

PARTITION PLAT

LOT 1 OF WASCO BUSINESS PARK SUBDIVISION
LOCATED IN SECTION 26 T. 3N., R. 10E. W.M
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON
3N 10E 26CA TAX LOT 2500

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 1 OF WASCO BUSINESS PARK SUBDIVISION INTO THREE SEPARATE PARCELS AS SHOWN, SAID SUBDIVISION, BEING AN OFFICIAL PLAT OF RECORDED WITH HOOD RIVER COUNTY AND FILED AS COUNTY SURVEY NO. 2005-081. THE EXTERIOR BOUNDARY OF SAID LOT 1 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD. NEW MONUMENTS ARE BEING SET ON THE NEW DIVISION LINES AND ALONG THE WEST LINE OF SAID LOT 1, DUE TO NO MONUMENTS BEING SET DURING THE ORIGINAL PLATTING OF SAID LOT 1, WHICH WAS DUE TO THE EXCEPTION OF THE WEST 30 FEET AS PER THAT AFFIDAVIT OF CORRECTION AS RECORDED IN INSTRUMENT NO. 2005081.

REFERENCE SURVEYS

WASCO BUSINESS PARK SUBDIVISION, FILED AS CS NO. 2005 081
PARTITION PLAT 2007 13P, FILED AS CS NO. 2007 043

COVENANTS, CONDITIONS & RESTRICTIONS:

ALL LOTS WITHIN THIS PLAT OF WASCO PARK ARE SUBJECT TO A DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT BEING RECORDED IN INSTRUMENT NUMBER 20055354, HOOD RIVER RECORDS.

ALSO SEE DOCUMENT TITLE "CONDITION, RESTRICTIONS AND EASEMENTS AS SHOWN ON THE PLAT OF WASCO BUSINESS PARK SUBDIVISION.

SAID DOCUMENT SHALL BE CONSIDERED AS A PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

GRANT OF EASEMENT:

- 1.) A 24.00 FOOT JOINT ACCESS EASEMENT, BEING 12.00 FEET ON EACH SIDE OF THE COMMON BOUNDARY LINE OF PARCEL 1 AND 2 FOR THE BENEFIT OF PARCELS 1 AND 2
- 2.) A VARIED WIDTH, JOINT ACCESS EASEMENT, ON A PORTION OF PARCEL 2 AND 3 FOR THE BENEFIT OF PARCELS 2 AND 3 AS SHOWN ON THE PACE OF THIS PLAT.
- 3.) A 5.00 FOOT WIDE, UTILITY EASEMENT ACROSS THE WEST 5.00 FEET OF PARCEL 1 FOR THE BENEFIT OF PARCEL 2

50' 0 50' 100'

SCALE - FEET
1" = 50'

BASIS OF BEARINGS

RECORD OF SURVEY CS NO. 2005081

SITE ADDRESS

202 WASCO LOOP #103
HOOD RIVER, OREGON

OWNER

DEAN CAMERON

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. CS2012 005

FILED 1-9-12

BY [Signature]

PARTITION PLAT NO. 2011 11P

INSTRUMENT RECEIVED ON THE 22nd DAY OF DECEMBER 2011 9:03 AT AM

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYS CERTIFICATE

I, JAMES M. KLEIN, 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 LANDS BEING DESCRIBED IN THAT CERTAIN LAND DEVELOPMENT REPORT, ORDER NO. 11-0248J5, DATED NOV. 19, 2011 AS LOT 1, WASCO BUSINESS PARK SUBDIVISION.

[Signature]
JAMES M. KLEIN PLS. 59002

DECLARATION

I, THE OWNER OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND IS A LEGAL PLAT AND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES AND THE PROVISIONS OF ORS CHAPTER 92.

AN BY THIS PLAT GRANT ALL EASEMENT SHOW FOR THEIR STATED USE.

[Signature] 12-16-11
DEAN CAMERON DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-16-2011, BY THE ABOVE SIGNED DEAN CAMERON AND WENDY CAMERON

[Signature]
NOTARY SIGNATURE
Kara Ann Elliott
NOTARY PUBLIC-(NAME)

STATE OF Oregon
COUNTY OF Wasco
COMMISSION NO. 450246
MY COMMISSION EXPIRES June 22, 2014

OFFICIAL SEAL
KARA ANN ELLIOTT
NOTARY PUBLIC-OREGON
COMMISSION NO. 450246
MY COMMISSION EXPIRES JUNE 22, 2014

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 DECEMBER, 2011.

[Signature]
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 22nd DAY OF DECEMBER, 2011.

[Signature]
CITY OF HOOD RIVER PLANNING DIRECTOR

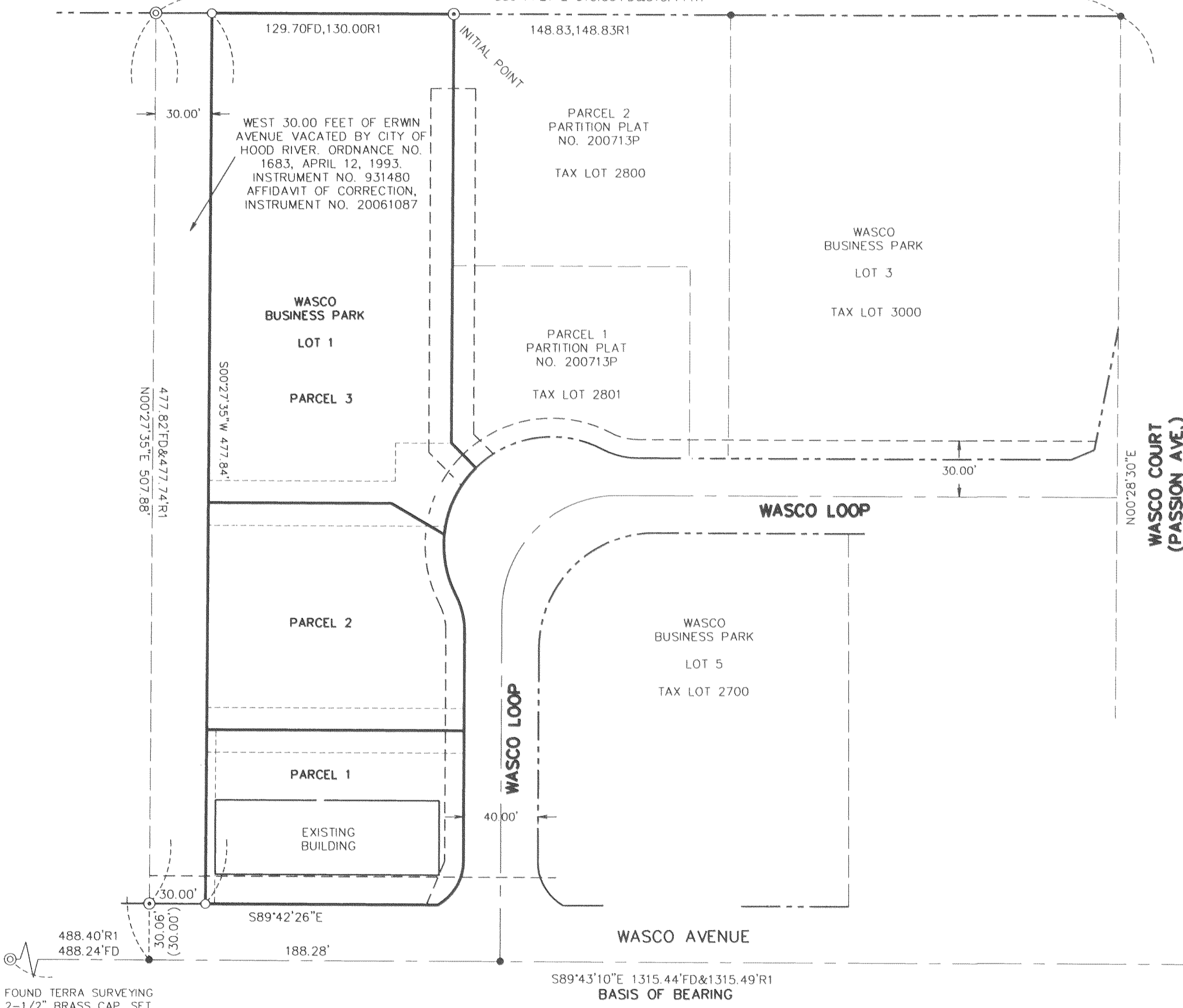
REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2013

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	26CA	3N.	10E.
<input type="checkbox"/>			

FOUND TERRA SURVEYING
2-1/2" BRASS CAP, SEE
CS NO. 93008



FOUND TERRA SURVEYING
2-1/2" BRASS CAP, SET
1991 FOR 1/8 CORNER

VICINITY MAP

SCALE 1"=50'

CERTIFICATION NOTE:

I, JAMES M. KLEIN, CERTIFY THAT THIS PARTITION PLAT IS AN EXACT COPY OF THE PARTITION ON FILE WITH HOOD RIVER COUNTY RECORDS DEPT.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

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

SURVEY PERFORMED FOR:
DEAN CAMERON
DATE OF MONUMENTATION:
NOV. 21, 2011
PROJECT: 11-09-04
FILE: 110904.DWG
DRAFT: JMK



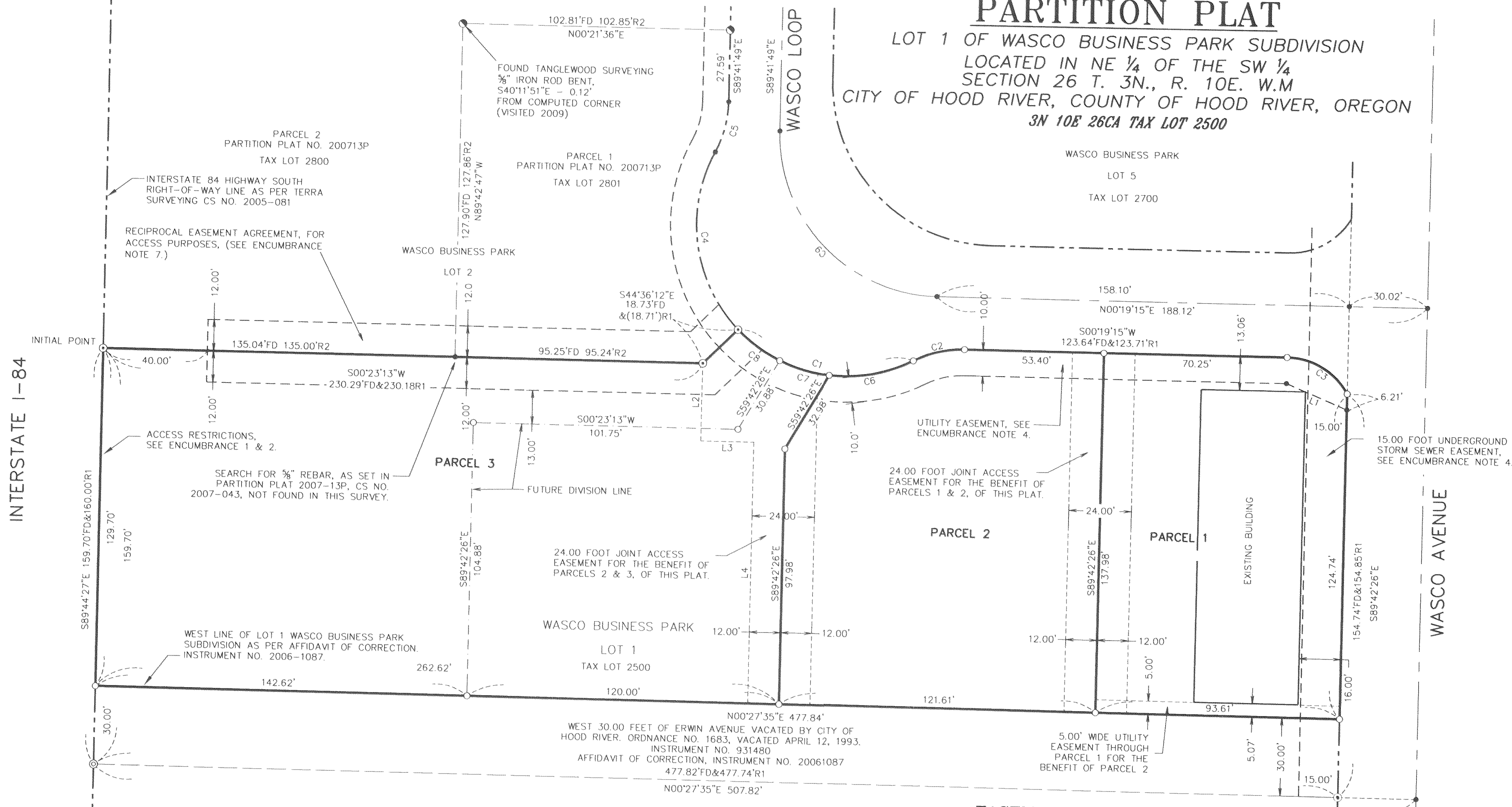
Klein & Associates, Inc.
ENGINEERING • LAND SURVEYING • PLANNING

1411 13th Street, Hood River, Oregon 97031
Tel: (541)386-3322
EMAIL info@kleinassocinc.com

PARTITION PLAT

LOT 1 OF WASCO BUSINESS PARK SUBDIVISION
 LOCATED IN NE 1/4 OF THE SW 1/4
 SECTION 26 T. 3N., R. 10E. W.M
 CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON
 3N 10E 26CA TAX LOT 2500

**HOOD RIVER COUNTY
 SURVEYOR'S OFFICE**
 SURVEY NO. CS2012 005
 FILED 1-9-12
 BY [Signature]



LINE TABLE

LINE	BEARING	LENGTH
L1	N22°47'15"E	25.32
L2	S89°36'47"E	29.81
L3	S00°17'34"W	20.46
L4	S89°42'26"E	100.28

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1		12,834 SQ FT 0.29 AC
PARCEL 2	63,411 SQ FT 1.46 AC	16,002 SQ FT 0.37 AC
PARCEL 3		34,574 SQ FT 0.79 AC

CURVE TABLE

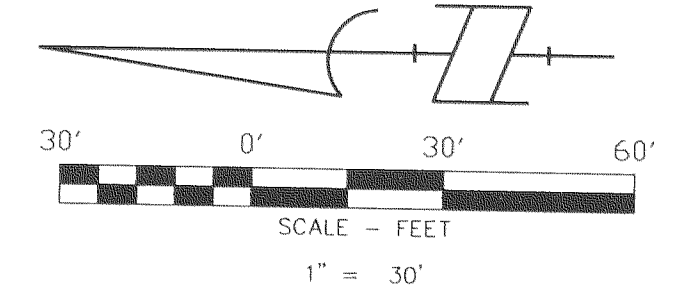
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	73.51	58.00	72°37'12"	N09°01'20"E	68.69
C2	20.24	42.00	27°36'31"	N13°29'00"W	20.04
C3	28.23	27.00	59°54'55"	N30°16'43"E	26.97
C4	73.36	58.00	72°28'22"	S81°31'45"W	68.57
C5	20.13	42.00	27°27'45"	N75°57'56"W	19.94
C6	33.33	58.00	32°55'24"	S10°49'34"E	32.87
C7	20.10	58.00	19°51'23"	S15°33'49"W	20.00
C8	20.08	58.00	19°50'25"	S35°24'43"W	19.98
C9	97.37	62.00	89°58'56"	S45°18'43"W	87.67

CERTIFICATION NOTE:
 I, JAMES M. KLEIN, CERTIFY THAT THIS PARTITION PLAT IS AN EXACT COPY OF THE PARTITION ON FILE WITH HOOD RIVER COUNTY RECORDS DEPT.

- LEGEND**
- SET 3/8" x 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
 - ⊙ FOUND 3/8" REBAR, PER TERRA SURVEYING, THE PLAT OF WASCO BUSINESS PARK SUBDIVISION, CS NO. 2005-081
 - ⊙ FOUND 3/8" REBAR, PER TANGLEWOOD SURVEYING PARTITION PLAT NO. 200713P, CS NO. 2007043
 - ⊙ FOUND BRASS CAP, PER TERRA SURVEYING, THE PLAT OF WASCO BUSINESS PARK SUBDIVISION, CS NO. 2005-081
 - ⊗ FOUND RAILROAD SPIKE
 - ANGLE POINT, NOT MONUMENTED
 - FD FOUND DISTANCE
 - CS NO. COUNTY SURVEY NO.
 - R1 SURVEY BY TERRA SURVEYING CS NO. 2005081
 - R2 TANGLEWOOD SURVEYING PARTITION PLAT NO. 200713P
 - EDGE OF ROAD RIGHT-OF-WAY
 - CENTERLINE OF ROAD
 - EDGE OF EXISTING EASEMENT OF RECORD
 - EDGE OF NEW EASEMENT PER THIS PLAT

EASEMENT AND ENCUMBRANCES

- ACCESS RESTRICTIONS, AS DESCRIBED IN BOOK 46, PAGE 343, OCT. 27, 1951. (AS SHOWN)
- ACCESS RESTRICTIONS, AS DESCRIBED IN BOOK 46, PAGE 451, NOV. 19, 1951. (AS SHOWN)
- VACATION ORDINANCE NO. 1683, RECORDED IN INSTRUMENT NO. 931480, MAY 5, 1993. (AS SHOWN)
- UTILITIES EASEMENTS, RECORDED IN INSTRUMENT NO. 200401792, APRIL 23, 2004. (AS SHOWN)
- CONDITION, RESTRICTION AND EASEMENTS, AS SHOWN ON THE PLAT OF WASCO BUSINESS PARK SUBDIVISION INSTRUMENT NO. 200610871. (AS SHOWN)
- COVENANTS, CONDITIONS & RESTRICTION, RECORDED IN INSTRUMENT NO. 20055354, OCT. 1, 2005. (NOT SHOWN)
- RECIPROCAL EASEMENT AGREEMENT FOR ACCESS PURPOSES, RECORDED IN INSTRUMENT NO. 20064655, SEPT. 21, 2006. (AS SHOWN)
- DECLARATION OF DEED RESTRICTIONS/RESTRICTIVE COVENANT AND REMONSTRANCE, RECORDED IN INSTRUMENT NO. 20043900, AUG. 19, 2004, AND INSTRUMENT NO. 200704251, SEPT. 19, 2007 AND INSTRUMENT NO. 200900747, MARCH 2, 2009. (NOT SHOWN)



BASIS OF BEARINGS
 RECORD OF SURVEY CS NO. 2005081

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002
 Expires 6-30-2013

SURVEY PERFORMED FOR:
 DEAN CAMERON
 DATE OF MONUMENTATION:
 NOV. 21, 2011
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 FILE: 110904.DWG
 DRAFT: JMK

OWNER
 DEAN CAMERON

SITE ADDRESS
 202 WASCO LOOP #103
 HOOD RIVER, OREGON

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SHEET 2 OF 2
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON
 1/4 SEC T. R.
 26CA 3N. 10E.

CS 2012 005-2

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