

CS# 2014 008

DATE FILED: 4.9.14

BY: *AV*

OWNER:  
PORT OF CASCADE LOCKS  
355 CASCADE LOCKS HWY  
CASCADE LOCKS, OR 97014  
PH: 541-374-8619

TAX LOT 100



SCALE: 1" = 100'

BASIS OF BEARING:  
HOOD RIVER COUNTY SURVEY No. 98030

LINE	BEARING	DISTANCE
L1	N 89°21'57" E	18.71'
L2	N 89°21'57" E	11.92'
L3	N 89°21'57" E	51.49'
L4	N 89°11'53" E	63.53'
L5	N 89°22'37" E	63.33'
L6	N 54°25'14" W	39.81'
L7	N 45°02'34" W	18.69'
L8	N 30°39'50" W	27.89'
L9	N 25°20'57" W	14.64'
L10	N 02°08'18" E	51.39'
L11	N 03°50'39" W	112.03'
L12	N 09°56'44" W	40.91'
L13	N 16°24'18" W	39.71'
L14	N 21°22'15" W	126.93'
L15	N 18°44'59" W	49.58'
L16	N 14°51'20" W	49.64'
L17	N 07°37'43" W	52.73'
L18	N 02°11'01" E	92.59'
L19	N 06°53'33" E	48.48'
L20	N 05°14'53" E	56.83'
L21	N 09°25'26" E	34.88'
L22	N 18°34'13" E	63.22'
L23	N 08°21'30" E	63.58'
L24	N 03°04'37" E	52.48'
L25	N 05°21'20" E	91.92'
L26	N 00°44'55" W	70.42'
L27	N 10°20'26" W	66.78'
L28	N 16°52'11" W	98.37'
L29	N 16°52'30" W	33.19'
L30	N 01°29'17" E	11.81'(12.75')
L31	N 03°51'25" W	79.67'
L32	N 03°48'45" W	32.36'
L33	N 05°21'22" W	74.39'

PARTITION PLAT  
for  
PORT OF CASCADE LOCKS

PAGE 1 OF 2

LOCATION OF SURVEY:

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7, EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON  
December 30, 2005  
72306  
Expires: December, 2015

PARCEL 1  
CONTAINS 18.45 ACRES,  
MORE OR LESS

PARCEL 2  
CONTAINS 19.89 ACRES,  
MORE OR LESS  
WESTERN PORTION NOT  
SURVEYED  
(ASSESSORS MAP)

TRACT C (DESCRIBED ON PAGE 2)  
HOOD RIVER COUNTY EASEMENT BOOK  
74, PAGE 226.

- LEGEND:
- FOUND MONUMENT OF RECORD
  - SET 5/8" IRON ROD, L.S. 72306
  - CALCULATED BOUNDARY CORNER
  - ANGLE POINT
  - ⊕ EXISTING POWER POLE
  - P.O.B. POINT OF BEGINNING

TERRA SURVEYING

MONUMENTATION DATE: JUNE 18, 2013  
SCALE: 1" = 100'  
PROJECT: 13068PART  
ASSESSORS MAP: 2N-7E-13 TL 200  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terralandsurveying.com

CS 2014 008-1

PARTITION PLAT  
for  
PORT OF CASCADE LOCKS

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2014 008

DATE FILED: 4-9-14

BY: *RS*

File Number 2014-01  
Instrument received on the 3rd day of  
April, 2014 at 12:22 P.M.

*McKeller*  
Hood River County Director of Records  
and Assessments.

DESCRIPTION OF PARCEL 1

PARCEL 1  
ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON LYING EAST OF THE CENTERLINE OF A ROADWAY KNOWN AS MOODY AVENUE, (ALSO KNOWN AS HARRISON ROAD), EXCLUDING THEREFROM THE SOUTHERLY 205 FEET OF THE ABOVE DESCRIBED TRACT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE QUARTER CORNER ON THE NORTH LINE OF SAID SECTION 13; THENCE S(SOUTH) 00°08'26" E(EAST), ALONG THE EAST LINE OF SAID NE1/4 OF NW1/4, 1108.20 FEET; THENCE S 89°32'14" W(WEST) PARALLEL TO AND 205 FEET NORTHERLY OF THE SOUTH LINE OF SAID NE1/4 OF NW1/4, 665.75 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THAT ROADWAY KNOWN AS MOODY AVENUE, THENCE NORTHERLY ALONG THE HEREINAFTER DESCRIBED CENTERLINE CHORDS OF MOODY AVENUE, TO A POINT ON THE NORTH LINE OF SAID SECTION 13; THENCE N(NORTH) 89°21'28" E, ALONG THE NORTH LINE THEREOF, 746.25 FEET TO THE POINT OF BEGINNING, CONTAINING 18.45 ACRES, MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE ACCESS EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE UNITED STATES OF AMERICA, AND MORE PARTICULARLY DESCRIBED AS TRACTS A, B AND C, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A:

A 60 FOOT WIDE ACCESS EASEMENT DESCRIBED IN INSTRUMENT #810685.

TRACT B:

A STRIP OF LAND 20 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NE1/4 OF NW1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, SAID POINT BEING S 89°32'14" W, A DISTANCE OF 596.66 FEET FROM THE SOUTHEAST CORNER THEREOF;  
THENCE N 54°25'14" W, A DISTANCE OF 39.81 FEET;  
THENCE N 45°02'34" W, A DISTANCE OF 18.69 FEET;  
THENCE N 30°39'50" W, A DISTANCE OF 27.89 FEET;  
THENCE N 25°20'57" W, A DISTANCE OF 14.64 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE N 02°08'18" E, A DISTANCE OF 51.39 FEET;  
THENCE N 03°50'39" W, A DISTANCE OF 112.03 FEET;  
THENCE N 09°56'44" W, A DISTANCE OF 40.91 FEET;  
THENCE N 16°24'18" W, A DISTANCE OF 39.71 FEET;  
THENCE N 21°22'15" W, A DISTANCE OF 126.93 FEET;  
THENCE N 18°44'59" W, A DISTANCE OF 49.58 FEET;  
THENCE N 14°51'20" W, A DISTANCE OF 49.64 FEET;  
THENCE N 07°37'43" W, A DISTANCE OF 52.73 FEET;  
THENCE N 02°11'01" E, A DISTANCE OF 92.59 FEET;  
THENCE N 06°53'33" E, A DISTANCE OF 48.48 FEET;  
THENCE N 05°14'53" E, A DISTANCE OF 56.83 FEET;  
THENCE N 09°25'26" E, A DISTANCE OF 34.88 FEET;  
THENCE N 18°34'13" E, A DISTANCE OF 63.22 FEET;  
THENCE N 08°21'30" E, A DISTANCE OF 63.58 FEET;  
THENCE N 03°04'37" E, A DISTANCE OF 52.48 FEET;  
THENCE N 05°21'20" E, A DISTANCE OF 91.92 FEET;  
THENCE N 00°44'55" W, A DISTANCE OF 70.42 FEET;  
THENCE N 10°20'26" W, A DISTANCE OF 66.78 FEET;  
THENCE N 16°52'11" W, A DISTANCE OF 98.37 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 13. THIS CENTERLINE DESCRIPTION OF MOODY AVENUE BEING A PORTION OF THE CENTERLINE AS DESCRIBED IN ACCESS EASEMENT FROM PORT OF CASCADE LOCKS TO DESSIE L. BILYEU, AUDITOR'S FILE NO. 20004048, RECORDED NOVEMBER 3, 2000, HOOD RIVER COUNTY.

TRACT C:

A STRIP OF LAND 14 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, SAID POINT BEING SOUTH 89°32'14" WEST A DISTANCE OF 596.66 FEET FROM THE SOUTHEAST CORNER THEREOF;  
THENCE NORTH 54°25'14" WEST A DISTANCE OF 39.81 FEET;  
THENCE NORTH 45°02'34" WEST A DISTANCE OF 18.69 FEET;  
THENCE NORTH 30°39'50" WEST A DISTANCE OF 27.89 FEET;  
THENCE NORTH 25°20'57" WEST A DISTANCE OF 14.64 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 47°40'00" WEST A DISTANCE OF 111.06 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, SAID POINT BEING SOUTH 89°32'14" WEST A DISTANCE OF 744.84 FEET FROM THE SOUTHEAST CORNER THEREOF. SIDELINES OF SHALL BE SHORTENED OR LENGTHED TO MAKE ENDS MEET.

EXISTING EASEMENTS:

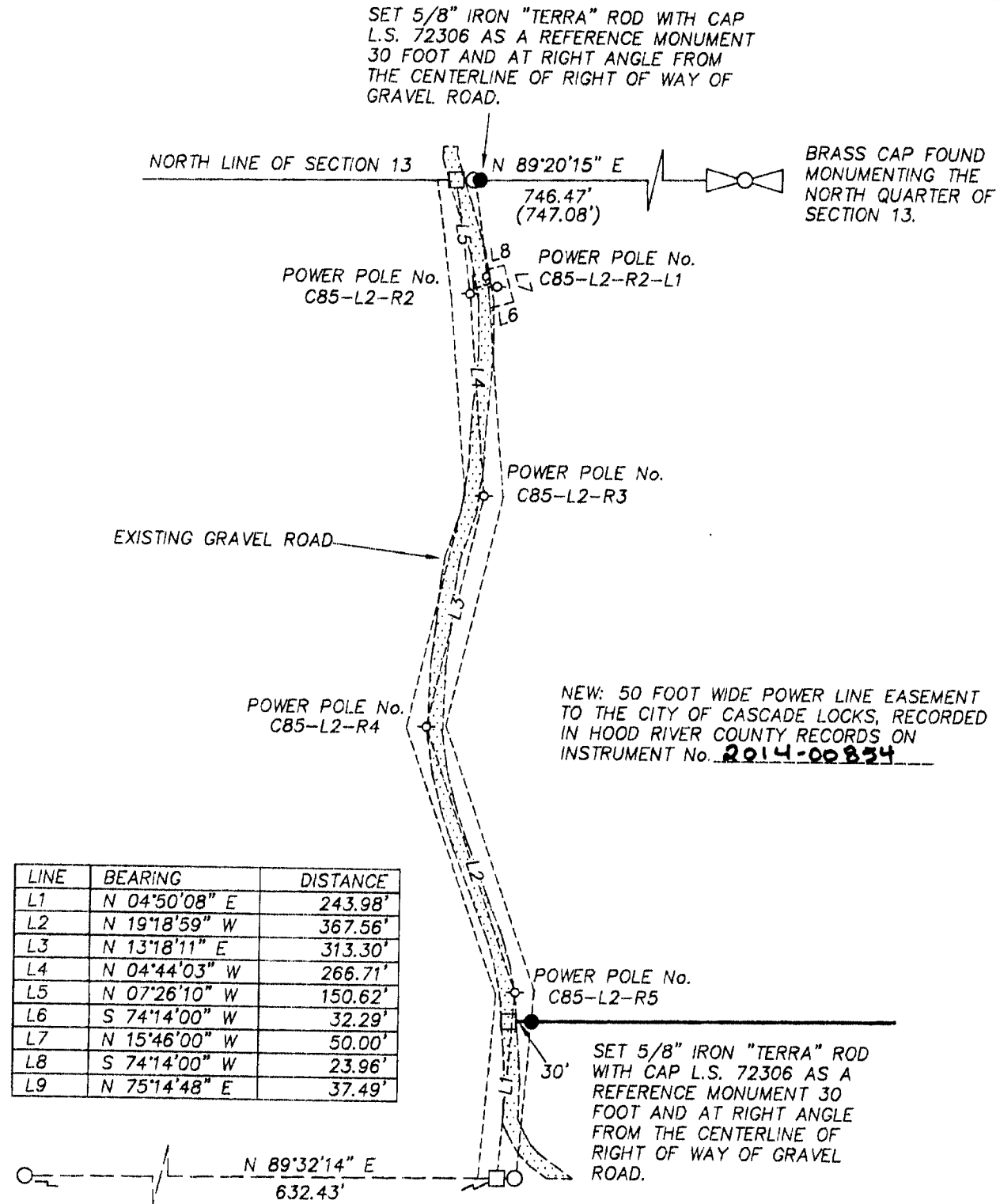
HOOD RIVER COUNTY RECORDS BOOK 20, PAGE 493. TO MAINTAIN DRAINAGE TUNNELS, SURFACE DITCHES AND APPURTENANCES

HOOD RIVER COUNTY RECORDS BOOK 74, PAGE 226 FOR THE PURPOSE OF ACCESS GRANTED TO THE UNITED STATES OF AMERICA.

HOOD RIVER COUNTY RECORD EASEMENT No. 802779 FOR THE PURPOSE OF PACIFIC CREST TRAIL AND TRAILHEAD GRANTED TO THE UNITED STATES OF AMERICA. EASEMENT DESCRIBES THE CENTERLINE LOCATION OF THE TRAIL AS A GENERAL POSITION, THE AS-CONSTRUCTED POSITION IS DEEMED THE TRUE CENTERLINE OF EASEMENT GRANTED, AS-BUILT LOCATION IS SHOWN ON THE FACE OF THIS PLAT.

HOOD RIVER COUNTY RECORD EASEMENT No. 810685 FOR THE PURPOSE OF ACCESS. THIS EASEMENT CONNECTS THE AREA BETWEEN MOODY AVE. TO THE NORTH LINE OF SUBJECT PROPERTY.

HOOD RIVER COUNTY RECORD EASEMENT No. 20004048 FOR THE PURPOSE OF ROAD ACCESS AND UTILITY GRANTED TO DEBBIE L. BILYEA.



LINE	BEARING	DISTANCE
L1	N 04°50'08" E	243.98'
L2	N 19°18'59" W	367.56'
L3	N 13°18'11" E	313.30'
L4	N 04°44'03" W	266.71'
L5	N 07°26'10" W	150.62'
L6	S 74°14'00" W	32.29'
L7	N 15°46'00" W	50.00'
L8	S 74°14'00" W	23.96'
L9	N 75°14'48" E	37.49'

FOUND PLS 896  
NORTHWEST 1/16  
BRASS CAP OF  
RECORD

POWER LINE EASEMENT DETAIL

SCALE: 1" = 200'

LEGEND:

- FOUND MONUMENT OF RECORD
- SET 5/8" IRON ROD, L.S. 72306
- CALCULATED BOUNDARY CORNER
- ANGLE POINT
- ◇ EXISTING POWER POLE

OWNER:

PORT OF CASCADE LOCKS  
355 CASCADE LOCKS HWY  
CASCADE LOCKS, OR 97014  
PH: 541-374-8619

TERRA SURVEYING

MONUMENTATION DATE: JUNE 18, 2013  
SCALE: 1" = 100'  
PROJECT: 13068PART  
ASSESSORS MAP: 2N-7E-13 TL 200  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terrandsurveying.com

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 200 INTO TWO PARCELS. THE BOUNDARY RESOLUTION IS BASED ON MONUMENTATION THAT WAS FOUND IN THE FIELD. THE NORTH, SOUTH AND EAST LINES WERE HELD PER THE MONUMENTS WE TIED. THE WEST LINE WAS MINIMALLY SURVEYED, STATE LAW DOES NOT REQUIRE SURVEY FOR LAND OVER 10 ACRES (ORS 92.055), ALTHOUGH A PORTION OF PARCEL 2 EXISTINGS BETWEEN I-84 AND HISTORIC HWY 30, IT IS ONLY GRAPHICALLY REPRESENTED. THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE RELOCATED RIGHT OF WAY OF I-84 WERE THE CONTROLLING LINES ALL OF WHICH HAD ACCEPTABLE MONUMENTATION. WE FIELD TIED THE SOUTHEASTERLY RIGHT OF WAY FENCE OF RELOCATED I-84, WHICH FITS WELL WITH THE RIGHT OF WAY MAP. THE PACIFIC CREST TRAIL IS ALSO FOUND ON THIS PROPERTY AND IS DEPICTED IN AN EASEMENT TO THE U.S. FOREST SERVICE, INST#802779. WE FIELD TIED THE TRAIL AND IS SHOWN ON THE FACE OF THE PLAT. THE BASIS OF BEARING IS SHOWN ON THE SOUTH LINE OF SUBJECT PROPERTY PER FOUND MONUMENTS.

DETAILS OF THE MONUMENTS ARE SHOWN ON THE FACE OF THE PLAT.

REFERENCES:

- HOOD RIVER COUNTY HIGHWAY MAP FOR CASCADE LOCKS SECTION
- HOOD RIVER COUNTY SURVEY #87047
- HOOD RIVER COUNTY SURVEY #93005
- HOOD RIVER COUNTY SURVEY #98030 (BASIS)
- HOOD RIVER COUNTY SURVEY #2006082
- HOOD RIVER COUNTY SURVEY #2014-0006

ZONING:

(MDR) AND LDR

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 as parcel 1 of exhibit A Inst#810685 of Hood River County records.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erik M. Carlson*

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2015

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 grant the easements as shown on this plat.

*Jess Conrives* 4/2/14  
OWNER DATE

State of Oregon }  
County of Hood River }s.s.

This instrument was acknowledged before me on  
April 2, 2014 (date)  
by *Jess Conrives*

as representative of the Port of Cascade Locks.

*Mark Ann Warren*  
Notary Signature

Public Notary  
My Commission expires: 1-2-17

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, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 30 day of April, 2014

*[Signature]*  
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 2nd day of April, 2014.

Planning File Number LU 13-003  
*[Signature]*  
City of Cascade Locks Administrator

