

# RECORD OF SURVEY FOR VANCO ENTERPRISES, INC.

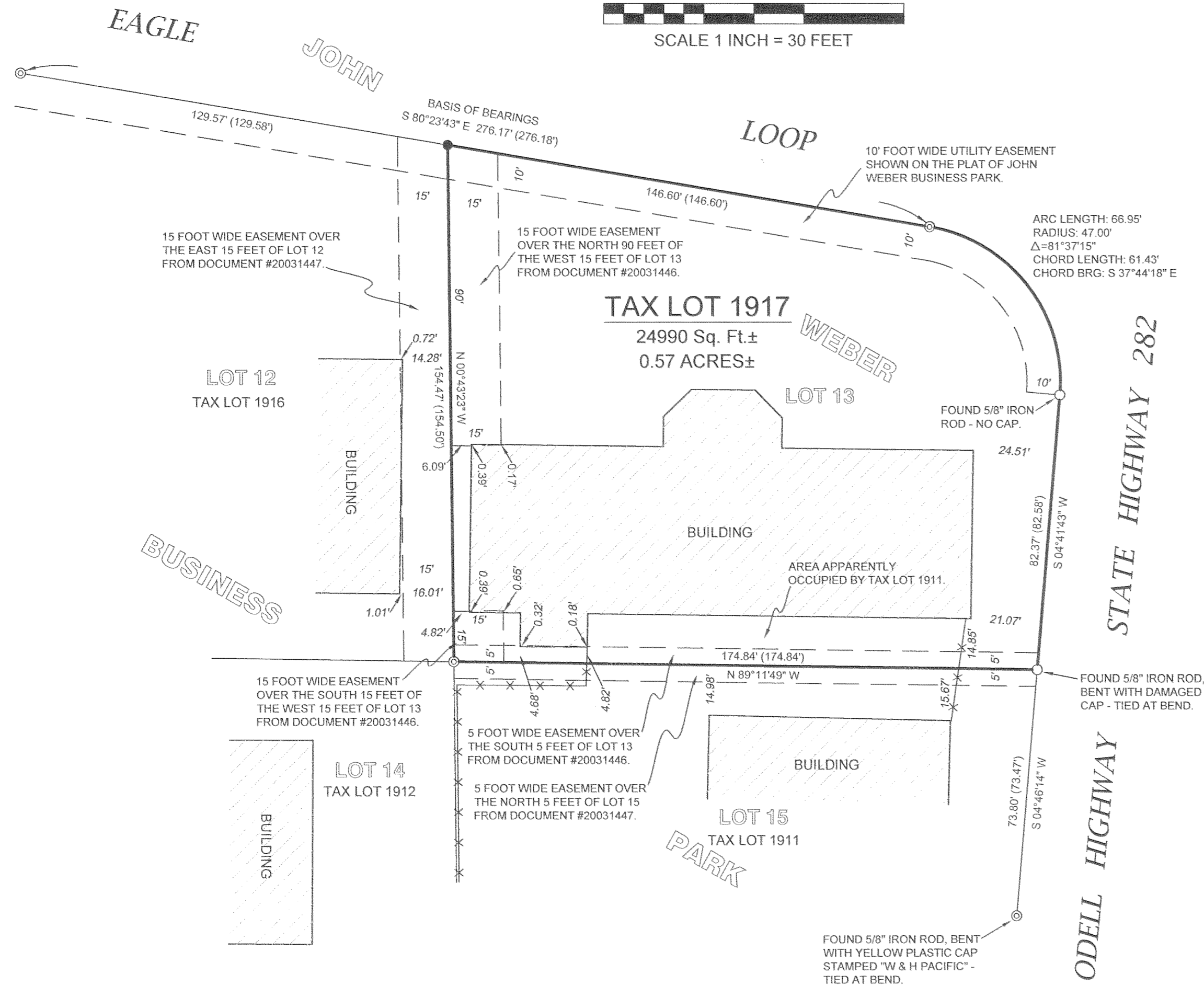
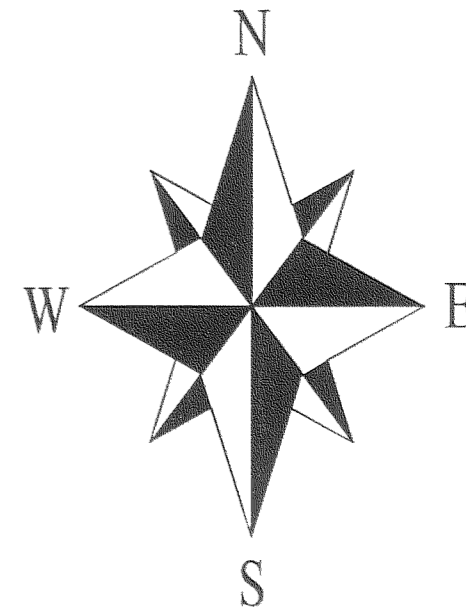
TAX LOT 1917 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-27A,  
 LOT 13 OF JOHN WEBER BUSINESS PARK, IN THE NE 1/4 OF SECTION 27 TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,  
 HOOD RIVER COUNTY, OREGON.

FEBRUARY 27, 2007.



SCALE 1 INCH = 30 FEET

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE  
 Survey No: *CS 2007 044*  
 Filed Date: *April 26, 2007*  
 By: *Amel Fato*



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE PROPERTY BOUNDARY OF TAX LOT 1917 OF HOOD RIVER COUNTY ASSESSORS MAP 02N-10E-27A. TAX LOT 1917 IS DESCRIBED BY AMERITITLE TITLE REPORT, POLICY NUMBER O-297689, ORDER NUMBER 0036831, DATED JANUARY 19, 2007, AS BEING LOT 13 OF JOHN WEBER BUSINESS PARK. ALL PROPERTY BOUNDARY CORNER MONUMENTS WERE FOUND FOR LOT 13 EXCEPT FOR THE NORTHWEST. A NEW MONUMENT WAS SET AT THE PROPORTIONED DISTANCE BETWEEN THE TWO MONUMENTS FOUND TO THE EAST AND WEST ON THE SAME LINE. THIS RESULTED IN A FAVORABLE DISTANCE TO THE MONUMENT FOUND AT THE SOUTHWEST CORNER.

HOOD RIVER COUNTY STATUTORY WARRANTY DEED DOCUMENT #20054672 APPEARS TO BE THE MOST RECENT DEED OF RECORD FOR TAX LOT 1917. IT MENTIONS AN EASEMENT DOCUMENT RECORDED AS MICROFILM #20031447 THAT IS NOT REFERENCED ON THE TITLE REPORT PROVIDED BY THE CLIENT. A DOCUMENT RECORDED AT THE SAME TIME, BEING DOCUMENT #20031446, ALSO CONTAINS EASEMENTS THAT ARE NOT REFERENCED ON THE TITLE REPORT. THIS DOCUMENT IS REFERENCED ON WARRANTY DEED DOCUMENT #20061935 FOR TAX LOT 1916. THE EASEMENTS ARE SHOWN ON THE SURVEY AND CONTAIN SLIGHT ENCROACHMENTS.

TAX LOT 1911 APPEARS TO BE OCCUPYING ALL THE LAND SHOWN BETWEEN THE FENCES BEHIND THE BUILDING ON TAX LOT 1917, A PORTION OF WHICH IS OUTSIDE OF THE EASEMENTS AS SHOWN.

BUILDINGS WERE LOCATED AT THE OUTSIDE FACE OF SIDING.

TITLE REPORT SPECIAL EXCEPTION #11 REFERS TO A EASEMENT FOR WATER RIGHTS FOR A PARCEL APPROXIMATELY 1500 FEET TO THE WEST OF TAX LOT 1917. TITLE REPORT SPECIAL EXCEPTIONS #12 & #13 REFER TO EASEMENTS FOR WATER RIGHTS FOR PARCELS APPROXIMATELY 350 FEET TO THE SOUTH OF TAX LOT 1917. IT IS NOT KNOWN AT THIS TIME IF THE WATER RIGHTS ARE STILL PERTINENT TO TAX LOT 1917. THE COVENANTS, CONDITIONS & RESTRICTIONS FOR JOHN WEBER BUSINESS PARK FROM MICROFILM #901383 CONTAIN A STATEMENT OF WATER RIGHTS.

TITLE REPORT SPECIAL EXCEPTION #14 REFERS TO A 50 FOOT WIDE RIGHT OF WAY EASEMENT FOR A POWER LINE. THIS EASEMENT RUNS APPROXIMATELY ALONG THE SOUTH LINE OF TAX LOT 1911 AND IS SHOWN ON THE PLAT OF JOHN WEBER BUSINESS PARK.

TITLE REPORT SPECIAL EXCEPTION #15 REFERS TO THE COVENANTS, CONDITIONS & RESTRICTIONS FOR JOHN WEBER BUSINESS PARK. THIS DOCUMENT LISTS THE SETBACKS FOR IMPROVEMENTS TO BE A MINIMUM OF 10 FEET FROM THE PROPERTY BOUNDARY LINES (20 FEET ADJACENT TO ROADWAY RIGHT OF WAYS). THE BUILDING ON TAX LOT 1917 APPEARS TO ENCROACH ON THESE SETBACK REQUIREMENTS. DOCUMENT #20031447 IS ATTEMPTING TO REMEDY THE SETBACK ENCROACHMENT WITH EASEMENTS.

**BASIS OF BEARINGS:**

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

**SYMBOL LEGEND:**

- SET 5/8" X 30" IRON ROD IN ASPHALT DRIVE WITH 1 1/2" ALUMINUM CAP STAMPED "CROSS P.L.S. 60051".
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "W & H PACIFIC"
- FOUND MONUMENT OF RECORD AS NOTED
- (50.00') ORIGINAL PLAT DISTANCE
- 15' EASEMENT DISTANCE
- 50.00' BUILDING OR EASEMENT OFFSET DISTANCE
- X—X—X— FENCE LINE

**REFERENCES:**

- AMERITITLE TITLE REPORT, POLICY NUMBER O-297689, ORDER NUMBER 0036831, DATED JANUARY 19, 2007. VESTEE: VANCO ENTERPRISES INC.,
- SUBDIVISION PLAT OF JOHN WEBER BUSINESS PARK, FILED JUNE 4, 1990 AS C.S.#90035, HOOD RIVER COUNTY SURVEYORS OFFICE.
- WARRANTY DEED, RECORDED APRIL 14, 2006, AS HOOD RIVER COUNTY DEED DOCUMENT #20061935 (CONVEYS TAX LOT 1916 FROM HOOD RIVER SUPPLY ASSOCIATION TO POWER COMMERCIAL PROPERTIES, LLC.)
- STATUTORY WARRANTY DEED, RECORDED SEPTEMBER 9, 2005, AS HOOD RIVER COUNTY DEED DOCUMENT #20054672 (CONVEYS TAX LOT 1917 FROM RODGER AND JUDITH SCHOCK TO SCHOCK PROPERTIES, LLC.)
- EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES, RECORDED MARCH 17, 2003, AS HOOD RIVER COUNTY DEED DOCUMENT #20031446.
- EASEMENTS FOR SETBACK, INGRESS, EGRESS, AND UTILITIES, RECORDED MARCH 17, 2003, AS HOOD RIVER COUNTY DEED DOCUMENT #20031447.
- WARRANTY DEED, RECORDED OCTOBER 6, 1994, AS HOOD RIVER COUNTY DEED MICROFILM #943526. (CONVEYS TAX LOTS 1911, 1916 & 1917 FROM THE PORT OF HOOD RIVER TO HOOD RIVER SUPPLY ASSOCIATION)
- BARGAIN AND SALE DEED, RECORDED MAY 31, 1990, AS HOOD RIVER COUNTY DEED MICROFILM #901435. (CONVEYS TAX LOT 1912 FROM THE PORT OF HOOD RIVER TO FREDERICK AND DIANE HOGG.)
- WARRANTY DEED, RECORDED SEPTEMBER 18, 1903, IN HOOD RIVER COUNTY DEED BOOK E, PAGE 589. (TITLE REPORT SPECIAL EXCEPTION #11)
- WARRANTY DEED, RECORDED APRIL 24, 1908, IN HOOD RIVER COUNTY DEED BOOK M, PAGE 446. (TITLE REPORT SPECIAL EXCEPTION #12)
- WARRANTY DEED, RECORDED NOVEMBER 23, 1938, IN HOOD RIVER COUNTY DEED BOOK 27, PAGE 170. (TITLE REPORT SPECIAL EXCEPTION #13)
- RIGHT OF WAY EASEMENT, RECORDED MAY 18, 1990, AS HOOD RIVER COUNTY MICROFILM #901331 (TITLE REPORT SPECIAL EXCEPTION #14)
- COVENANTS, CONDITIONS & RESTRICTIONS FOR JOHN WEBER BUSINESS PARK, RECORDED MAY 25, 1990, AS HOOD RIVER COUNTY MICROFILM #901383 (TITLE REPORT SPECIAL EXCEPTION #15)
- MODIFICATION OF THE COVENANTS, CONDITIONS & RESTRICTIONS FOR JOHN WEBER BUSINESS PARK, RECORDED SEPTEMBER 28, 1990, AS HOOD RIVER COUNTY MICROFILM #902515 (TITLE REPORT SPECIAL EXCEPTION #15)
- HOOD RIVER COUNTY ASSESSORS MAP 02N-10E-27A, REVISED AUGUST 30, 2006.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 15, 2002  
 BRADLEY J. CROSS  
 60051

RENEWAL DATE: 12/31/2007

PROJECT NUMBER: 2007005.  
 DATE OF SURVEY MONUMENTATION: FEBRUARY 27 2007.  
 DATE OF DRAWING: MARCH 7 2007.  
 HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-27A.

**COLUMBIA RIVER  
 SURVEYING  
 & MAPPING**

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