

JOHN WEBER BUSINESS PARK

LOCATED IN THE N.E. 1/4 OF SECTION 27 AND N.W. 1/4 OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M.
HOOD RIVER COUNTY, OREGON
MAY 9, 1990

PREPARED BY:
WILSEY & HAM PACIFIC INC.
1099 S.W. COLUMBIA STREET
PORTLAND, OREGON 97201
(503) 227-0455
JOB NO. 4-390-0201

NOTES:

TRACT "A"
OWNER: PORT OF HOOD RIVER
PURPOSE: LANDSCAPING
MAINTAINED BY: PORT OF HOOD RIVER

TRACT "B"
OWNER: PORT OF HOOD RIVER
PURPOSE: FUTURE USE
MAINTAINED BY: PORT OF HOOD RIVER

POWERLINE DESCRIBED IN BOOK 46, PAGE 153
IS TO BE VACATED AND REPLACED BY NEW
EASEMENT AS SHOWN.

SCALE: 1"=100'

TAX LOT 3900

TAX LOT 2300

TAX LOT 2001

TAX LOT 2003

TAX LOT 1100

TAX LOT 2300

TAX LOT 2001

TAX LOT 2003

TAX LOT 1100

TAX LOT 2300

TAX LOT 2001

TAX LOT 2003

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TAX LOT 2001

TAX LOT 2003

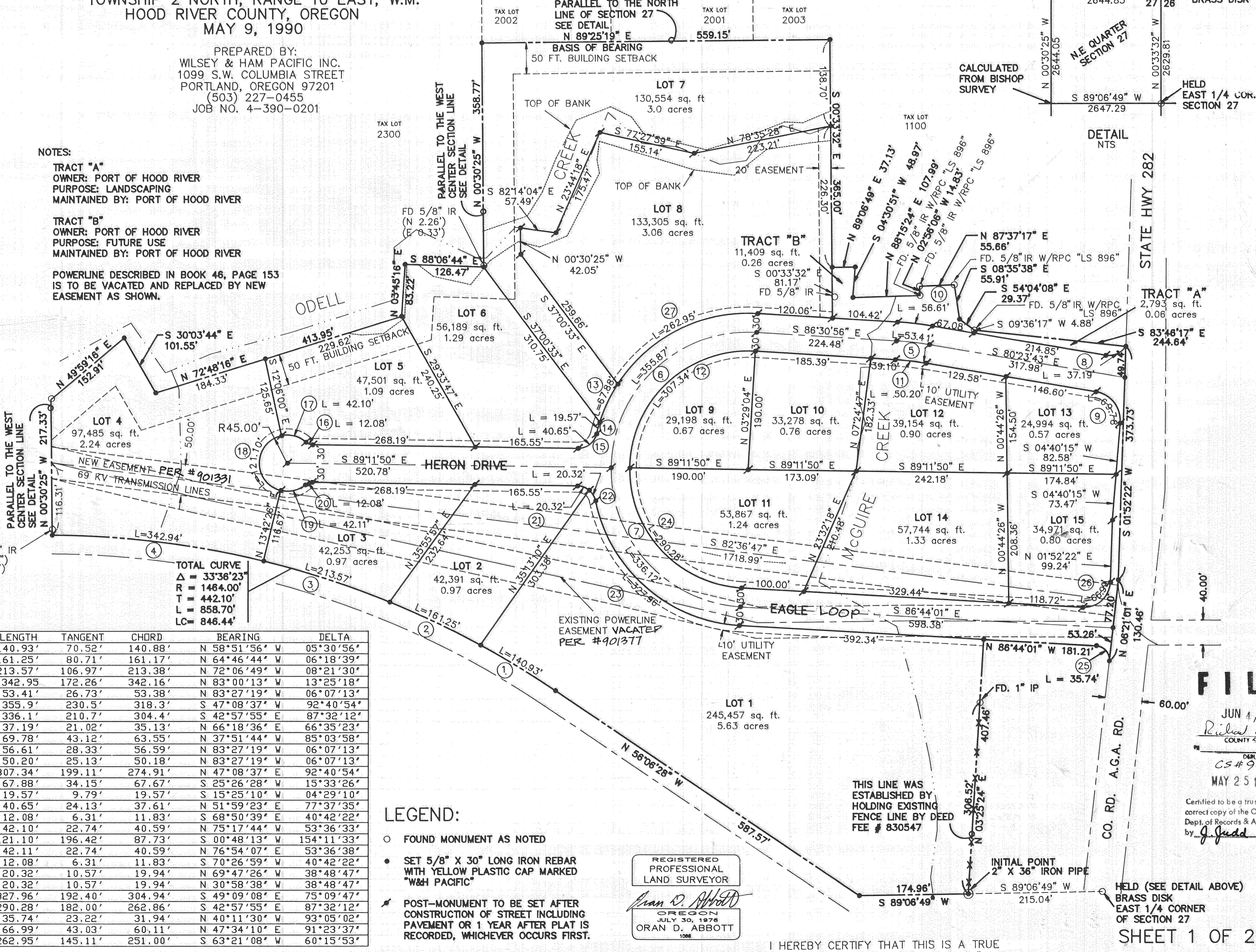
TAX LOT 1100

TAX LOT 2300

TAX LOT 2001

TAX LOT 2003

TAX LOT 1100



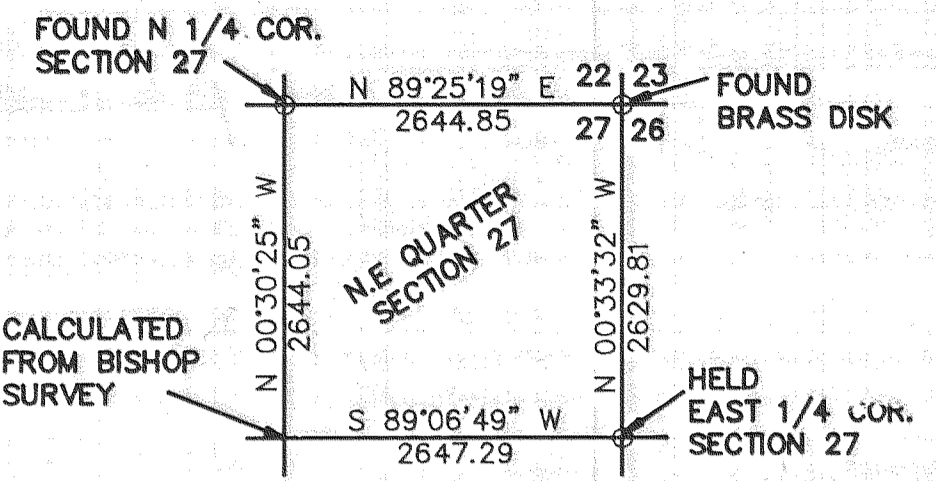
TOTAL CURVE
Δ = 33°36'23"
R = 1464.00'
T = 442.10'
L = 858.70'
LC = 846.44'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1464.00'	140.93'	70.52'	140.88'	N 58°51'56" W	05°30'56"
2	1464.00'	161.25'	80.71'	161.17'	N 64°46'44" W	06°18'39"
3	1464.00'	213.57'	106.97'	213.38'	N 72°06'49" W	08°21'30"
4	1464.00'	342.95'	172.26'	342.16'	N 83°00'13" W	13°25'18"
5	500.00'	53.41'	26.73'	53.38'	N 83°27'19" W	06°07'13"
6	220.00'	355.9'	230.5'	318.3'	S 47°08'37" W	92°40'54"
7	220.00'	336.1'	210.7'	304.4'	S 42°57'55" E	87°32'12"
8	32.00'	37.19'	21.02'	35.13'	N 66°18'36" E	66°35'23"
9	47.00'	69.78'	43.12'	63.55'	N 37°51'44" W	85°03'58"
10	530.00'	56.61'	28.33'	56.59'	N 83°27'19" W	06°07'13"
11	470.00'	50.20'	25.13'	50.18'	N 83°27'19" W	06°07'13"
12	190.00'	307.34'	199.11'	274.91'	N 47°08'37" E	92°40'54"
13	250.00'	67.88'	34.15'	67.67'	S 25°26'28" W	15°33'26"
14	250.00'	19.57'	9.79'	19.57'	S 15°25'10" W	04°29'10"
15	30.00'	40.65'	24.13'	37.61'	N 51°59'23" E	77°37'35"
16	17.00'	12.08'	6.31'	11.83'	S 68°50'39" E	40°42'22"
17	45.00'	42.10'	22.74'	40.59'	N 75°17'44" W	53°36'33"
18	45.00'	121.10'	196.42'	87.73'	S 00°48'13" W	154°11'33"
19	45.00'	42.11'	22.74'	40.59'	N 76°54'07" E	53°36'38"
20	17.00'	12.08'	6.31'	11.83'	S 70°26'59" W	40°42'22"
21	30.00'	20.32'	10.57'	19.94'	N 69°47'26" W	38°48'47"
22	30.00'	20.32'	10.57'	19.94'	N 30°58'38" W	38°48'47"
23	250.00'	327.96'	192.40'	304.94'	S 49°09'08" E	75°09'47"
24	190.00'	290.28'	182.00'	262.86'	S 42°57'55" E	87°32'12"
25	22.00'	35.74'	23.22'	31.94'	N 40°11'30" W	93°05'02"
26	42.00'	66.99'	43.03'	60.11'	N 47°34'10" E	91°23'37"
27	250.00'	262.95'	145.11'	251.00'	S 63°21'08" W	60°15'53"

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 5/8" X 30" LONG IRON REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
 - ✱ POST-MONUMENT TO BE SET AFTER CONSTRUCTION OF STREET INCLUDING PAVEMENT OR 1 YEAR AFTER PLAT IS RECORDED, WHICHEVER OCCURS FIRST.

REGISTERED PROFESSIONAL LAND SURVEYOR
Oran D. Abbott
OREGON JULY 30, 1976
ORAN D. ABBOTT
1006

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "JOHN WEBER BUSINESS PARK"



DETAIL NTS

STATE HWY 282

FILED

JUN 4, 1990
Richard G. Smith
COUNTY CLERK
DEPUTY
CS # 90035
MAY 25 1990
Certified to be a true and correct copy of the ORIGINAL, Dept. of Records & Assessment by *J. Judd*, Deputy

Held (SEE DETAIL ABOVE) BRASS DISK EAST 1/4 CORNER OF SECTION 27

JOHN WEBER BUSINESS PARK

LOCATED IN THE NE 1/4 OF SECTION 27 AND IN THE NW 1/4 OF SECTION 26 TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M.
HOOD RIVER COUNTY, OREGON
MAY 9, 1990

PREPARED BY:
WILSEY & HAM PACIFIC INC.
1099 S.W. COLUMBIA STREET
PORTLAND, OREGON 97201
(503) 227-0455

SURVEYOR'S CERTIFICATE:

I, Oran D. Abbott, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments that land represented in the annexed map of "John Weber Business Park" and at the Initial Point I set a 2" by 36" galvanized iron pipe, 6" below the surface of the ground, said Initial Point bears South 89°06'49" West 215.04 feet from the East 1/4 corner of Section 27; thence, from said Initial Point, South 89°06'49" West 174.96 feet to the northerly line of the right-of-way of the Mount Hood Railroad Company; thence, along said Railroad right-of-way North 56°06'28" West 587.57 feet to a point of curvature; thence, 858.70 feet along the arc of a 1,464.00 foot radius curve to the left through a central angle of 33°36'23"; thence, leaving said Railroad right-of-way North 00°30'25" West 217.33 feet to a point that is 3 feet southerly of the southerly bank of Odell Creek; thence, along a line that is 3 feet south of the southerly bank of Odell Creek North 49°59'16" East 152.91 feet, thence South 30°03'44" East 101.55 feet; thence North 72°48'16" East 413.95 feet; thence North 03°45'16" East 83.22 feet; thence, South 88°06'44" East 126.47 feet; thence, leaving said Odell Creek North 00°30'25" West 358.77 feet; thence North 89°25'19" East 559.15 feet; thence South 00°33'32" East 365.00 feet; thence North 89°06'49" East 37.13 feet; thence South 04°30'51" West 48.97 feet; thence North 88°15'24" East 107.99 feet; thence North 02°56'06" West 14.83 feet; thence North 87°37'17" East 55.66 feet; thence South 08°35'38" East 55.91 feet; thence South 54°04'08" East 29.37 feet; thence South 83°46'17" East 244.64 feet to a point on the westerly right-of-way of State Highway No. 282; thence, along said right-of-way South 01°52'22" West 373.73 feet; thence South 06°21'01" West 130.46 feet to a point along the arc of a 22.00 foot radius curve to the left through a central angle of 93°05'02" (the chord of which bears North 40°11'30" West 31.94 feet) to a point of tangency; thence North 86°44'01" West 181.21 feet; thence South 03°25'24" West 407.46 feet to the Initial Point and the Point of Beginning.

Contains 28.34 Acres

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE PORT OF HOOD RIVER, A MUNICIPAL CORPORATION, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THE PORT OF HOOD RIVER AS "JOHN WEBER BUSINESS PARK" SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND THE PORT OF HOOD RIVER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLICWAYS FOREVER ALL STREETS AND PUBLIC EASEMENTS SHOWN ON SAID MAP.

THERE ARE WATER RIGHTS APPURTENANT TO THIS PROPERTY.

PORT OF HOOD RIVER
John Weber
JOHN WEBER, PRESIDENT
DATE May 11, 1990

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF HOOD RIVER
BE IT REMEMBERED THAT ON THIS 11th DAY OF May 1990, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN WEBER BEING FIRST DULY SWORN UNDER OATH, DID SAY THAT HE IS PRESIDENT OF THE PORT OF HOOD RIVER AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT HIS SIGNATURE AFFIXED TO SAID INSTRUMENT BY AUTHORITY OF ITS' BOARD OF DIRECTORS IS A FREE ACT AND DEED OF SAID MUNICIPAL CORPORATION.

SUBSCRIBED AND SWORN BEFORE ME
THIS 11th DAY OF May, 1990.

Norma J. Hanson
NORMA J. HANSON
NOTARY PUBLIC OREGON
My Commission Expires 5-14-91

NARRATIVE OF SURVEY:

I, ORAN D. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF THE PORT OF HOOD RIVER, THE PURPOSE OF THE SURVEY IS FOR THE SUBDIVISION PLAT WHICH IS PART OF THIS DOCUMENT. THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°25'19" EAST WHICH IS THE NORTH LINE OF THIS PLAT AND HAS BEEN ROTATED 00°03'16" FROM THE BEARING USED BY BISHOP IN 1979. THE RESOLUTION OF THE BOUNDARY IS BASED UPON THAT SURVEY BY L. BISHOP P.L.S. DATED JUNE 22, 1979 WHICH SET THIS EXTERIOR BOUNDARY EXCEPTING THAT PORTION WHICH WAS PURCHASED BY THE PORT OF HOOD RIVER IN THE SOUTHEAST CORNER OF THE PLAT AREA. THE BOUNDARY ALONG THE SOUTHERLY LINE OF EAGLE CIRCLE IS SET BY ENGINEERING DESIGN FOR THE ROADWAY FROM STATE HIGHWAY 282. FURTHER, THE POSITION OF THE EXISTING POWER LINE EASEMENT WAS DETERMINED BY FIELD LOCATION OF THE POLE LINE, THE FUTURE POWER LINE EASEMENT WAS ESTABLISHED BY DESIGN COORDINATION WITH THE UTILITY COMPANY. ADDITIONAL SURVEYS OF RECORD WHICH WERE USED FOR REFERENCE INCLUDE C.S. #83024, 89091, 87055, 89045 AND G.L.O. NOTES FOR TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M.

APPROVALS:

- APPROVED 24 May, 1990.
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS
BY: [Signature]
- APPROVED 24 MAY, 1990.
CHAIRMAN, HOOD RIVER COUNTY PLANNING COMMISSION
BY: Tom Scanton
- ATTESTED: 24 MAY, 1990.
SECRETARY, HOOD RIVER COUNTY PLANNING COMMISSION
BY: [Signature]
- APPROVED 24 MAY, 1990.
HOOD RIVER COUNTY COMMISSIONER
BY: Jerry Routson
- APPROVED 24 May, 1990.
HOOD RIVER COUNTY COMMISSIONER
BY: Beverly A. Rowland
- APPROVED 5-24-1990, 1990.
HOOD RIVER COUNTY COMMISSIONER
BY: Ch. E. Moore
- APPROVED 24 May, 1990.
HOOD RIVER COUNTY SURVEYOR
BY: Richard G. Arnold
- APPROVED MAY 24, 1990.
HOOD RIVER COUNTY SANITARIAN
BY: Scott G. Gittel
- APPROVED May 24th, 1990.
EAST FORK IRRIGATION DISTRICT
BY: Debra E. Laraway

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 ACCOMPANYING PLAT OF JOHN WEBER INDUSTRIAL PARK IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME, 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.

Daniel Guy Chamness
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTION
Richard G. Arnold for Janet E. Bueh
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

REGISTERED PROFESSIONAL LAND SURVEYOR
Oran D. Abbott
OREGON
JULY 30, 1976
ORAN D. ABBOTT
1068

SUBSCRIBED AND SWORN BEFORE ME
THIS 10th DAY OF May, 1990.

G. Robert Taylor
G. ROBERT TAYLOR
NOTARY PUBLIC - OREGON
My Commission Expires 9-11-90

MAY 25 1990
Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by J. Judd, Deputy

FILED
JUN 1, 1990
Richard G. Arnold
COUNTY SURVEYOR
SHEET 2 OF 2
CS# 90035