



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A PLAT MAP TO BE CALLED "WASCO BUSINESS PARK" SUBDIVISION.

THE BOUNDARIES OF THE TOTAL PARCEL OWNED BY THE PORT OF HOOD RIVER WERE ESTABLISHED BY A PRIOR SURVEY. THE BOUNDARY MARKERS WERE CHECKED AND MAINTAINED AS NECESSARY FOR FUTURE USE.

THE FOUR PUBLIC UTILITY EASEMENT AREAS ARE SHOWN FOR THE PURPOSE OF IDENTIFYING THEIR LOCATION IN RELATION TO THE PUBLIC RIGHT OF WAY ENTITLED "WASCO LOOP".

NO NEW STREETS ARE BEING CREATED. NO NEW EASEMENTS ARE BEING CREATED. THE USE OF THE PROPERTY WILL COMPLY WITH THE EXISTING ZONING. THE DOMESTIC WATER, SANITARY SEWER, STORM SEWER AND OTHER UTILITIES ARE IN PLACE AND LOCATED WITHIN THE RIGHT OF WAY OF THE INDICATED EASEMENTS AND PUBLIC STREET RIGHT OF WAYS. ASBUILT STREET CONSTRUCTION AND SITE GRADING PLANS ARE AVAILABLE AT THE CITY OF HOOD RIVER'S PUBLIC WORKS DEPARTMENT.

**LOCATION OF SURVEY:**

A PORTION OF BLOCKS 3, 6, AND A PORTION OF VACATED ERWIN AND WATSON STREETS WITHIN ERWIN & WATSON'S FIRST ADDITION TO THE CITY OF HOOD RIVER, SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

**REFERENCES:**

REFERENCE COUNTY SURVEY (C.S. #) NUMBER 89072. THE SURVEY SHOWS THESE WERE SET AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE TOTAL PARCEL. THE BRASS CAPS FOUND ON THE WEST LINE WERE SHOWN AS BEING SET DURING THE COURSE OF THE C.S. #93008.

**DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENCE THAT THE PORT OF HOOD RIVER, DO HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "WASCO BUSINESS PARK" SUBDIVISION. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND THE PORT OF HOOD RIVER, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL STREETS, STORM WATER RETENTION OPEN SPACE, AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT MAP.

**ACKNOWLEDGMENT:**

COUNTY OF HOOD RIVER  
STATE OF OREGON

BE IT REMEMBERED ON THIS 8th DAY OF September, 2005 BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED David O. Healyan KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

(Name) Linda Kollas Shames  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 309978  
MY COMMISSION EXPIRES March 12, 2009  
(Date) March 12, 2009

Linda Kollas Shames  
SUBSCRIBED AND SWORN BEFORE ME  
THIS 8th DAY OF September 2005

**APPROVALS:**

THE PLAT OF "WASCO BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 14th DAY OF September, 2005

Ronald J. Lutz  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "WASCO BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF September, 2005

Cynthia Kalbridge  
PLANNING DIRECTOR, CITY OF HOOD RIVER

THE PLAT OF "WASCO BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 5th DAY OF October, 2005

Cynthia Kalbridge  
PLANNING DIRECTOR, CITY OF HOOD RIVER

THE PLAT OF "WASCO BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 27th DAY OF September, 2005

David O. Healyan  
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS & ENGINEERING

THE PLAT OF "WASCO BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 27th DAY OF September, 2005

David O. Healyan  
MAYOR, CITY OF HOOD RIVER

**LEGAL DESCRIPTION:**

A parcel of land located in a portion of Blocks 3, and 6 of ERWIN AND WATSON'S FIRST ADDITION to the City of Hood River being located in the Northeast Quarter of the Southwest Quarter of Section 26, 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 Southeast corner of Block 3 of said ADDITION. Thence North (N) 0°28'30" East (E) as measured along the West right of way line of platted Passion Avenue a distance of 477.85 feet to the Southerly right of way of U.S. Interstate Highway 1-84; thence North 89°43'06" West along said highway right of way a distance of 518.44 feet to a brass cap; thence South 00°27'35" West a distance of 477.74 feet to the Northerly right of way of Wasco Avenue; thence South 89°42'26" East a distance of 518.32 feet along said Northerly right of way of Wasco Avenue to the point of beginning.

EXCEPTING THEREFROM dedicated "Wasco Loop" public right of way and other lands which may be contained within streets and roads.

**SURVEYOR'S CERTIFICATE:**

I, ROY O. GAYLORD, 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 "WASCO BUSINESS PARK" SUBDIVISION, HOOD RIVER COUNTY, STATE OF OREGON.

Roy O. Gaylord  
Roy O. Gaylord PLS 1815

**COVENANTS, CONDITIONS AND RESTRICTIONS:**

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "WASCO BUSINESS PARK" SUBDIVISION TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE NO. 2005-5337 RECORDED Oct 12, 2005 HOOD RIVER COUNTY DEED RECORDS.

**AFFIDAVIT of CONNECTION**  
ME# 2006 1087

**PLAT OF "WASCO BUSINESS PARK" SUBDIVISION**

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 "WASCO BUSINESS PARK" SUBDIVISION 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.

David A. Brown  
HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR

Frank W. Beach Jr SB  
HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

FILED FOR RECORD THIS 5th DAY OF October, 2005

INSTRUMENT NO. 20055176

DATE: SEPTEMBER, 2005  
SCALE: 1" = 50'  
PROJECT: 205007 SUBDIVISION  
TAX ASSESSORS MAP: 3N-10E-26CA  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

**LEGEND:**

- SET 5/8" X 30" IRON ROD W/ PLASTIC CAP
- FOUND TERRA 5/8" IRON ROD, EXCEPT WHERE NOTED
- ⊙ SET 3" LONG WITH 1" HEAD "SURVEY NAIL" (POST CONSTRUCTION)
- ⊖ FOUND SURVEY NAIL
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL

SCALE: 1"=50 FEET

0 25 50 100

THE PLAT OF "WASCO BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 27th DAY OF September, 2005

Jan M. Sadley  
RECORDER, CITY OF HOOD RIVER

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Ronald J. Lutz  
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PLANNING DIRECTOR, CITY OF HOOD RIVER

Recd: 10-10-05 0800

CS 2005 081

WAL-MART PROPERTY

VACATED ERWIN AVENUE (NOT A PART OF THIS PROPERTY)

A SLIGHT VARIATION OF PLAT BEARINGS ALONG THE SOUTH LINE OF ERWIN & WATSON'S SUBDIVISION AND ALONG THE RIGHT OF WAY CENTERLINE OF WASCO AVENUE IS BECAUSE OF SHOWING ACTUAL BEARINGS AND DISTANCES BETWEEN FOUND MONUMENT ALONG THE PLAT LINE & THE MONUMENTED 1/16th LINE WHICH THE CENTERLINE OF WASCO AVENUE.

BRASS CAP SET BY TERRA SURVEYING IN 1991 AT LS 1028 IRON ROD POSITION FOR THE 1/16 CORNER.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13 1979 ROY O. GAYLORD 1815

Expires: June, 2007

OWNER: PORT OF HOOD RIVER P.O. BOX 230 HOOD RIVER, OR 97031 PHONE: 541.386.1645

AFFIDAVIT of CONNECTION ME# 2006 1087

PLAT OF "WASCO BUSINESS PARK" SUBDIVISION

FILED TERRA SURVEYING

OCT 12 2005