FILED ECORDS AND ASSESSMENT HOOD RIVER CO.

NARRATIVE: Oct 5 | 123 AM '05 THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A PLAT MAP TO BE CALLED "WASCO BUSINESS PARK" SUBDIVISION. INTERSTATE HIGHWAY THE BOUNDARIES OF THE TOTAL PARCEL OWNED BY THE PORT OF HOOD RIVER WERE ESTABLISHED BY A PRIOR SURVEY. SOUTH RIGHT OF TERRA BRASS INTERSTATE 1-84 THE BOUNDARY MARKERS WERE CHECKED AND MAINTAINED AS NECESSARY FOR FUTURE USE. CAP FOUND. WAY LINE. S 89'43'06" E 5<u>1</u>8.44 THE FOUR PUBLIC UTILITY EASEMENT AREAS ARE SHOWN FOR THE PURPOSE OF IDENTIFYING THEIR LOCATION IN -160.00 130,00 148.83 117.35 RELATION TO THE PUBLIC RIGHT OF WAY ENTITLED "WASCO LOOP". TERRA SURVEYING SET A LOT 2 BRASS CAP AT THIS DETENTION POND AND NO NEW STREETS ARE BEING CREATED. STORM SEWER CONTAINS 34,850 Sq. Ft., ± POSITION IN 1991. NO NEW EASEMENTS ARE BEING CREATED. REFERENCE C.S. #93008 EASEMENT AREA. THE USE OF THE PROPERTY WILL COMPLY WITH THE EXISTING ZONING. CONTAINS 17,610 Sq. 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. Ft., MORE OR LESS AND IS A PORTION OF THE ASBUILT STREET CONSTRUCTION AND SITE GRADING PLANS ARE AVAILABLE AT THE CITY OF HOOD RIVER'S PUBLIC TOTAL LOT 3 AREA. LOT 1 LOT 3 WORKS DEPARTMENT. CONTAINS 77,775 Sq. Ft., ± CONTAINS 49,335 Sq. Ft., ± 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. 6,050 SQUARE FEET AREA S 89"42'26" E # 15. ON THE SOUTH END OF THE PUBLIC 84.10 DETENTION POND EASEMENT DETENTION AS SHOWN CAN BE USED BY REFERENCES: POND & THE OWNER OF LOT 3 FOR STORM REFERENCE COUNTY SURVEY (C.S. #) NUMBER 89072. THE SURVEY SHOWS THESE WERE SET AT THE NORTHEAST AND LANDSCAPING AND PARKING WATER 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. PURPOSES. OTHER USES N 84°51'25" W EASEMENT BASIS OF BEARING: SHALL BE ALLOWED IF APPROVED BY THE CITY DESCRIPTION OTHER FOUND MONUMENTS WERE SHOWN AS SET DURING THE COURSE OF C.S. #90020, C.S. #99001, AND C.S. #99074. 1986 CITY OF HOOD RIVER DATUM. AND/OR PORT OF HOOD RIVER'S CIVIL ENGINEER C.S. #2004060. $\Delta = 27'34'12''$ ACTING AS AN AGENT FOR R = 32.00DEDICATION: THE PUBLIC'S INTEREST .. △=97*06'06' Δ= 27'34'12" L= 15.40 KNOW ALL PERSONS BY THESE PRESENCE THAT THE PORT OF HOOD RIVER, DO HEREBY MAKE, ESTABLISH & DECLARE R = 58.00R = 42.00THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "WASCO BUSINESS PARK" S 75'55'20" E @ 15.25' L = 98.30L = 20.21SUBDIVISION, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND UNDERGROUND PUBLIC Z △=145'08'23" EASEMENT LEGAL THE PORT OF HOOD RIVER, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL STREETS, S 6918'43" W @ 86.95' R = 68.00N 75°55'20" W \$20.02' STORM WATER RETENTION OPEN SPACE, AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT MAP. DESCRIPTION L = 172.26S 89"42"26" E 246.31 N 45"17"34" E @ 129.76 EXECUTIVE DIRECTOR, PORT OF HOOD RIVER N 89'42'26" N 89'42'26" W 169.70 "WASCO LOOP" N 89'42'26" W 268.70 Δ= 87'33'46" ACKNOWLEDGMENT: R = 62.00 $\triangle = 48^{\circ}02'18''$ 50.99 R = 58.00L= 94.75 COUNTY OF HOOD RIVER 0.99 & S 89"42"26" E 40.76 L = 48.63C12 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 DOWN ON HOUSE KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY BE IT REMEMBERED ON THIS 8th DAY OF September 124.19 C7 78.23.50 E L10 S 3"15'29" W @ 47.22' △= 78'09'06" ∆= 90°00'00" R = 27.00R = 42.00L = 36.83L= 65.97 Pinda Kolles Shames (Name) Linda Kollas Shames Δ= 27'34'12" S 46'40'07" E @ 34.04' LOT 4 NOTARY PUBLIC - DREGON COMMISSION NO. 389918 R = 32.00`∆= 27'34'12" SUBSCRIBED AND SWORN BEFORE ME CONTAINS 27,770 Sq. Ft., ± L = 15.40R = 42.00MY COMMISSION EXPIRES
(Date March 12, 2009 LOT 5 THIS 8th DAY OF September 2005 L = 20.21N 13'29'32" W 015.25" CONTAINS 32,865 Sq. Ft., ± ∆= 9°25'45" P.O.B. OF R=120.00S 13"29"32" E @ 20.02" "WASCO LOOP" APPROVALS: L = 19.75A SLIGHT VARIATION OF PLAT RIGHT OF WAY THE PLAT OF "WASCO BUSINESS PARK" THE PLAT OF "WASCO BUSINESS PARK" BEARINGS ALONG THE SOUTH LINE OF DESCRIPTION FOR S 12'18'27" E @ 19.73' WAS EXAMINED AND APPROVED BY ME THIS 147 DAY OF SEPTEMBER, 2005 WAS EXAMINED AND APPROVED BY ME ERWIN & WATSON'S SUBDIVISION AND DEDICATION TO $\Delta = 59.54'34''$ P.O.B. OF PUBLIC THIS 19th DAY OF September, 2005. THE PUBLIC. ALONG THE RIGHT OF WAY R = 27.00UNDERGROUND me walki FIRE DEPARTMENT, CITY OF HOOD RIVER HOOD RIVER COUNTY SURVEYOR CENTERLINE OF WASCO AVENUE IS L = 28.23UTILITY BECAUSE OF SHOWING ACTUAL EASEMENT BEARINGS AND DISTANCES BETWEEN S 3014'51" W @ 26.96' FOUND MONUMENT ALONG THE PLAT THE PLAT OF "WASCO BUSINESS PARK" THIS CORNER IS DESCRIBED THE PLAT OF "WASCO BUSINESS PARK" LINE & THE MONUMENTED 1/16th LINE WAS EXAMINED AND APPROVED BY ME WAS EXAMINED AND APPROVED, BY ME, 100-THIS DAY OF OCTOBER, 200-CHATTILL WOLLDWING DIRECTOR, CITY OF HODD RIVER AS BEING THE SOUTHEAST WHICH THE CENTERLINE OF WASCO △= 60'03'13" THIS / 19TH DAY OF SEPTEMBER, 2005. CORNER OF BLOCK 3 OF BRASS CAP SET R = 27.00AVENUE. BY TERRA ERWIN & WAGON'S FIRST L = 28.30SURVEYING IN 1991 ADDITION TO THE CITY OF AT LS 1028 IRON N 29'44'03" W @ 27.02' HOOD RIVER. SET BY TERRA. WORKS & ENGINEERING ROD POSITION FOR THE PLAT OF "WASCO BUSINESS PARK" THE 1/16 CORNER. THE PLAT OF "WASCO BUSINESS PARK" 66.98 WAS EXAMINED AND APPROVED BY ME THIS 27 BAY OF SEPTEMBER 2005 WAS EXAMINED AND APPROVED BY ME THIS DAY OF OCCUPANT N 89*42'26" (60.0')148.64 P.O.B. OF SUBDIMISION N 89'42'26" W N 89'42'26" W 296.48 A Colle DEDICATION & PUBLIC UNDERGROUND STORM HOOD RIVER COUNTY COMMISSIONER CHAIRMAN MAYOR, CITY OF HOOD RIVER N 89'43'10" W SEWER LINE EASEMENT. 488.40 RAILROAD SPIKE IN WASCO STREET 1315.49 N 89°43'10" W 308.83 LEGAL DESCRIPTION: ACCEPTED AS THE SOUTHEAS 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 BEARING DISTANCE NO. CORNER OF ERWIN & WATSON'S Northeast Quarter of the Southwest Quarter of Section 26, in Township 3 North, Range 10 East, Willamette Meridian in the City of Hood River, 66 '57 '26 13.47 ADDITION. \$ 78.23.50° \$ 25.52.39° THE PLAT OF "WASCO BUSINESS PARK" County of Hood River, and State of Oregon, being more particularly described as follows. LEGEND: WAS EXAMINED AND APPROVED BY ME S 17:01:19' N 22:47'15' 23.55 25.29 6.21 21.37 SET 5/8" X 30" IRON ROD W/ PLASTIC CAP THIS 27th DAY OF September, 2005. 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 L5 can M. Hadley line of platted Passion Avenue a distance of 477.85 feet to the Southerly right of way of U.S. Interstate Highway I-84; thence North 89 43'06" S 89 42 26" N 12 18 27" FOUND TERRA 5/8" IRON ROD, 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 EXCEPT WHERE NOTED RECORDER, CITY OF HOOD RIVER 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 N 89*42'26" W 15.05 L8 SET 3" LONG WITH 1" HEAD "SURVEY NAIL" Avenue to the point of beginning. L.9 S 41'18'28" 26.30 (POST CONSTRUCTION) S 89°42'26" 41.75 SCALE: 1"=50 FEET EXCEPTING THEREFROM dedicated "Wasco Loop" public right of way and other lands which may be contained within streets and roads. FOUND SURVEY NAIL S 89°42'27" E L11 8.79 S 44'42'26" E L12 18.71 SURVEYOR'S CERTIFICATE: CALCULATED, NOT FOUND OR SET N 84'51'25" W 20.20 25 , ROY O. GAYLORD, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I DEED OR PLAT CALL 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. Sa, O. Object, THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR. PLS 1815 RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "WASCO TERRA SURVEYING Roy 🔐 Gaylord BUSINESS PARK" SUBDIVISION IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A COVENANTS, CONDITIONS AND RESTRICTIONS: PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT REGISTERED THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT. **PROFESSIONAL** "WASCO BUSINESS PARK" SUBDIVISION TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE FEE No. 2005 5354 RECORDED DATE: SEPTEMBER, 2005 LAND SURVEYOR SCALE: 1" = 50" Enteronia HOOD RIVER COUNTY DIRECTOR OF RECORDS, Mour OCT 17, 2005 HOOD RIVER COUNTY DEED RECORDS. PROJECT: 205007SUBDIVISION OCT 1 2 2005 HOOD RIVER COUNTY DIRECTOR OF BUDGE TAX ASSESSORS MAP: 3N-10E-26CA FINANCE & TAX COLLECTOR AND ASSESSMENTS AFFIDAUT of CONFIRCTION OWNER: FILED FOR RECORD THIS 5 DAY P.O. BOX 617 OREGON Joseph Jours PORT OF HOOD RIVER HOOD RIVER, OREGON 97031 JULY 13, 1979/ OY O, GAYLORD MF# 2006 1087 PLAT OF P.O. BOX 230 OF October ROY _. 2005 -- PHONE & FAX: (541) 386-4531 HOOD RIVER, OR 97031 "WASCO BUSINESS PARK" SUBDIVISION INSTRUMENT NO. 20055176 PHONE: 541.386.1645 E-Mail: terra@gorge.net Expires: June, 2007

Place: 10-10-05 0800

CS 2005 081