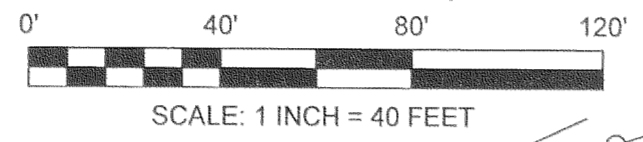
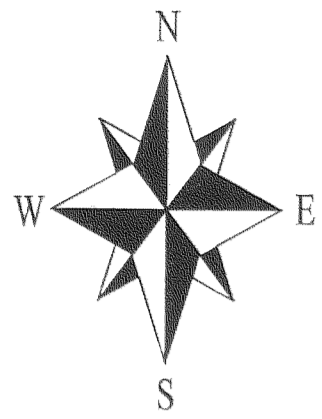


2006 JUL 10 P 2: 33

PARTITION PLAT FOR HOOD RIVER COUNTY.

TAX LOT 1907 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-27A,
LOCATED IN A PORTION OF LOT 4 OF JOHN WEBER BUSINESS PARK, IN THE NE 1/4 OF SECTION 27
TOWNSHIP 2 NORTH, RANGE 10 EAST W.M., HOOD RIVER COUNTY, OREGON.



NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1907 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-27A INTO THREE NEW PARCELS AS SHOWN. THE LAND IS DESCRIBED IN HOOD RIVER COUNTY WARRANTY DEED RECORDED JANUARY 25, 2006, AS DOCUMENT #20060368 AND IS LOT 4 OF THE SUBDIVISION PLAT OF JOHN WEBER BUSINESS PARK LESS THAT PORTION ADJUSTED TO TAX LOT 1908 TO THE EAST BY C.S.#99002.
FENCE LINES ARE GENERALLY IN POOR CONDITION EXCEPT FOR THE WEST LINE. SOME FENCES ARE LAYING ON THE GROUND. IT APPEARS THAT THE ENTIRE PROPERTY WAS FENCED AT ONE TIME BUT THE FENCES HAVE DETERIORATED OVER TIME. THERE IS A GATE IN THE FENCE ON THE WEST LINE THAT HAS EVIDENCE OF A VEHICLE CROSSING FROM THE ADJOINER TO THE WEST TO HERON DRIVE.
A NEW 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS BEING CREATED AROUND THE NEW RIGHT OF WAY. THE TRIANGULAR PORTIONS ADJACENT TO L2 & L6 ARE NOT BEING DEDICATED AS RIGHT OF WAY BY THIS PLAT AND MAY BE DEDICATED AT A LATER DATE.

BOUNDARY RESOLUTION:
ALL ORIGINAL MONUMENTS FROM LOT 4 OF JOHN WEBER BUSINESS PARK WERE FOUND AND HELD. THE CAP WAS MISSING ON THE IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 4 BUT IT IS ASSUMED TO BE THE ORIGINAL MONUMENT. I FIT THE CURVE FOR THE NORTH LINE OF THE MOUNT HOOD RAILROAD RIGHT OF WAY THROUGH THE MONUMENTS FOUND AT THE SOUTHWEST AND SOUTHEAST CORNERS OF LOT 4 AND THE SOUTHWEST CORNER OF LOT 3. I FIT THE CUL-DE-SAC RIGHT OF WAY FOR HERON DRIVE THROUGH THE 2 MONUMENTS FOUND FOR LOT 4 ON THE CUL-DE-SAC RIGHT OF WAY AND THE MONUMENT SHOWN ON THE CUL-DE-SAC RIGHT OF WAY FOR LOT 3. MONUMENTS WERE FOUND FOR THE EAST LINE OF THE PARCEL AS SET FOR THE BOUNDARY LINE ADJUSTMENT C.S.#99002. THE SOUTH MONUMENT OF THIS SURVEY FELL EXACTLY ON THE RAILROAD RIGHT OF WAY. THE NORTH MONUMENT WAS FOUND 0.04' FEET NORTHERLY OF THE HERON DRIVE CUL-DE-SAC AS SHOWN. I HELD THE EXISTING RIGHT OF WAY FOR THE CUL-DE-SAC AS FORMED BY THE ARC THROUGH THE THREE ORIGINAL MONUMENTS OF THE PLAT OF JOHN WEBER BUSINESS PARK. I USED A SIMILAR 45 FOOT RADIUS FOR THE NEW RIGHT OF WAY EXTENSION OF THE CUL-DE-SAC AND THEREFORE THIS PORTION DOES NOT CLOSE EXACTLY DUE TO THE FOUND RODS FROM PREVIOUS SURVEYS NOT FALLING EXACTLY ON THE ORIGINAL RIGHT OF WAY.

PARTITION PLAT No. 2006210P
instrument received on the 10th
day of July, 2006
at 2:33 P.M.
Bradley J. Cross (Clerk)
Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE:
I, Bradley J. Cross, 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 Document #20060368, recorded January 25, 2006, Hood River County Records to HOOD RIVER COUNTY.
Bradley J. Cross
P.L.S.60051

ACKNOWLEDGMENTS:
I, the owner of the land shown herein, hereby declare that this division of land has been made with my free consent and in accordance with my desires and by this plat do hereby dedicate to the use of the public as public ways forever all streets and public easements shown on the face of the plat.
David Meriwether 7-6-06
Date
Hood River County Administrator

This instrument was acknowledged before me on this 6 Day of July, 2006 by the above signed.
L. Ruth Hanshaw
Notary Signature
L. Ruth Hanshaw
Notary Name
STATE OF Oregon
COUNTY OF Hood River
COMMISSION No. 402902
MY COMMISSION EXPIRES 2-27-2010

APPROVALS:
I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
Andrew A. Brown
Hood River County Director of Budget and Finance.

I hereby certify this partition was examined and approved as of this 5TH day of July, 2006
Ronald Tolbert
Hood River County Surveyor.

I hereby certify this partition was examined and approved as of this 10TH day of July, 2006
M. Benedek
Hood River County Planning Director.

FILED
JUL 12 2006
Bradley J. Cross
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Bradley J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051
RENEWAL DATE: 12/31/2007

BASIS OF BEARINGS:
SUBDIVISION PLAT OF JOHN WEBER BUSINESS PARK, C.S.#90035.

- SYMBOL LEGEND:**
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS PLS 60051"
 - ⊗ SET 3" LONG NAIL WITH 1" TOP STAMPED "SURVEY MARK"
 - ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "W & H PACIFIC"
 - ⊕ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "TERRA PLS 1815"
 - FOUND 5/8" IRON ROD WITHOUT CAP OR CAP DESTROYED.
 - CALCULATED CORNER, NOT FOUND OR SET.
 - (50.00') ORIGINAL OR PREVIOUS DISTANCE
 - E — CENTER OF OVERHEAD POWER LINES
 - W — UNDERGROUND WATER LINE
 - X — FENCE
 - +++++ CENTER OF RAILS

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 89°11'50" E | 20.11' |
| L2 | N 89°11'50" W | 10.32' |
| L3 | N 12°05'06" W | 1.20' |
| L4 | S 89°11'50" E | 10.37' |
| L5 | S 24°55'18" W | 4.25' |
| L6 | N 89°11'50" W | 20.06' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 45.00' | 35.62' | 34.69' | N 68°07'43" E | 45°20'54" |
| C2 | 45.00' | 50.09' | 47.54' | N 13°34'00" E | 63°46'32" |
| C3 | 45.00' | 55.67' | 52.18' | N 53°45'33" W | 70°52'34" |
| C4 | 44.98' | 10.14' | 10.12' | N 84°24'06" E | 12°54'59" |
| C5 | 44.98' | 112.40' | 85.36' | N 05°21'44" E | 143°09'45" |
| C6 | 44.98' | 8.74' | 8.72' | N 70°46'55" W | 11°07'33" |
| C7 | 44.98' | 10.14' | 10.11' | N 82°47'59" W | 12°54'34" |
| C8 | 44.98' | 31.93' | 31.26' | S 70°24'47" W | 40°39'54" |
| C9 | 1463.02' | 120.61' | 120.58' | S 87°21'41" E | 04°43'24" |
| C10 | 1463.02' | 190.13' | 190.00' | S 81°16'36" E | 07°26'46" |
| C11 | 1463.02' | 32.17' | 32.17' | S 76°55'26" E | 01°15'36" |
| C12 | 1463.02' | 213.56' | 213.37' | S 72°06'43" E | 08°21'49" |

REFERENCES:

- SUBDIVISION PLAT OF JOHN WEBER BUSINESS PARK, FILED JUNE 4, 1990 AS C.S.#90035.
- BOUNDARY LINE ADJUSTMENT C.S.#99002 FILED FEBRUARY 19, 1999.
- SURVEY, FILED JULY 10, 1979 AS C.S.#79062.
- HOOD RIVER COUNTY BARGAIN AND SALE DEED DATED OCTOBER 26, 1990 AND RECORDED AS MICROFILM #910629. (TAX LOT 1906).
- HOOD RIVER COUNTY DEED RECORDED MARCH 6, 2003, AS DOCUMENT #20031192. (TAX LOT 1908).
- HOOD RIVER COUNTY BARGAIN AND SALE DEED FILED JANUARY 31, 1966, AS MICROFILM #660172. (TAX LOT 2300).
- HOOD RIVER COUNTY STATUTORY WARRANTY DEED RECORDED MARCH 11, 1998, AS MICROFILM #980926. (TAX LOT 3900).
- HOOD RIVER COUNTY WARRANTY DEED RECORDED JANUARY 26, 1951 IN DEED BOOK 44, PAGE 452 (TAX LOT 3900).

HOOD RIVER COUNTY WARRANTY DEED RECORDED JANUARY 25, 2006, AS DOCUMENT #20060368. (SUBJECT PROPERTY - TAX LOT 1907). THIS DEED IS SUBJECT TO THE FOLLOWING ITEMS (SEE THE DEED DOCUMENT FOR A FULL DESCRIPTION):

1. STATUS IS TAX EXEMPT.
2. RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
3. DEDICATIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, IF ANY AS SHOWN ON THE PLAT OF JOHN WEBER BUSINESS PARK. 10 FOOT UTILITY EASEMENT IS SHOWN AROUND THE CUL-DE-SAC. 50 FOOT BUILDING SETBACK SHOWN ON NORTHERLY LINE.
4. THE PROPERTY LIES WITHIN THE ODELL SANITARY DISTRICT AND EAST FORK IRRIGATION DISTRICT.
5. RIGHT OF WAY EASEMENT INCLUDING SLOPE AND FILL EASEMENTS AND RIGHT TO BORROW PITS IN FAVOR OF MOUNT HOOD RAILROAD COMPANY CREATED IN THE MEMORANDUM OF AGREEMENT RECORDED MAY 13, 1905 IN BOOK G OF DEEDS AT PAGE 352. THE DEED REFERS TO THIS ALSO BEING RECORDED IN WARRANTY DEED RECORDED SEPTEMBER 23, 1905 IN BOOK G, PAGE 573 BUT NO REFERENCE IS MADE TO ANY EASEMENTS, ONLY THE RAILROAD RIGHT OF WAY. THE RIGHT OF WAY FOR THE RAILROAD IS GIVEN AS BEING THIRTY FEET EITHER SIDE OF THE TRACKS AS CONSTRUCTED AND THIS SURVEY REFLECTS THAT, HOWEVER NO EXACT LOCATION IS GIVEN FOR ANY SLOPE EASEMENTS AND THEY ARE THEREFORE NOT SHOWN ON THIS SURVEY. NO SLOPES OR FILLS FOR THE RAILROAD APPEAR TO EXIST ON THE PROPERTY.
6. FIFTY FOOT WIDE RIGHT OF WAY EASEMENT FOR ELECTRIC TRANSMISSION LINES IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY RECORDED MAY 18, 1990 IN MICROFILM #901331. THE LOCATION SHOWN ON THE PLAT OF JOHN WEBER BUSINESS PARK CLOSELY REPRESENTS THE CENTER OF THE TOWERS AS LOCATED BY THIS SURVEY. I HELD THE CENTER OF THE TOWERS TO POSITION THE EASEMENT.
7. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 1990 AS MICROFILM #901303.
8. 10 FOOT WIDE PIPELINE EASEMENT IN FAVOR OF CRYSTAL SPRINGS WATER DISTRICT RECORDED FEBRUARY 3, 1997 AS MICROFILM #970345. APPEARS TO REFER TO LOT 2 OF THE PLAT OF JOHN WEBER BUSINESS PARK

*Revised 6-30-06
7-11-06 1337*

CS 2006 057

PROJECT NUMBER: 2005019
DATE OF OF SURVEY: MARCH TO JUNE, 2006
DATE OF DRAWING : JUNE 30, 2006
HOOD RIVER COUNTY ASSESSORS MAP: 2N-10E-27A

COLUMBIA RIVER SURVEYING & MAPPING

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