

ALTA/ACSM LAND TITLE SURVEY
 TAX LOTS 3800 & 3801, HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-36BC
 for
 PROVIDENCE HOSPITAL HOOD RIVER

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

CS# 2011 011

DATE FILED: 3-25-11

BY: *[Signature]*

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE CLIENT WITH A BOUNDARY SURVEY WITH TOPOGRAPHIC DETAIL OF TAX LOTS 3800 AND 3801. NO GUARANTEE IS MADE TO THE COMPLETENESS OF UNDERGROUND UTILITIES AS THEY WERE DERIVED FROM LOCATES AND SURFACE EVIDENCE. THE BOUNDARY WAS RESOLVED BY RETRACING THE ORIGINAL PLAT OF SHEPLER'S SUBDIVISION WHICH WAS MEASURED 30 FOOT OFFSET FROM CITY MONUMENTS IN MAY STREET AND THE WEST LINE OF SECTION 35. I ALSO FOUND MONUMENTS ALONG THE WEST LINE OF 11TH STREET WHICH WERE SET ON PREVIOUS SURVEYS. I USED PROPORTIONED BETWEEN FOUND MONUMENTS. THE MONUMENTATION WHICH WAS FOUND IS NOTED ON THE FACE OF THE SURVEY. THE ONLY PROPERTY CORNER SET ON THIS SURVEY WAS THE SOUTHEAST CORNER, WHICH I CALCULATED FROM THE 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 9 OF SHEPLER'S SUBDIVISION AND AN IRON PIPE ON THE SOUTH SIDE OF JUNE STREET MONUMENTING THE NORTHEAST CORNER OF WOODMEN SUBDIVISION. RESERVING 60 FEET FOR JUNE STREET.

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,5,6,7a,8,9,10,11b,13,14,16,17&18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN THE EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

LOCATION OF SURVEY:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY IN THE STATE OF OREGON.

REFERENCES:

- HOOD RIVER COUNTY SURVEY #80093
- HOOD RIVER COUNTY SURVEY #83000
- HOOD RIVER COUNTY SURVEY #84080
- HOOD RIVER COUNTY SURVEY #2010-014

LEGAL DESCRIPTIONS:

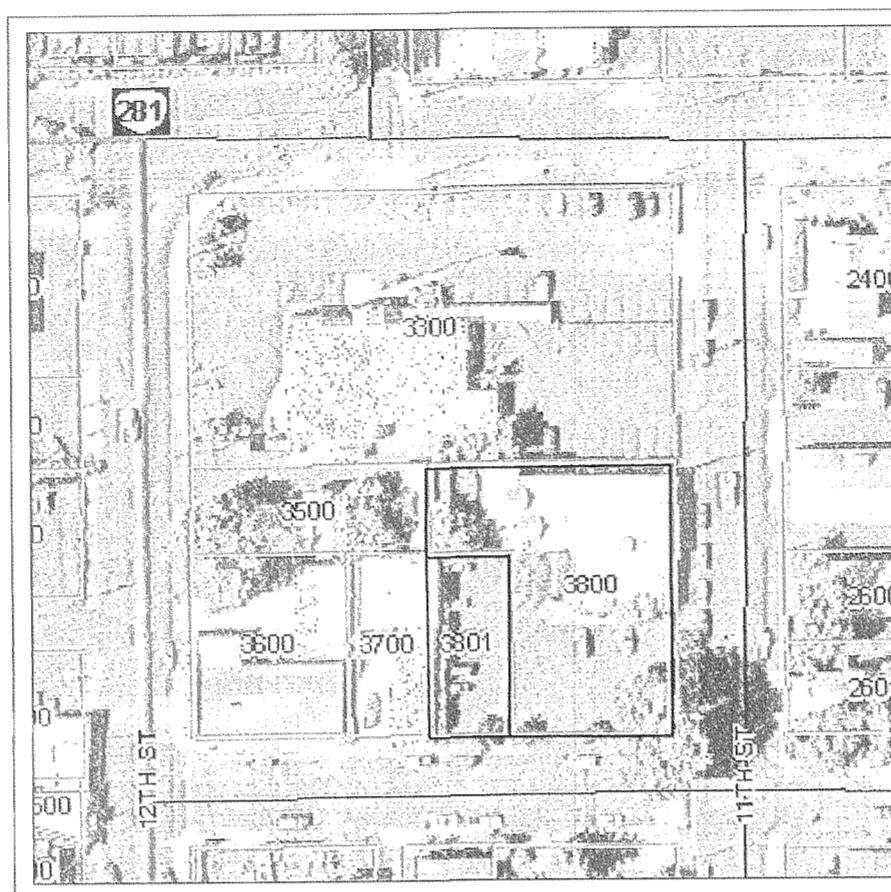
PARCEL 1 (TAX LOT #3801)
 LOT 14 OF SHEPLER'S SUBDIVISION OF PLEASANT VIEW ADDITION, IN THE CITY OF HOOD RIVER, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

PARCEL 2 (TAX LOT #3800)
 LOT 9, 15 AND 16 OF SHEPLER'S SUBDIVISION OF PLEASANT VIEW ADDITION, IN THE CITY OF HOOD RIVER, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

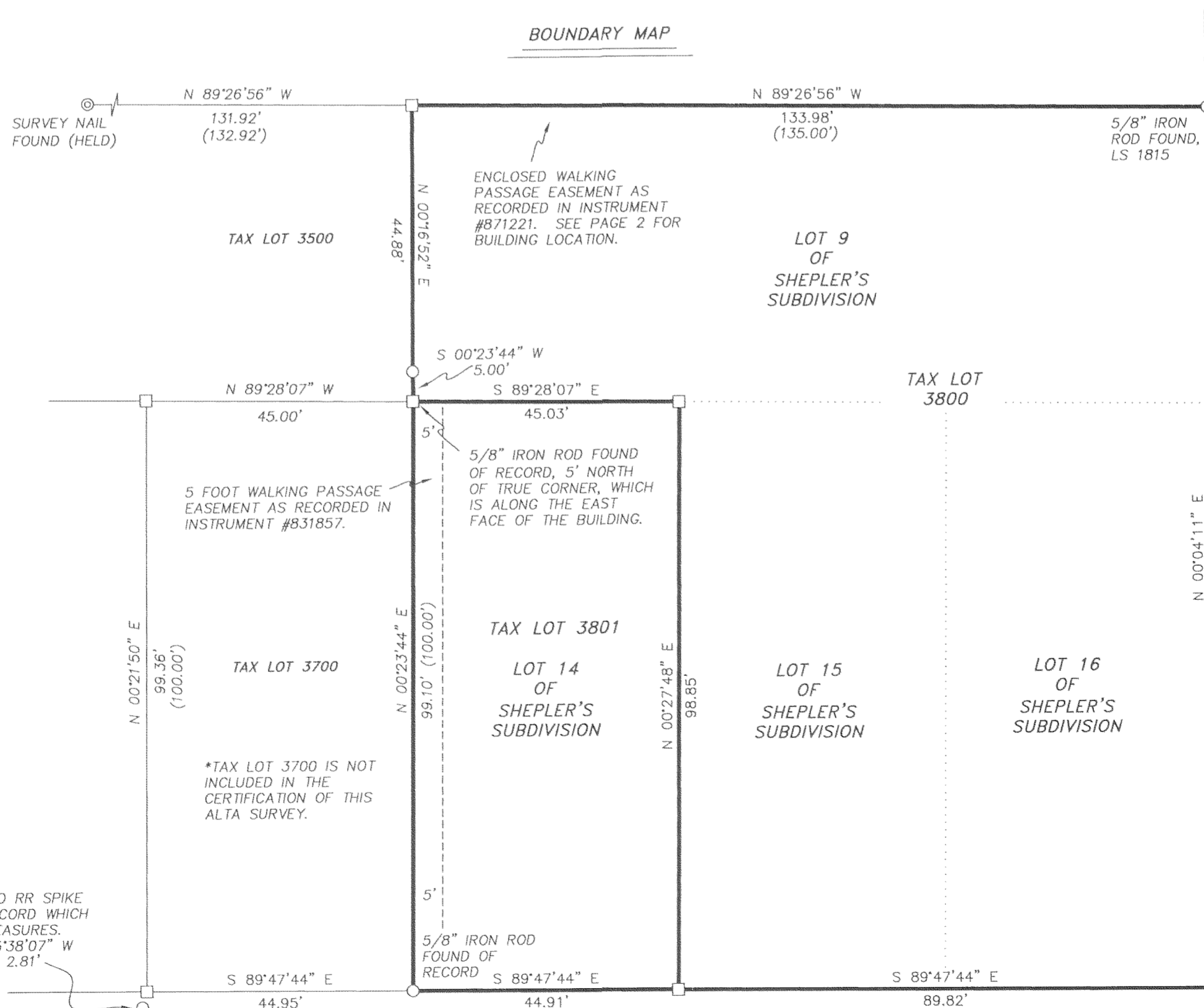
UTILITY CONTACTS:

- CITY OF HOOD RIVER, CONTACT: DAVE SCHMOCK, 541-386-2383
- N.W. NATURAL, CONTACT: SCOTT PALMER, 503-721-2449
- HOOD RIVER ELECTRIC, CONTACT: 541-354-2229
- PACIFIC CORP., CONTACT: 1-888-221-7070
- EMBARQ, CONTACT: 1-888-723-8010
- CHARTER COMMUNICATION, CONTACT: 1-877-305-0036
- ODOT ELECTRIC, CONTACT: 541-352-6312

VICINITY MAP



BOUNDARY MAP



FLOOD ZONE DESIGNATION:

THE COUNTY FLOOD ZONE DESIGNATION IS ZONE C, WHICH MEANS THIS IS AN AREA OF MINIMAL FLOODING. THE DESIGNATION IS BASED ON FEMA MAP DATED SEPTEMBER 24, 1984, COMMUNITY PANEL #410086-0050B.

SITE ACCESS:

TAX LOT 3800 HAS ACCESS FROM THE WEST SIDE OF 11TH STREET AND THE NORTH SIDE OF JUNE STREET. TAX LOT 3801 HAS ACCESS FROM THE NORTH SIDE OF JUNE STREET.

ZONING CLASSIFICATION:

BOTH TAX LOTS 3800 AND 3801 ARE ZONED C-2. C-2 ZONING IS CLASSIFIED AS GENERAL COMMERCIAL ZONES, SEE TITLE 17, CHAPTER 17.03.050 OF CITY ZONING ORDINANCE FOR SETBACK AND HEIGHT REQUIREMENTS.

GROSS LAND AREA:

TAX LOT 3800 = 15,515 Sq. Ft., ±
 TAX LOT 3801 = 4,445 Sq. Ft., ±

ENCROACHMENTS:

THERE ARE NO ENCROACHMENTS ON THE SURVEYED PIECES OF PROPERTY.

NOTE: THE MEDICAL BUILDING THAT IS LOCATED ON TAX LOT 3800 IS BUILT OVER THE NORTH LINE OF TAX LOT 3800 AND ONTO TAX LOT 3300 AS SEEN ON THE FACE OF THE PLAT COVERED BY EASEMENT #871221.

GENERAL NOTE:

THERE IS NO OBSERVABLE EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

BUILDINGS ARE PRESENT ON SITE.

SITE MEASURES APPROXIMATELY 30 FEET FROM INTERSECTION OF JUNE ST. AND 11TH ST. (#14 OF TABLE A)

THERE IS NO OBSERVABLE EVIDENCE OF EARTH WORK OR CONSTRUCTION IN RECENT MONTHS. (#16 OF TABLE A)

BASIS OF BEARING AND VERTICAL DATUM:

U.S.G.S STATION PONDER-2
 N.A.V.D 1983 (1998 ADJUSTMENT)
 LATITUDE = 45°42'39.37105" (N)
 LONGITUDE = 121°32'59.76083" (W)
 ORTHOMETRIC HEIGHT OF 102.638 METERS (336.74')
 N.A.V.D. 1988 USING THE 1999 GEOID FOR THE U.S.

BASIS OF BEARING OF THE SURVEY IS OREGON STATE PLANE, NORTH ZONE (3601), GRID BEARINGS & INTERNATIONAL FEET.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]

OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306

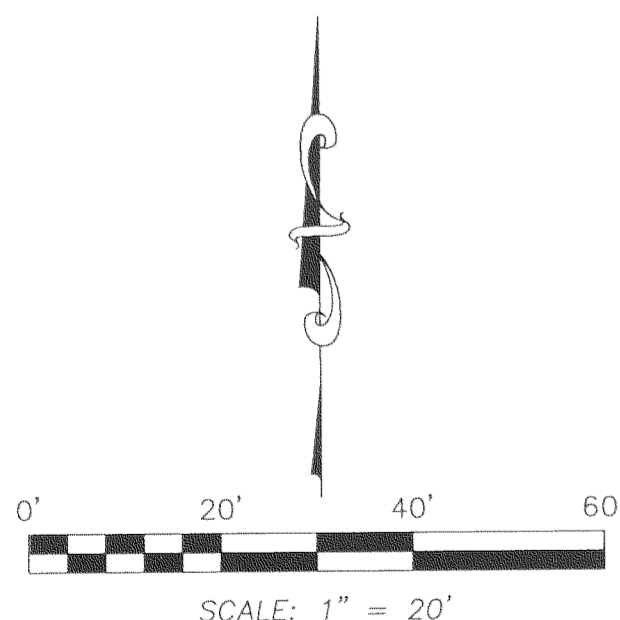
Expires: December, 2011

SHEET INDEX:

SHEET 1: TITLE PAGE WITH NARRATIVE
 SHEET 2: SITE DETAIL

TERRA SURVEYING

DATE: FEBRUARY 11, 2011
 SCALE: 1" = 20' (PLOT SIZE: 18"x24")
 PROJECT: 10089
 ASSESSORS MAP: 3N-10E-36BC
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE & FAX: (541) 386-4531
 terra@gorge.net
 www.terralandsurveying.com



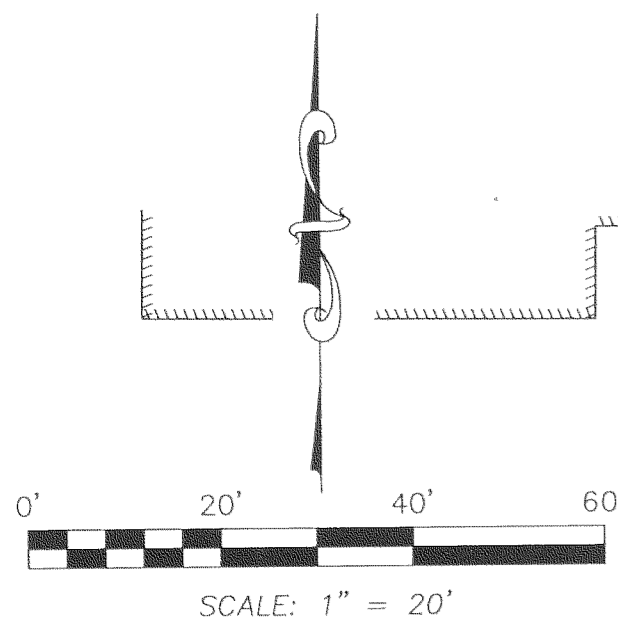
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LINE	BEARING	DISTANCE
L1	S 00°23'44" W	5.00'

LINE LEGEND:

- w — WATER LINE
- g — g — GAS LINE
- OP — OVERHEAD POWER LINE
- GUYWIRE — OVERHEAD GUY WIRE
- x — x — x — FENCE
- ss — SANITARY SEWER LINE
- s — s — s — STORM SEWER LINE
- e — BURIED POWER LINE
- fo — BURIED FIBER OPTIC

LEGEND:

- ⊙ SET SCREW WITH WASHER, L.S. 72306
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- ⊕ FOUND CITY MONUMENT OF RECORD
- ⊙ FOUND SURVEY NAIL
- () DEED OR PLAT CALL
- ⊕ WATER VALVE
- ⊕ W WATER METER
- ⊕ IRRIGATION VALVE
- ⊕ ELECTRIC METER
- ⊕ GAS VALVE
- ⊕ CATCH BASIN
- ⊕ GAS METER
- ⊕ HYDRANT
- POWER POLE
- ⊕ SIGN
- ⊕ PARKING METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ 3" - 16" DECORATIVE TREE
- ⊕ DECIDUOUS TREE
- ⊕ SPOT ELEVATION
- ⊕ CONCRETE
- ⊕ PAVEMENT

STORM SEWER:

STORM CATCH BASIN #12052
RIM ELEV = 484.92'
8" RCP INV (SOUTH) = 480.14'
6" RCP INV (SE) = 481.92'

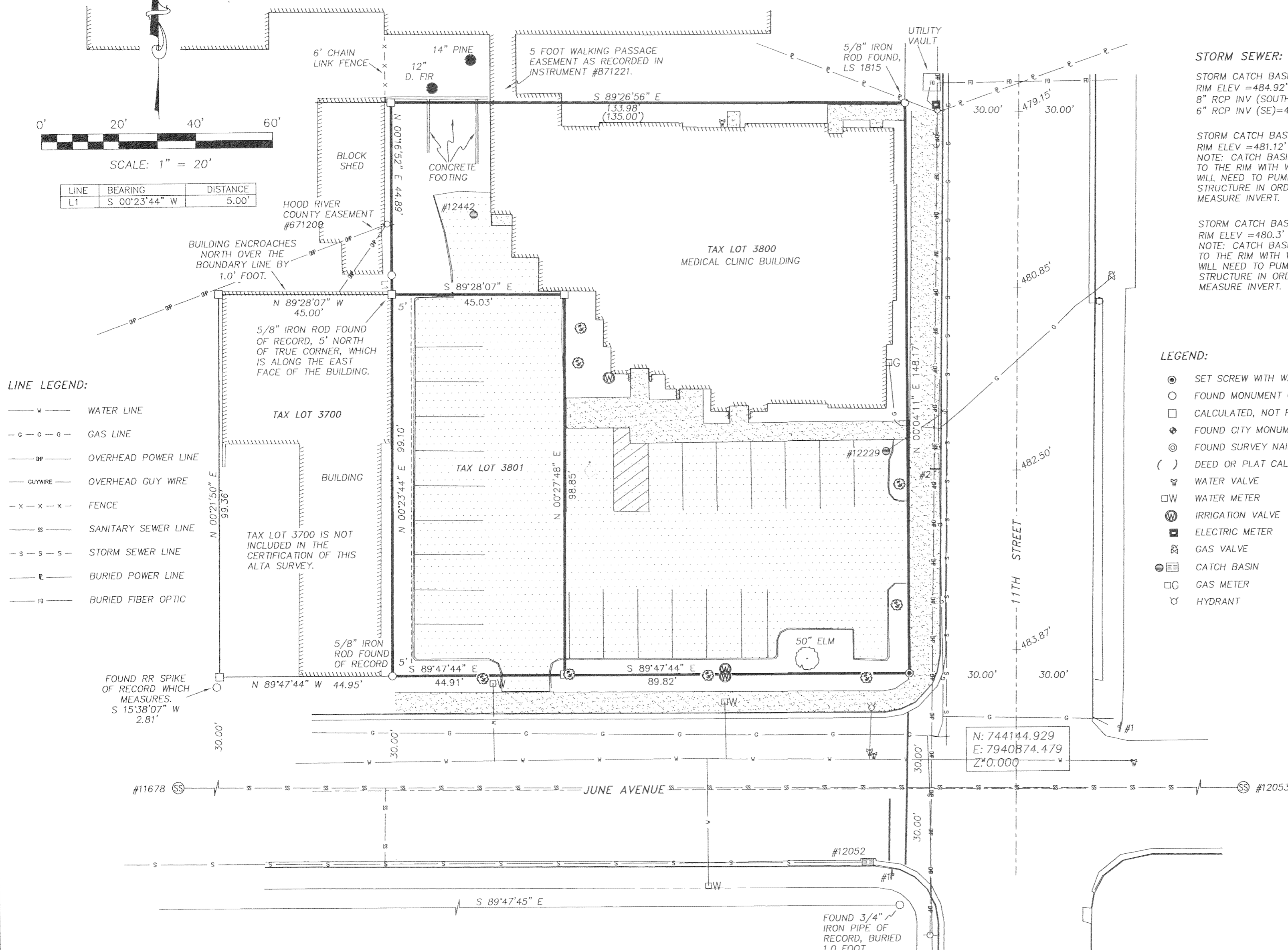
STORM CATCH BASIN #12229
RIM ELEV = 481.12'
NOTE: CATCH BASIN IS FULL TO THE RIM WITH WATER, CITY WILL NEED TO PUMP THIS STRUCTURE IN ORDER TO MEASURE INVERT.

STORM CATCH BASIN #12442
RIM ELEV = 480.3'
NOTE: CATCH BASIN IS FULL TO THE RIM WITH WATER, CITY WILL NEED TO PUMP THIS STRUCTURE IN ORDER TO MEASURE INVERT.

SANITARY SEWER:

SANITARY MANHOLE #11678
RIM ELEV = 483.91'
12" CONC INV (NORTH) = 474.29'
12" CONC INV (EAST) = 474.40'
12" CONC INV (SOUTH) = 474.41'

SANITARY MANHOLE #12053
RIM ELEV = 483.51'
8" CONC. INV (WEST) = 478.05'
8" CONC. INV (EAST) = 477.96'



EASEMENT NOTE:

NEIGHBORING PARCEL IS SUBJECT TO PACIFIC POWER & LIGHT EASEMENT AS DESCRIBED IN HOOD RIVER COUNTY EASEMENT #671200. THE EASEMENT MAP SHOWS SKETCH OF APPROXIMATE LOCATION. IN MY OPINION, THE ACTUAL LOCATION OF POWER LINES WOULD HOLD THE POSITION OF THE EASEMENT. IF THE EASEMENT FOR PUBLIC USE BEEN ABANDONED THIS PORTION OF EASEMENT MAY BE TERMINATED AT THE TIME OF ABANDONMENT.

SIGN LEGEND:

- #1 - STOP SIGN
- #2 - SPEED '20' MPH SIGN

*THERE IS NO GUARANTEE TO THE CORRECTNESS OF UNDERGROUND UTILITIES, AS THEY WERE MARKED BY LOCATED BY OTHERS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
ERIK M. CARLSON
72306

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CS 2011 011.2