

"WATERFRONT BUSINESS PARK" SUBDIVISION PLAT  
for  
THE PORT OF HOOD RIVER

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- ⊙ SET CONCRETE SCREW WITH WASHER L.S. 72306
- FOUND 5/8" IRON ROD LS 72306, EXCEPT WHERE NOTED
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL

LOCATION OF SURVEY:

A PORTION OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PARCEL 2  
PARTITION PLAT 2005-26P, FILED FOR RECORD DECEMBER 23, 2005  
CONTAINS 6.40 ACRES, ±  
CITY PARK

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ERIK M. CARLSON  
December 30, 2005  
72306

Expires: December, 2009

NOTE:

As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

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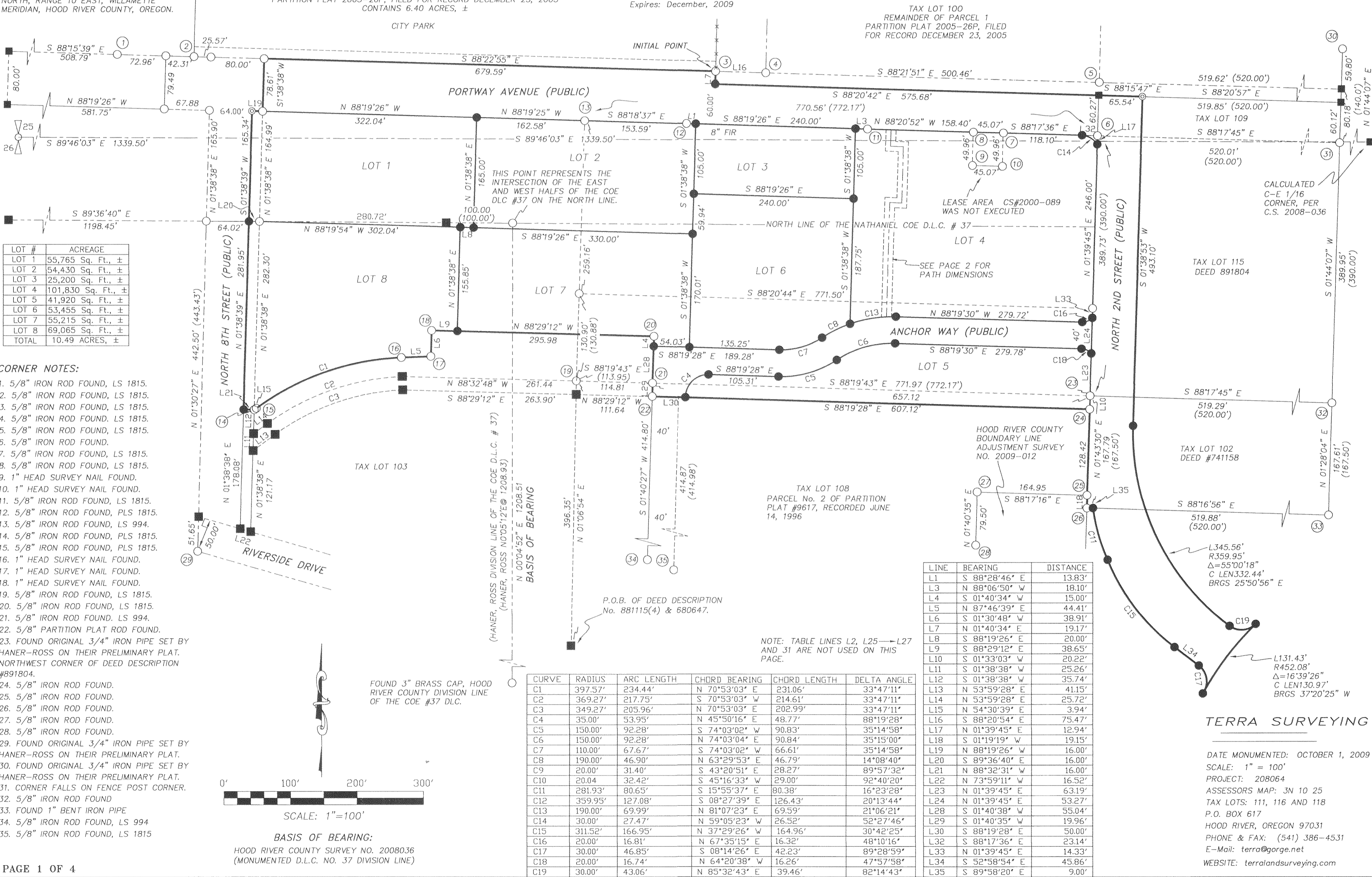
- PAGE 1. PLAT BOUNDARIES
- PAGE 2. EASEMENTS AND DEDICATION
- PAGE 3. SURVEYORS CERTIFICATE
- PAGE 4. APPROVALS, TREE PROTECTION

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

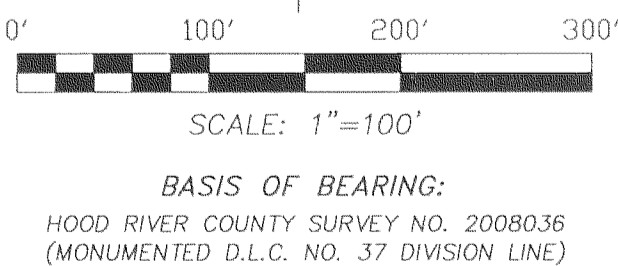
CS# 2009 055

DATE FILED: 11.12.09

BY: *[Signature]*



- CORNER NOTES:
1. 5/8" IRON ROD FOUND, LS 1815.
  2. 5/8" IRON ROD FOUND, LS 1815.
  3. 5/8" IRON ROD FOUND, LS 1815.
  4. 5/8" IRON ROD FOUND, LS 1815.
  5. 5/8" IRON ROD FOUND, LS 1815.
  6. 5/8" IRON ROD FOUND.
  7. 5/8" IRON ROD FOUND, LS 1815.
  8. 5/8" IRON ROD FOUND, LS 1815.
  9. 1" HEAD SURVEY NAIL FOUND.
  10. 1" HEAD SURVEY NAIL FOUND.
  11. 5/8" IRON ROD FOUND, LS 1815.
  12. 5/8" IRON ROD FOUND, PLS 1815.
  13. 5/8" IRON ROD FOUND, LS 994.
  14. 5/8" IRON ROD FOUND, PLS 1815.
  15. 5/8" IRON ROD FOUND, PLS 1815.
  16. 1" HEAD SURVEY NAIL FOUND.
  17. 1" HEAD SURVEY NAIL FOUND.
  18. 1" HEAD SURVEY NAIL FOUND.
  19. 5/8" IRON ROD FOUND, LS 1815.
  20. 5/8" IRON ROD FOUND, LS 1815.
  21. 5/8" IRON ROD FOUND, LS 994.
  22. 5/8" PARTITION PLAT ROD FOUND.
  23. FOUND ORIGINAL 3/4" IRON PIPE SET BY HANER-ROSS ON THEIR PRELIMINARY PLAT, NORTHWEST CORNER OF DEED DESCRIPTION #891804.
  24. 5/8" IRON ROD FOUND.
  25. 5/8" IRON ROD FOUND.
  26. 5/8" IRON ROD FOUND.
  27. 5/8" IRON ROD FOUND.
  28. 5/8" IRON ROD FOUND.
  29. FOUND ORIGINAL 3/4" IRON PIPE SET BY HANER-ROSS ON THEIR PRELIMINARY PLAT.
  30. FOUND ORIGINAL 3/4" IRON PIPE SET BY HANER-ROSS ON THEIR PRELIMINARY PLAT.
  31. CORNER FALLS ON FENCE POST CORNER.
  32. 5/8" IRON ROD FOUND
  33. FOUND 1" BENT IRON PIPE
  34. 5/8" IRON ROD FOUND, LS 994
  35. 5/8" IRON ROD FOUND, LS 1815



TERRA SURVEYING  
DATE MONUMENTED: OCTOBER 1, 2009  
SCALE: 1" = 100'  
PROJECT: 208064  
ASSESSORS MAP: 3N 10 25  
TAX LOTS: 111, 116 AND 118  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net  
WEBSITE: terralandsurveying.com

"WATERFRONT BUSINESS PARK" SUBDIVISION PLAT  
for  
PORT OF HOOD RIVER

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
  - ⊙ SET CONCRETE SCREW WITH WASHER L.S. 72306
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  - CALCULATED, NOT FOUND OR SET
  - ( ) DEED OR PLAT CALL

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By *[Signature]* Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2009

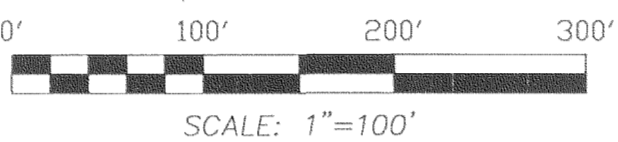
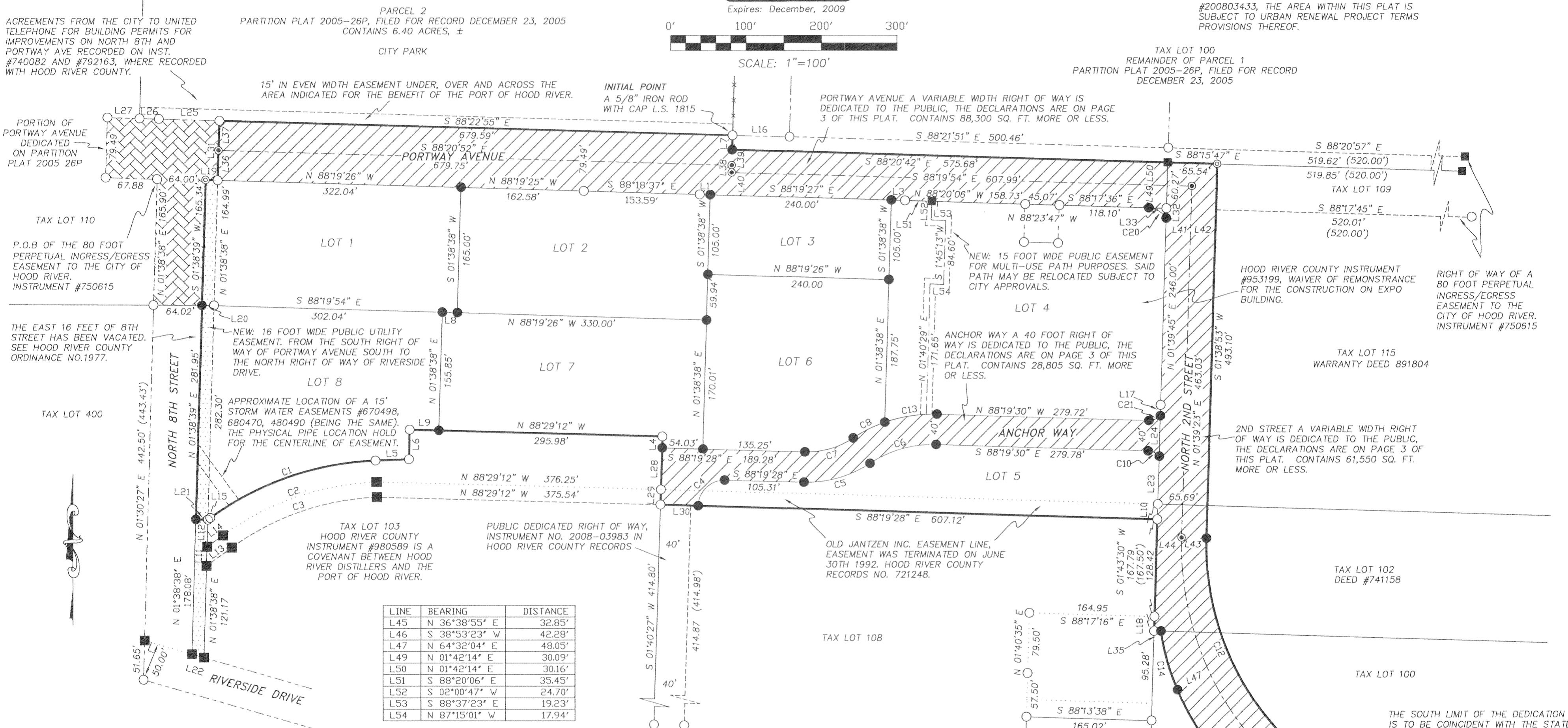
**NOTE:**  
As per O.R.S. 92.120(3) 1, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

**LOCATION OF SURVEY:**  
A PORTION OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

**BASIS OF BEARING:**  
HOOD RIVER COUNTY SURVEY NO. 2008036

HOOD RIVER COUNTY SURVEYOR'S OFFICE  
CS# 2009 055  
DATE FILED: 11-12-09  
BY: *[Signature]*

**NOTE ABOUT PUBLIC IMPROVEMENTS:**  
NOTE: THE COMPLETION OF REQUIRED PUBLIC IMPROVEMENTS IS SUBJECT TO AN AGREEMENT MADE BETWEEN THE PORT OF HOOD RIVER AND THE CITY OF HOOD RIVER DATED FEBRUARY 17TH 2009. A COPY OF THIS AGREEMENT IS ON FILE AT BOTH THE PORT OF HOOD RIVER AND HOOD RIVER CITY HALL.  
NOTE: PER HOOD RIVER COUNTY INSTRUMENT #200803433, THE AREA WITHIN THIS PLAT IS SUBJECT TO URBAN RENEWAL PROJECT TERMS PROVISIONS THEREOF.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L45  | N 36°38'55" E | 32.85'   |
| L46  | S 38°53'23" W | 42.28'   |
| L47  | N 64°32'04" E | 48.05'   |
| L49  | N 01°42'14" E | 30.09'   |
| L50  | N 01°42'14" E | 30.16'   |
| L51  | S 88°20'06" E | 35.45'   |
| L52  | S 02°00'47" W | 24.70'   |
| L53  | S 88°37'23" E | 19.23'   |
| L54  | N 87°15'01" W | 17.94'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE |
|-------|---------|------------|---------------|--------------|-------------|
| C1    | 397.57' | 234.44'    | N 70°53'03" E | 231.06'      | 33°47'11"   |
| C2    | 369.27' | 217.75'    | S 70°53'03" W | 214.61'      | 33°47'11"   |
| C3    | 349.27' | 205.96'    | N 70°53'03" E | 202.99'      | 33°47'11"   |
| C4    | 35.00'  | 53.95'     | N 45°50'16" E | 48.77'       | 88°19'28"   |
| C5    | 150.00' | 92.28'     | S 74°03'02" W | 90.83'       | 35°14'58"   |
| C6    | 150.00' | 92.28'     | N 74°03'04" E | 90.84'       | 35°15'00"   |
| C7    | 110.00' | 67.67'     | S 74°03'02" W | 66.61'       | 35°14'58"   |
| C8    | 190.00' | 46.90'     | N 63°29'26" E | 46.79'       | 14°08'40"   |
| C10   | 20.00'  | 16.74'     | N 64°20'38" W | 16.26'       | 47°57'58"   |
| C12   | 359.95' | 345.56'    | S 25°50'56" E | 332.44'      | 55°00'18"   |
| C13   | 190.00' | 69.99'     | N 81°07'23" E | 69.59'       | 21°06'21"   |
| C14   | 281.93' | 80.65'     | N 15°55'37" E | 80.38'       | 16°23'28"   |
| C15   | 311.52' | 166.95'    | S 37°29'26" E | 164.96'      | 30°42'25"   |
| C16   | 30.00'  | 43.06'     | N 85°32'43" E | 39.46'       | 82°14'43"   |
| C17   | 30.00'  | 46.85'     | S 08°14'26" E | 42.23'       | 89°28'59"   |
| C18   | 452.08' | 131.43'    | S 37°20'25" W | 130.97'      | 16°39'26"   |
| C20   | 30.00'  | 27.47'     | N 59°05'23" W | 26.52'       | 52°27'46"   |
| C21   | 20.00'  | 16.81'     | N 67°35'15" E | 16.32'       | 48°10'16"   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 88°28'46" E | 13.83'   |
| L2   | N 88°19'23" W | 44.68'   |
| L3   | N 88°06'50" W | 18.10'   |
| L4   | S 01°40'34" W | 15.00'   |
| L5   | N 88°21'51" W | 44.41'   |
| L6   | S 01°30'48" W | 38.91'   |
| L7   | N 01°40'34" E | 19.17'   |
| L8   | S 88°19'28" E | 20.00'   |
| L9   | S 88°29'12" E | 38.65'   |
| L10  | S 01°33'03" W | 20.22'   |
| L11  | S 01°38'38" W | 25.26'   |
| L12  | S 01°38'38" W | 35.74'   |
| L13  | N 53°59'28" E | 41.15'   |
| L14  | N 53°59'28" E | 25.72'   |
| L15  | N 54°30'39" E | 3.94'    |
| L16  | S 88°20'54" E | 75.47'   |
| L17  | N 01°39'45" W | 14.33'   |
| L18  | S 01°19'19" W | 19.15'   |
| L19  | N 88°19'26" W | 16.00'   |
| L20  | N 89°36'40" W | 16.00'   |
| L21  | N 88°32'31" W | 16.00'   |
| L22  | N 73°59'11" W | 16.52'   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L23  | N 01°39'45" E | 63.19'   |
| L24  | N 01°39'45" E | 53.27'   |
| L25  | N 88°17'30" W | 80.00'   |
| L26  | N 88°21'30" W | 25.57'   |
| L27  | N 88°21'51" W | 42.31'   |
| L28  | S 01°40'38" W | 55.04'   |
| L29  | S 01°40'35" W | 19.96'   |
| L30  | S 88°19'28" E | 50.00'   |
| L31  | S 01°38'38" W | 78.61'   |
| L32  | N 01°39'45" E | 12.94'   |
| L33  | S 88°17'36" E | 23.14'   |
| L34  | S 52°58'54" E | 45.86'   |
| L35  | S 89°58'20" E | 9.00'    |
| L37  | N 01°38'38" E | 39.30'   |
| L36  | N 01°39'45" E | 109.30'  |
| L38  | N 00°18'17" E | 9.62'    |
| L39  | N 01°01'48" E | 20.41'   |
| L40  | S 00°18'17" W | 29.98'   |
| L41  | N 88°20'15" W | 32.81'   |
| L42  | S 88°21'07" E | 32.79'   |
| L43  | S 88°20'47" E | 32.85'   |
| L44  | N 88°20'09" W | 32.86'   |

**EASEMENTS IN TITLE REPORT THAT DO NOT APPLY:**

- FLOWAGE EASEMENTS BOOK 26 ON PAGE 316 (ALSO TELEPHONE POLES AND LINES), BOOK 27 ON PAGE 84, BOOK 27 ON PAGE 571 AND BOOK 29 ON PAGE 547. DO NOT EFFECT THE LAND WITH IN THE BOUNDARY OF THIS PLAT.
- HOOD RIVER COUNTY RECORDS BOOK 45 ON PAGE 361, BOOK 69 ON PAGE 625 AND BOOK 71 ON PAGE 602. CONSTRUCTION OF RIVERSIDE DRIVE.
- HOOD RIVER COUNTY RECORD EASEMENT BOOK 28 ON PAGE 635. DOES NOT APPLY.
- HOOD RIVER COUNTY RECORD EASEMENT BOOK 29 ON PAGE 294. DOES NOT APPLY.
- HOOD RIVER COUNTY RECORD DEED BOOK 50 ON PAGE 433 RESERVES THE PUBLIC RIGHT OF WAY ON RIVERSIDE DRIVE THROUGH CONSTRUCTION OF I-84, DOES NOT APPLY.
- HOOD RIVER COUNTY RECORDS BOOK 51 ON PAGE 109 AND BOOK 69 ON PAGE 380, EASEMENT FOR INGRESS/EGRESS AND SLOPE EASEMENT ON NICHOLS FRONTAGE ROAD, DOES NOT APPLY.
- HOOD RIVER COUNTY RECORDS BOOK 80 ON PAGE 104, DOES NOT APPLY TO THIS PLAT.
- HOOD RIVER COUNTY RECORDS BOOK 80 ON PAGE 122, DOES NOT APPLY TO THIS PLAT.
- HOOD RIVER COUNTY RECORDS BOOK 80 ON PAGE 140, DOES NOT APPLY TO THIS PLAT.
- HOOD RIVER COUNTY INSTRUMENT #750185, FLOOD CONTROL DECLARATION OF TAKING, DOES NOT APPLY.
- HOOD RIVER COUNTY INSTRUMENT #973095, 2ND STREET EASEMENT, DOES NOT APPLY.
- HOOD RIVER COUNTY INSTRUMENT #992097, DOES NOT APPLY TO THIS PLAT.
- HOOD RIVER COUNTY INSTRUMENT #992617, DOES NOT APPLY TO THIS PLAT.

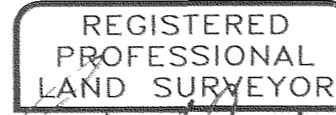
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**TERRA SURVEYING**  
DATE MONUMENTED: OCTOBER 1, 2009  
SCALE: 1" = 100'  
PROJECT: 208064  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

CS 2009 055-2

"WATERFRONT BUSINESS PARK" SUBDIVISION PLAT  
for  
PORT OF HOOD RIVER

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By M. Carlson Deputy



NOTE:

As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2009 055

DATE FILED: 11/12/09

BY: Erik M. Carlson

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE SUBDIVISION PLAT OF "WATERFRONT BUSINESS PARK", HOOD RIVER COUNTY, STATE OF OREGON.

Erik M. Carlson  
ERIK M. CARLSON PLS 72306

LEGAL DESCRIPTION OF THE SUBDIVISION:

A PORTION OF PARCEL 1 OF HOOD RIVER COUNTY PARTITION PLAT #2005-26P, LOCATED IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN IN HOOD RIVER COUNTY, STATE OF OREGON. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON ROD WITH CAP L.S. 1815 MONUMENTING THE SOUTHEAST CORNER OF PARCEL 2 OF SAID HOOD RIVER COUNTY PARTITION PLAT #2005-26P; THENCE NORTH 88°22'55" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2 DISTANCE OF 679.59 FEET TO A 5/8" IRON ROD WITH CAP, L.S. 72306 SAID IRON ROD IS MONUMENTING THE NORTHEAST CORNER OF DEDICATED RIGHT OF WAY OF PORTWAY AVENUE AS SHOWN ON SAID PARTITION PLAT; THENCE SOUTH 01°38'38" WEST ALONG EAST LINE OF SAID DEDICATION A DISTANCE OF 78.61 FEET TO A 5/8" IRON ROD WITH CAP, L.S. 72306; THENCE SOUTH 88°19'26" EAST A DISTANCE OF 484.58 FEET TO A FOUND 5/8" IRON ROD, L.S. 994; THENCE SOUTH 01°51'28" WEST A DISTANCE OF 259.16 FEET TO A 5/8" IRON ROD WITH CAP, L.S. 72306; THENCE SOUTH 88°20'44" EAST A DISTANCE OF 771.50 FEET TO A 5/8" IRON ROD WITH CAP, L.S. 72306 ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY HOOD RIVER WARRANTY DEED #891804, SAID IRON ROD MEASURES NORTH 01°40'39" EAST A DISTANCE OF 130.79 FROM AN ORIGINAL 3/4" IRON PIPE MONUMENTING THE SOUTHWEST CORNER OF SAID TRACT. THENCE N 01°39'45" E A DISTANCE OF 258.94 FEET ALONG THE WEST LINE OF SAID TRACT TO 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 01°42'14" EAST A DISTANCE OF 60.27 TO A POINT; THENCE NORTH 88°20'42" WEST A DISTANCE OF 575.68' TO A POINT; THENCE NORTH 01°40'34" EAST A DISTANCE OF 19.15 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.61 ACRES, MORE OR LESS.

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

COMMENCING AT AN IRON RAIL MONUMENT ON THE DIVIDING LINE BETWEEN THE EAST HALF AND THE WEST HALF OF SAID NATHANIEL COE DONATION LAND CLAIM, SAID MONUMENT BEING 40 FEET NORTHERLY WHEN MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF RAILROAD STREET IN THE CITY OF HOOD RIVER, OREGON, AND BEING WITHIN THE INTERSECTION OF SAID RAILROAD STREET AND 7TH STREET IN SAID CITY; THENCE NORTH 00°04'52" EAST ALONG SAID DIVIDING LINE BETWEEN THE EAST HALF AND THE WEST HALF OF SAID NATHANIEL COE DONATION LAND CLAIM 1,208.51 FEET TO A POINT ON THE NORTH LINE OF SAID NATHANIEL COE DONATION LAND CLAIM, SAID POINT BEING LOCATED 1,864.95 FEET EAST ALONG THE NORTH LINE FROM THE NORTHWEST CORNER OF SAID NATHANIEL COE DONATION LAND 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, AND RECORDED APRIL 19, 1967, FILM NO. 670498, DEED RECORDS HOOD RIVER COUNTY; THENCE NORTH 89°46'16" WEST ALONG THE NORTH LINE OF SAID NATHANIEL COE DONATION LAND CLAIM A DISTANCE OF 380.72 FEET TO THE EAST RIGHT OF WAY LINE OF 8TH STREET AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND.

THENCE SOUTH 1°38'38" WEST ALONG SAID 8TH STREET A DISTANCE OF 343.30 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT CONVEYED TO HOOD RIVER DISTILLERS, LLC., AN OREGON CORPORATION, BY WARRANTY DEED MICROFILM NUMBER 881114, RECORDED MAY 20, 1988, HOOD RIVER COUNTY DEED RECORDS; THENCE NORTH 53°59'28" EAST ALONG THE NORTHERLY LINE OF SAID DEED MICROFILM NUMBER 881114 A DISTANCE OF 41.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY WHOSE CHORD IS NORTH 70°53'03" EAST A DISTANCE OF 202.99 FEET. THE RADIUS POINT OF WHICH BEARS SOUTH 36°00'32" EAST A DISTANCE OF 349.27 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°47'11" A DISTANCE OF 205.95 FEET; THENCE SOUTH 88°29'12" EAST A DISTANCE OF 375.54 FEET TO THE NORTHWEST CORNER OF PARTITION PLAT NUMBER 9617, RECORDED JUNE 14, 1996, HOOD RIVER COUNTY PARTITION PLAT RECORDS; THENCE SOUTH 88°19'28" EAST ALONG THE NORTH LINE OF SAID PARTITION PLAT DISTANCE OF 657.12 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 1°33'03" EAST A DISTANCE OF 20.22 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE PORT OF HOOD RIVER BY DEED RECORDED APRIL 28, 1978, FILM NO. 780913, DEED RECORDS HOOD RIVER COUNTY; THENCE CONTINUING NORTH 1°40'39" EAST A DISTANCE OF 130.79 FEET TO THE NORTHEAST CORNER OF SAID DEED TRACT; THENCE NORTH 88°20'11" WEST ALONG THE NORTH LINE OF SAID DEED TRACT A DISTANCE OF 771.44 FEET TO THE NORTHWEST CORNER OF THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO THE PORT OF HOOD RIVER BY WARRANTY DEED RECORDED JANUARY 31, 1989, FILM NO. 890252, DEED RECORDS HOOD RIVER COUNTY; THENCE NORTH 1°51'28" EAST ALONG THE EAST LINE OF SAID WARRANTY DEED TRACT A DISTANCE OF 259.16 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°19'26" WEST ALONG THE NORTH LINE OF SAID WARRANTY DEED TRACT A DISTANCE OF 484.63 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 1°38'38" WEST ALONG SAID 8TH STREET RIGHT OF WAY A DISTANCE OF 164.99 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND. COMMENCING AT AN IRON RAIL MONUMENT ON THE DIVIDING LINE BETWEEN THE EAST HALF AND THE WEST HALF OF SAID NATHANIEL COE DONATION LAND CLAIM, SAID MONUMENT BEING 40 FEET NORTHERLY WHEN MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF RAILROAD STREET IN THE CITY OF HOOD RIVER, OREGON, AND BEING WITHIN THE INTERSECTION OF SAID RAILROAD STREET AND 7TH STREET IN SAID CITY; THENCE NORTH 00°04'52" EAST ALONG SAID DIVIDING LINE BETWEEN THE EAST HALF AND THE WEST HALF OF SAID NATHANIEL COE DONATION LAND CLAIM 1,208.51 FEET TO A POINT ON THE SOUTH LINE OF SAID NATHANIEL COE DONATION LAND CLAIM, SAID POINT BEING LOCATED 1,864.95 FEET EAST ALONG THE NORTH LINE FROM THE NORTHWEST CORNER OF SAID NATHANIEL COE DONATION LAND 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, AND RECORDED APRIL 19, 1967, FILM NO. 670498, DEED RECORDS HOOD RIVER COUNTY; THENCE NORTH 89°46'16" WEST ALONG THE NORTH LINE OF SAID NATHANIEL COE DONATION LAND CLAIM A DISTANCE OF 380.72 FEET TO THE EAST RIGHT OF WAY LINE OF 8TH STREET; THENCE SOUTH 1°38'38" WEST ALONG SAID 8TH STREET A DISTANCE OF 343.30 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT CONVEYED TO HOOD RIVER DISTILLERS, LLC., AN OREGON CORPORATION, BY WARRANTY DEED MICROFILM NUMBER 881114, RECORDED MAY 20, 1988, HOOD RIVER COUNTY DEED RECORDS AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND.

(CONTINUE)

THENCE NORTH 53°59'28" EAST ALONG THE NORTHERLY LINE OF SAID DEED MICROFILM NUMBER 881114 A DISTANCE OF 41.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY WHOSE CHORD IS NORTH 70°53'03" EAST A DISTANCE OF 202.99 FEET. THE RADIUS POINT OF WHICH BEARS SOUTH 36°00'32" EAST A DISTANCE OF 349.27 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°47'11" A DISTANCE OF 205.95 FEET; THENCE SOUTH 88°29'12" EAST A DISTANCE OF 375.54 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT RECORDING NUMBER 9617, RECORDED JUNE 14, 1996, HOOD RIVER COUNTY PARTITION PLAT RECORDS; THENCE NORTH 01°40'35" EAST A DISTANCE OF 90.00 FEET; THENCE NORTH 88°29'12" WEST A DISTANCE OF 334.63 FEET; THENCE SOUTH 01°30'48" WEST A DISTANCE OF 38.91 FEET; THENCE SOUTH 87°46'39" WEST A DISTANCE OF 44.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY WHOSE CHORD IS SOUTH 70°53'03" WEST A DISTANCE OF 231.06 FEET. THE RADIUS POINT OF WHICH BEARS SOUTH 02°13'21" EAST A DISTANCE OF 397.57 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°47'11" A DISTANCE OF 234.44 FEET; THENCE SOUTH 53°59'28" WEST A DISTANCE OF 3.89 FEET TO THE EAST RIGHT OF WAY LINE OF 8TH STREET; THENCE SOUTH 01°38'38" WEST ALONG SAID 8TH STREET A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.40 ACRES, MORE OR LESS.

ALSO TOGETHER WITH THE NORTH 281.95 FEET OF THE EAST 16 FEET OF THE WEST 80 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND.

BEGINNING AT A POINT ON THE NORTH LINE OF THE NATHANIEL COE DONATION LAND CLAIM NO. 37, IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY IN THE STATE OF OREGON, SAID POINT IS 100 FEET WEST OF THE INTERSECTION OF THE ONE HALF DIVISION LINE OF THE NATHANIEL COE DONATION LAND CLAIM NO. 37 WITH THE NORTH LINE OF SAID DONATION LAND CLAIM NO.37; THENCE RUNNING IN A SOUTHERLY DIRECTION PARALLEL WITH AND 100 FEET WESTERLY OF SAID DIVISION LINE A DISTANCE OF 561.71 FEET TO A POINT; THENCE NORTH 69°00'00" WEST A DISTANCE OF 39.65 FEET; THENCE ON A 2,897.79 FOOT RADIUS CURVE TO THE LEFT (WHICH LONG CHORD BEARS NORTH 71°59'00" WEST A DISTANCE OF 299.95 FEET) AN ARC DISTANCE OF 300.08 FEET; THENCE NORTH 74°57'00" WEST A DISTANCE OF 52.40 FEET TO A POINT; THENCE NORTH 01°39'16" EAST A DISTANCE OF 443.43 TO THE NORTH OF THE NATHANIEL COE DONATION LAND CLAIM NO. 37; THENCE EAST ALONG NORTH LINE OF THE NATHANIEL COE DONATION LAND CLAIM NO.37 A DISTANCE OF 360.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,640 SQ.FT, MORE OR LESS

ALSO TOGETHER WITH THE EAST 16 FEET OF THE SOUTH 165.34 FEET OF THAT PORTION OF 8TH STREET DEDICATED TO THE PUBLIC ON PARTITION PLAT NO. 2005-26P AS RECORDED IN HOOD RIVER COUNTY RECORDS DATED DECEMBER 23RD 2005.

CONTAINS 4,510 SQ. FT. MORE OR LESS

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND DESCRIBED AS FOLLOWS.

COMMENCING AT THE AFOREMENTIONED INITIAL POINT BEING A 5/8" IRON ROD WITH CAP L.S. 1815 MONUMENTING THE SOUTHEAST CORNER OF PARCEL 2 OF SAID HOOD COUNTY PARTITION PLAT #2005-26P; THENCE SOUTH 01°40'34" WEST A DISTANCE OF 19.17 FEET TO A 5/8" IRON ROD WITH CAP L.S. 72306; THENCE SOUTH 88°20'42" EAST A DISTANCE OF 575.68 FEET TO A POINT; THENCE SOUTH 01°42'14" WEST A DISTANCE OF 60.27 FEET TO A 5/8" IRON ROD AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT. THENCE SOUTH 01°39'45" WEST A DISTANCE OF 258.94 FEET TO A 5/8" IRON ROD WITH CAP L.S. 72306; THENCE SOUTH 01°39'45" WEST A DISTANCE OF 130.79 FEET TO 3/4" IRON PIPE MONUMENTING THE SOUTHWEST CORNER OF HOOD RIVER COUNTY WARRANTY DEED #891804; THENCE SOUTH 01°33'03" WEST A DISTANCE OF 20.22 FEET TO A 5/8" IRON ROD MONUMENTING THE NORTHEAST CORNER OF PARTITION PLAT NUMBER 9617, RECORDED JUNE 14, 1996, HOOD RIVER COUNTY PARTITION PLAT RECORDS; THENCE SOUTH 01°43'30" WEST A DISTANCE OF 128.42 FEET TO A 5/8" IRON ROD; THENCE SOUTH 01°19'19" WEST A DISTANCE OF 19.15 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°58'20" EAST ALONG THE SOUTHLINE OF HOOD RIVER COUNTY DEED #741158 A DISTANCE OF 9.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHEASTERLY WHOSE CHORD BEARS SOUTH 15°55'37" EAST A DISTANCE OF 80.38 FEET, RADIUS POINT BEARS NORTH 82°16'06" EAST A DISTANCE OF 281.93 FEET; THENCE ALONG SAID CURVE THROUGH THE CENTRAL ANGLE OF 16°23'28" A DISTANCE OF 80.65 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY WHOSE CHORD BEARS SOUTH 37°29'26" EAST A DISTANCE OF 164.96 FEET, RADIUS POINT BEARS NORTH 67°51'47" EAST A DISTANCE OF 311.52 FEET; THENCE ALONG SAID CURVE THROUGH THE CENTRAL ANGLE OF 30°42'25" A DISTANCE OF 166.95 FEET; THENCE SOUTH 52°58'54" EAST A DISTANCE OF 45.86 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE CHORD BEARS SOUTH 08°14'26" EAST A DISTANCE OF 42.23 FEET, RADIUS POINT BEARS SOUTH 82°08'07" WEST A DISTANCE OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 89°28'59" A DISTANCE OF 46.85 FEET TO THE NORTH RIGHT OF WAY OF RIVERSIDE DRIVE AND THE CUSP OF A CURVE CONCAVE SOUTHEASTERLY WHOSE CHORD BEARS NORTH 37°20'25" EAST A DISTANCE OF 130.97 FEET, RADIUS POINT BEARS SOUTH 52°39'35" EAST A DISTANCE OF 452.08 FEET; THENCE ALONG SAID CURVED RIGHT OF WAY THROUGH CENTRAL ANGLE OF 16°39'26" A DISTANCE OF 131.43 FEET TO THE CUSP OF A CURVE CONCAVE NORTHEAST WHOSE CHORD BEARS SOUTH 85°32'43" WEST A DISTANCE OF 39.46 FEET, RADIUS POINT BEARS NORTH 04°27'17" WEST A DISTANCE OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH THE CENTRAL ANGLE OF 82°14'43" A DISTANCE OF 43.06 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY WHOSE CHORD BEARS NORTH 25°50'56" WEST A DISTANCE OF 332.44 FEET, RADIUS POINT BEARS NORTH 64°09'04" EAST A DISTANCE OF 359.95 FEET; THENCE ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 55°00'18" A DISTANCE OF 345.56 FEET TO A POINT; THENCE NORTH 01°38'53" EAST A DISTANCE OF 493.10' TO A 5/8" IRON ROD WITH CAP L.S. 72306; THENCE NORTH 88°15'47" WEST A DISTANCE OF 65.54 FEET TO A POINT; THENCE SOUTH 01°42'14" WEST A DISTANCE OF 60.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 61,550 SQ. FT.

REFERENCES:

- HOOD RIVER COUNTY DEED BOOK A, PAGE 16
- HOOD RIVER COUNTY DEED BOOK 26, PAGE 316
- HOOD RIVER COUNTY DEED BOOK 27, PAGE 84
- HOOD RIVER COUNTY DEED BOOK 54, PAGE 537
- HOOD RIVER COUNTY DEED #60190
- HOOD RIVER COUNTY DEED #670498
- HOOD RIVER COUNTY DEED #680647
- HOOD RIVER COUNTY DEED #720257
- HOOD RIVER COUNTY DEED #720248
- HOOD RIVER COUNTY DEED #740290
- HOOD RIVER COUNTY DEED #740364
- HOOD RIVER COUNTY DEED #741158
- HOOD RIVER COUNTY DEED #750300
- HOOD RIVER COUNTY DEED #750615
- HOOD RIVER COUNTY DEED #780312
- HOOD RIVER COUNTY DEED #780913
- HOOD RIVER COUNTY DEED #881114
- HOOD RIVER COUNTY DEED #881115
- HOOD RIVER COUNTY DEED #891804
- HOOD RIVER COUNTY DEED #2006 1728
- HOOD RIVER COUNTY DEED #2006 3172
- HOOD RIVER COUNTY DEDICATION #200803983
- HOOD RIVER COUNTY SURVEY #0978
- HOOD RIVER COUNTY SURVEY #0991
- HOOD RIVER COUNTY SURVEY #7534
- HOOD RIVER COUNTY SURVEY #7614
- HOOD RIVER COUNTY SURVEY #77006
- HOOD RIVER COUNTY SURVEY #80031
- HOOD RIVER COUNTY SURVEY #80070
- HOOD RIVER COUNTY SURVEY #8026
- HOOD RIVER COUNTY SURVEY #8039
- HOOD RIVER COUNTY SURVEY #84075
- HOOD RIVER COUNTY SURVEY #89030
- HOOD RIVER COUNTY PLAT #9617
- HOOD RIVER COUNTY SURVEY #97068
- HOOD RIVER COUNTY SURVEY #98084
- HOOD RIVER COUNTY SURVEY #99010
- HOOD RIVER COUNTY SURVEY #99036
- HOOD RIVER COUNTY SURVEY #2000 089
- HOOD RIVER COUNTY PLAT #2005026P
- HOOD RIVER COUNTY SURVEY #2005 058
- HOOD RIVER COUNTY SURVEY #2006 023
- HOOD RIVER COUNTY SURVEY #2006 028
- HOOD RIVER COUNTY SURVEY #2008036
- HOOD RIVER COUNTY SURVEY #2009012
- AMERITITLE PRELIMINARY TITLE REPORT NO.31895 DATED JUNE 16, 2004
- PORT RELINQUISHMENT OF TITLE TO THE STATE OF OREGON. #74-23
- CORPS OF ENGINEERS, BONNEVILLE PROJECT, 1935
- GLO PLAT MAP OF T3N R10E, DATED JULY 13TH 1860
- ORIGINAL GLO NOTES OF THE MEANDERS OF THE COLUMBIA RIVER, APRIL 19, 1860.
- HANER, ROSS & SPORSEEN CONTROL MAP, DATED 12/9/66
- ODOT ROW MAP 6B-24-04

INDEX:

- PAGE 1. PLAT BOUNDARIES
- PAGE 2. EASEMENTS AND DEDICATION
- PAGE 3. SURVEYORS CERTIFICATE
- PAGE 4. APPROVALS, TREE PROTECTION

TERRA SURVEYING

DATE MONUMENTED: OCTOBER 1, 2009  
SCALE: 1" = 30'  
PROJECT: 208064  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

CS 2009 055 3

"WATERFRONT BUSINESS PARK" SUBDIVISION PLAT for PORT OF HOOD RIVER

FILED FOR RECORD THIS 27th DAY OF OCTOBER, 2009 INSTRUMENT NO. 20094121

HOOD RIVER COUNTY SURVEYOR'S OFFICE CS# 2009 055 DATE FILED: 11-12-09 BY: [Signature]

APPROVALS:

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF October, 2009 [Signature] HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS 13th DAY OF October, 2009 [Signature] CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS 14th DAY OF October, 2009 [Signature] CITY OF HOOD RIVER RECORDER

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS 14th DAY OF October, 2009 [Signature] CITY OF HOOD RIVER MAYOR

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS \_\_\_ DAY OF \_\_\_, 200\_\_

CHAIRMAN HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF October, 2009 [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF October, 2009 [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF October, 2009 [Signature] HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS \_\_\_ DAY OF \_\_\_, 200\_\_

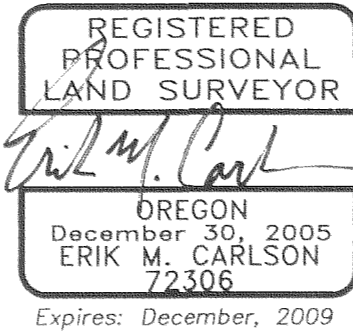
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT WAS EXAMINED AND APPROVED BY ME THIS 16th DAY OF October, 2009 [Signature] CITY OF HOOD RIVER PLANNING DIRECTOR

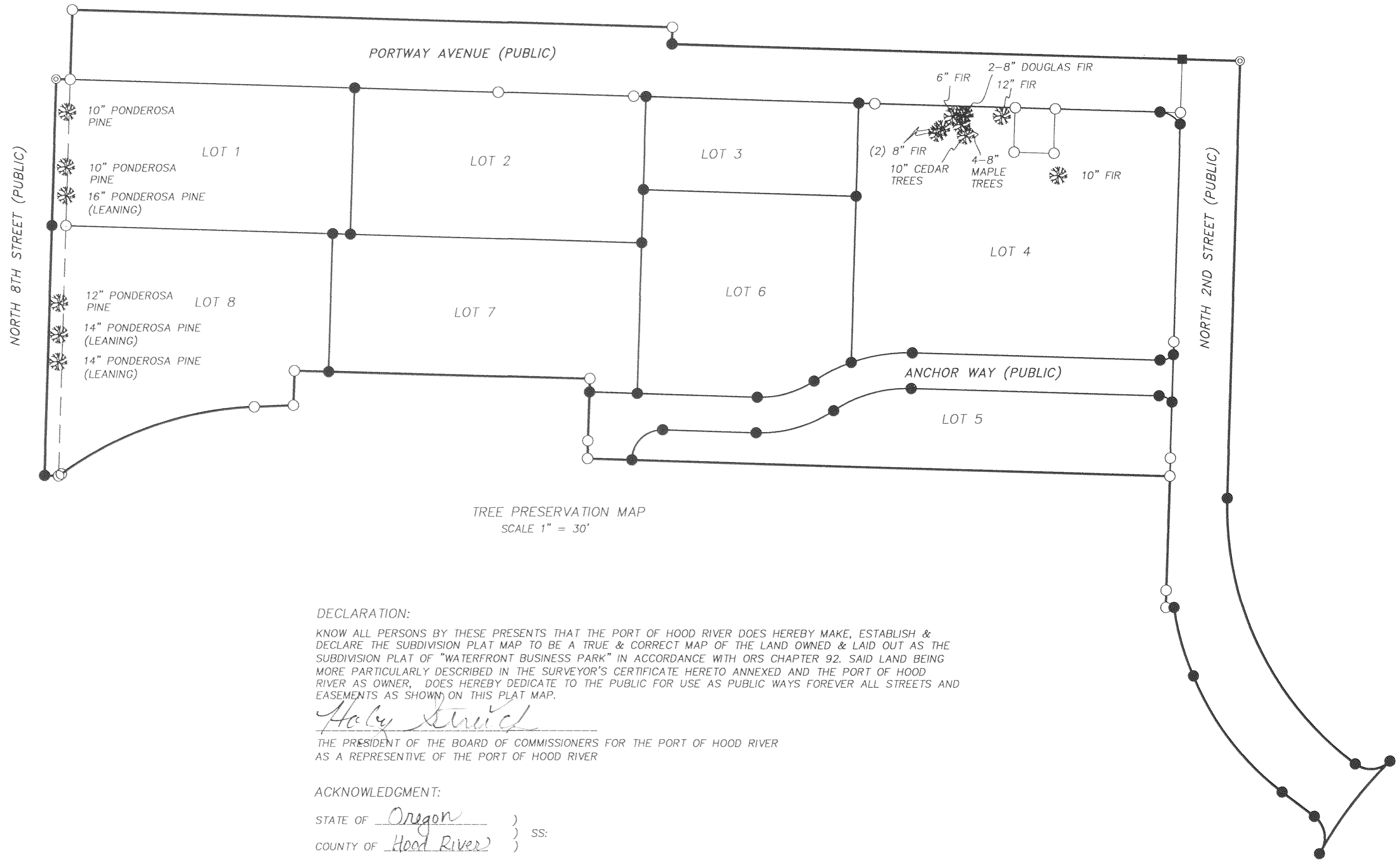
THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE SUBDIVISION PLAT OF "WATERFRONT BUSINESS PARK" IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND 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.

[Signature] HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR [Signature] HOOD RIVER COUNTY DIRECTOR OF RECORDS

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By [Signature] Deputy



NOTE: As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.



DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE PORT OF HOOD RIVER DOES HEREBY MAKE, ESTABLISH & DECLARE THE SUBDIVISION PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE SUBDIVISION PLAT OF "WATERFRONT BUSINESS PARK" IN ACCORDANCE WITH ORS CHAPTER 92. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND THE PORT OF HOOD RIVER AS OWNER, DOES HEREBY DEDICATE TO THE PUBLIC FOR USE AS PUBLIC WAYS FOREVER ALL STREETS AND EASEMENTS AS SHOWN ON THIS PLAT MAP.

[Signature] THE PRESIDENT OF THE BOARD OF COMMISSIONERS FOR THE PORT OF HOOD RIVER AS A REPRESENTATIVE OF THE PORT OF HOOD RIVER

ACKNOWLEDGMENT:

STATE OF Oregon ) COUNTY OF Hood River ) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME AS A REPRESENTATIVE OF THE PORT OF HOOD RIVER ON October 13, 2009

BY [Signature] OF THE PORT OF HOOD RIVER.

[Signature] NAME OF NOTARY (PRINT)

[Signature] SIGNATURE OF NOTARY

411534 COMMISSION NUMBER

MY COMMISSION EXPIRES: November 2, 2010

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE AN 8 LOT SUBDIVISION, "WATERFRONT BUSINESS PARK", ON A PORTION OF THE PORT OF HOOD RIVER PROPERTY. THE BOUNDARY RESOLUTION WAS COMPLETED ON APRIL 15TH 2008 AND RECORDED WITH THE COUNTY (#2008-036). THE MONUMENTATION FOUND IS NOTED ABOVE IN THE "CORNER NOTE" SECTION. LOT CORNERS WERE MONUMENTED WITH 5/8" IRON RODS WITH CAP MARKED "TERRA, L.S. 72306". THE PORTION ON PARCEL 1 OF PARTITION PLAT 2005-26P THAT WAS NOT DEVELOPED AND WILL BE CONSIDERED A REMAINDER, MUCH OF THAT PARCEL IS IN THE COLUMBIA RIVER, SEE THE ABOVE COUNTY SURVEY FOR FURTHER DETAILS.

INDEX:

- PAGE 1. PLAT BOUNDARIES PAGE 2. EASEMENTS AND DEDICATION PAGE 3. SURVEYORS CERTIFICATE PAGE 4. APPROVALS, TREE PROTECTION

TERRA SURVEYING

DATE MONUMENTED: OCTOBER 1, 2009 SCALE: 1" = 30' PROJECT: 208064 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE & FAX: (541) 386-4531 E-Mail: terra@gorge.net