

TERRA SURVEYING
 PARTITION PLAT
 for
 THE PORT OF HOOD RIVER
 T3N R10E SEC. 25
 TAX LOT 100
 PAGE 1 OF 2

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 CS# 2012 004
 DATE FILED: 1-9-12
 BY: *RJ*



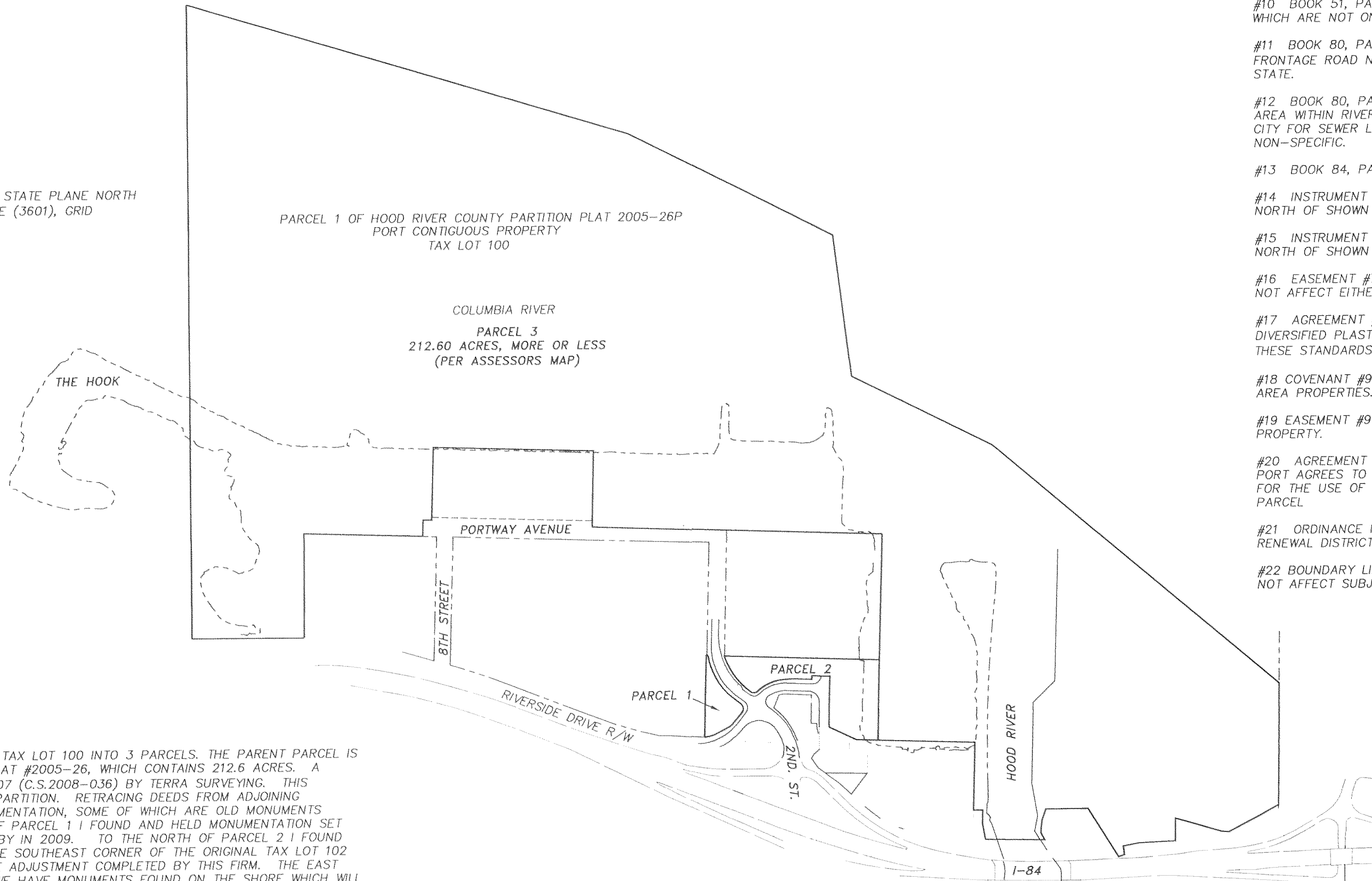
NOTE: THIS PAGE IS NOT TO SCALE.

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY NO. 2008036

BASIS OF BEARING OF THIS SURVEY IS OREGON STATE PLANE NORTH AMERICAN DATUM 1983 (N.A.D 83), NORTH ZONE (3601), GRID BEARINGS & INTERNATIONAL FEET.

U.S.G.S STATION PONDER-2
 LATITUDE = 45°42'39.37105" (N)
 LONGITUDE = 121°32'59.76083" (W)



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 100 INTO 3 PARCELS. THE PARENT PARCEL IS PARCEL 1 OF HOOD RIVER COUNTY PARTITION PLAT #2005-26, WHICH CONTAINS 212.6 ACRES. A COMPREHENSIVE SURVEY WAS CONDUCTED IN 2007 (C.S.2008-036) BY TERRA SURVEYING. THIS SURVEY WAS THE BASIS OF BEARING FOR THIS PARTITION. RETRACING DEEDS FROM ADJOINING PROPERTIES MEASURED WELL WITH FOUND MONUMENTATION, SOME OF WHICH ARE OLD MONUMENTS FROM ORIGINAL CONVEYANCES. TO THE WEST OF PARCEL 1 I FOUND AND HELD MONUMENTATION SET ON A BOUNDARY LINE ADJUSTMENT COMPLETED BY IN 2009. TO THE NORTH OF PARCEL 2 I FOUND AND HELD ORIGINAL IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF THE ORIGINAL TAX LOT 102 BEFORE THE MOST RECENT 2010 BOUNDARY LINE ADJUSTMENT COMPLETED BY THIS FIRM. THE EAST LINE OF PARCEL 2 IS LOCATED IN THE WATER, WE HAVE MONUMENTS FOUND ON THE SHORE WHICH WILL SERVE AS REFERENCE MONUMENTS TO THE COMMON CORNERS BETWEEN PARCEL 2 AND 3. THE BOUNDARY OF PARCEL 3 IS LOCATED IN THE COLUMBIA RIVER AND WAS NOT SURVEYED OR MONUMENTED BECAUSE IT EXCEEDS 10 ACRES, THEREFORE NOT REQUIRED.

LOCATION OF SURVEY:

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

REFERENCES:

- HOOD RIVER COUNTY SURVEY #85077
- HOOD RIVER COUNTY SURVEY #90103
- HOOD RIVER COUNTY SURVEY #99036
- HOOD RIVER COUNTY PLAT #2005-26
- HOOD RIVER COUNTY SURVEY #2005058
- HOOD RIVER COUNTY SURVEY #2008036
- HOOD RIVER COUNTY SURVEY #2009012
- HOOD RIVER COUNTY PLAT # 20094121
- HOOD RIVER COUNTY SURVEY #2010028

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	193.73'	60.51'	N 68°36'04" E	60.51'	17°53'38"
C2	304.53'	12.58'	N 45°13'04" E	12.58'	02°21'58"
C3	1026.32'	79.14'	N 41°08'16" E	79.12'	04°25'05"
C4	30.20'	47.16'	N 07°51'53" W	42.51'	89°29'02"
C5	311.52'	166.95'	N 37°29'26" W	164.96'	30°42'25"
C6	281.93'	80.65'	N 15°55'37" W	80.38'	16°23'28"
C7	359.95'	218.26'	N 35°58'50" W	214.93'	34°44'31"
C8	29.94'	43.07'	N 85°30'08" E	39.45'	82°24'38"
C9	209.44'	139.01'	N 66°21'56" E	136.48'	38°01'48"
C10	456.06'	131.83'	S 37°19'35" W	131.37'	16°33'45"
C11	359.95'	127.30'	N 08°28'41" E	126.64'	20°15'47"
C12	100.00'	17.93'	S 05°20'10" E	17.90'	10°16'18"
C13	238.73'	74.88'	S 68°33'47" W	74.58'	17°58'19"

LINE	BEARING	DISTANCE
L1	S 88°16'12" E	9.01'
L2	N 85°43'13" E	17.59'
L3	N 85°43'13" E	31.70'
L4	N 01°55'40" E	17.22'
L5	S 00°38'18" W	9.93'
L6	N 01°43'25" E	18.89'
L7	N 01°34'49" E	20.22'
L8	S 01°41'02" W	1.77'
L9	N 79°45'49" E	17.58'
L10	S 86°27'36" E	198.43'
L11	S 88°20'47" E	32.85'
L12	N 36°38'55" E	32.85'
L13	S 38°53'24" W	42.28'
L14	N 35°39'09" E	32.75'
L15	N 35°32'01" E	24.29'
L16	S 87°38'46" E	26.61'

SPECIAL EXCEPTIONS:

- TITLE REPORT #0043503 DATED OCTOBER 5, 2011
- #9 BOOK 26, PAGE 318. THIS IS A FLOWAGE EASEMENT WHICH DOES NOT AFFECT THE PORTION OF TAX LOT 100 WEST OF 2ND STREET.
- #10 BOOK 51, PAGE 109. THE STATE OF OREGON GAINED RIGHTS WHICH ARE NOT ON THIS PORTION OF TAX LOT 100.
- #11 BOOK 80, PAGE 104. RELINQUISHMENT OF THE TITLE OF FRONTAGE ROAD NAMED "RIVERSIDE DRIVE" TO THE CITY FROM THE STATE.
- #12 BOOK 80, PAGE 122. DEED FROM THE CITY TO THE STATE. THE AREA WITHIN RIVERSIDE ROAD. THE DEED MENTIONS EASEMENTS TO THE CITY FOR SEWER LINE AND UTILITIES NORTH OF RIVERSIDE. NON-SPECIFIC.
- #13 BOOK 84, PAGE 304. AGREEMENT BOUNDS OUTSIDE SECTION 25.
- #14 INSTRUMENT #660192. AGREEMENT AFFECTING BOTH PARCELS NORTH OF SHOWN LINE.
- #15 INSTRUMENT #660193. AGREEMENT AFFECTING BOTH PARCELS NORTH OF SHOWN LINE.
- #16 EASEMENT #750615. 80 FOOT WIDE PORTWAY EASEMENT, DOES NOT AFFECT EITHER LOT.
- #17 AGREEMENT #801664. AGREEMENT BETWEEN THE PORT AND DIVERSIFIED PLASTICS. "THE PORT HAS THE RIGHT TO WAIVE ANY OF THESE STANDARDS."
- #18 COVENANT #980589. GRANTED BY THE PORT TO IT'S WATERFRONT AREA PROPERTIES. BOTH LOTS ARE WITHIN THIS AREA.
- #19 EASEMENT #994147. PACIFICORP. DOES NOT AFFECT THIS PROPERTY.
- #20 AGREEMENT FOR IMPROVEMENTS #20061780 AND #20061826. THE PORT AGREES TO PARTICIPATE WITH CITY LOCAL IMPROVEMENT DISTRICT FOR THE USE OF MARITIME SERVICES. DOES NOT AFFECT SUBJECT PARCEL.
- #21 ORDINANCE NO. 1959. HOOD RIVER WATERFRONT URBAN RENEWAL DISTRICT.
- #22 BOUNDARY LINE ADJUSTMENTS TAX LOTS 100. DOES NOT AFFECT SUBJECTS.

NOTES:

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Erik M. Carlson
 OREGON
 DECEMBER 30, 2009
 ERIK M. CARLSON
 72306

Expires: December, 2013

TERRA SURVEYING

DATE MONUMENTED: DECEMBER 30, 2011
 SCALE: NOT TO SCALE
 PROJECT: 11065PART
 ASSESSORS MAP: 3N-10-25 TL 100
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE & FAX: (541) 386-4531
 E-Mail: terra@gorge.net

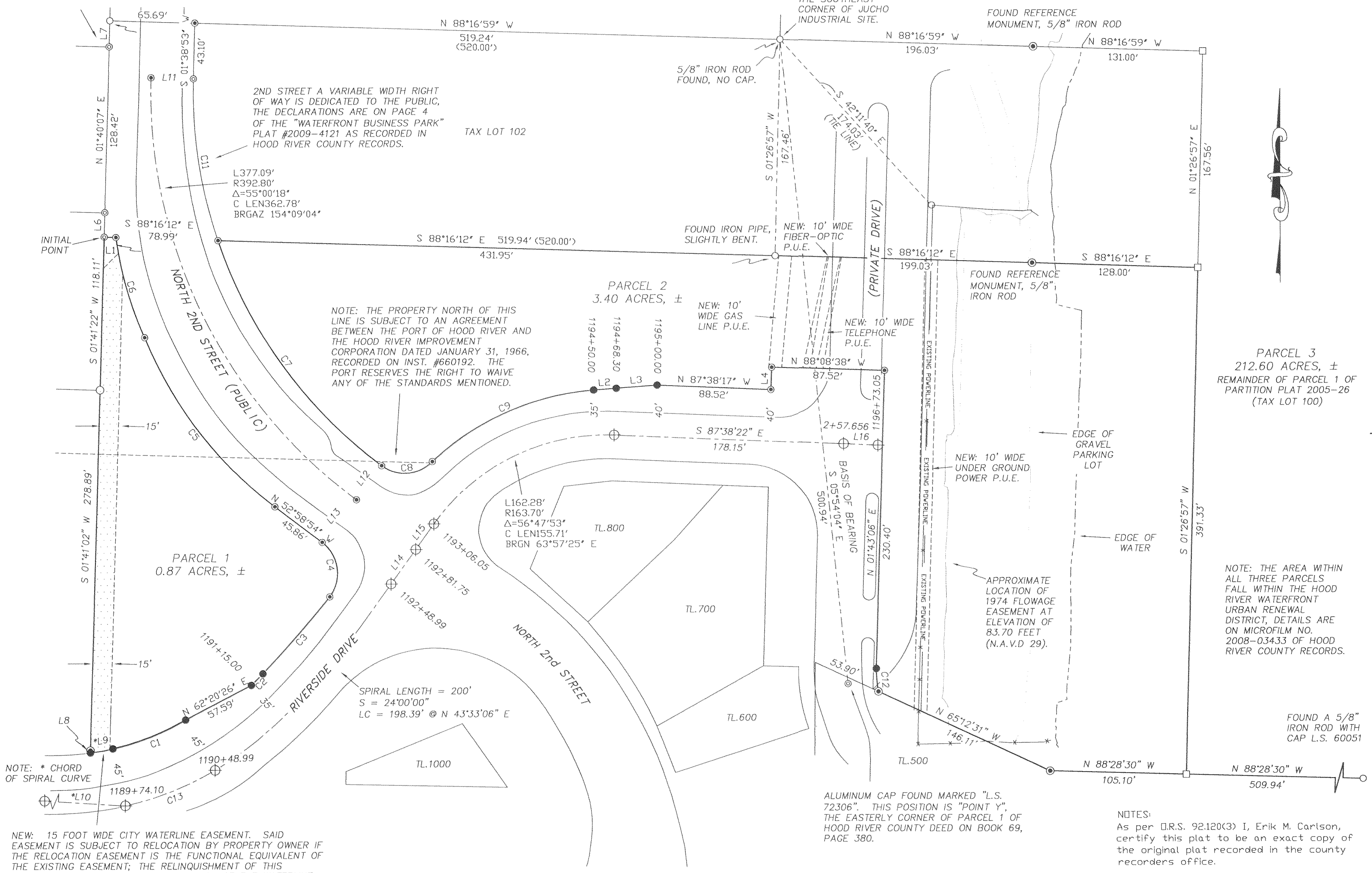
CS 2012 004-1

TERRA SURVEYING
PARTITION PLAT
for
THE PORT OF HOOD RIVER
T3N R10E SEC. 25
TAX LOT 100
PAGE 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
CS# 2012 004
DATE FILED: 1.9.12
BY: [Signature]

File Number
Instrument received on the 30th day of
December, 2011 at 11:53 A.M.
[Signature] - Clerk
Hood River County Director of Records
and assessments.

SOUTHEAST CORNER OF LOT 5
OF WATERFRONT BUSINESS
PARK, NO. 2009-4121



SURVEYOR'S CERTIFICATE
I, Erik M. Carlson,
being first duly sworn, depose and say that I have
correctly surveyed and marked with proper
monuments the lands represented on this Partition
Plat, the boundaries being described in Hood River
Parcel #1 of Partition Plat #2005-26P
Recorded: December 23rd 2005.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
DECEMBER 30, 2009
ERIK M. CARLSON
72306

Expires: December, 2013

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, and hereby create an easement for waterline
to the public as shown on face of this plat.

[Signature] 12/30/11
OWNER DATE

ACKNOWLEDGMENTS
This instrument was acknowledged before me on
the 30 day of December, 2011
as a representative of The Port of Hood River

[Signature]
Notary Signature

STATE OF Oregon }
COUNTY OF Hood River }s.s.
Subscribed and sworn to before me on this
30 day of December, 2011.

NOTARY NAME Melissa M Halseth
NOTARY PUBLIC - OREGON
COMMISSION NO. 457918
MY COMMISSION EXPIRES

May 15, 2015

APPROVALS
I hereby certify that all taxes and assessments 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 ex-
amined and approved as of this 30th
day of December, 2011.

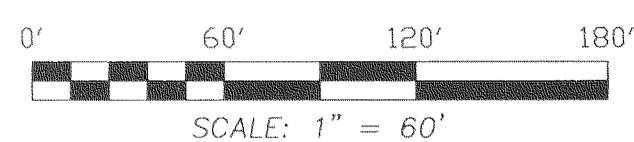
[Signature]
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 30th
day of December, 2011.

Planning File Number #2011-27
[Signature]
City of Hood River Planning Director

TERRA SURVEYING
DATE MONUMENTED: DECEMBER 30, 2011
SCALE: 1" = 60'
PROJECT: 11065PART
ASSESSORS MAP: 3N-10-25 TL 100
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

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



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

BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY NO. 2008036

NOTE REGARDING PRIVATE UTILITY EASEMENTS:
THE PRIVATE UTILITY EASEMENT SHOWN IS BASED ON THE
PHYSICAL LOCATION OF THE UTILITY. SAID LOCATION WAS
DERIVED BY UTILITY LOCATE COMPANY. THEREFORE THE
EASEMENT SHOWN IS GRAPHICAL IN NATURE AND SHOWS THE
APPROXIMATE LOCATION OF THE EASEMENT. ALL PRIVATE
EASEMENTS ARE 10 FOOT WIDE.

- LEGEND:
- Ser 5/8" Iron "TERRA" Rod
 - ⊙ FOUND 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED L.S. 72306
 - ⊙ FOUND 5/8" X 30" IRON ROD OF RECORD, NO CAP
 - FOUND MONUMENT OF RECORD AS NOTED
 - ⊕ FOUND 2" ALUMINUM CAP MARKED "ODOT"
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL
 - P.U.E. PRIVATE UTILITY EASEMENT