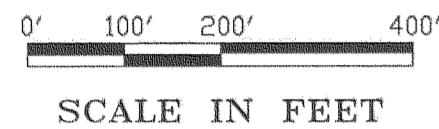
ENGINEER / SURVEYOR:

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



REFERENCES:

- 1) PARTITION PLAT 2003-10P FOR SIEVERKROPP ORCHARDS, INC. BY TENNESON ENGINEERING CORP. W.O. #10693, APRIL 2003 RECORDED APRIL 30, 2003 C.S. 2003 024
- 2) PARTITION PLAT 2002-16P FOR SIEVERKROPP ORCHARDS, INC. BY TERRA SURVEYING, INC. RECORDED JULY 11, 2002 C.S. #2002 049
- 3) PARTITION PLAT 99-14 FOR DAVE NELSON (OWNER SIEVERKROPP ORCHARDS, INC.) BY WYEAST SURVEYS, RECORDED AUGUST 9, 1999 C.S. #99069
- 4) PLAT OF PACIFIC HEIGHTS, PHASE TWO BY WYEAST SURVEYS RECORDED AUGUST 29, 1999 FILE #20013680 C.S. #2001 068
- 5) PLAT OF PILTZ COURT SUBDIVISION BY TENNESON ENGINEERING CORP. W.O. #8319, RECORDED SEPTEMBER 23, 1998 FILE #984228 C.S. #98074
- 6) PLAT OF PACIFIC HEIGHTS, PHASE ONE BY WYEAST SURVEYS, RECORDED MAY 24, 2000, FILE #20001856 C.S. #2000 45
- 7) SURVEY IN THE NE.1/4 OR SW.1/4, SEC. 36, T.3N. R.10E. W.M. BY TENNESON ENGINEERING CORP. W.O. #5401, SEPTEMBER, 1977 C.S. #78025



NOTES:

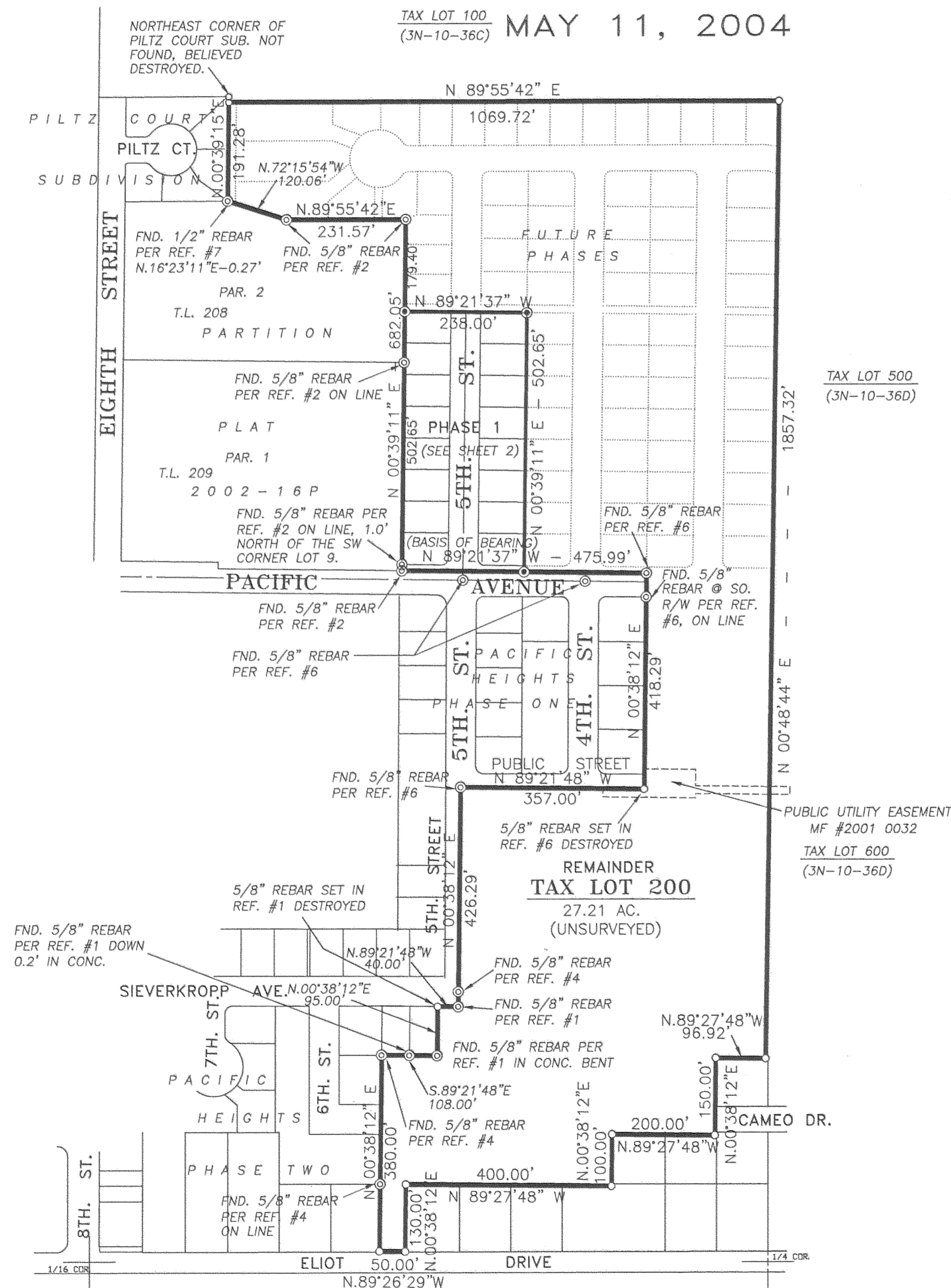
- 1) BEARINGS BASED ON CENTERLINE OF PACIFIC AVENUE AS USED IN SURVEY REFERENCES #2, #3, #4 AND #6.
- 2) PROPERTY SUBJECT TO TERMS AND CONDITIONS OF RURAL WATER APPLICATION AND ANNEXATION AGREEMENT RECORDED MARCH 7, 1984 AT FILE# 840369.

LAND INFORMATION:

29.96 ACRES (TOTAL)
 2.75 ACRES (PHASE 1)
 TAX LOT 200
 ASSESSOR'S MAP 3N-10E-36C
 16 LOTS (PHASE 1)
 ZONE: R-2

LEGEND:

- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA LS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET 5/8" X 30" REBAR WITH 1-1/2" ALUM. CAP, INSCRIBED "B BESEDA, LS 50800"
- X- EXISTING FENCE LINE.



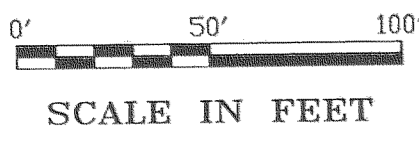
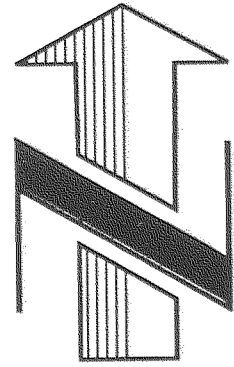
FILED

DEC 29 2004
[Signature]
 COUNTY SURVEYOR
 DEPUTY

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
[Signature] 5/11/04
 BENJAMIN B. BESEDA DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

EXPIRES: 12/31/05



PLAT OF
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MAY 11, 2004

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 P.O. BOX 56,
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 PH. (541) 386-5244
 JAMES P. SIEVERKROPP, VPRESIDENT

REFERENCES:

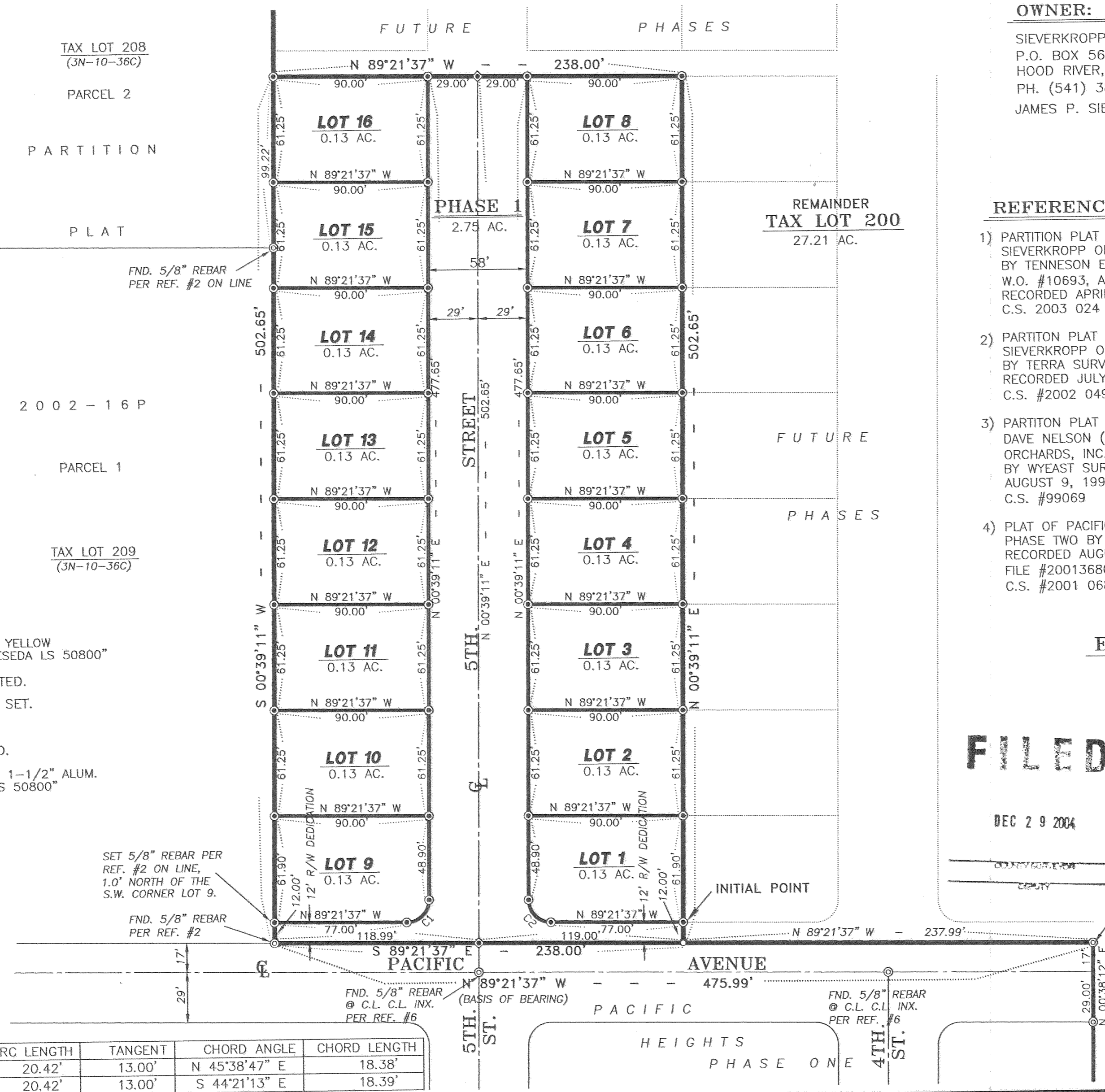
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 Ph. 541-296-9177
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FILED

DEC 29 2004

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

 BENJAMIN B. BESEDA 5/11/04
 DATE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

EXPIRES: 12/31/05

SHEET 2 OF 3

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	89°59'12"	13.00'	20.42'	13.00'	N 45°38'47" E	18.38'
C2	90°00'48"	13.00'	20.42'	13.00'	S 44°21'13" E	18.39'

CS 2004 084.2

W.O. #10627plat1

Dec 21 2 10 PM '04

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PH. (541) 386-5244
JAMES P. SIEVERKROPP, V.PRESIDENT

PLAT OF

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CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

MAY 11, 2004

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[Signature] - Supervisor
HOOD RIVER COUNTY CLERK

POST-MONUMENTATION AFFIDAVIT:

I, BENJAMIN B. BESEDA, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 50800, HEREBY CERTIFY THAT POST-MONUMENTATION OF THE FRONT CORNERS OF LOTS 1 THROUGH 16 AND STREET CENTERLINES OF THIS PLAT OF ELIOT PARK SUBDIVISION, PHASE 1, WILL BE COMPLETED ON OR BEFORE DECEMBER 31, 2004.

BENJAMIN B. BESEDA, P.L.S. Date

MONUMENTATION OF CORNERS COMPLETED, PER AFFIDAVIT OF MONUMENTATION RECORDED, MICROFILM NO. _____

Hood River County Surveyor Date

APPROVALS:

I, HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE PLAT OF "ELIOT PARK SUBDIVISION, PHASE 1".

[Signature] 12/21/04
Hood River County Director of Budget and Finance Date

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF "ELIOT PARK SUBDIVISION, PHASE 1" 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.

[Signature] 12/21/2004
Hood River County Director of Records and Assessments. Date

DEDICATION:

I, JAMES P. SIEVERKROPP, V.PRESIDENT OF SIEVERKROPP ORCHARDS, INC. AS OWNER OF THE LAND SHOWN ON THE PLAT HEREUNTO ATTACHED AND MORE PARTICULAR DESCRIBED IN THE SURVEYOR'S CERTIFICATE, ALSO HEREUNTO ATTACHED, DEDICATE TO THE PUBLIC FOREVER ALL STREETS SHOWN ON SUCH PLAT AND DECLARE THE PLAT OF "ELIOT PARK SUBDIVISION, PHASE 1" TO BE A CORRECT PLAT AS LOCATED IN THE SOUTHWEST 1/4, SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OREGON.

[Signature] Vice-President
JAMES P. SIEVERKROPP, V.PRESIDENT OF SIEVERKROPP ORCHARDS, INC.

ACKNOWLEDGEMENT:

ON THIS 7th DAY OF DECEMBER, 2004,
BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED JAMES P. SIEVERKROPP, V.PRESIDENT OF SIEVERKROPP ORCHARDS, INC. KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

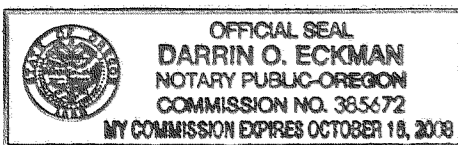
[Signature]
Signature

DARRIN O ECKMAN
Printed Name
Notary Public for the State of Oregon,

County of Wasco

Commission Number 385672

My commission expires 10/16/08



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY, ROADWAY, AND LOTS THEREIN OF THE PLAT OF ELIOT PARK SUBDIVISION, PHASE 1. THE PROPERTY LIES IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN. THE SUBJECT PROPERTY IS A REMAINDER PARTITION PARCEL FROM THREE PRIOR PARTITIONS. THE PARCEL IS SHOWN AS UNSURVEYED IN THESE PARTITIONS, HOWEVER, THERE HAVE BEEN SEVERAL SUBSEQUENT PARTITIONS AND SUBDIVISIONS ALONG THE WESTERLY SIDE OF THE SUBJECT PROPERTY WHICH HAS RESULTED IN MONUMENTATION OF MOST OF THIS SIDE OF THE PROPERTY. THE FIRST PARTITION, BEING REFERENCE #2, DID ACCURATELY ESTABLISH THE BOUNDARY, ALTHOUGH IT WAS UNMONUMENTED. PRIOR TO CONDUCTING FIELD WORK FOR THIS PROJECT, A COMPUTER COORDINATE MODEL WAS CREATED OF THE BOUNDARY AS ESTABLISHED IN THE LATEST PARTITION. IN THE FIELD, MONUMENTS WERE FOUND FROM THE REFERENCE SURVEYS ALONG THE BOUNDARY OF THE SUBJECT PROPERTY AND ADJOINING PARTITION AND SUBDIVISION PARCELS. THE FIELD DATA WAS THEN ROTATED AND TRANSLATED INTO THE MODEL AS SHOWN ON THE SURVEY. THE EXISTING MONUMENTS WERE FOUND TO FIT VERY WELL WITH RECORD DIMENSIONS AND BEARINGS. THEREFORE, THE MODEL WAS HELD AS THE BOUNDARY OF THE SUBJECT PROPERTY. EXISTING MONUMENTS ARE SHOWN, WHERE FOUND, ALONG THE BOUNDARY. THE BASIS OF BEARING UTILIZED IN THIS SURVEY WAS AS PER THE REFERENCE SURVEYS, WHICH IS OREGON NORTH ZONE GRID NAD 1983. NO BOUNDARY DISCREPANCIES OR ENCROACHMENTS ARE NOTED WITHIN PHASE 1. THE REMAINDER IS UNSURVEYED. WITH RESOLUTION OF THE BOUNDARY OF PHASE 1, THE INDIVIDUAL LOTS AND STREETS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY MAP OF THE SUBDIVISION.

SET AS SHOWN ON THE SURVEY, 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA LS 50800".

SURVEYOR'S CERTIFICATE:

I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR #50800 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND CITY OF HOOD RIVER LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF ELIOT PARK ADDITION, PHASE 1, LYING IN A PORTION OF PARCEL 1 OF PARTITION PLAT 2003-10P IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON, AND THAT THE 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA LS 50800" SET IN THE EAST LINE OF SUBJECT PROPERTY IS THE INITIAL POINT FOR SAID SUBDIVISION, SAID INITIAL POINT BEARS NORTH 89°21'37" WEST 237.99 FEET AND THENCE NORTH 00°39'11" EAST 12.00 FEET FROM A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "WYEAST SURVEYS LS 2393" FOUND AT THE NORTHEAST CORNER OF THE PLAT OF PACIFIC HEIGHTS SUBDIVISION, PHASE ONE. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE NORTH 00°39'11" EAST 490.65 FEET; THENCE NORTH 89°21'37" WEST 238.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF PARCEL 2 OF PARTITION PLAT 2002-16P; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 AND THE EAST LINE OF PARCEL 1 OF SAID PARTITION, SOUTH 00°39'11" WEST 502.65 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89°21'37" EAST 238.00 FEET; THENCE NORTH 00°39'11" EAST 12.00 FEET TO THE INITIAL POINT.

CONTAINS 2.75 ACRES, MORE OR LESS.

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

"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 SERVING 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 PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF PACIFICORP."

APPROVALS:

WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "ELIOT PARK SUBDIVISION, PHASE 1" IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

[Signature] 12-8-04
City Public Works & Engineering Director Date

[Signature] 12-08-04
City Planning Director Date

[Signature] 12-7-04
Hood River County Surveyor Date

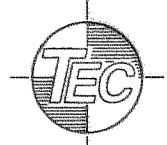
[Signature] 12/20/04
County Board of Commissioners Chairman Date

[Signature] 12/14/04
Hood River City Mayor Date

Hood River City Recorder Date

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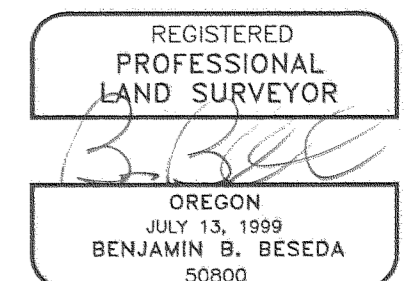
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COUNTY CLERK

DEPUTY

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[Signature] 5/11/04
BENJAMIN B. BESEDA DATE



EXPIRES: 12/31/05