

NOTES:
 BEARINGS BASED ON CHASE, JONES AND ASSOC. SURVEY #84075, (SEE REFERENCE)
 THE LANDS IDENTIFIED WITHIN THIS PLAT DO NOT HAVE A RECORDED WATER RIGHT.
 CITY OF HOOD RIVER SANITARY SEWER SYSTEM.

PARTITION PLAT No. 9611

TAX LOT 108, (3N-10-25)

IN SECTION 25, TWP.3 N., RANGE 10 E. W.M.

CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

JUNE 1, 1996

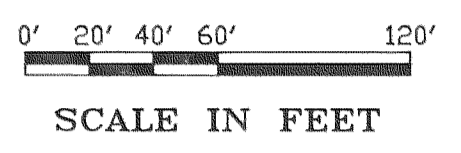
DESCRIPTION:

A TRACT OF LAND IN THE NATHANIEL COE DONATION LAND CLAIM NO. 37 IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NATHANIEL COE DONATION LAND CLAIM, SAID POINT BEING 1,864.95 FEET EAST ALONG SAID NORTH LINE FROM THE NORTHWEST CORNER OF SAID CLAIM, AND ALSO 100 FEET EAST OF THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY THE CITY OF HOOD RIVER TO THE PORT OF HOOD RIVER BY DEED DATED APRIL 12, 1967, RECORDED ON APRIL 19, 1967, FILM NO. 670498, RECORDS OF HOOD RIVER COUNTY; THENCE SOUTH 00°05'12" WEST ALONG THE DIVIDING LINE BETWEEN THE EAST HALF AND WEST HALF OF THE SAID NATHANIEL COE DONATION LAND CLAIM A DISTANCE OF 599.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD RELINQUISHED BY THE STATE OF OREGON TO THE CITY OF HOOD RIVER BY DEED RECORDED FEBRUARY 3, 1963, IN BOOK 80, PAGE 104, DEED RECORDS OF HOOD RIVER COUNTY, WHICH NORTHERLY RIGHT-OF-WAY LINE IS 33 FEET NORTHERLY OF AND PARALLEL TO THE CENTERLINE OF SAID FRONTAGE ROAD AS DESCRIBED IN SAID DEED; THENCE SOUTH 68°59'54" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRONTAGE ROAD 211.30 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL UNDER CONTRACT BETWEEN HOOD RIVER DISTILLERS, INC., AND THE PORT OF HOOD RIVER, RECORDED FEBRUARY 15, 1972, FILM NO. 720248, HOOD RIVER COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL CONVEYED TO LUHR JENSEN & SONS, INC., BY INSTRUMENT NO. 881544, HOOD RIVER COUNTY RECORDS; THENCE NORTH 01°39'16" EAST ALONG THE WEST LINE OF SAID JENSEN PARCEL 414.98 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°20'44" EAST ALONG THE NORTH LINE OF SAID JENSEN PARCEL 657.25 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 01°39'16" WEST ALONG THE EAST LINE OF SAID JENSEN PARCEL 544.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE RELOCATED RIVERSIDE DRIVE ROAD AS ESTABLISHED BY DEED TO THE OREGON STATE HIGHWAY DEPARTMENT, RECORDED IN INSTRUMENT 943591, RECORDS OF HOOD RIVER COUNTY; THENCE ALONG THE SAID RIGHT-OF-WAY LINE ON A SPIRAL CURVE TO THE RIGHT 163 FEET, MORE OR LESS, (THE CHORD OF WHICH BEARS NORTH 86°11'12" WEST 162.42 FEET) TO A POINT 45 FEET OPPOSITE AT RIGHT ANGLES AND NORTHERLY FROM HIGHWAY ENGINEERS CENTERLINE STATION R-1187+74.10; THENCE CONTINUING ALONG SAID STATE HIGHWAY RIGHT-OF-WAY LINE IN A STRAIGHT LINE NORTH 89°58'41" WEST 56.32 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FRONTAGE ROAD RELINQUISHED BY THE STATE OF OREGON TO CITY OF HOOD RIVER, AS DESCRIBED IN BOOK 80, PAGE 104, DEED RECORDS OF HOOD RIVER COUNTY; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FRONTAGE ROAD ON THE ARC OF A 1,876.86 FOOT RADIUS CURVE RIGHT 320.84 FEET (THE CHORD OF WHICH BEARS NORTH 73°53'44" WEST 320.45 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 68°59'54" WEST 136.02 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

REFERENCES:

JANTZEN INC. SURVEY BY CHASE, JONES & ASSOC. #84075, OCT. 1, 1984.



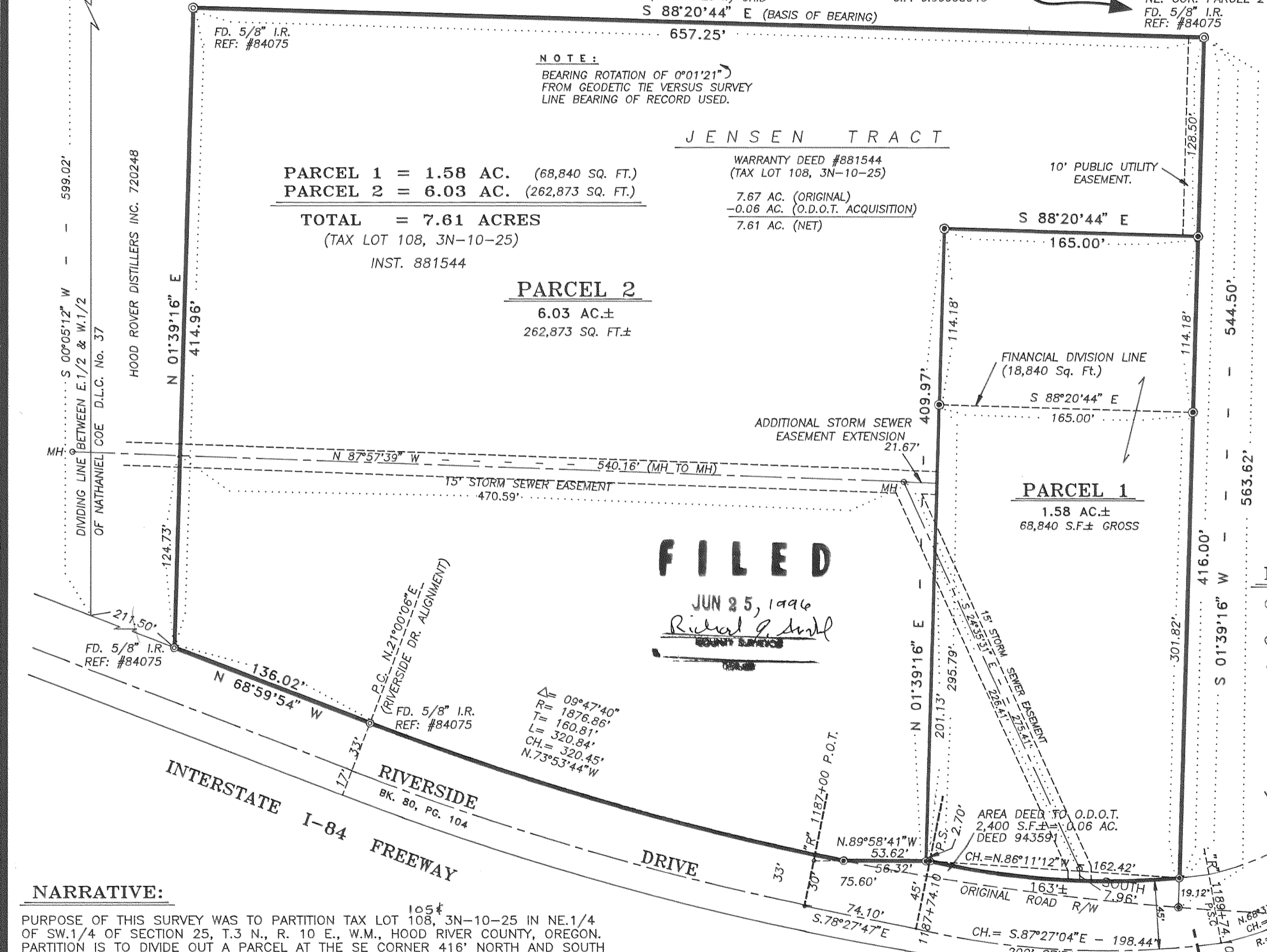
N.W. CORNER, NATHANIEL COE D.L.C. No. 37

NORTH LINE COE D.L.C. #37
 ZONING L-1

TRI STA. "BREAK No. 2" NAD 83 (1991)
 N. 747,791.0728
 E. 7,940,352.3786
 C.F. 0.99993960

TRI STA. "CLOVER" NAD 83 (1957)
 N. 747,130.0459
 E. 7,946,169.9997
 C.F. 0.99993946

NE. COR. PARCEL 2
 FD. 5/8" I.R.
 REF: #84075



NOTE:
 BEARING ROTATION OF 0°01'21" FROM GEODETIC TIE VERSUS SURVEY LINE BEARING OF RECORD USED.

JENSEN TRACT

PARCEL 1 = 1.58 AC. (68,840 SQ. FT.)
PARCEL 2 = 6.03 AC. (262,873 SQ. FT.)
TOTAL = 7.61 ACRES
 (TAX LOT 108, 3N-10-25)
 INST. 881544

WARRANTY DEED #881544
 (TAX LOT 108, 3N-10-25)
 7.67 AC. (ORIGINAL)
 -0.06 AC. (O.D.O.T. ACQUISITION)
 7.61 AC. (NET)

PARCEL 2
 6.03 AC.±
 262,873 SQ. FT.±

PARCEL 1
 1.58 AC.±
 68,840 S.F.± GROSS

FILED
 JUN 25, 1996
 Richard G. Add
 COUNTY CLERK

LEGEND:

- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP, #872.
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNER, NOT SET.

NARRATIVE:

PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 108, 3N-10-25 IN NE.1/4 OF SW.1/4 OF SECTION 25, T.3 N., R. 10 E., W.M., HOOD RIVER COUNTY, OREGON. PARTITION IS TO DIVIDE OUT A PARCEL AT THE SE CORNER 416' NORTH AND SOUTH MEASURED FROM THE NORTH RIGHT-OF-WAY LINE OF RELOCATED RIVERSIDE DRIVE BY 165 FEET WIDE.

PRIOR SURVEY BY CHASE JONES AND ASSOC., HOOD RIVER COUNTY MICROFILM 84075, OCTOBER 1, 1984, INCLUDED A PERIMETER SURVEY AROUND THE PARENT TRACT. THE ONLY CHANGE MADE WAS THE TAKING OF THE OREGON STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY PURSUANT TO INSTRUMENT #943591 FOR THE REALIGNMENT OF SECOND STREET OVERPASS. FIELD SEARCH RECOVERED 5/8" IRON RODS PURSUANT TO PRIOR SURVEY AT THE NE, NW, AND SW CORNERS OF ORIGINAL TAX LOT. ORIGINAL TRACT LAID OUT PURSUANT TO THE PRIOR SURVEY. OREGON STATE HIGHWAY DEPARTMENT TAKING INTERSECTIONS CALCULATED FROM ORIGINAL SURVEY PARCEL. MISSING AND PARTITION LOT CORNERS SET 5/8" X 30" IRON RODS, PLASTIC CAP NO. 872 AS SHOWN ON ATTACHED PLAT.

NOTES:

RELATIVE ACCURACY:
 THIS SURVEY WAS CLOSED TRAVERSE WITH A RELATIVE ERROR OF 1 PART IN 50,000.

EQUIPMENT:
 WILD T-1600, 0°00'01" THEODOLITE AND WILD DI-5 ELECTRONIC DISTANCE MEASURING UNIT.

PROCEEDINGS:
 CLOSED FIELD TRAVERSE USING DOUBLED ANGLE MEASUREMENT AND AVERAGE OF DISTANCE READING.

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
 CONSULTING ENGINEERS
 409 LINCOLN STREET
 THE DALLES, OREGON 97058
 541-296-9177 FAX 541-296-6657

OWNERS:

LUHR JENSEN & SONS, INC.,
 PHILIP JENSEN, PRESIDENT,
 400 PORTWAY DRIVE
 Hood River, Oregon 97031
 Ph. 386-3811

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David L. Tuttle

OREGON
 DAVID L. TUTTLE
 JULY 12, 1988
 8 7 2

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

David L. Tuttle JUN 10, 96
 DAVID L. TUTTLE DATE

RECORDING INFORMATION
 Hood River Co.
 Plat Number 9611
 Instrument received on the 14
 day of June, 1996,
 at 4:33 P.M.

Hood River County Director of
 Records and Assessments.

SURVEYOR'S CERTIFICATE:

DAVID L. TUTTLE
 being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described in instrument # 881544, dated 6/12/96

Hood River County Deed Records to
David L. Tuttle
 STATE OF Oregon
 COUNTY OF Wasco
 Subscribed and sworn before me this 12th
 day of June, 1996.

By Jeane J. Brantley
 OFFICIAL SEAL
 JEANE J. BRANTLEY
 COUNTY CLERK
 HOOD RIVER, OREGON
 NO. 045871
 EXPIRES AUG. 02, 1990

ACKNOWLEDGEMENTS:

We the owner(s) of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires and dedicate to the public the additional easements as shown.

Richard G. Add 6/13/96
 OWNER DATE

STATE OF Oregon
 COUNTY OF Hood River
 Subscribed and sworn before me on this
13th day of JUNE, 1996.

By Donald J. Brantley

OFFICIAL SEAL
 DONALD J. BRANTLEY
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 018329
 MY COMMISSION EXPIRES AUG. 15, 1998

APPROVALS:

I, hereby certify that I have examined the Survey Data, Monuments and Easements and hereby approve this plat on the 13 day of June, 1996.

Richard G. Add
 Hood River County Surveyor

I, hereby certify that all taxes and assessments due hereon have been fully paid as required by law and hereby approve this plat.

Amiel Day Chamness, CPA
 Hood River County Director of Budget and Finance.

I hereby certify that this partition plat was examined and approved as of this 13th day of JUNE, 1996.

Planning File Number 96-24
Gynthia A. Walbridge
 Hood River CITY Planning Director

JUN 17 1996

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

W.D. #8405P

96039