

**GENERAL NOTES:**

1) UNDERGROUND POWERLINE EASEMENTS RECORDED AS M.F. #922332, 872475 AND #922333 ARE GENERAL LOCATION ONLY. DESCRIPTION WITH EASEMENT DOCUMENTS DID NOT ALLOW FOR ACCURATE LOCATION. FOR PRACTICAL PURPOSES EASEMENTS ARE 5 FEET ON EACH SIDE OF POWERLINES AS INSTALLED.

**LEGEND:**

- MH — EXISTING MANHOLE
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- CB — CATCH BASIN
- — EXISTING WATER LINE
- — EXISTING FIRE HYDRANT
- — WATER VALVE
- — BLOW-OFF VALVE
- — NATURAL GAS LINE
- — TELEPHONE CABLE
- — TELEVISION CABLE
- — OVERHEAD POWER LINE
- — UNDERGROUND POWER LINE
- — POWER POLE
- — EXISTING LIGHT POLE
- — TELEPHONE PEDESTAL
- — WATER METER
- — GAS METER

N O T E : ALL OTHERS AS NOTED ON PLAN

SCALE IN FEET  
0' 20' 40' 80'

**LEGEND:**

- SET 5/8" DIA. x 30" RE-BAR WITH YELLOW PLASTIC CAP, #385.
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- — EXISTING FENCE LINE.

**LEGAL DESCRIPTION:**

A TRACT OF LAND IN THE NATHAN L. BENSON DONATION LAND CLAIM #37 IN SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 30, LYING WEST OF THE EAST LINE OF SAID BENSON D.L.C. #37 AND ITS NORTHERLY EXTENSION LYING NORTH AND EAST OF THE NORTHERLY BOUNDARY OF INTERSTATE 84; LYING EAST OF THAT TRACT CONVEYED TO THE OREGON-WASHINGTON BRIDGE COMPANY BY DEED RECORDED IN BOOK 17, PAGE 580, DEED RECORDS OF HOOD RIVER COUNTY AND ITS NORTHERLY EXTENSION, AND LYING SOUTHERLY OF THE NATURAL OLD LOW WATER LINE ON THE SOUTH BANK OF THE COLUMBIA RIVER.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 84 SAID POINT BEING 626.22 FEET NORTH AND 1,340.08 FEET EAST FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SAID BENSON D.L.C. #40; THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY LINE NORTH 39°00'00" WEST 40.00 FEET; THENCE NORTH 8°57'00" EAST 221.00 FEET; THENCE NORTH 13°00'00" EAST 106.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 79°00'00" EAST 225.76 FEET; THENCE SOUTH 11°00'00" WEST 55.46 FEET; THENCE SOUTH 79°00'00" EAST 54.10 FEET; THENCE SOUTH 11°00'00" WEST 97.00 FEET TO THE NORTH LINE OF THAT PARCEL CONVEYED TO THE CITY OF HOOD RIVER FOR ROAD PURPOSES IN MICROFILM 670708, DEED RECORDS OF HOOD RIVER COUNTY; THENCE SOUTH 79°00'00" EAST ALONG SAID NORTH LINE OF SAID PARCEL 73.02 FEET; THENCE SOUTH 34°00'00" EAST 70.71 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL; THENCE CONTINUING SOUTH 34°00'00" EAST 212.20 FEET TO SAID NORTHERLY HIGHWAY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY HIGHWAY RIGHT-OF-WAY LINE NORTH 79°00'00" WEST 518.08 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

EXCEPTION CONTAINS 2.98 ACRES.  
SAID EXCEPTION COVERS THOSE PARCELS OF GROUND LEASED FOR BUSINESSES CONTAINED THEREON AND PUBLIC ACCESS ROAD.

PARCEL AREA (855,935 SQ. FT. = 19.85 AC.)  
SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION LYING BELOW THE ORDINARY HIGH WATER MARK OF THE COLUMBIA RIVER AND THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION LYING BELOW THE ORDINARY HIGH WATER MARK OF THE BONNEVILLE POOL, ALSO KNOWN AS LAKE BONNEVILLE.

ALSO SUBJECT TO FLOWAGE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DESCRIBED IN DECLARATION OF TAKING IN UNITED STATES DISTRICT COURT FOR DISTRICT OF OREGON, CIVIL NUMBER 740929, PARCEL 1105E-2, A NOTICE OF WHICH WAS RECORDED NOVEMBER 29, 1974, AS RECORDER'S FEE NUMBER 742260, MICROFILM RECORDS OF HOOD RIVER COUNTY.

ALSO SUBJECT TO FLOWAGE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED AT BOOK 26, PAGE 316, HOOD RIVER COUNTY DEED RECORDS, AND ALSO AS RESERVED IN DEED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN BOOK 33, PAGE 317, HOOD RIVER COUNTY DEED RECORDS.

ALSO SUBJECT TO PREPULP RIGHT-OF-WAY FOR HIGHWAY PURPOSES IN, OVER, AND ACROSS A PORTION OF THE SAID PROPERTY INCLUDING THE TERMS AND PROVISIONS THEREOF AS CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 27, PAGE 450 DEED RECORDS AND SUBSEQUENTLY CONVEYED TO HOOD RIVER COUNTY BY DEED RECORDED IN BOOK 28, PAGE 381 HOOD RIVER COUNTY DEED RECORDS.

ALSO SUBJECT TO ACCESS RESTRICTIONS INCLUDING THE TERMS AND PROVISIONS THEREOF AS CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED IN BOOK 48, PAGE 285 DEED RECORDS AND BY DEED RECORDED IN BOOK 69, PAGE 377 DEED RECORDS, AND AMENDED BY AGREEMENT RECORDED IN BOOK 80, PAGE 679 DEED RECORDS, AND BY DEED RECORDED IN BOOK 69, PAGE 380 HOOD RIVER COUNTY DEED RECORDS.

ALSO SUBJECT TO AGREEMENT FOR SEWER LINE INCLUDING TERMS AND PROVISIONS THEREOF AS RECORDER'S FEE #740780 FILM RECORDS OF HOOD RIVER COUNTY.

ALSO SUBJECT TO FOLLOWING RIGHTS-OF-WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES IN FAVOR OF PACIFIC POWER LIGHT COMPANY RECORDER'S FEE #872475, RECORDER'S FEE #893061, RECORDER'S FEE #922332, AND RECORDER'S FEE #922333 ALL HOOD RIVER COUNTY MICROFILM RECORDS.

ALSO SUBJECT TO POSSIBLE PUBLIC EASEMENT FOR FIRE LINE AS SHOWN ON SURVEY RECORDED AT RECORDER'S FEE #81836 MICROFILM RECORDS OF HOOD RIVER COUNTY.

ALSO SUBJECT TO CORRECTED QUIT CLAIM DEED BETWEEN THE UNITED STATES OF AMERICA AND D.M. STEVENSON RANCH, A WASHINGTON LIMITED PARTNERSHIP RECORDED AS MICROFILM #901604 DEED RECORDS OF HOOD RIVER COUNTY.

ALSO SUBJECT TO AGREEMENT INCLUDING TERMS AND PROVISIONS THEREOF BETWEEN STEVENSON RANCH, A WASHINGTON LIMITED PARTNERSHIP, AND THE CITY OF HOOD RIVER RECORDED AT RECORDER'S FEE #972369 MICROFILM RECORDS OF HOOD RIVER COUNTY.

**REFERENCE SURVEYS:**

- 1) SURVEY FOR PORT OF HOOD RIVER BY TENNESON ENGINEERING CORPORATION, JANUARY 1983, WORK ORDER #2746.
- 2) PLOT PLAN OF TRACT I HOOD RIVER VILLAGE BY TENNESON ENGINEERING CORPORATION, DECEMBER 1986, WORK ORDER #2923.
- 3) PLOT PLAN OF TRACT II HOOD RIVER VILLAGE BY TENNESON ENGINEERING CORPORATION, DECEMBER 1986, WORK ORDER #2923.
- 4) MAP OF ACCESS ROAD IN HOOD RIVER VILLAGE BY TENNESON ENGINEERING CORPORATION, MARCH 1987, WORK ORDER #2923.
- 5) TOPOGRAPHY MAP OF PORT OF HOOD RIVER PROPERTY BY TENNESON ENGINEERING CORPORATION, JULY 1984, WORK ORDER #2923.
- 6) SURVEY FOR THE PORT OF HOOD RIVER BY TERRA SURVEYING, JUNE 1988, WORK ORDER #8922.
- 7) SURVEY FOR SEABOLD CONSTRUCTION, BRIDGE MART FIRE LANE BY D.L.C. SURVEYING, AUGUST 1988.
- 8) BOUNDARY SURVEY OF A PORTION OF TAX LOT 200 K.V. COCHRAN SURVEYOR, DECEMBER 1985.

**SURVEYOR'S CERTIFICATE:**

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF OREGON HEREBY CERTIFIES TO D.M.S. RANCH LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, MERILL LYNCH CREDIT CORPORATION, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS OF THE DATE OF THIS REPORT, AS FOLLOWS:

THIS PRINT OF SURVEY ACTUALLY WAS MADE ON THE GROUND ON MARCH 17, 1998 IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1998. THIS SURVEY CONTAINS ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 8, 9, 10, 11, AND 13 OF TABLE A THERETO, AND CORRECTLY SHOWS: (i) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE POINT OF BEGINNING; (ii) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE LAND; (iii) ALL DRIVEWAYS OR OTHER CURB CUTS ALONG ANY STREET OR ALLEY UPON WHICH THE LAND ABUTS; (iv) THE LOCATION AND NAME OF ALL PUBLIC AND PRIVATE STREETS OR ALLEYS LOCATED THEREON OR ADJACENT THERETO, ALL OF WHICH ARE PUBLIC UNLESS OTHERWISE NOTED; (v) THE LOCATION, DIMENSION AND RECORDING DATA OF ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (vi) THE LOCATION AND DIMENSION OF ALL UNRECORDED EASEMENTS, PATHS, RIGHTS-OF-WAY AND PARTY WALLS TO THE EXTENT VISIBLE THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (vii) THE LOCATION OR APPLICABLE BUILDING RESTRICTION AND SETBACK LINES REQUIRED BY LOCAL ORDINANCES AND REGULATIONS; AND (viii) THE LOCATION OF ALL ENCROACHMENTS OR OVERHANGS ONTO OR FROM THE PROPERTY, EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS, EXCEPT AS SHOWN ON THE SURVEY, THE PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS, THE PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY; THIS SURVEY REFLECTS THE BOUNDARY LINES OF THE LAND, WHICH "CLOSE" BY ENGINEERING CALCULATIONS. ALL UTILITY SERVICES TO THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND TO THE EXTENT VISIBLE OR KNOWN TO THE UNDERSIGNED, THE PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED AS A FLOOD HAZARD AREA BY ANY MAP OR PUBLICATION OF THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY AND ONLY THE PROPERTY CONSTITUTES ONE TAX LOT. ALL ZONING USE AND DENSITY CLASSIFICATIONS AND REGULATIONS SHOWN HEREON, THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE COMMITMENT OF TITLE ORGANIZATION NO. 20111, DATED FEBRUARY 9TH 1988, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH RESPECT TO THE PROPERTY, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN, THE LOCATION OF EACH EXCEPTION SET FORTH IN SUCH COMMITMENT, TO THE EXTENT IT CAN BE LOCATED, HAS (WITH RECORDING REFERENCE AND REFERENCE TO THE EXCEPTION NUMBER OF THE COMMITMENT) BEEN SHOWN HEREON. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AND THE RATIO AND PRECISION OF THIS SURVEY IS AT LEAST 1 TO 15,000.

**FILED**  
JUN 15 1998  
Rula, Ave

DONALD J. BRANTON, OREGON LICENSED SURVEYOR #385

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
OCTOBER 13, 1988  
DONALD J. BRANTON  
385

EXPIRES: 12/31/99

Date	No.	Revisions	By	App.

**A.L.T.A. SURVEY**  
TAX LOT 200, 3N-11-30  
FOR HOOD RIVER INN  
IN THE SW.1/4, SECTION 30, TWP.3 N., RANGE 11 E. W.M.  
HOOD RIVER, HOOD RIVER COUNTY, OREGON

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

Survey	Calculation	Design	Date	Scale
B.R.H.	B.B.B.		3-17-98	1"=40'
Drawn	DWG. No.	Checked & App.	Work Order No.	Sheet
S.D.H.	S9149	<i>dr</i>	9149	2 of 2

# 98044

**NOTES:**

**ZONING INFORMATION:**

CLASSIFICATION: GENERAL COMMERCIAL  
AREA: NONE.

1) MINIMUM YARD SETBACKS: FRONT - NONE REQUIRED. SIDE AND REAR - NOT REQUIRED EXCEPT IN THE CASE WHERE THE STRUCTURE IS ADJACENT TO A RESIDENTIAL ZONE, IN WHICH CASE A THREE (3) FOOT SETBACK IS REQUIRED FOR STRUCTURES UP TO TWO (2) STORIES, AND INCREASED ONE (1) FOOT FOR EACH ADDITIONAL STORY ABOVE TWO (2) STORIES.

2) AREA OF SITE ABOVE NORMAL RIVER OPERATING RANGE IS SHOWN AS ZONE C "AREA OF MINIMAL FLOODING" ON FIRM MAP 410068 0005 B.

MAXIMUM BUILDING HEIGHT: NO COMMERCIAL STRUCTURE SHALL EXCEED A HEIGHT OF FORTY-FIVE (45) FEET. RESIDENTIAL USES SHALL NOT EXCEED 35 FEET IN HEIGHT.  
PARKING REGULATIONS: ONE (1) OFF-STREET PARKING SPACE SHALL BE PROVIDED ON THE BUILDING SITE FOR EACH EMPLOYEE. IN ADDITION, ADEQUATE OFF-STREET PARKING SHALL BE PROVIDED ON OR ADJACENT TO THE BUILDING SITE TO MEET THE NEEDS ON ANTICIPATED CLIENTELE. IN NO CASE SHALL THERE BE LESS THAN TWO (2) OFF-STREET PARKING SPACES. EXISTING PLATTED AREAS AT THE TIME OF ADOPTION OF THE ORDINANCE CODIFIED IN THIS TITLE AND UPPER STORY DWELLING UNITS LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT ARE EXECUTED FROM THESE PROVISIONS.

