

**SUBDIVISION PLAT
OF
"UNION BUILDING" P.U.D.
PHASE 1**

LOCATION OF SURVEY:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OR.

TOGETHER WITH A PORTION OF BLOCK 'A', FIRST WEST ADDITION TO THE CITY OF HOOD RIVER.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A PLANNED UNIT DEVELOPMENT (P.U.D.) PHASE 1 AND FUTURE PHASES. THIS PHASE IS COMPRISED OF 8 RESIDENTIAL AND 1 COMMERCIAL LOTS.

THE OUTER BOUNDARY OF THIS PLAT IS CONTROLLED BY THE EXISTING UNION BUILDING AND THE EXTENTIONS OF THE NORTH AND SOUTH LINES TOGETHER WITH FOUND MONUMENTS OF RECORD FROM VARIOUS HISTORICAL SURVEYS OF RECORD. THE DETAILS OF THE ORIGIN OF THIS MONUMENTS ARE NOTED ON THE FACE OF THE PLAT. WE HAD TWO MONUMENTS NORTH OF THE BUILDING THAT WERE IN GOOD CONDITION FOR THE BASIS OF BEARING. TWO OF THE NEW UTILITY EASEMENTS ARE WITHIN THE BASEMENT OF THE BUILDING, THE DEVELOPER FOUND THAT UTILIZING THE BASEMENT FOR PUBLIC AND PRIVATE UTILITY CORRIDORS WAS THE BEST WAY TO SUPPLY SERVICES TO INDIVIDUAL LOTS.

ZONING:

GENERAL COMMERCIAL (C-2)

ACREAGE:

THE TOTAL AREA OF THE "UNION BUILDING" P.U.D. CONTAINS 34,600 SQUARE FEET, MORE OR LESS.

PHASE 1 = 5,185 SQ. FT. ±
PHASE 2 (FUTURE) = 13,320 SQ. FT. ±
PLAZA = 4,065 SQ. FT. ±
OPEN SPACE = 2,720 SQ. FT. ±

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2014 052

DATE FILED: 12/23/14

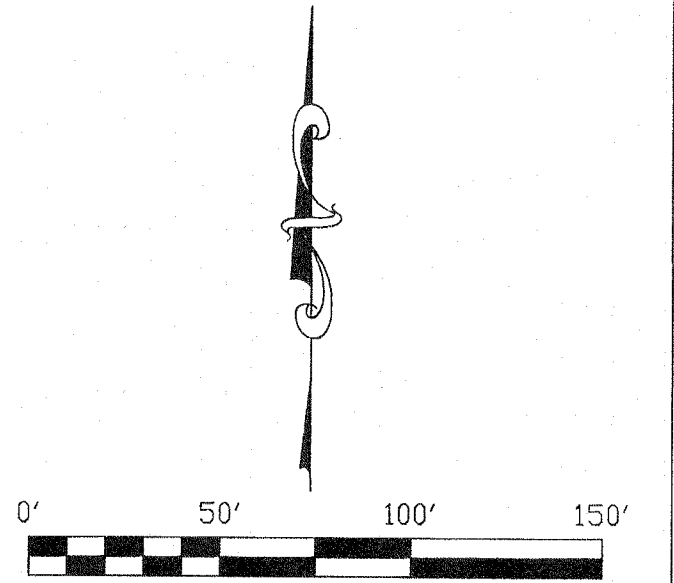
BY: *[Signature]*

OWNER/DEVELOPER:

UNION BUILDING, LLC
PASQUALE BARONE
1730 ORCHARD ROAD
HOOD RIVER, OR. 97031

SHEET INDEX:

SHEET 1 - BOUNDARY
SHEET 2 - SIGNATURES

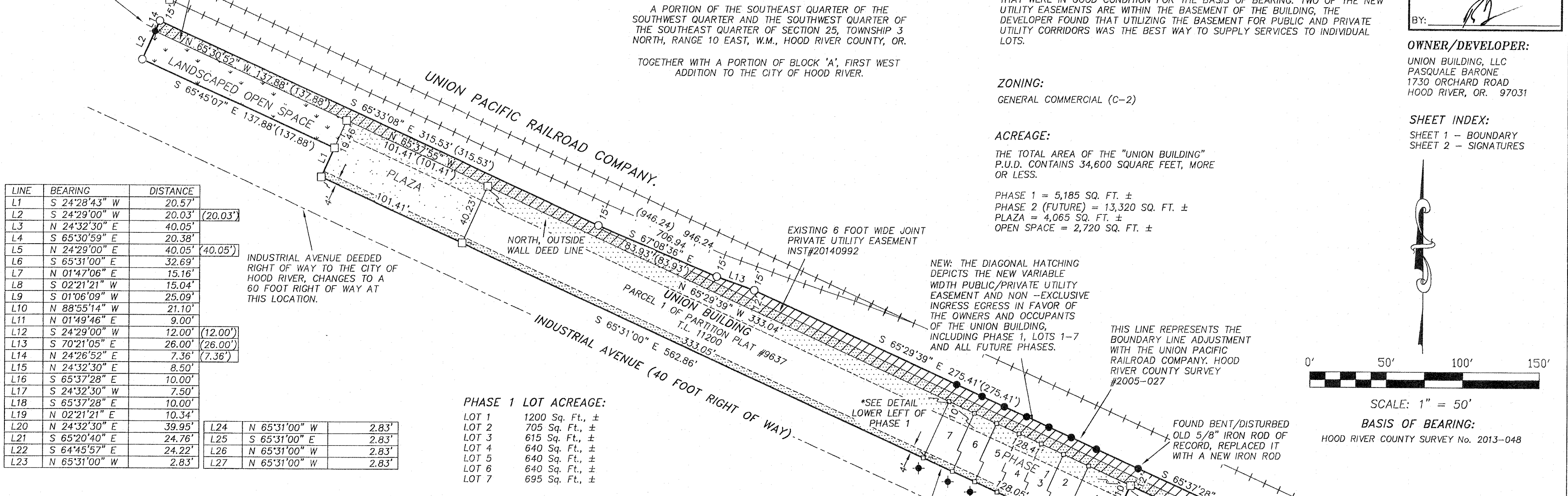


SCALE: 1" = 50'

BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY No. 2013-048

INITIAL POINT
NORTHWEST CORNER OF PARCEL 2, DEED FILM No. 851728, FROM THE UNION PACIFIC RESOURCES CORP.

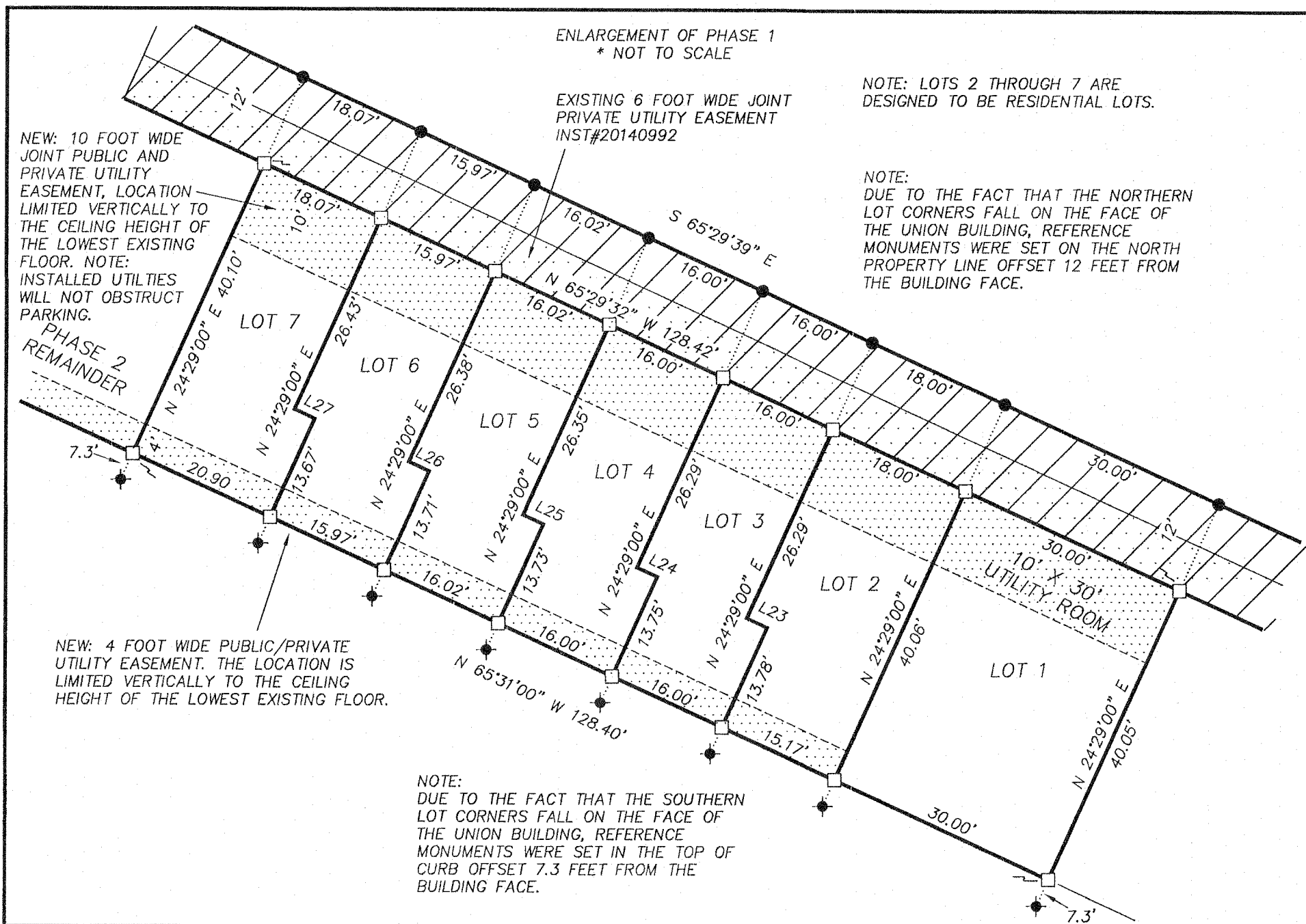
EXTENSION OF NORTH LINE OF UNION BUILDING



LINE	BEARING	DISTANCE
L1	S 24°28'43" W	20.57'
L2	S 24°29'00" W	20.03' (20.03')
L3	N 24°32'30" E	40.05'
L4	S 65°30'59" E	20.38'
L5	N 24°29'00" E	40.05' (40.05')
L6	S 65°31'00" E	32.69'
L7	N 01°47'06" E	15.16'
L8	S 02°21'21" W	15.04'
L9	S 01°06'09" W	25.09'
L10	N 88°55'14" W	21.10'
L11	N 01°49'46" E	9.00'
L12	S 24°29'00" W	12.00' (12.00')
L13	S 70°21'05" E	26.00' (26.00')
L14	N 24°26'52" E	7.36' (7.36')
L15	N 24°32'30" E	8.50'
L16	S 65°37'28" E	10.00'
L17	S 24°32'30" W	7.50'
L18	S 65°37'28" E	10.00'
L19	N 02°21'21" E	10.34'
L20	N 24°32'30" E	39.95'
L21	S 65°20'40" E	24.76'
L22	S 64°45'57" E	24.22'
L23	N 65°31'00" W	2.83'
L24	N 65°31'00" W	2.83'
L25	S 65°31'00" E	2.83'
L26	N 65°31'00" W	2.83'
L27	N 65°31'00" W	2.83'

PHASE 1 LOT ACREAGE:

LOT 1	1200 Sq. Ft. ±
LOT 2	705 Sq. Ft. ±
LOT 3	615 Sq. Ft. ±
LOT 4	640 Sq. Ft. ±
LOT 5	640 Sq. Ft. ±
LOT 6	640 Sq. Ft. ±
LOT 7	695 Sq. Ft. ±



ENLARGEMENT OF PHASE 1
* NOT TO SCALE

EXISTING 6 FOOT WIDE JOINT PRIVATE UTILITY EASEMENT INST#20140992

NOTE: LOTS 2 THROUGH 7 ARE DESIGNED TO BE RESIDENTIAL LOTS.

NOTE: DUE TO THE FACT THAT THE NORTHERN LOT CORNERS FALL ON THE FACE OF THE UNION BUILDING, REFERENCE MONUMENTS WERE SET ON THE NORTH PROPERTY LINE OFFSET 12 FEET FROM THE BUILDING FACE.

NEW: 10 FOOT WIDE JOINT PUBLIC AND PRIVATE UTILITY EASEMENT, LOCATION LIMITED VERTICALLY TO THE CEILING HEIGHT OF THE LOWEST EXISTING FLOOR. NOTE: INSTALLED UTILITIES WILL NOT OBSTRUCT PARKING.

NEW: 4 FOOT WIDE PUBLIC/PRIVATE UTILITY EASEMENT. THE LOCATION IS LIMITED VERTICALLY TO THE CEILING HEIGHT OF THE LOWEST EXISTING FLOOR.

NOTE: DUE TO THE FACT THAT THE SOUTHERN LOT CORNERS FALL ON THE FACE OF THE UNION BUILDING, REFERENCE MONUMENTS WERE SET IN THE TOP OF CURB OFFSET 7.3 FEET FROM THE BUILDING FACE.

NEW: 4 FOOT WIDE PUBLIC/PRIVATE UTILITY EASEMENT. THE LOCATION IS LIMITED VERTICALLY TO THE LOWEST FLOOR OF THE EXISTING "UNION BUILDING".

FOUND PK NAIL AT THE NW CORNER OF BLOCK 'A', FIRST WEST ADDITION

EXISTING JOINT UTILITY, ACCESS, PARKING AND NON-EXCLUSIVE PEDESTRIAN EASEMENT INST. #20143539

SUBJECT TO EXISTING EASEMENTS OF RECORD.

THIS CORNER REPRESENTS THE INTERSECTION OF THE PARCEL QUIT CLAIMED TO THE PORT OF HOOD RIVER, INSTRUMENT No. 851728 AND A LINE PARALLEL TO THE SOUTH LINE OF BLOCK 'A', FIRST ADDITION WEST SUBDIVISION.

REFERENCES:

- HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-25DC
- HOOD RIVER COUNTY SURVEY No. 97003
- HOOD RIVER COUNTY SURVEY No. 2006047
- HOOD RIVER COUNTY SURVEY No. 2005027
- HOOD RIVER COUNTY DEED MICROFILM #20035506
- HOOD RIVER COUNTY DEED MICROFILM #972360
- HOOD RIVER COUNTY DEED MICROFILM #972359
- HOOD RIVER COUNTY DEED MICROFILM #961972
- HOOD RIVER COUNTY DEED MICROFILM #951219
- HOOD RIVER COUNTY DEED MICROFILM #902817
- HOOD RIVER COUNTY DEED MICROFILM #851728

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ON JULY 29, 2014 (REF. MONUMENT)
- ✱ CUT "X" IN CONCRETE
- ⊙ FOUND 5/8" IRON ROD WITH PLASTIC CAP, LS 72306
- ⊙ FOUND SURVEY NAIL WITH 1" HEAD
- FOUND 5/8" IRON ROD LS 1815, UNLESS NOTED ON PLAT
- ⊕ FOUND RR SPIKE OF RECORD
- ✱ FOUND PK NAIL OF RECORD
- ◆ SET 1" BRASS TAB IN CONCRETE ON JULY 29, 2014 (REF. MONUMENT)
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL
- T.L. TAX LOT

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
ERIK M. CARLSON
72306
Expires: December, 2015

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

DATE: JULY 30, 2014
PROJECT: 10058
SCALE: 1" = 50'
ASSESSORS MAP: 3N-10E-25DC

SUBDIVISION PLAT OF "UNION BUILDING" P.U.D. PHASE 1

OWNER/DEVELOPER: UNION BUILDING, LLC PASQUALE BARONE 1730 ORCHARD ROAD HOOD RIVER, OR. 97031

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2014 052

DATE FILED: 12-23-14

BY: [Signature]

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "UNION BUILDING" P.U.D. HOOD RIVER COUNTY, STATE OF OREGON.

BEING LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 1" BRASS TAB SET IN A CONCRETE WALL AT THE MOST NORTHERLY, NORTHWEST CORNER OF PARCEL 1 OF THE PARTITION PLAT FOR WYKRE DEVELOPMENT, L.L.C., RECORDED DECEMBER 31, 1996, PARTITION FILE NUMBER 9637, HOOD RIVER COUNTY PARTITION PLAT RECORDS. SAID POINT BEING LOCATED NORTH 61° 44' 18" WEST A DISTANCE OF 950.66 FEET FROM THE NORTHEAST CORNER OF BLOCK 'A', FIRST ADDITION WEST TO THE CITY OF HOOD RIVER.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT SAID NORTHERLY, NORTHWEST CORNER OF PARCEL 1 OF THE PARTITION PLAT FOR WYKRE DEVELOPMENT, L.L.C., RECORDED DECEMBER 31, 1996, PARTITION FILE NUMBER 9637, HOOD RIVER COUNTY PARTITION PLAT RECORDS. SAID POINT BEING LOCATED NORTH 61° 44' 18" WEST A DISTANCE OF 950.66 FEET FROM THE NORTHEAST CORNER OF BLOCK 'A', FIRST ADDITION WEST TO THE CITY OF HOOD RIVER.

THENCE SOUTH 24° 29' 00" WEST A DISTANCE OF 20.03 FEET; THENCE SOUTH 65° 45' 11" EAST A DISTANCE OF 137.88 FEET; THENCE SOUTH 24° 28' 43" WEST A DISTANCE OF 20.57 FEET; THENCE SOUTH 65° 31' 00" EAST A DISTANCE OF 101.41 FEET; THENCE SOUTH 65° 31' 00" EAST ALONG EXISTING "UNION BUILDING" A DISTANCE OF 461.45 FEET; THENCE NORTH 24° 29' 00" EAST A DISTANCE OF 40.01 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 65° 29' 39" WEST A DISTANCE OF 461.45 FEET; THENCE CONTINUING NORTH 65° 37' 55" WEST A DISTANCE OF 101.41 FEET; THENCE NORTH 65° 30' 52" WEST A DISTANCE OF 137.88 FEET TO THE POINT OF BEGINNING.

[Signature of Erik M. Carlson]

ERIK M. CARLSON PLS 72306

ACKNOWLEDGMENT:

ON THIS 29 DAY OF October, 2014, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED Pasquale Barone, MANAGING MEMBER OF UNION BUILDINGS, LLC. KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

[Signature of M. Halseth]

M. Halseth
PRINTED NAME
NOTARY PUBLIC FOR THE STATE OF OREGON
COUNTY OF Hood River
COMMISSION NUMBER 457918
MY COMMISSION EXPIRES May 15, 2015

DECLARATION AND DEDICATION:

I, PASQUALE BARONE, MANAGING MEMBER OF UNION BUILDING, LLC AS OWNER 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, PATHWAYS AND EASEMENTS SHOWN ON SUCH PLAT AND DECLARE THE PLAT OF "UNION BUILDING" PUD TO BE A CORRECT PLAT AS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

[Signature of Pasquale Barone]
MANAGING MEMBER OF UNION BUILDING, LLC.

APPROVALS:

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 30th DAY OF October, 2014. [Signature of Raul Felts] HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 07 DAY OF NOVEMBER, 2014. [Signature of Mike Ziegler] CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS & ENGINEERING

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 4th DAY OF DECEMBER, 2014. [Signature of Planning Director] PLANNING DIRECTOR, CITY OF HOOD RIVER

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 4th DAY OF December, 2014. [Signature of Recorder] RECORDER, CITY OF HOOD RIVER

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 4th DAY OF December, 2014. [Signature of Mayor] MAYOR, CITY OF HOOD RIVER

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 15 DAY OF Dec, 2014. [Signature of Chairperson] HOOD RIVER COUNTY COMMISSIONER CHAIRPERSON

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 9th DAY OF December, 2014. [Signature of Commissioner] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS 16 DAY OF Dec, 2014. [Signature of Commissioner] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS ___ DAY OF ___, 20__.

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "UNION BUILDING" P.U.D. WAS EXAMINED AND APPROVED BY ME THIS ___ DAY OF ___, 20__.

HOOD RIVER COUNTY COMMISSIONER

EASEMENTS OF RECORD:

- HOOD RIVER COUNTY PARTITION PLAT NO. 200614P AND 9637. PLAT NO. 200614P IS NOT WITH THE BOUNDS OF THIS PLAT. PLAT NO. 9637 SHOWS NEW EASEMENTS DESCRIBED WITHOUT RECORDING DATES, INST#972359 RESERVES THESE EASEMENTS, BEING A PERMANENT EASEMENT OF RIGHT OF WAY FOR PEDESTRIAN INGRESS, EGRESS BETWEEN BUILDING FLOORS, BENEFITS PARCEL 2 OF PP#9637. THIS DOCUMENT ALSO GRANTS THE CITY OF HOOD RIVER A NON-EXCLUSIVE EASEMENT FOR OPERATION, MAINTAINANCE OF SANITARY TRUNK LINE AND SERVICE LINES AT THE WEST 137.88 FEET OF PARCEL 1, PP#9637.
HOOD RIVER COUNTY DEED MICROFILM #851728: 1) COVENANTS, CONDITIONS AND RESTRICTIONS. 2) ALL MINERALS AND MINERAL RIGHTS AS RESERVED IN DEED, IF ANY.
SUBJECT TO RIGHT OF THE STATE OF OREGON IN THAT PORTION NEAR THE 2ND STREET OVERPASS.
HOOD RIVER COUNTY DEED MF #961973: UNION BUILDING PROPERTY AGREEMENT.
HOOD RIVER COUNTY DEED MICROFILM #963989, CORRECTED ON INST# #972359, GENERAL LOCATION: 1) PEDESTRIAN ACCESS, EXITING FOR SAFETY, ROOF ACCESS, MAINTENANCE AND REPAIR. 2) OPERATION, MAINTENANCE AND REPAIR OF SANITARY TRUNK AND SERVICE LINES.
HOOD RIVER COUNTY DEED MICROFILM #963990: GRANTING PEDESTRIAN AND EGRESS IN FAVOR OF PUBLIC AND GRANTING NON-EXCLUSIVE EASEMENT FOR SEWER.
HOOD RIVER COUNTY DEED MICROFILM #972359: 1) PEDESTRIAN ACCESS, EXITING FOR SAFETY, ROOF ACCESS, MAINTENANCE AND REPAIR. 2) OPERATION, MAINTENANCE AND REPAIR OF SANITARY TRUNK AND SERVICE LINES.
HOOD RIVER COUNTY DEED MICROFILM #20052159: COVENANTS WITH THE SALE OF ADJUSTED PORTION OF THE RAILROAD, INCLUDES MINERAL RIGHTS, PERMITTED EFFECTS OF OWNING ADJACENT TO RAILROAD.
HOOD RIVER COUNTY DEED MICROFILM #20062633: PERPETUAL EASEMENT FOR PUBLIC SERVICES AS SET FORTH WITHIN DOCUMENT.
HOOD RIVER COUNTY DEED MICROFILM #20062635: NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AND INGRESS AND EGRESS IN FAVOR OF PARCEL 2, PLAT No. 9637. NEW EASEMENT CREATED TO EXPAND ON THE RIGHTS TO INCLUDE PUBLIC/PRIVATE UTILITIES AND PRIVATE ACCESS.
HOOD RIVER COUNTY INST# 2001-3108: DECLARATION OF DEED RESTRICTIONS AS SET FORTH WITHIN DOCUMENT.
HOOD RIVER COUNTY INST#2014-0992: TRACT 3 IS A 6 FOOT WIDE CENTURY LINK EASEMENT ALONG THE ENTIRE NORTH FACE OF THE UNION BUILDING.

RECORDING INFORMATION:

PLAT NUMBER: 20143580
INSTRUMENT RECEIVED ON THE 19th DAY OF DECEMBER, 2014 AT 9:32 AM.
[Signature]
HOOD RIVER COUNTY CLERK

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF "UNION BUILDING" P.U.D. TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE FEE No. 20143578, RECORDED DEC. 19, 2014 HOOD RIVER COUNTY DEED RECORDS.

TERRA SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature of Erik M. Carlson]

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2015

P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net

DATE: JULY 30, 2014

PROJECT: 10058

SCALE: 1" = 50'

ASSESSORS MAP: 3N-10E-25CD