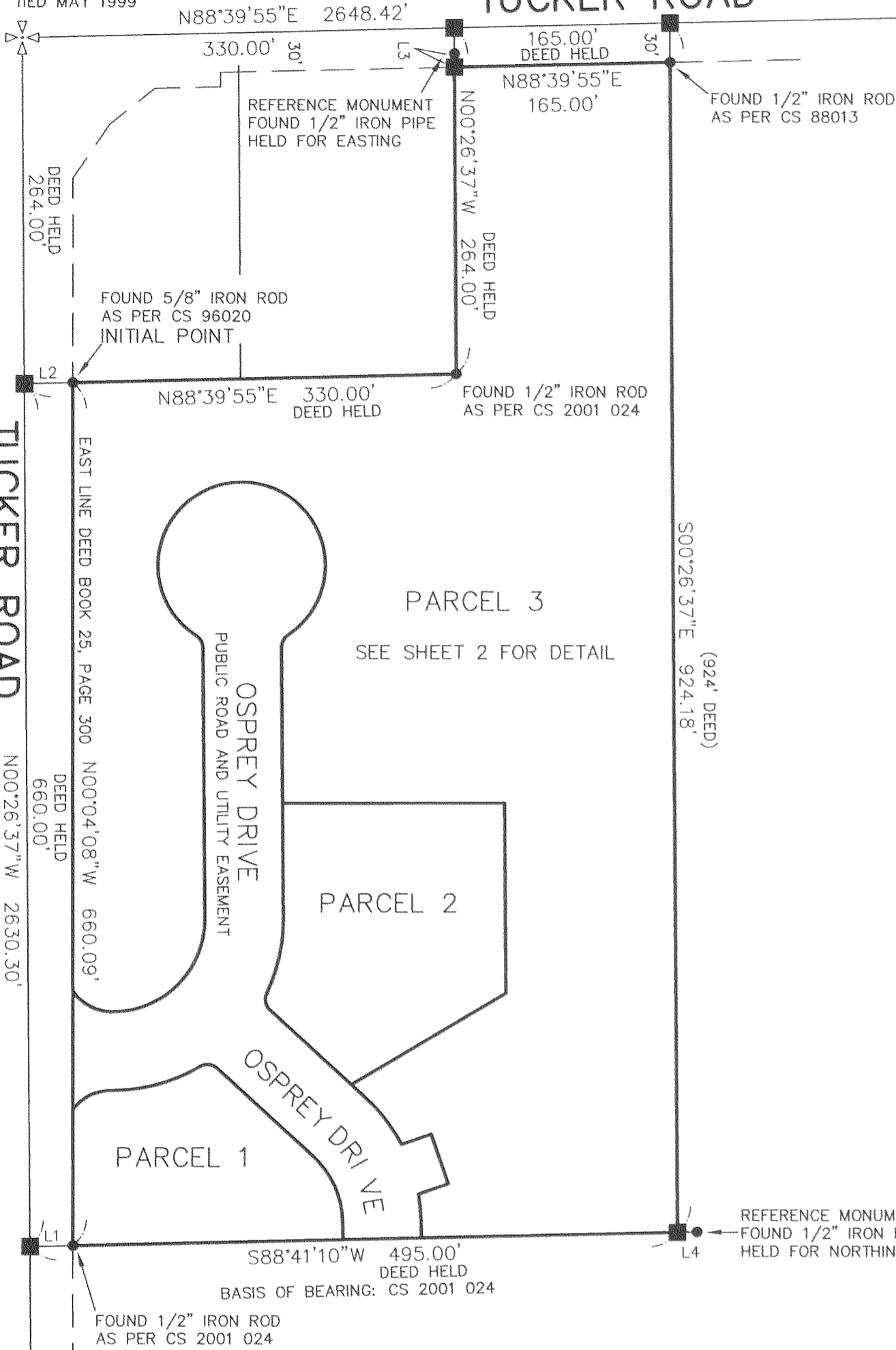


NORTHWEST CORNER
SECTION 11
FOUND BRASS CAP
IN MONUMENT CASE
TIED MAY 1999

STATE HIGHWAY NO. 281
TUCKER ROAD

NORTH QUARTER CORNER
SECTION 11
FOUND BRASS CAP
IN MONUMENT CASE
TIED FEBRUARY 2001

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. CS 2010 046
FILED DATE: 9-28-10
BY: [Signature]



RIGHT OF WAY FOR DITCH OR FLUME
GRANTED FARMERS IRRIGATION COMPANY
RECORDED SEPTEMBER 27, 1904 IN DEED BOOK D, PAGE 587.
AFFECTS NORTH HALF OF NORTHWEST QUARTER OF SECTION 11.
MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

SUBJECT TO CONDITIONS AND RESTRICTIONS AS SET FORTH IN
DEED RECORDED NOVEMBER 16, 2000 AS DOC# 20004178.
(20 YEAR RESTRICTION ON USE OF PROPERTY FOR
MOTION PICTURE THEATER BUSINESS OPERATION)

SUBJECT TO ORDINANCE NO. 235, DATED SEPTEMBER 17, 2001.
A PLAN AND ZONE CHANGE WAS ADOPTED TO CONVERT THE ZONING
OF THE SUBJECT PARCEL FROM RURAL RESIDENTIAL TO COMMERCIAL (C-1)
AND LIGHT INDUSTRIAL (M-2).
THE INDUSTRIAL BUILDING SIZE LIMITATION IN ORDINANCE NO. 235
HAS SINCE BEEN CHANGED BY STATE LAW.

SUBJECT TO ORDINANCE NO. 280 REGARDING THE
WINDMASTER URBAN RENEWAL PLAN
RECORDED NOVEMBER 9, 2007 AS DOC# 2007-05007.

SUBJECT TO AGREEMENT CREATING EASEMENT FOR DRIVEWAY
RECORDED DECEMBER 5, 2007 AS DOC# 2007-05316.
ALSO SUBJECT TO AMENDED AGREEMENT CREATING EASEMENT FOR VEHICLE TURNAROUND
RECORDED JULY 30, 2008 AS DOC# 2008-03027.
THESE AGREEMENTS AFFECT ALL OR A PORTION OF OSPREY DRIVE AS SHOWN ON THIS PLAT.
THE AGREEMENTS CONTAIN LANGUAGE THAT THE EASEMENTS WILL AUTOMATICALLY TERMINATE
UPON THE DEDICATION OF THE PUBLIC ROAD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°41'10"W	32.62
L2	N88°39'55"E	36.94
L3	N00°26'37"W	0.69
L4	S88°41'10"W	0.46

LEGEND

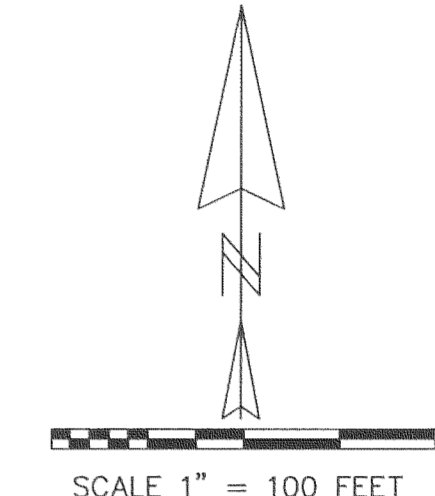
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT
TRACT OF LAND DESCRIBED IN DEED RECORDED AS
DOC# 20004178 INTO THREE PARCELS.
OSPREY DRIVE, A PUBLIC ROAD AND UTILITY EASEMENT,
IS BEING DEDICATED TO THE PUBLIC BY THIS PLAT.
THE BOUNDARY WAS HELD AS ESTABLISHED IN
RECORD OF SURVEY FILED AS CS 2001 024.

DATE OF FIRST MONUMENTATION: JUNE 26, 2010.

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



I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-11
AUGUST 30, 2010

Partition Plat # 201007P
Instrument received on the 28th
day of September, 2010
at 9:08 A.M.
Leah Hays - Clerk
Hood River Director of Records
and Assessments

SURVEYOR'S CERTIFICATE:
Kevin Dowd
I, Kevin Dowd
say that I have correctly surveyed and
marked with proper monuments the lands
represented on this Partition Plat, the
boundaries being described in instrument:
Doc# 20004178, recorded Nov. 16, 2000
to Tucker Road Properties, LLC

DECLARATION:
We the owner(s) of the land shown
herein, hereby declare that this division
of land has been made with our free
consent and in accordance with our
desires. We dedicate the road and utility
easement to the use of the public forever.
We grant all easements shown for their
designated purposes.

Dean B. Guess 9-21-10
DEAN B. GUESS DATE
AS MEMBER OF
TUCKER ROAD PROPERTIES, LLC

ACKNOWLEDGMENTS:
This instrument was acknowledged before me
on 21st day of September, 2010
by Dean B. Guess
as Member of
TUCKER ROAD PROPERTIES, LLC

Alexandra Mary Vernaskas
Notary signature
Alexandra Mary Vernaskas
NOTARY PUBLIC - OREGON
COMMISSION No. 443435
My commission expires 10-14-2013

PARTITION PLAT

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 11
T2 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: TUCKER ROAD PROPERTIES, LLC
SHEET 1 OF 2

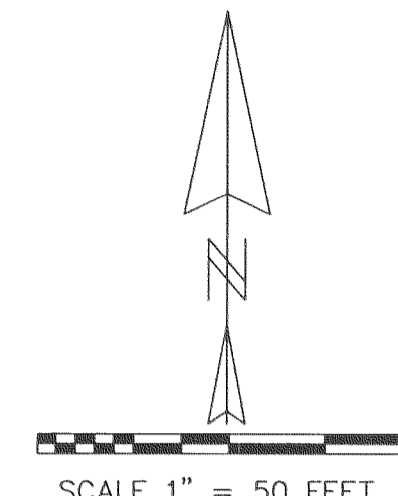
WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD, OR 97041
(541) 352-6065

APPROVALS:
I hereby certify that all taxes and
assessment due hereon, have been fully
paid as required by law.
[Signature]
Hood River County Director of
Budget and Finance

I hereby certify this partition was
examined and approved as of this 20th
day of September, 2010
[Signature]
Hood River County Surveyor

I hereby certify this partition was
examined and approved as of this 21st
day of SEPTEMBER, 2010
Planning File Number P-10-0061
[Signature]
Hood River County Planning Director

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. **CS 2010 046**
FILED DATE: **9.28.10**
BY: *KD*



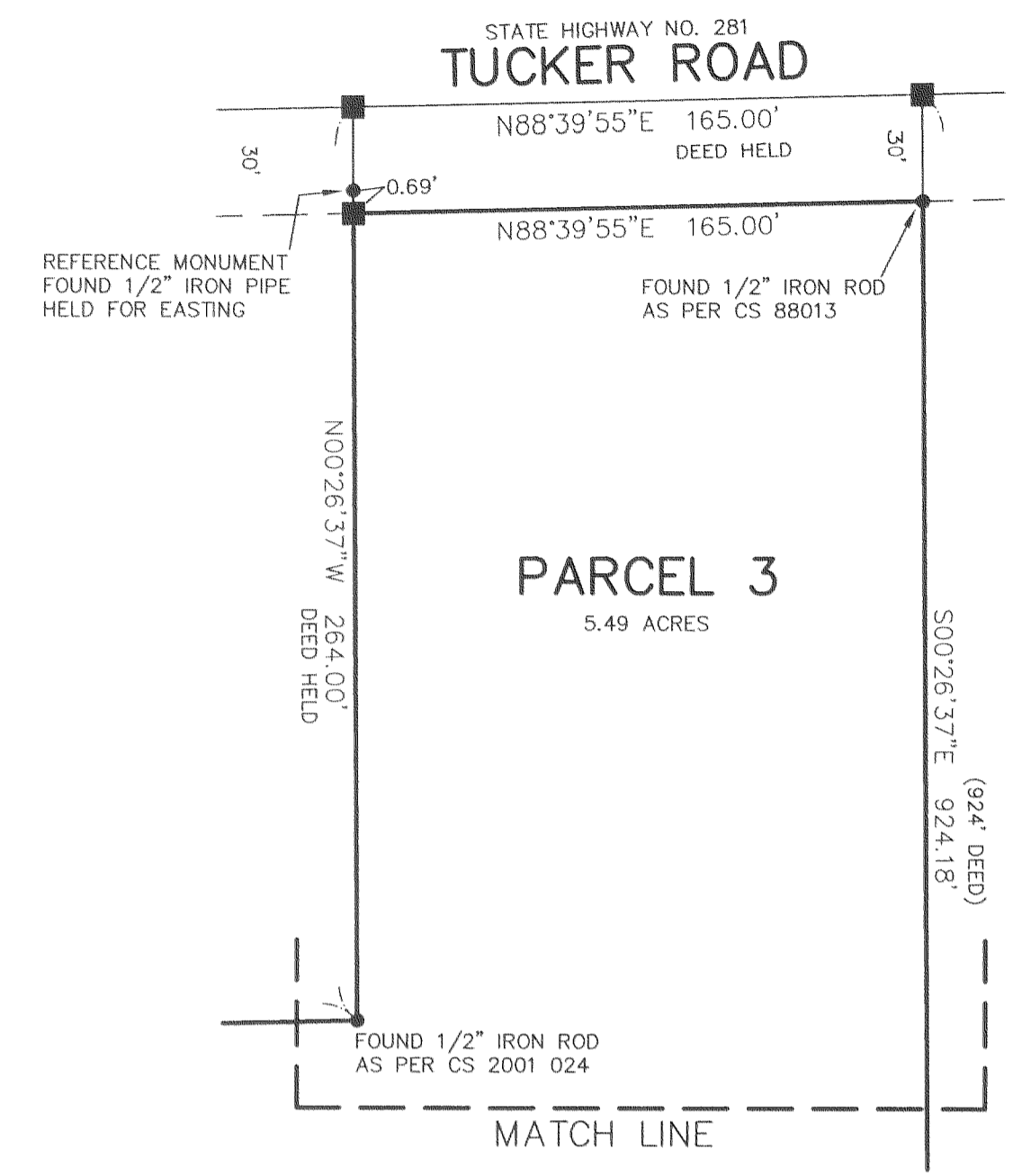
I HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd

OREGON
JULY 26, 1989
KEVIN DOWD
2393

RENEW DATE: 12-31-11
AUGUST 30, 2010



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	46°17'02"	100.00	80.78	42.74	N65°32'39"E	78.60
C2	42°50'45"	100.00	74.78	39.24	N20°58'46"E	73.05
C3	46°17'02"	100.00	80.78	42.74	N24°27'21"W	78.60
C4	57°02'18"	36.00	35.84	19.56	S62°47'41"E	34.38
C5	89°07'47"	70.00	108.89	68.94	N44°07'17"E	98.24
C6	56°51'41"	11.00	10.92	5.96	N28°52'27"W	10.47
C7	293°43'22"	64.00	328.09	41.78	S89°33'23"W	69.97
C8	56°51'41"	11.00	10.92	5.96	S27°59'14"W	10.47
C9	25°56'28"	130.00	58.86	29.94	N12°31'37"E	58.36
C10	73°05'43"	11.00	14.03	8.15	S11°03'00"E	13.10
C11	19°46'19"	130.00	44.86	22.66	N37°42'42"W	44.64
C12	8°48'44"	130.00	19.99	10.02	N05°43'11"W	19.97
C13	52°19'05"	36.00	32.87	17.68	S62°31'38"W	31.74
C14	29°22'45"	130.00	66.66	34.08	N73°59'48"E	65.93
C15	73°05'43"	11.00	14.03	8.15	N84°08'43"W	13.10
C16	46°17'02"	70.00	56.55	29.92	N24°27'21"W	55.02

LINE TABLE

LINE	BEARING	DISTANCE
L5	N88°41'10"E	32.87
L6	N01°18'50"W	13.76
L7	N88°41'10"E	1.66
L8	N88°41'10"E	5.34
L9	N01°18'50"W	13.76
L10	N01°18'50"W	13.76
L11	N71°01'27"E	24.03
L12	S71°01'27"W	24.03
L13	N47°35'52"W	15.30
L14	N47°35'52"W	90.35
L15	N02°13'42"W	22.24

- LEGEND**
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393"
 - FOUND MONUMENT AS NOTED
 - CALCULATED POSITION

PARTITION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: TUCKER ROAD PROPERTIES, LLC
SHEET 2 OF 2

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD, OR 97041
(541) 352-6065

