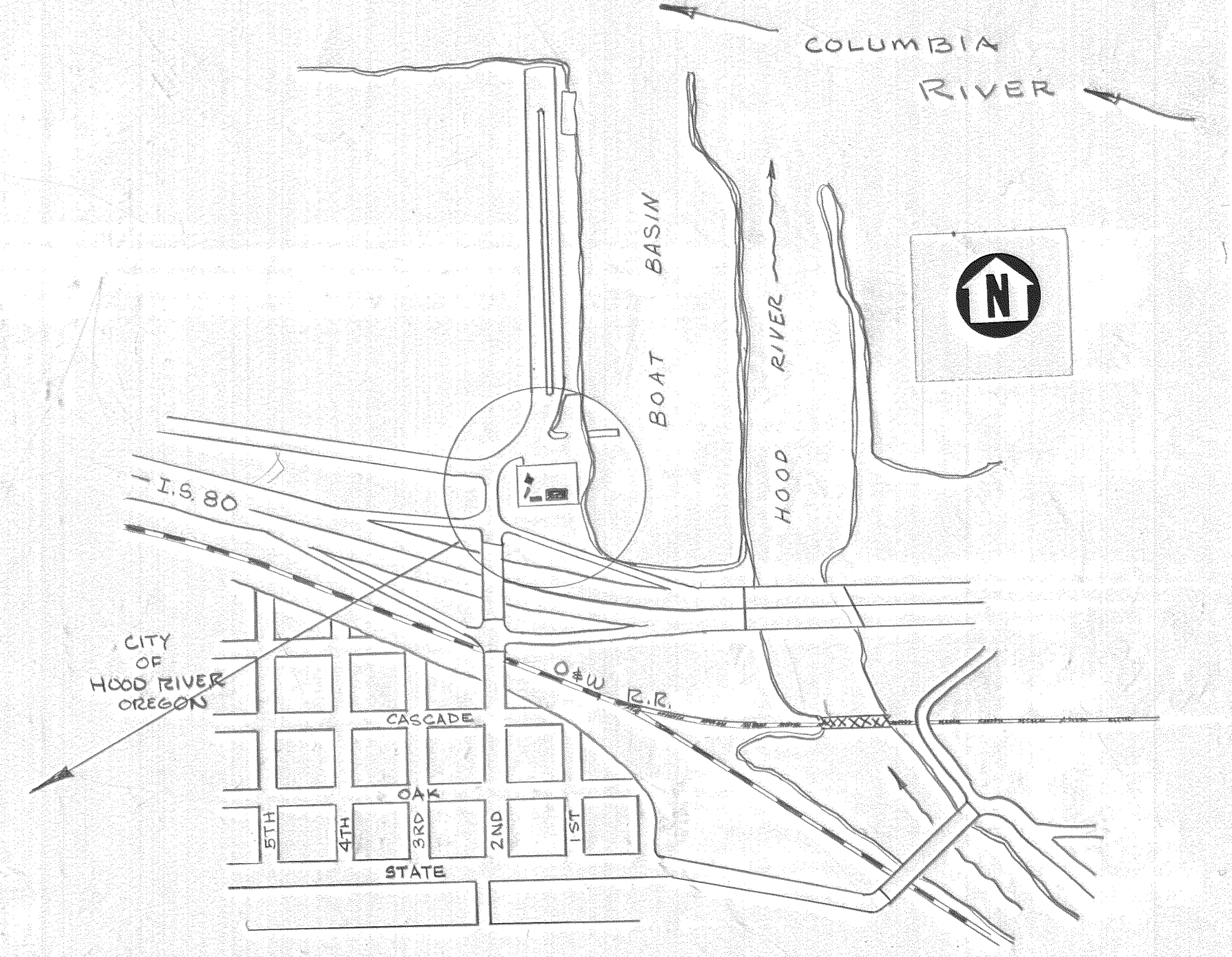
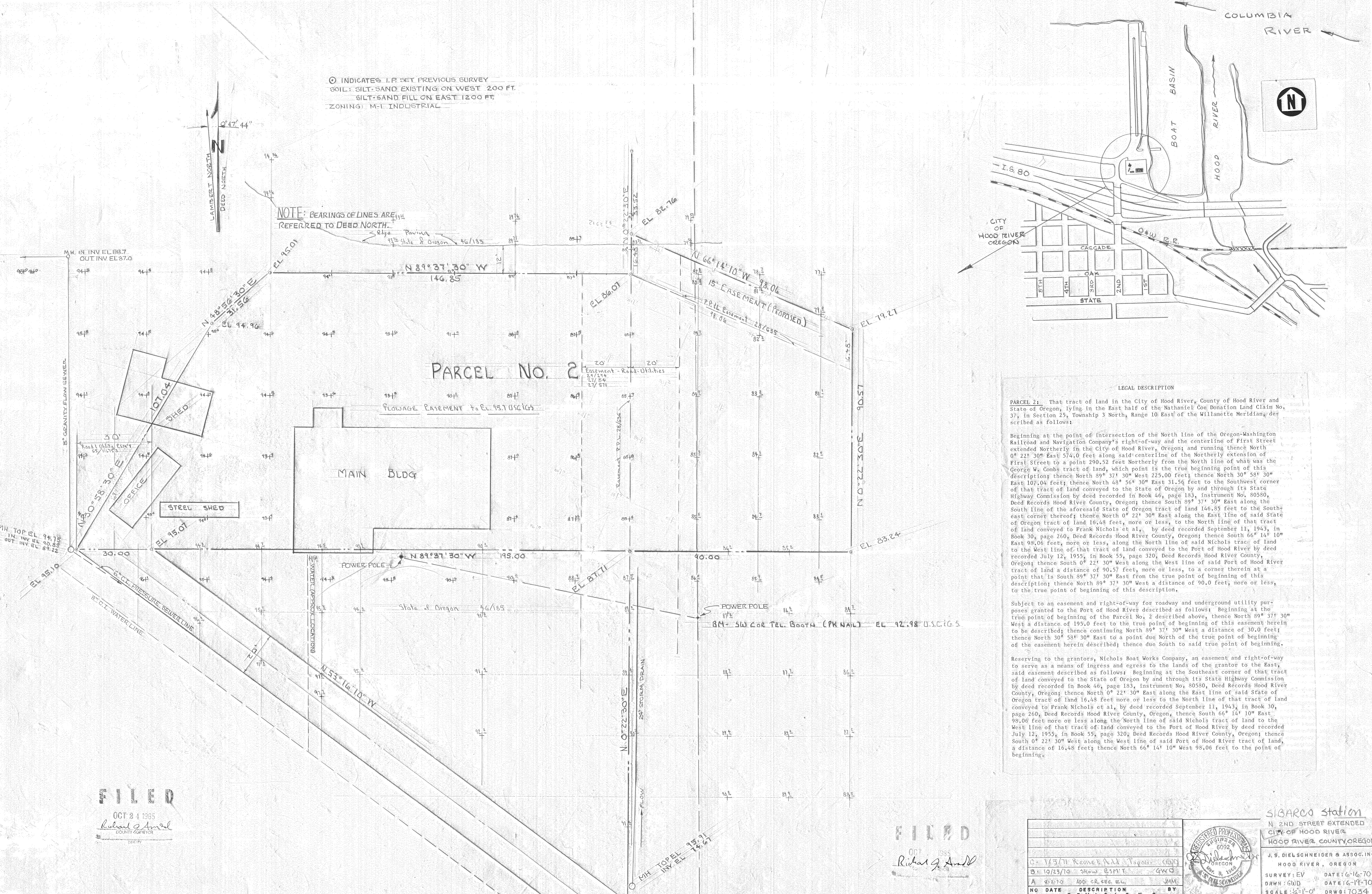


○ INDICATES I.P. SET PREVIOUS SURVEY  
 SOIL: SILT-SAND EXISTING ON WEST 200 FT.  
 SILT-SAND FILL ON EAST 1200 FT.  
 ZONING: M-1 INDUSTRIAL

NOTE: BEARINGS OF LINES ARE REFERRED TO DEED NORTH.



**LEGAL DESCRIPTION**

PARCEL 2: That tract of land in the City of Hood River, County of Hood River and State of Oregon, lying in the East half of the Nathaniel Coe Donation Land Claim No. 37, in Section 25, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the North line of the Oregon-Washington Railroad and Navigation Company's right-of-way and the centerline of First Street extended Northerly in the City of Hood River, Oregon; and running thence North 0° 22' 30" East 574.0 feet along said centerline of the Northerly extension of First Street to a point 290.52 feet Northerly from the North line of what was the George W. Combs tract of land, which point is the true beginning point of this description; thence North 89° 37' 30" West 225.00 feet; thence North 30° 58' 30" East 107.04 feet; thence North 48° 56' 30" East 31.56 feet to the Southwest corner of that tract of land conveyed to the State of Oregon by and through its State Highway Commission by deed recorded in Book 46, page 183, instrument No. 80580, Deed Records Hood River County, Oregon; thence South 89° 37' 30" East along the South line of the aforesaid State of Oregon tract of land 146.85 feet to the South east corner thereof; thence North 0° 22' 30" East along the East line of said State of Oregon tract of land 16.48 feet, more or less, to the North line of that tract of land conveyed to Frank Nichols et al., by deed recorded September 11, 1943, in Book 30, page 260, Deed Records Hood River County, Oregon; thence South 66° 14' 10" East 98.06 feet, more or less, along the North line of said Nichols tract of land to the West line of that tract of land conveyed to the Port of Hood River by deed recorded July 12, 1955, in Book 55, page 320, Deed Records Hood River County, Oregon; thence South 0° 22' 30" West along the West line of said Port of Hood River tract of land a distance of 90.57 feet, more or less, to a corner therein at a point that is South 89° 37' 30" East from the true point of beginning of this description; thence North 89° 37' 30" West a distance of 90.0 feet, more or less, to the true point of beginning of this description.

Subject to an easement and right-of-way for roadway and underground utility purposes granted to the Port of Hood River described as follows: Beginning at the true point of beginning of the Parcel No. 2 described above, thence North 89° 37' 30" West a distance of 195.0 feet to the true point of beginning of this easement herein to be described; thence continuing North 89° 37' 30" West a distance of 30.0 feet; thence North 30° 58' 30" East to a point due North of the true point of beginning of the easement herein described; thence due South to said true point of beginning.

Reserving to the grantors, Nichols Boat Works Company, an easement and right-of-way to serve as a means of ingress and egress to the lands of the grantor to the East, said easement described as follows: Beginning at the Southeast corner of that tract of land conveyed to the State of Oregon by and through its State Highway Commission by deed recorded in Book 46, page 183, instrument No. 80580, Deed Records Hood River County, Oregon; thence North 0° 22' 30" East along the East line of said State of Oregon tract of land 16.48 feet more or less to the North line of that tract of land conveyed to Frank Nichols et al., by deed recorded September 11, 1943, in Book 30, page 260, Deed Records Hood River County, Oregon; thence South 66° 14' 10" East 98.06 feet more or less along the North line of said Nichols tract of land to the West line of that tract of land conveyed to the Port of Hood River by deed recorded July 12, 1955, in Book 55, page 320, Deed Records Hood River County, Oregon; thence South 0° 22' 30" West along the West line of said Port of Hood River tract of land, a distance of 16.48 feet; thence North 66° 14' 10" West 98.06 feet to the point of beginning.

**FILED**  
 OCT 24 1995  
 Richard J. Andl  
 COUNTY SHERIFF

**FILED**  
 OCT 1995  
 Richard J. Andl

SIBARCO station N 2ND STREET EXTENDED CITY OF HOOD RIVER HOOD RIVER COUNTY, OREGON	
J. S. DIELS SCHNEIDER & ASSOC. INC. HOOD RIVER, OREGON	
SURVEY: EV	DATE: 6-16-70
DRWN: GWD	DATE: 6-17-70
SCALE: 1/4" = 1'-0" DRWG: 1034	

# 85065