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

HOOD RIVER COUNTY SURVEYOR'S OFFICE CS# 2012 004

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

#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.

#13 BOOK 84, PAGE 304. AGREEMENT BOUNDS OUTSIDE SECTION 25.

#14 INSTRUMENT #660192. AGREEMENT AFFECTING BOTH PARCELS NORTH OF SHOWN LINE.

NORTH OF SHOWN LINE.

#15 INSTRUMENT #660193. AGREEMENT AFFECTING BOTH PARCELS

#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.

#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

#21 ORDINANCE NO. 1959. HOOD RIVER WATERFRONT URBAN

#22 BOUNDARY LINE ADJUSTMENTS TAX LOTS 100. DOES NOT AFFECT SUBJECTS.

As per D.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 KAND SURVEYOR

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

PAGE 1 OF 2 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 PARCEL 1 OF HOOD RIVER COUNTY PARTITION PLAT 2005-26P BEARINGS & INTERNATIONAL FEET. PORT CONTIGUOUS PROPERTY TAX LOT 100 U.S.G.S STATION PONDER-2 LATITUDE = 45'42'39.37105"(N) $LONGITUDE = 121^{\circ}32'59.76083'' (W)$ COLUMBIA RIVER PARCEL 3 212.60 ACRES, MORE OR LESS (PER ASSESSORS MAP) THE HOOK #19 EASEMENT #994147. PACIFICORP. DOES NOT AFFECT THIS PORTWAY AVENUE RENEWAL DISTRICT. PARCEL RIVERSIDE DRIVE RIW PARCEL 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 MONUMENT 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 1-84

LOCATION OF SURVEY:

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

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.

REFERENCES:

NARRATIVE:

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″
CS	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" W	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	50.55,
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′
L.		&

-TERRA SURVEYING -HOOD RIVER COUNTY PARTITION PLAT SURVEYOR'S OFFICE for THE PORT OF HOOD RIVER CS# 2012 004 T3N R10E SEC. 25 DATE FILED: 1.9.12 Instrument received on the 30 th day day at 11:53 A .M. TAX LOT 100 PAGE 2 OF 2 lood River County Director of Records and assessments. SOUTHEAST CORNER OF LOT 5 OF WATERFRONT BUSINESS PARK. NO. 2009-4121 SURVEYOR'S CERTIFICATE THE SOUTHEAST CORNER OF JUCHO I. Erik M. Carlson, FOUND REFERENCE INDUSTRIAL SITE. being first duly sworn, depose and say that I have MONUMENT, 5/8" IRON ROD N 88°16′59* W correctly surveyed and marked with proper N 88°16′59" W 519,24' (520,00') /N 88°16′59″ W monuments the lands represented on this Partition 196.031 131.004 Plat, the boundaries being described in Hood River 5/8" IRON ROD FOUND, NO CAP. Parcel #1 of Partition Plat #2005-26P L11 Recorded: December 23rd 2005. 2ND STREET A VARIABLE WIDTH RIGHT OF WAY IS DEDICATED TO THE PUBLIC, THE DECLARATIONS ARE ON PAGE 4 OF THE "WATERFRONT BUSINESS PARK" PLAT #2009-4121 AS RECORDED IN TAX LOT 102 HOOD RIVER COUNTY RECORDS. R392.80' REGISTERED Δ=55°00′18* PROFESSIONAL C LEN362.78' LAND SURVEYOR BRGAZ 154°09'04" S 88°16'12* FOUND IRON PIPE. NEW: 10' WIDE FIBER-OPTIC 78,994 \$ 88°16'12" E 519.94' (520.00') SLIGHTLY BENT. INITIAL P.U.E. 7 88.19,15, E POINT 431,95 OREGON S 88°16'12" E Z 199.03 DECEMBER 30, 2009 ERIK M. CARLSON 128.00 FOUND REFERENCE PARCEL 2 MONUMENT, 5/8" 72306 IRON ROD 3.40 ACRES, ± NEW: 10' Expires: December, 2013 NOTE: THE PROPERTY NORTH OF THIS LINE IS SUBJECT TO AN AGREEMENT 3 WIDE GAS NEW: 10' WIDE LINE P.U.E. BETWEEN THE PORT OF HOOD RIVER AND - TELEPHONE THE HOOD RIVER IMPROVEMENT P.U.E. CORPORATION DATED JANUARY 31, 1966 PARCEL 3 RECORDED ON INST. #660192. THE PORT RESERVES THE RIGHT TO WAIVE **DECLARATION** N 88°08'38" W 212.60 ACRES, ± We the owner(s) of the land shown herein, hereby N 87°38′17″ W REMAINDER OF PARCEL 1 OF declare that this division of land has been made ANY OF THE STANDARDS MENTIONED. PARTITION PLAT 2005-26 with our free consent and in accordance with our (TAX LOT 100) desires, and hereby create an easement for waterline o the public as shown on face of this plat. 2+57.656 15' S 87'38'22" E -D-136 EDGE OF GRA VEL 178.15 PARKING NEW: 10' WIDE BASIS OF LOT - UNDER GROUND POWER P.U.E. ACKNOWLEDGMENTS This instrument was acknowledged before me on L162,28' the 30 day of December, 2011 R163.70′ as a representative of The Port of Hood River Δ=56°47′53* TL.800 17.05.05 \ C LEN155.71' - EDGE OF M. Halseth BRGN 63*57'25" E \oplus WATER 1702 X81,25 PARCEL 1 Notary Signature NOTE: THE AREA WITHIN 0.87 ACRES, ± ALL THREE PARCELS APPROXIMATE STATE OF OVEGON FALL WITHIN THE HOOD LOCATION OF COUNTY OF HOOD RIVEY Is.s. RIVER WATERFRONT 1974 FLOWAGE TL.700 EASEMENT AT URBAN RENEWAL Subscribed and sworn to before me on this day of December, 2011. DISTRICT, DETAILS ARE ELEVATION OF ON MICROFILM NO. 83.70 FEET 2008-03433 OF HOOD NOTARY NAME Mellissa M Halseth (N.A.V.D 29). RIVER COUNTY RECORDS. NOTARY PUBLIC - OREGON COMMISSION NO. _ 457918 MY COMMISSION EXPIRES SPIRAL LENGTH = 200' $S = 24^{\circ}00'00''$ May 15, 20 15 LC = 198.39' @ N 43'33'06" E FOUND A 5/8" IRON ROD WITH TL.600 CAP L.S. 60051 **APPROVALS** 190+48.99 TL.500 TL.1000 N 88°28'30" W NOTE: * CHORD N 88'28'30" W hereby certify that all taxes and assessments due OF SPIRAL CURVE 1189+74.10 C13 105.10 509.94' hereon have been fully paid as required by law. ALUMINUM CAP FOUND MARKED "L.S. ⊕/<u>_*L10</u> 72306". THIS POSITION IS "POINT Y", THE EASTERLY CORNER OF PARCEL 1 OF NOTES Hood River County Director of Budget and As per D.R.S. 92.120(3) I, Erik M. Carlson, HOOD RIVER COUNTY DEED ON BOOK 69, NEW: 15 FOOT WIDE CITY WATERLINE EASEMENT. SAID Finance PAGE 380. certify this plat to be an exact copy of EASEMENT IS SUBJECT TO RELOCATION BY PROPERTY OWNER IF the original plat recorded in the county THE RELOCATION EASEMENT IS THE FUNCTIONAL EQUIVALENT OF recorders office. THE EXISTING EASEMENT; THE RELINQUISHMENT OF THIS EASEMENT WILL OCCUR UPON RELOCATION OF THE WATERLINE I hereby certify this partition was examined and approved as of this 305 day AND RECORDING AN EASEMENT FOR THE RELOCATED WATERLINE. LOCATION OF SURVEY: of DISCISION TERRA SURVEYING SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, LEGEND: • Ser 88" 1200 TELLA" ROD WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON. Certified to be a true and correct copy of the ORIGINAL FOUND 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED L.S. 72306 BASIS OF BEARING: Hood River County Surveyor Dept. of Records & Assessment DATE MONUMENTED: DECEMBER 30, 201 FOUND 5/8" X 30" IRON ROD OF RECORD, NO CAP HOOD RIVER COUNTY SURVEY NO. 2008036 By K. Llay Deputy SCALE: 1" = 60'I hereby certify this partition was ex- \circ FOUND MONUMENT OF RECORD AS NOTED amined and approved as of this 30TH PROJECT: 11065PART NOTE REGARDING PRIVATE UTILITY EASEMENTS: of DECEMBER \oplus FOUND 2" ALUMINUM CAP MARKED "ODOT" ASSESSORS MAP: 3N-10-25 TL 100 THE PRIVATE UTILITY EASEMENT SHOWN IS BASED ON THE 120' 180' PHYSICAL LOCATION OF THE UTILITY. SAID LOCATION WAS P.O. BOX 617 CALCULATED, NOT FOUND OR SET Planning File Number #2011-27 DERIVED BY UTILITY LOCATE COMPANY. THEREFORE THE HOOD RIVER, OREGON 97031 EASEMENT SHOWN IS GRAPHICAL IN NATURE AND SHOWS THE DEED OR PLAT CALL PHONE & FAX: (541) 386-4531 APPROXIMATE LOCATION OF THE EASEMENT. ALL PRIVATE SCALE: 1" = 60'P.U.E. PRIVATE UTILITY EASEMENT EASEMENTS ARE 10 FOOT WIDE. E-Mail: terra@gorge.net CS 2012004-2