

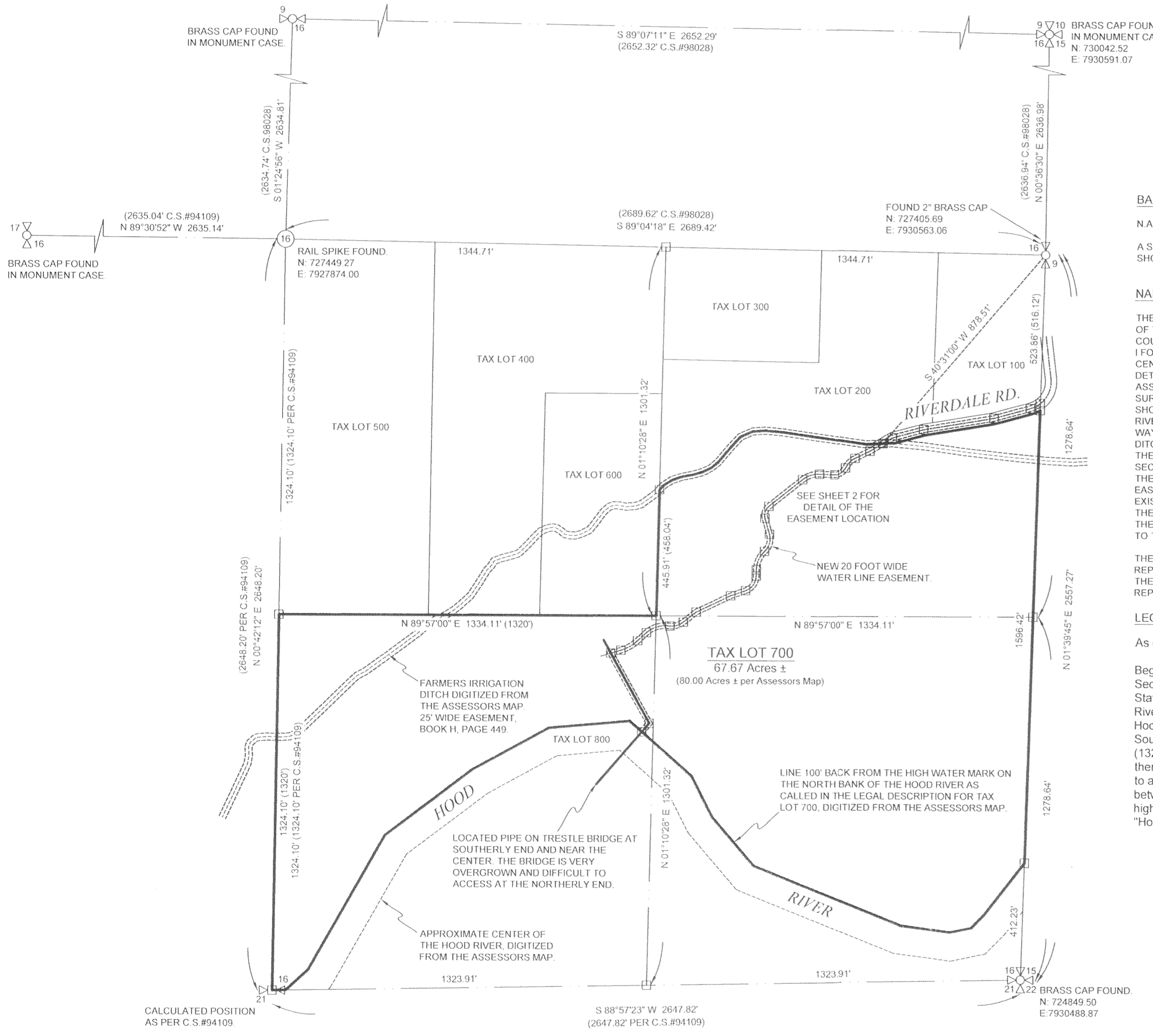
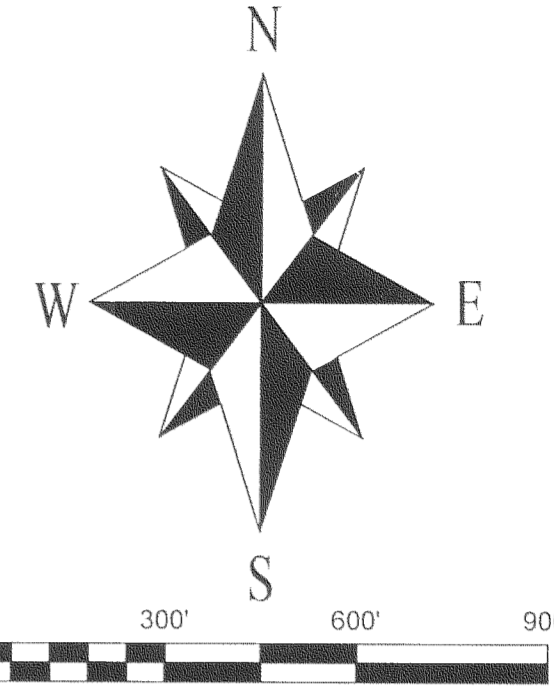
EASEMENT SURVEY FOR THE CITY OF HOOD RIVER.
 LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,
 TAX LOT 700, 2N-10E-16D.
 HOOD RIVER COUNTY, OREGON.
 JULY 2, 2009
 SHEET 1 OF 2

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

Survey No: **CS 2009 058**

Filed Date: **12-8-09**

By: *[Signature]*



BASIS OF BEARINGS AND HORIZONTAL DATUM:

N.A.D.83 (CORS96) (EPOCH 2002.0) STATE PLANE GRID BEARINGS BY G.P.S. UTILIZING THE O.D.O.T. V.R.S NETWORK.

A SCALE FACTOR WAS APPLIED TO REDUCE THE DISTANCES TO GROUND DISTANCES. TO CONVERT THE COORDINATES SHOWN ON THIS SURVEY TO STATE PLANE COORDINATES MULTIPLY BY THE SCALE FACTOR OF 0.999892468393.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A LEGAL DESCRIPTION FOR A NEW EASEMENT TO FOLLOW THE COURSE OF THE EXISTING ROADWAY AND PIPELINE AS SHOWN ACROSS TAX LOT 700. TAX LOT 700 IS DESCRIBED BY HOOD RIVER COUNTY STATUTORY WARRANTY DEED DOCUMENT No.2007-00422 AND THE LEGAL DESCRIPTION IS REPRODUCED BELOW. I FOUND THE SOUTHEAST SECTION CORNER MONUMENT, THE EAST QUARTER MONUMENT AND THE MONUMENT AT THE CENTER OF SECTION 16. I CALCULATED THE POSITION OF THE SOUTH QUARTER OF SECTION 16 AS PER C.S.#94109 TO DETERMINE THE BOUNDARY LINES OF TAX LOT 700. THE SOUTHERLY LINE OF TAX LOT 700 WAS DIGITIZED AS PER THE ASSESSORS MAP, AS WAS THE BOUNDARY FORMED BY THE FARMERS IRRIGATION DITCH. THESE LINES WILL NEED TO BE SURVEYED MORE ACCURATELY TO BE CONCLUSIVE. I LOCATED THE CENTER OF THE EXISTING GRAVEL ROAD WHICH IS SHOWN ON THE ASSESSORS MAP AS RIVERDALE ROAD. THERE IS A RIGHT OF WAY SHOWN ON THE ASSESSORS MAP FOR RIVERDALE ROAD WHICH MAY NOT BE IN THE SAME LOCATION AS THE CONSTRUCTED ROADWAY. I SHOW THE RIGHT OF WAY FOR RIVERDALE ROAD BEING 20 FEET EITHER SIDE OF THE AS CONSTRUCTED LOCATION. THE FARMERS IRRIGATION DITCH CROSSES THE EXISTING GRAVEL ROAD IN A CULVERT WHICH WAS ALSO LOCATED BY THIS SURVEY. THE NEW EASEMENT DESCRIPTION WAS STARTED WHERE THE EXISTING GRAVEL ROAD CROSSES THE EAST LINE OF SECTION 16, BUT MAY NOT BE NECESSARY UNTIL THE ROADWAY CROSSES THE EXISTING IRRIGATION DITCH. I DESCRIBED THE NEW EASEMENT IN THIS MANNER TO ENSURE THAT THE NEW WATER MAIN TO BE CONSTRUCTED FALLS WITHIN AN EASEMENT IF THE RIGHT OF WAY FOR RIVERDALE ROAD IS DETERMINED TO BE IN A DIFFERENT LOCATION THAN THE EXISTING ROADWAY. THE EXISTING CITY WATER MAIN WAS LOCATED BY SURFACE EVIDENCE ONLY AND IT WAS VERY DIFFICULT TO ACCESS THE ANGLE POINT IMMEDIATELY NORTH OF THE HOOD RIVER. THIS POINT WAS DETERMINED BY INTERSECTING THE LINES TO THE NORTH AND SOUTH.

THE FARMERS IRRIGATION DITCH APPEARS TO BE THE SUBJECT OF A 25 FOOT WIDE EASEMENT AS NOTED ON THE TITLE REPORT AS EXCEPTION No.7, DESCRIBED BY DEED BOOK H, PAGE 449. THE EXISTING CITY WATER MAIN APPEARS TO BE THE SUBJECT OF A 20 FOOT WIDE EASEMENT AS NOTED ON THE TITLE REPORT AS EXCEPTION No.8, DESCRIBED BY DEED BOOK 4, PAGE 352.

LEGAL DESCRIPTION FOR TAX LOT 700:

As described by Hood River County statutory warranty deed document No.2007-00422.

Beginning at a point 31 rods and 7 links (516.12') South from the Northeast corner of the Southeast quarter of Section 16, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; running thence South 109 rods (1798.5') to the high waterline on the South bank of Hood River; thence along the South bank of Hood River to where the Section line running East and West crosses Hood River; thence West following the said Section line about 12 rods (198') to the Southwest corner of of the Southeast quarter of said Section 16, marked by a stake; thence North 80 rods (1320'); thence East 80 rods (1320'); thence North 27 rods and 19 links (458.04') to the center of the Farmers Irrigation Company ditch; thence Northeasterly following the center of said ditch 40 rods (660'); thence North 70° East along wagon road to an iron rod driven in center of said road at place of beginning. EXCEPTING that portion thereof lying between a line marking the high water mark on the South bank of Hood River, and a line 100 feet back of the high water mark on the North bank of said stream and parallel with the same, including the stream known as "Hood River" within said limits.

SYMBOL LEGEND:

- FOUND MONUMENT - SEE CORNER NOTES.
- CALCULATED CORNER, NOT FOUND OR SET.
- (25.00') DEED DISTANCE OR PREVIOUS SURVEY DISTANCE AS NOTED.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051

RENEWAL DATE: 12/31/2009

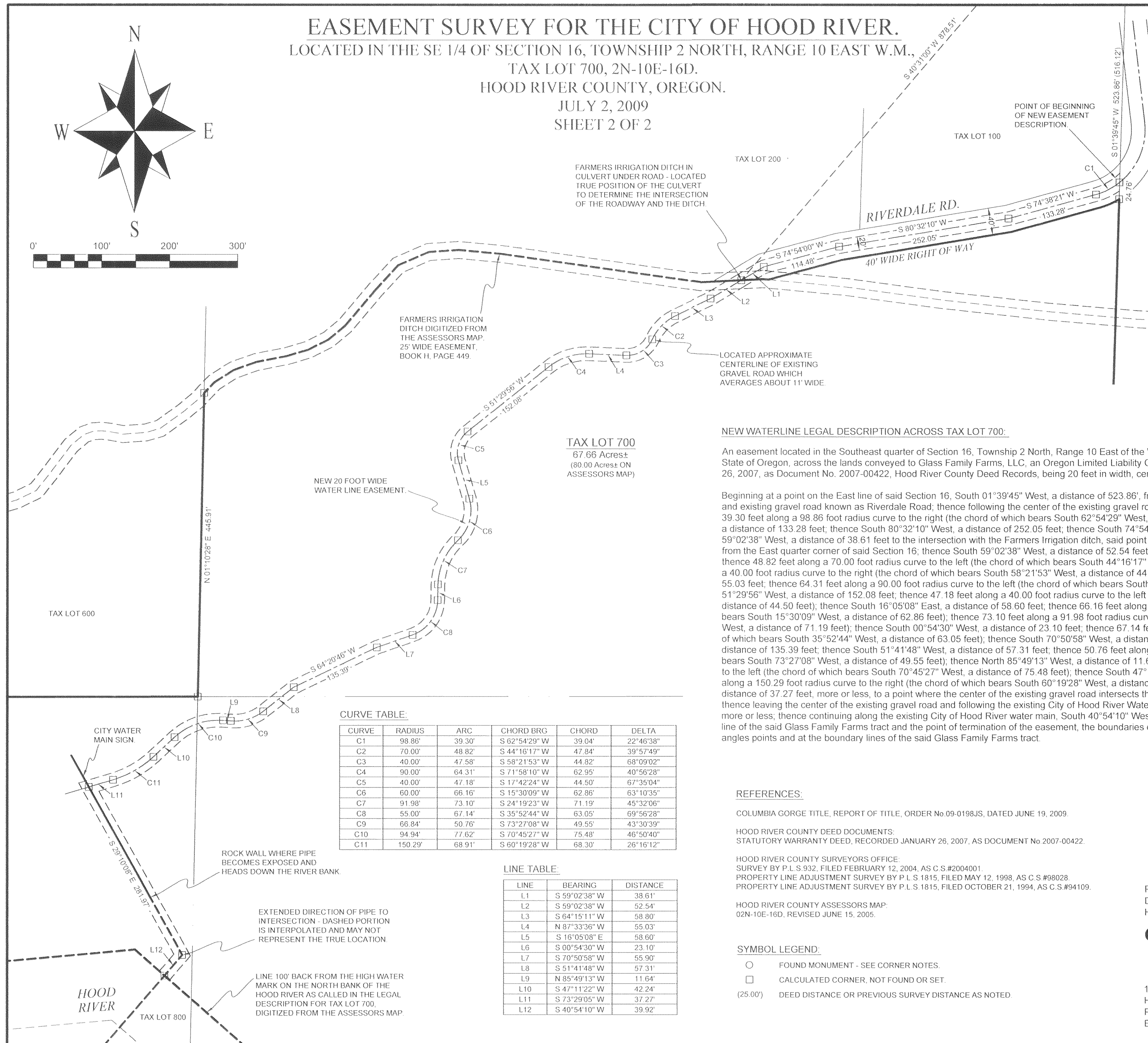
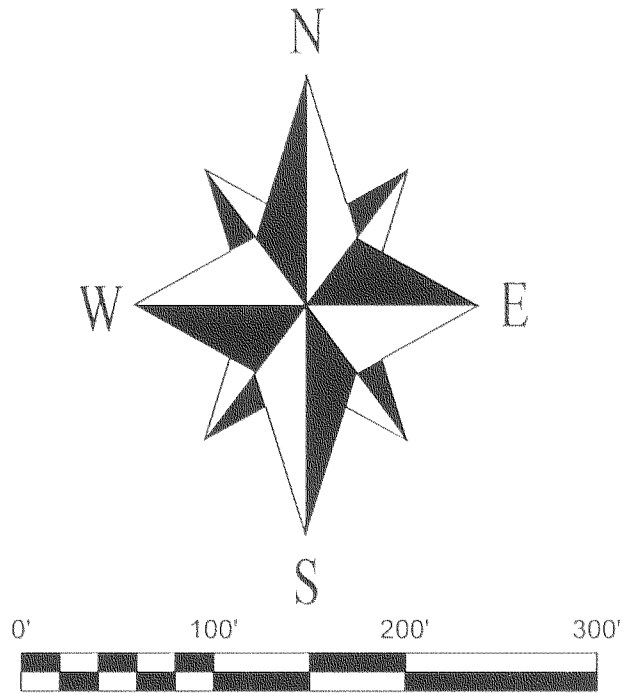
PROJECT NUMBER: 2009018
 DATE OF DRAWING: JULY 16, 2009.
 HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-16D.

**COLUMBIA RIVER
 SURVEYING
 & MAPPING**

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 HOOD RIVER, OREGON, 97031
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 By: *RCJ*



FARMERS IRRIGATION DITCH DIGITIZED FROM THE ASSESSORS MAP. 25' WIDE EASEMENT. BOOK H, PAGE 449.

FARMERS IRRIGATION DITCH IN CULVERT UNDER ROAD - LOCATED TRUE POSITION OF THE CULVERT TO DETERMINE THE INTERSECTION OF THE ROADWAY AND THE DITCH.

LOCATED APPROXIMATE CENTERLINE OF EXISTING GRAVEL ROAD WHICH AVERAGES ABOUT 11' WIDE.

TAX LOT 700
 67.66 Acres±
 (80.00 Acres± ON ASSESSORS MAP)

NEW 20 FOOT WIDE WATER LINE EASEMENT.

CURVE TABLE:

| CURVE | RADIUS | ARC | CHORD BRG | CHORD | DELTA |
|-------|---------|--------|---------------|--------|-----------|
| C1 | 98.86' | 39.30' | S 62°54'29" W | 39.04' | 22°46'38" |
| C2 | 70.00' | 48.82' | S 44°16'17" W | 47.84' | 39°57'49" |
| C3 | 40.00' | 47.58' | S 58°21'53" W | 44.82' | 68°09'02" |
| C4 | 90.00' | 64.31' | S 71°58'10" W | 62.95' | 40°56'28" |
| C5 | 40.00' | 47.18' | S 17°42'24" W | 44.50' | 67°35'04" |
| C6 | 60.00' | 66.16' | S 15°30'09" W | 62.86' | 63°10'35" |
| C7 | 91.98' | 73.10' | S 24°19'23" W | 71.19' | 45°32'06" |
| C8 | 55.00' | 67.14' | S 35°52'44" W | 63.05' | 69°56'28" |
| C9 | 66.84' | 50.76' | S 73°27'08" W | 49.55' | 43°30'39" |
| C10 | 94.94' | 77.62' | S 70°45'27" W | 75.48' | 46°50'40" |
| C11 | 150.29' | 68.91' | S 60°19'28" W | 68.30' | 26°16'12" |

LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 59°02'38" W | 38.61' |
| L2 | S 59°02'38" W | 52.54' |
| L3 | S 64°15'11" W | 58.80' |
| L4 | N 87°33'36" W | 55.03' |
| L5 | S 16°05'08" E | 58.60' |
| L6 | S 00°54'30" W | 23.10' |
| L7 | S 70°50'58" W | 55.90' |
| L8 | S 51°41'48" W | 57.31' |
| L9 | N 85°49'13" W | 11.64' |
| L10 | S 47°11'22" W | 42.24' |
| L11 | S 73°29'05" W | 37.27' |
| L12 | S 40°54'10" W | 39.92' |

NEW WATERLINE LEGAL DESCRIPTION ACROSS TAX LOT 700:

An easement located in the Southeast quarter of Section 16, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, across the lands conveyed to Glass Family Farms, LLC, an Oregon Limited Liability Company, by Statutory Warranty Deed recorded January 26, 2007, as Document No. 2007-00422, Hood River County Deed Records, being 20 feet in width, centered on the line described as follows:

Beginning at a point on the East line of said Section 16, South 01°39'45" West, a distance of 523.86', from the East quarter corner thereof, and at the center of and existing gravel road known as Riverdale Road; thence following the center of the existing gravel road the following courses and distances: 39.30 feet along a 98.86 foot radius curve to the right (the chord of which bears South 62°54'29" West, a distance of 39.04 feet); thence South 74°38'21" West, a distance of 133.28 feet; thence South 80°32'10" West, a distance of 252.05 feet; thence South 74°54'00" West, a distance of 114.48 feet; thence South 59°02'38" West, a distance of 38.61 feet to the intersection with the Farmers Irrigation ditch, said point being South 40°31'00" West, a distance of 878.51 feet from the East quarter corner of said Section 16; thence South 59°02'38" West, a distance of 52.54 feet; thence South 64°15'11" West, a distance of 58.80 feet; thence 48.82 feet along a 70.00 foot radius curve to the left (the chord of which bears South 44°16'17" West, a distance of 47.84 feet); thence 47.58 feet along a 40.00 foot radius curve to the right (the chord of which bears South 58°21'53" West, a distance of 44.82 feet); thence North 87°33'36" West, a distance of 55.03 feet; thence 64.31 feet along a 90.00 foot radius curve to the left (the chord of which bears South 71°58'10" West, a distance of 62.95 feet); thence South 51°29'56" West, a distance of 152.08 feet; thence 47.18 feet along a 40.00 foot radius curve to the left (the chord of which bears South 17°42'24" West, a distance of 44.50 feet); thence South 16°05'08" East, a distance of 58.60 feet; thence 66.16 feet along a 60.00 foot radius curve to the right (the chord of which bears South 15°30'09" West, a distance of 62.86 feet); thence 73.10 feet along a 91.98 foot radius curve to the left (the chord of which bears South 24°19'23" West, a distance of 71.19 feet); thence South 00°54'30" West, a distance of 23.10 feet; thence 67.14 feet along a 55.00 foot radius curve to the right (the chord of which bears South 35°52'44" West, a distance of 63.05 feet); thence South 70°50'58" West, a distance of 55.90 feet; thence South 64°20'46" West, a distance of 135.39 feet; thence South 51°41'48" West, a distance of 57.31 feet; thence 50.76 feet along a 66.84 foot radius curve to the right (the chord of which bears South 73°27'08" West, a distance of 49.55 feet); thence North 85°49'13" West, a distance of 11.64 feet; thence 77.62 feet along a 94.94 foot radius curve to the left (the chord of which bears South 70°45'27" West, a distance of 75.48 feet); thence South 47°11'22" West, a distance of 42.24 feet; thence 68.91 feet along a 150.29 foot radius curve to the right (the chord of which bears South 60°19'28" West, a distance of 68.30 feet); thence South 73°29'05" West, a distance of 37.27 feet, more or less, to a point where the center of the existing gravel road intersects the existing City of Hood River water main; thence leaving the center of the existing gravel road and following the existing City of Hood River Water Main, South 29°10'08" East, a distance of 281.97 feet, more or less; thence continuing along the existing City of Hood River water main, South 40°54'10" West, a distance of 39.92 feet, more or less, to the southerly line of the said Glass Family Farms tract and the point of termination of the easement, the boundaries of said easement being shortened or extended to meet at angles points and at the boundary lines of the said Glass Family Farms tract.

REFERENCES:

- COLUMBIA GORGE TITLE, REPORT OF TITLE, ORDER No.09-0198JS, DATED JUNE 19, 2009.
- HOOD RIVER COUNTY DEED DOCUMENTS: STATUTORY WARRANTY DEED, RECORDED JANUARY 26, 2007, AS DOCUMENT No.2007-00422.
- HOOD RIVER COUNTY SURVEYORS OFFICE: SURVEY BY P.L.S.932, FILED FEBRUARY 12, 2004, AS C.S.#2004001. PROPERTY LINE ADJUSTMENT SURVEY BY P.L.S.1815, FILED MAY 12, 1998, AS C.S.#98028. PROPERTY LINE ADJUSTMENT SURVEY BY P.L.S.1815, FILED OCTOBER 21, 1994, AS C.S.#94109.
- HOOD RIVER COUNTY ASSESSORS MAP: 02N-10E-16D, REVISED JUNE 15, 2005.

SYMBOL LEGEND:

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OREGON
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RENEWAL DATE: 12/31/2009

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