

PARTITION PLAT

LOCATED IN THE NE 1/4, SECTION 27, T. 2 N., R. 10 E., W.M.
 COUNTY OF HOOD RIVER, STATE OF OREGON
 2N 10E 27A TAX LOT 1300, 1999, 1919 & 1918

PARTITION PLAT NO. 201303P

INSTRUMENT RECEIVED ON THE 27th DAY OF MARCH 2013 3:52 AT 9 AM
 M. Keller
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. CS 2013 011

FILED 4-3-13

BY RA

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 BOUNDARIES BEING DESCRIBED IN TITLE REPORT PROVIDED BY COLUMBIA GORGE TITLE, LAND DEVELOPMENT REPORT, ORDER NO. 12-0375FD, DATED DEC. 3, 2012.

James M. Klein
 JAMES M. KLEIN PLS. 59002

DECLARATION

WE THE OWNERS 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 WE HEREBY DEDICATE A 10.00 FOOT WDE, PUBLIC UTILITY EASEMENT, AS SHOWN ON THIS PLAT, SEE NOTE 1.) SHEET 2 OF 2.

WE FURTHER DEDICATE A 20.00 FEET, PUBLIC UTILITY EASEMENT FOR DRAINAGE IMPROVEMENTS, SEE NOTE 2.) SHEET 2 OF 2.

WE FURTHER DEDICATE A 10.00 FEET, PUBLIC UTILITY EASEMENT FOR DRAINAGE IMPROVEMENTS, SEE NOTE 3.) SHEET 2 OF 2.

WE FURTHER DEDICATE A 10.00 FEET, SANITARY SEWER EASEMENT, SEE NOTE 4.) SHEET 2 OF 2.

Gary D. Bloom 3/5/13
 GARY D. BLOOM DATE

Linda K. Bloom
 LINDA K. BLOOM DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3.5.2013, BY THE ABOVE SIGNED

Roxann R. Cochran
 NOTARY SIGNATURE

Roxann R. Cochran
 NOTARY PUBLIC-(NAME)

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 469581

MY COMMISSION EXPIRES 8-17-2016

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

Linda K. Bloom
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 11th DAY OF MARCH 2013.

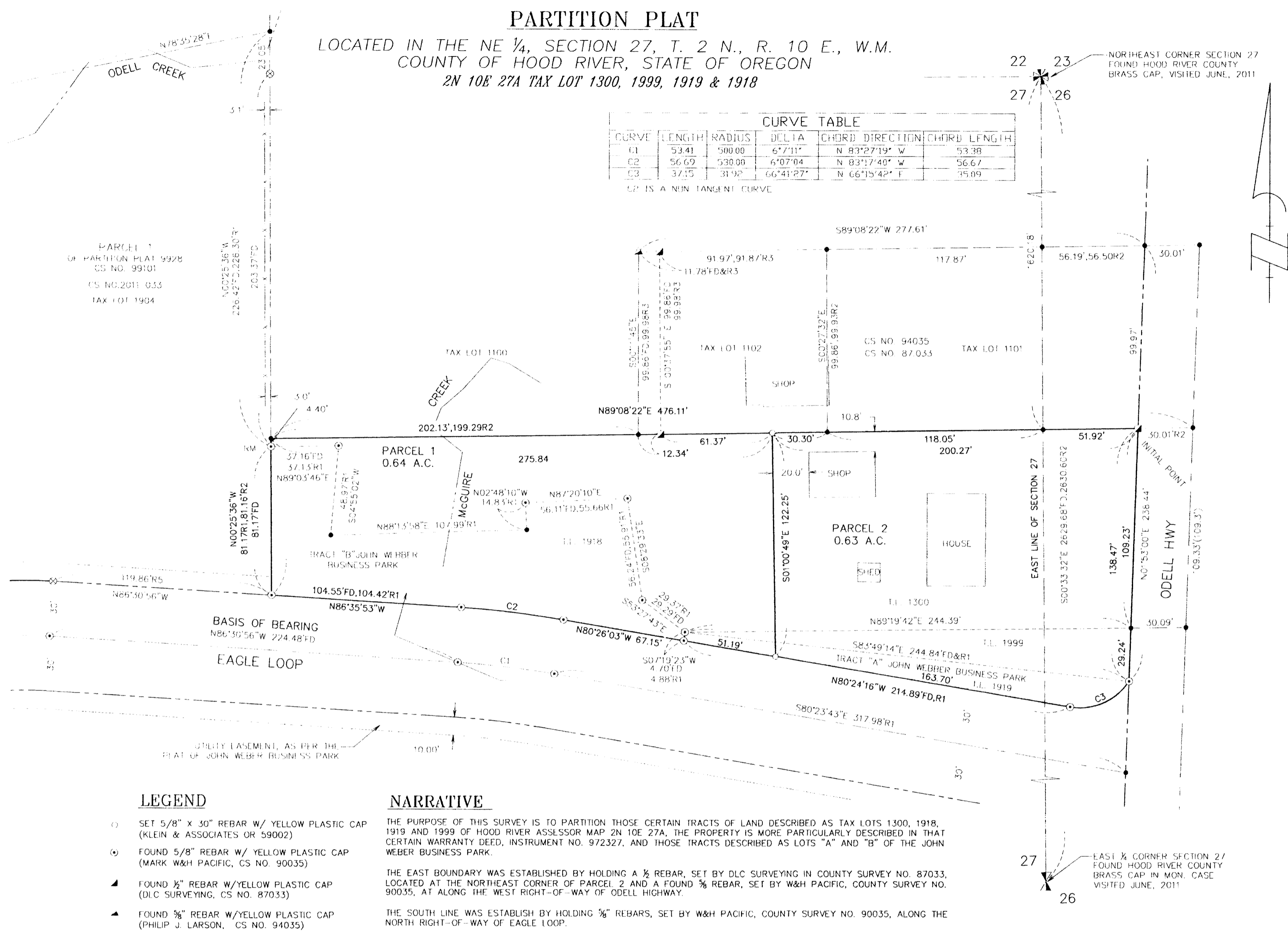
Paul St...
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 26th DAY OF MARCH 2013.

M. Belmont
 HOOD RIVER COUNTY PLANNING DIRECTOR

| CURVE | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
|-------|--------|--------|-----------|-----------------|--------------|
| C1 | 53.41 | 500.00 | 6°7'11" | N 83°27'19" W | 53.38 |
| C2 | 56.69 | 530.00 | 6°07'04" | N 83°17'40" W | 56.67 |
| C3 | 37.15 | 31.92 | 66°41'27" | N 66°15'42" E | 35.09 |

C1 IS A NEAR TANGENT CURVE



LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (MARK W&H PACIFIC, CS NO. 90035)
- ▲ FOUND 1/2" REBAR W/YELLOW PLASTIC CAP (DLC SURVEYING, CS NO. 87033)
- ▲ FOUND 3/8" REBAR W/YELLOW PLASTIC CAP (PHILIP J. LARSON, CS NO. 94035)
- ⊗ FOUND 3/8" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES, CS NO. 2011 033)
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- FD FOUND DATA
- (100.00') DEED DISTANCE
- R1 RECORD DATA, SEE REFERENCE SURVEY
- P.U.L PUBLIC UTILITY LASEMENT
- T.L. TAX LOT
- RIGHT-OF-WAY
- - - COMPUTED CENTERLINE
- - - EDGE OF EASEMENT
- - - CENTERLINE OF EASEMENT

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TAX LOTS 1300, 1918, 1919 AND 1999 OF HOOD RIVER ASSESSOR MAP 2N 10E 27A, THE PROPERTY IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN WARRANTY DEED, INSTRUMENT NO. 972327, AND THOSE TRACTS DESCRIBED AS LOTS "A" AND "B" OF THE JOHN WEBER BUSINESS PARK.

THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING A 1/2 REBAR, SET BY DLC SURVEYING IN COUNTY SURVEY NO. 87033, LOCATED AT THE NORTHEAST CORNER OF PARCEL 2 AND A FOUND 3/8 REBAR, SET BY W&H PACIFIC, COUNTY SURVEY NO. 90035, AT ALONG THE WEST RIGHT-OF-WAY OF ODELL HIGHWAY.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING 3/8" REBARS, SET BY W&H PACIFIC, COUNTY SURVEY NO. 90035, ALONG THE NORTH RIGHT-OF-WAY OF EAGLE LOOP.

THE WEST LINE WAS ESTABLISHED BY HOLDING 3/8" REBARS, SET BY W&H PACIFIC, COUNTY SURVEY NO. 90035, ALONG THE EAST LINE OF LOT 8 OF THE JOHN WEBER BUSINESS PARK.

THE NORTH LINE WAS ESTABLISHED BY HOLDING TWO 1/2" REBARS, SET BY DLC SURVEYING IN COUNTY SURVEY NO. 87033, AND THE WESTERLY PROJECTION THEREOF TO THE INTERSECTION WITH THE EAST LINE OF OF SAID LOT 8 OF THE JOHN WEBER BUSINESS PARK.

REFERENCED SURVEYS

- R1) JOHN WEBER BUSINESS PARK, CS NO. 90035 PERFORMED BY, WILSEY & HAM PACIFIC INC.
- R2) PARTITION PLAT 9928, CS NO. 99101 PERFORMED BY TERRA SURVEYING
- R3) COUNTY SURVEY NO. 94035, BY PHILIP J. LARSON
- R4) COUNTY SURVEY NO. 87033, BY DLC SURVEYING
- R5) COUNTY SURVEY NO. 2011 033, BY KLEIN & ASSOC.

REFERENCED DEEDS

WARRANTY DEED NO. 972327

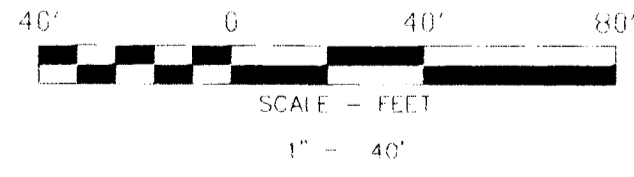
OWNER

GARY BLOOM & LINDA BLOOM



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

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



REGISTERED PROFESSIONAL LAND SURVEYOR
 James M. Klein
 OREGON JULY 12, 2005
 JAMI S. M. KLEIN 59002
 Expires 6-25-2013

SHEET 1 OF 2
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

| | | | |
|-------------------------------------|-----|-----|------|
| 1/4 | SEC | T. | R. |
| <input checked="" type="checkbox"/> | 27A | 2N. | 10E. |
| <input type="checkbox"/> | | | |

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

CS 2013 011-1

PARTITION PLAT

LOCATED IN THE NE 1/4, SECTION 27, T. 2 N., R. 10 E., W.M.
 COUNTY OF HOOD RIVER, STATE OF OREGON
 2N 10E 27A TAX LOT 1300, 1999, 1919 & 1918

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. **CS 2013 011**

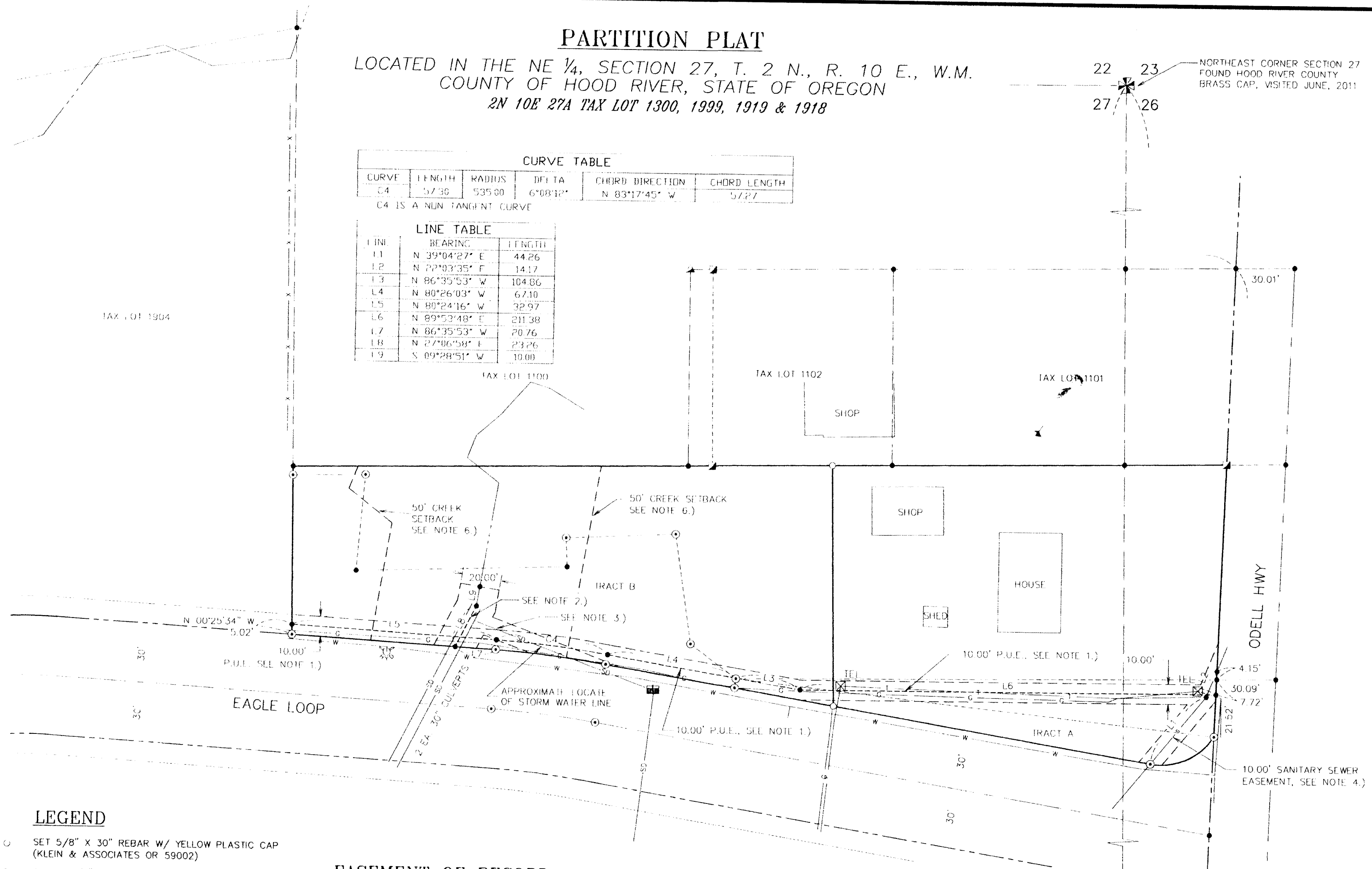
FILED **4.3-13**

BY **RJ**

| CURVE TABLE | | | | | |
|-------------|--------|--------|----------|-----------------|--------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C4 | 57.30 | 535.00 | 6°08'12" | N 83°17'45" W | 57.27 |

C4 IS A NON TANGENT CURVE

| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N 39°04'27" E | 44.26 |
| L2 | N 72°03'35" E | 14.17 |
| L3 | N 86°35'53" W | 104.86 |
| L4 | N 80°26'03" W | 67.10 |
| L5 | N 80°24'16" W | 32.97 |
| L6 | N 89°52'48" E | 211.38 |
| L7 | N 86°35'53" W | 70.76 |
| L8 | N 27°06'58" E | 23.26 |
| L9 | S 09°28'51" W | 10.00 |



LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (MARK W&H PACIFIC, CS NO. 90035)
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- ⊗ FOUND 3/8" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES, CS NO. 2011 033)
- ANGLE POINT, NOT MONUMENTED
- RIGHT-OF-WAY
- COMPUTED CENTERLINE
- EDGE OF EASEMENT
- CENTERLINE OF EASEMENT
- CENTERLINE OF CREEK
- TELEPHONE LINE (BURIED)
- WATERLINE
- GAS LINE
- SANITARY LINE
- CULVERT/ STORM SEWER LINE
- ⊗ FIRE HYDRANT
- ⊗ TEL TELEPHONE PEDESTAL
- ⊗ CATCH BASIN

EASEMENT OF RECORD:

ELECTRICAL TRANSMISSION & DISTRIBUTION LINE EASEMENT RECORDED IN BOOK 46, PAGE 153, SEPT. 21 1951, HOOD RIVER COUNTY DEED RECORDS. A PORTION VACATED AS PER INSTRUMENT NO. 901377, SHOWN ON THE PLAT OF JOHN WEBER BUSINESS PARK, NOT AFFECTING THE PARCEL WITHIN THIS PLAT (NOT SHOWN).

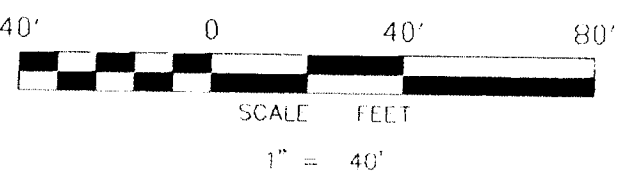
DECLARATION, COVENANTS CONDITION & RESTRICTION, RECORDED IN INSTRUMENT NO. 901383, MAY 25, 1990

AMENDED/MODIFIED DECLARATION, COVENANTS CONDITION & RESTRICTION, RECORDED IN INSTRUMENT NO. 902515, SEPT. 28, 1990

CONDITION & RESTRICTION AND EASEMENTS AS PER THE PLAT OF JOHN WEBER BUSINESS PARK.

NOTES

- 1.) A 10.00 FOOT IN WIDTH PUBLIC UTILITY EASEMENT (P.U.E.), BEING 5.00 FEET ON EACH SIDE OF THE EXISTING UTILITIES THROUGH PARCEL 1 AND 2 OF THIS PARTITION PLAT, (AS SHOWN).
- 2.) A 20.00 FOOT IN WIDTH PUBLIC UTILITY EASEMENT (P.U.E.) FOR DRAINAGE IMPROVEMENTS CENTERED BETWEEN TWO 30" CULVERTS AND ALONG THE RIP-RAP OUTFALL, PER THIS PARTITION PLAT, (AS SHOWN).
- 3.) A 10.00 FOOT IN WIDTH PUBLIC UTILITY EASEMENT (P.U.E.) FOR DRAINAGE IMPROVEMENTS CENTERED ON A 12" CULVERT, PER THIS PARTITION PLAT, (AS SHOWN).
- 4.) A 10.00 FOOT IN WIDTH SANITARY SEWER EASEMENT TO ODELL SANITARY DISTRICT, CENTERED ON THE EXISTING SANITARY LINE, (AS SHOWN).
- 5.) IT IS NOTED THAT THE AREA KNOWN AS TRACT "A" OF THE JOHN WEBER BUSINESS PARK MAY STILL BE BOUND BY ITS PLAT RESTRICTION, BEING FOR "LANDSCAPING". IT IS ALSO BEING NOTED THAT TRACTS "A" AND "B" MAY STILL BE BOUND BY SAID PLAT SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R).
- 6.) THE 50 FOOT STREAM PROTECTION OVERLAY RIPARIAN SETBACK SHALL BE FROM THE BANKFULL STAGE OF MCGUIRE CREEK.



BASIS OF BEARINGS
 PLAT OF JOHN WEBER BUSINESS PARK
 CS NO. 90035

OWNER
 GARRY BLOOM
 &
 LINDA BLOOM

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
James M. Klein
 OREGON
 JULY 12, 2005
 JAMES M. KLEIN
 59002
 Expires 6-25-2013

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SHEET **2** OF **2**
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

| | | | |
|-----|-----|-----|------|
| 1/4 | SEC | T. | R. |
| ⊗ | 27A | 2N. | 10E. |

CS 2013 011-2