

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025030

DATE FILED: 7/10/2025

BY: *ML*

OWNER/DEVELOPER:

UNION BUILDING, LLC
PASQUALE BARONE
1730 ORCHARD ROAD
HOOD RIVER, OR. 97031ZONING:
GENERAL COMMERCIAL (C-2)

TERRA SURVEYING

SUBDIVISION PLAT

OF

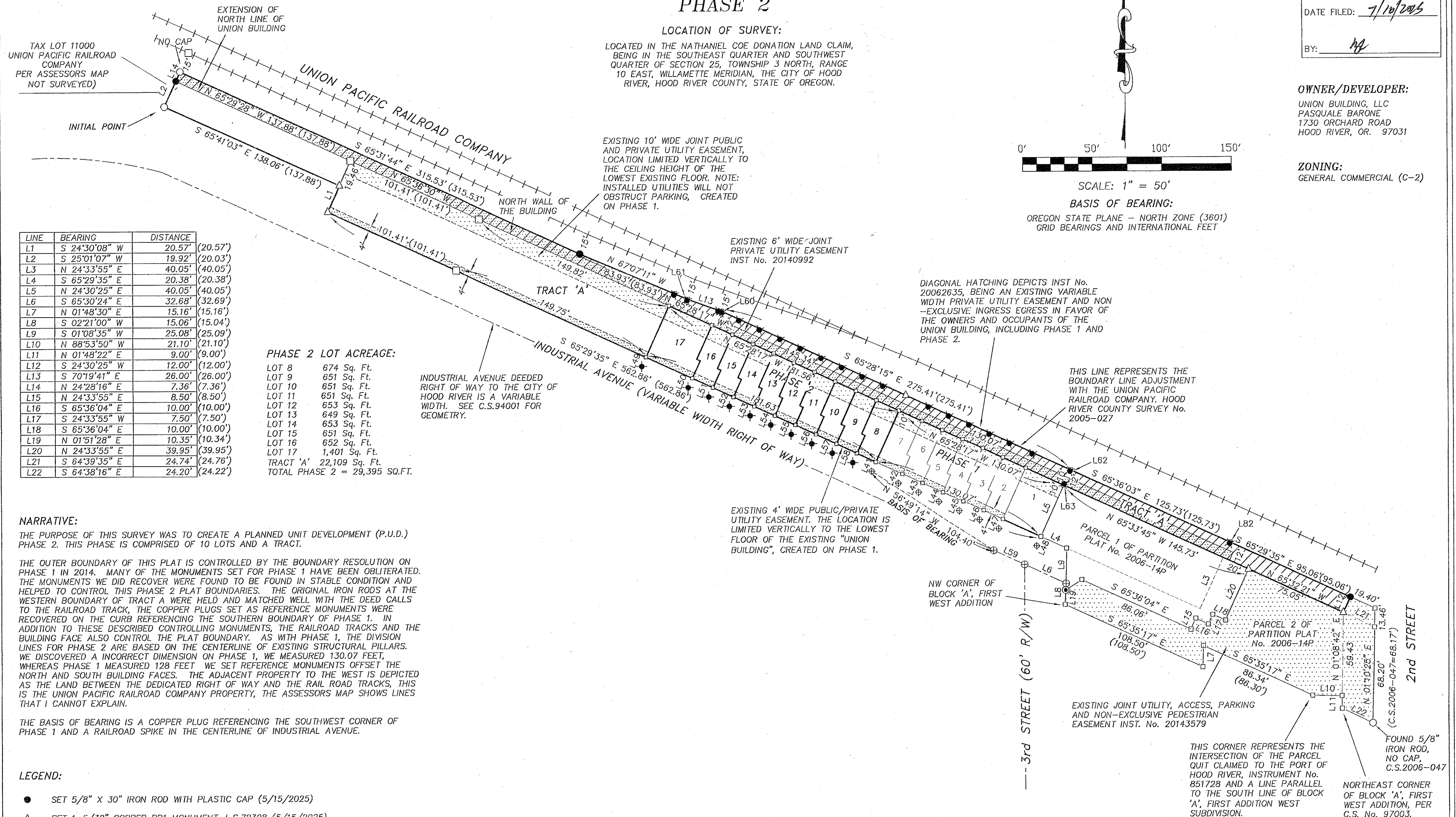
"UNION BUILDING" P.U.D.

PHASE 2

LOCATION OF SURVEY:

LOCATED IN THE NATHANIEL COE DONATION LAND CLAIM,
BEING IN THE SOUTHEAST QUARTER AND SOUTHWEST
QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE
10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD
RIVER, HOOD RIVER COUNTY, STATE OF OREGON.

PAGE INDEX:

PAGE 1: EXISTING BOUNDARY AND BOUNDARY RESOLUTION
PAGE 2: DETAIL OF PHASE 1 AND PHASE 2
PAGE 3: SURVEYOR'S CERTIFICATE AND SIGNATURES

TERRA SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYORERIK M. CARLSON
December 30, 2005
72306P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.netDATE: MAY 20, 2025
PROJECT: 10058
SCALE: 1" = 50'

Expires: December 31, 2025 ASSESSORS MAP: 3N-10E-25CD

TERRA SURVEYING
SUBDIVISION PLAT
OF
"UNION BUILDING" P.U.D.
PHASE 2

LOCATION OF SURVEY:
LOCATED IN THE NATHANIEL COE DONATION LAND CLAIM,
BEING IN THE SOUTHEAST QUARTER AND SOUTHWEST
QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE
10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD
RIVER, HOOD RIVER COUNTY, STATE OF OREGON.

2025-01480

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2025030

DATE FILED: 7/10/2025

BY: ME

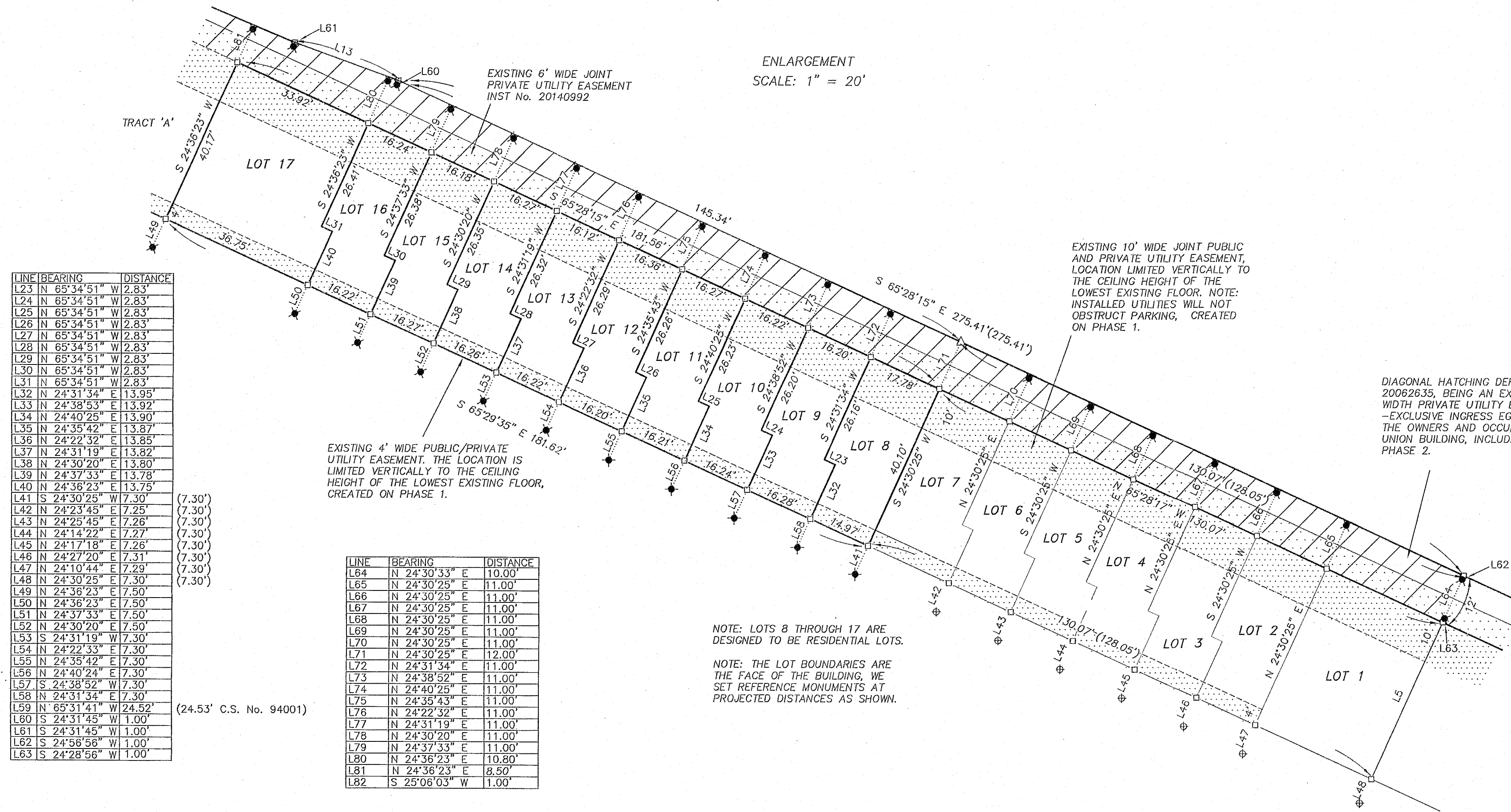
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ZONING:

GENERAL COMMERCIAL (C-2)

ENLARGEMENT
SCALE: 1" = 20'



LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (5/15/2025)
- △ SET 1-5/32" COPPER BP1 MONUMENT, L.S.72308 (5/15/2025)
- ★ SET 1-5/32" COPPER BP1 MONUMENT, L.S.72308 AS REFERENCE MONUMENT (PROJECTED DISTANCES NOTED) (5/15/2025)
- ⊕ FOUND 1-5/32" COPPER BP1 MONUMENT, L.S. 72306 (C.S. No. 2014-052)
- FOUND 5/8" IRON ROD L.S. 1815, (C.S. No. 97003), UNLESS NOTED AS 2006-047
- ⊗ FOUND RR SPIKE OF RECORD, (C.S. No. 94001)
- CALCULATED, NOT FOUND OR SET
- () C.S. No. 2014-052 DISTANCE (UNLESS NOTED OTHERWISE)

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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. PHASE 2, CITY OF HOOD RIVER, 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:

PARCEL 1 OF PARTITION PLAT NO. 9637, FILED ON DECEMBER 31, 1996, BEING A PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 3 NORTH, RANGE 10 EAST, 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 MOST NORTHERLY NORTHWEST CORNER OF PARCEL 1 OF THE PARTITION PLAT FOR WYKRE DEVELOPMENT, L.L.C., RECORDED DECEMBER 31, 1996, PARTITION FILE NO. 9637, HOOD RIVER COUNTY PARTITION PLAT RECORDS, BEING THE INITIAL POINT OF THIS PLAT. THENCE NORTH 24°28'16" EAST A DISTANCE OF 7.36 FEET TO A POINT WHICH IS LOCATED 15.00 FEET WHEN MEASURED NORMAL TO THE CENTERLINE OF THE EXISTING SPUR TRACKS OF UNION PACIFIC RAILROAD COMPANY; THENCE FOLLOWING AND 15.00 FEET PARALLEL TO SAID SPUR SOUTH 65°31'44" EAST A DISTANCE OF 315.53 FEET; THENCE SOUTH 67°07'11" EAST FOLLOWING AND 15.00 FEET PARALLEL TO SAID SPUR A DISTANCE OF 83.93 FEET; THENCE SOUTH 70°19'41" EAST FOLLOWING AND 15.00 FEET PARALLEL TO SAID SPUR A DISTANCE OF 26.00 FEET; THENCE SOUTH 65°28'15" EAST FOLLOWING AND 12.00 FEET PARALLEL TO THE NORTHERLY EXTERIOR FOUNDATION OF THE EXISTING "UNION BUILDING" A DISTANCE OF 275.41 FEET; THENCE SOUTH 65°36'03" EAST FOLLOWING AND 12.00 FEET PARALLEL TO SAID EXISTING "UNION BUILDING" A DISTANCE OF 145.73 FEET; THENCE SOUTH 65°29'35" EAST FOLLOWING AND 12.00 FEET PARALLEL TO THE EASTERLY EXTENSION OF SAID EXISTING "UNION BUILDING" A DISTANCE OF 95.06 FEET TO A POINT; THENCE SOUTH 24°30'25" WEST A DISTANCE OF 12.00 FEET; THENCE NORTH 65°32'21" WEST A DISTANCE OF 75.05 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 200614P; THENCE NORTH 65°33'45" WEST A DISTANCE OF 145.73 FEET; THENCE NORTH 65°28'17" WEST ALONG THE SAID EXISTING "UNION BUILDING" A DISTANCE OF 461.45 FEET; THENCE NORTH 65°36'30" WEST ALONG THE NORTHERLY LINE OF SAID WYKRE DEVELOPMENT PARTITION PLAT A DISTANCE OF 101.41 FEET; THENCE NORTH 65°29'28" WEST ALONG THE NORTHERLY LINE OF SAID WYKRE DEVELOPMENT PARTITION PLAT A DISTANCE OF 137.88 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOTS 1-7 OF THE SUBDIVISION PLAT OF "UNION BUILDING" P.U.D., PHASE 1.

INITIAL POINT IS THE MOST SOUTHWEST CORNER OF PHASE 1 OF "UNION BUILDING" P.U.D. SUBDIVISION.

ERIK M. CARLSON PLS 72306

ACKNOWLEDGMENT:

ON THIS 18th DAY OF June, 2025, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED PASQUALE BARONE, MANAGING MEMBER OF UNION BUILDING, LLC, KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

SIGNATURE

Lisa Goade

PRINTED NAME
NOTARY PUBLIC FOR THE STATE OF OREGON

COUNTY OF HOOD RIVER

COMMISSION NUMBER 1017338

MY COMMISSION EXPIRES OCTOBER 24, 2025

APPROVALS:

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 "UNION BUILDING" P.U.D. PHASE 2 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 AND FINANCE, TREASURER/TAX COLLECTOR

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

RECORDING INFORMATION:

PLAT NUMBER: 2025-01480

INSTRUMENT RECEIVED ON THE 9th DAY

OF July, 2025 AT 3:34 P.M.

[Signature]
HOOD RIVER COUNTY CLERK

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE FEE NO. 20143578, RECORDED DECEMBER 19, 2014 AND AMENDED INSTRUMENT NO. 2018-00138, ALL IN HOOD RIVER COUNTY DEED RECORDS.

Also Amended instrument No. 2025-01479

APPROVALS:

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS 18th DAY OF June, 2025.

[Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS 2nd DAY OF JULY, 2025

[Signature]
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS & ENGINEERING

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS 30th DAY OF JUNE, 2026

[Signature]
PLANNING DIRECTOR, CITY OF HOOD RIVER

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS 30th DAY OF June, 2025

[Signature]
RECORDER, CITY OF HOOD RIVER

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS 30th DAY OF JUNE, 2026

[Signature]
MAYOR, CITY OF HOOD RIVER

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS 3 DAY OF July, 2025

[Signature]
HOOD RIVER COUNTY COMMISSIONER CHAIRPERSON

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS 7th DAY OF July, 2025

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS 7th DAY OF July, 2025

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS 9th DAY OF July, 2025

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "UNION BUILDING" P.U.D. PHASE 2 WAS EXAMINED AND APPROVED BY ME
THIS _____ DAY OF _____, 20____

HOOD RIVER COUNTY COMMISSIONER

OWNER/DEVELOPER:

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1730 ORCHARD ROAD
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**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

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BY: [Signature]

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, MAINTENANCE OF SANITARY TRUNK LINE AND SERVICE LINES AT THE WEST 137.88 FEET OF PARCEL 1, PP#9637.

MICROFILM #851728, DATED SEPTEMBER 11, 1985:

- 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.

MICROFILM #961973: UNION BUILDING PROPERTY AGREEMENT, SEE DOCUMENT FOR DETAILS, DATED JUNE 21, 1996.

MICROFILM #963990, CORRECTED ON INST#972359: GRANTING PEDESTRIAN AND EGRESS IN FAVOR OF PUBLIC AND GRANTING NON-EXCLUSIVE EASEMENT FOR SEWER, DATED DECEMBER 31, 1996.

MICROFILM #20052159: COVENANTS WITH THE SALE OF ADJUSTED PORTION OF THE RAILROAD, INCLUDES MINERAL RIGHTS, PERMITTED EFFECTS OF OWNING ADJACENT TO RAILROAD, DATED APRIL 29, 2005.

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, DATED MAY 24, 2006.

INST #2011-3108: DECLARATION OF DEED RESTRICTIONS AS SET FORTH WITHIN DOCUMENT, DATED OCTOBER 17, 2011.

INST #2014-0992: TRACT 3 IS A 6 FOOT WIDE CENTURY LINK EASEMENT ALONG THE ENTIRE NORTH FACE OF THE UNION BUILDING, AS SHOWN, APRIL 15, 2014.

INST #2014-03578: DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS, SEE DOCUMENT FOR DETAILS, DATED DECEMBER 19, 2014.

INST #2014-03579: NON-EXCLUSIVE EASEMENT COVENANTS FOR PUBLIC ASSESS, UTILITIES, PARKING AND INGRESS/EGRESS AS SHOWN, DATED DECEMBER 19, 2014.

INST #2018-00138: DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS, SEE DOCUMENT FOR DETAILS, DATED JANUARY 12, 2018

INST #2018-03526: DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS, SEE DOCUMENT FOR DETAILS, DATED OCTOBER 17, 2018.

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