

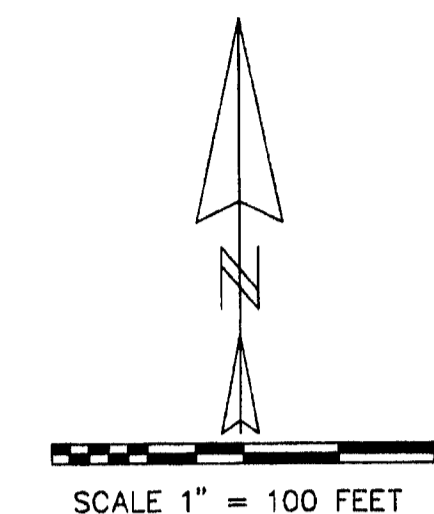
NORTHWEST CORNER
SECTION 11
FOUND BRASS CAP
IN MONUMENT CASE
TIED MAY 1999

STATE HIGHWAY NO. 281
TUCKER ROAD

NORTH QUARTER CORNER
SECTION 11
FOUND BRASS CAP
IN MONUMENT CASE
TIED FEBRUARY 2001

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. CS 2014 009
FILED DATE: 4/9/14
BY: [Signature]

Partition Plat # 2014 02 P
Instrument received on the 8th
day of APRIL 2014
at 9:27 A.M.
[Signature]
Hood River Director of Records
and Assessments



SURVEYOR'S CERTIFICATE:
Kevin Dowd
I say that I have correctly surveyed and
marked with proper monuments the lands
represented on this Partition Plat, the
boundaries being described in instrument:
Doc# 2013-03255, recorded August 23, 2013
to Catapult, LLC

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.

Robert S. Benton Jr. 4-7-2014
ROBERT S. BENTON JR. DATE
as member of Catapult, LLC

ACKNOWLEDGMENTS:
This instrument was acknowledged before me
on 7th day of April 2014
by Robert S. Benton, Jr.
as Member of Catapult, LLC

Marilee L. Martin
Notary signature
NOTARY PUBLIC - OREGON
COMMISSION No. 468379
My commission expires May 13, 2016



APPROVALS:
I hereby certify that all taxes and
assessment due herein 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 7th
day of April, 2014
[Signature]
Hood River County Surveyor

I hereby certify this partition was
examined and approved as of this 8th
day of April, 2014
Planning File Number P-13-0214
[Signature]
Hood River County Planning Director

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD, OR 97041
(541) 352-6065

RIGHT OF WAY FOR DITCH OR FLUME
GRANTED FARMERS IRRIGATION COMPANY
RECORDED SEPTEMBER 27, 1904 IN DEED BOOK D, PAGE 587.
AFFECTS NORTH HALF OF NORTHWEST QUARTER OF SECTION 11.
MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

SUBJECT TO CONDITIONS AND RESTRICTIONS AS SET FORTH IN
DEED RECORDED NOVEMBER 16, 2000 AS DOC# 20004178.
(20 YEAR RESTRICTION ON USE OF PROPERTY FOR
MOTION PICTURE THEATER BUSINESS OPERATION)

SUBJECT TO THE CONDITIONS OF ORDINANCE NO. 235, DATED SEPTEMBER 17, 2001,
A PLAN AND ZONE CHANGE THAT WAS ADOPTED TO CONVERT THE ZONING
OF THE SUBJECT PARCEL FROM RURAL RESIDENTIAL TO COMMERCIAL (C-1)
AND LIGHT INDUSTRIAL (M-2).

SUBJECT TO ORDINANCE NO. 280 REGARDING THE
WINDMASTER URBAN RENEWAL PLAN
RECORDED NOVEMBER 9, 2007 AS DOC# 2007-05007.

SUBJECT TO ROAD MAINTENANCE AGREEMENT
RECORDED SEPTEMBER 28, 2010 AS DOC# 201003276.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS
AS CONTAINED IN "WINDMASTER CORNER INDUSTRIAL PARK
COVENANTS, CONDITIONS AND RESTRICTIONS"
RECORDED SEPTEMBER 28, 2010 AS DOC# 201003277.

THERE IS A CURRENT WETLAND DELINEATION (WD #2011-0161)
COVERING THE WETLAND AREA ON PARCEL 1 ON FILE WITH THE
WETLAND DIVISION OF THE OREGON DEPARTMENT OF STATE LANDS (DSL),
DATED AUGUST 4, 2011, WHICH IS VALID FOR 5 YEARS FROM THAT DATE.
FUTURE PARTITIONING OF PARCEL 1, OR DEVELOPMENT IN THE VICINITY
OF THE WETLAND AREA ON IT, WHICHEVER COMES FIRST, MAY REQUIRE
FURTHER COORDINATION WITH DSL, AND COMPLIANCE WITH THEIR REGULATIONS.

LEGEND

- FOUND IRON ROD
AS PER PARTITION PLAT 201007P
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION
PARCEL 3 OF PARTITION PLAT 201007P INTO
THREE PARCELS. THE BOUNDARIES WERE ESTABLISHED
AS PER PARTITION PLAT 201007P AND RECORD OF SURVEY
FILED AS CS 2001 024.

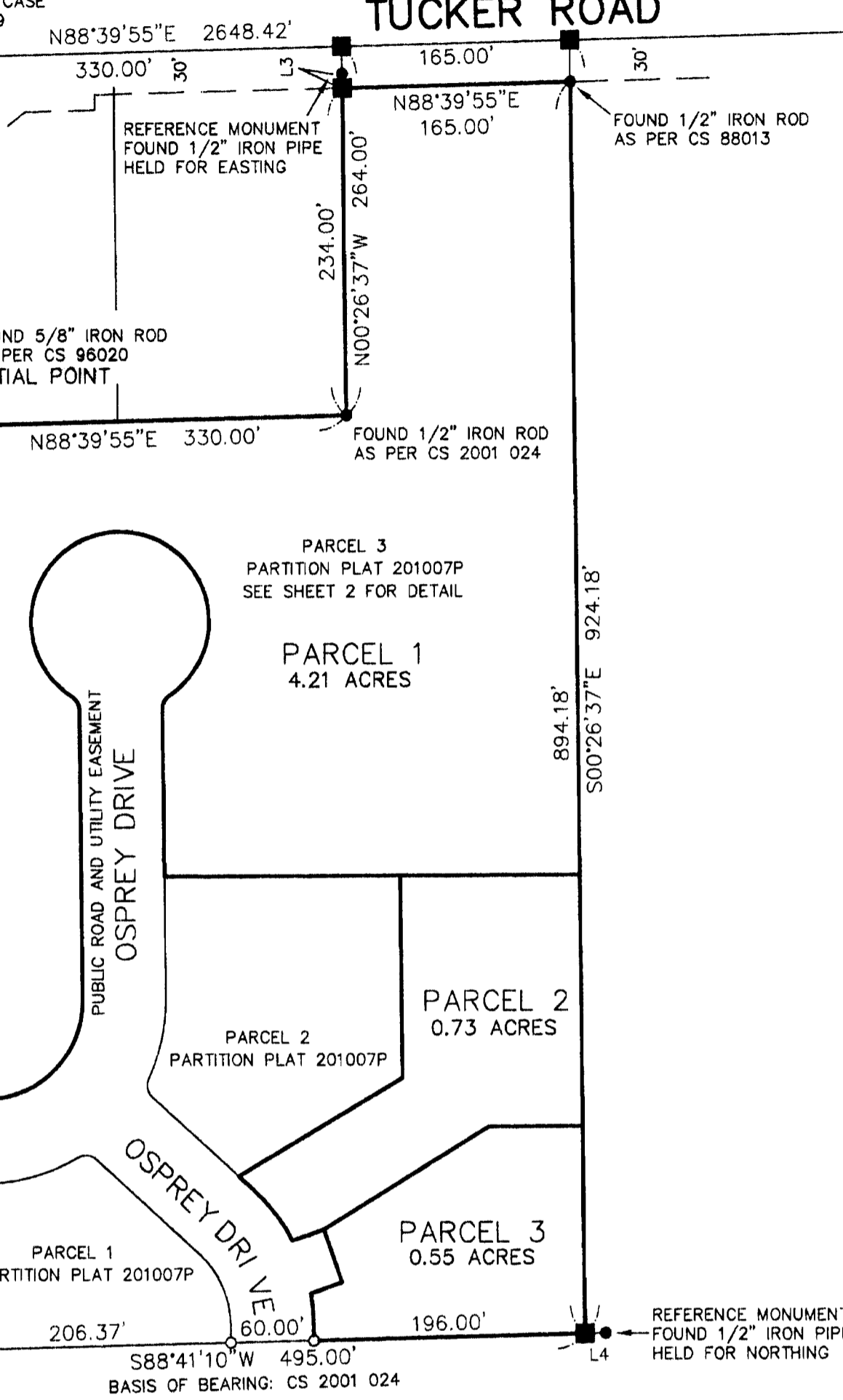
LINE	BEARING	DISTANCE
L1	S88°41'10"W	32.62
L2	N88°39'55"E	36.94
L3	N00°26'37"W	0.69
L4	S88°41'10"W	0.46

PARTITION PLAT

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 11
T2 NORTH, R10 EAST, W.M.
HOOD RIVER COUNTY, OREGON

FOR: CATAPULT, LLC
SHEET 1 OF 2

STATE HIGHWAY NO. 281
TUCKER ROAD



STATE HIGHWAY NO. 281
TUCKER ROAD

STATE HIGHWAY NO. 281
TUCKER ROAD

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. *CS2014 009*
FILED DATE: *9/19/14*
BY: *[Signature]*

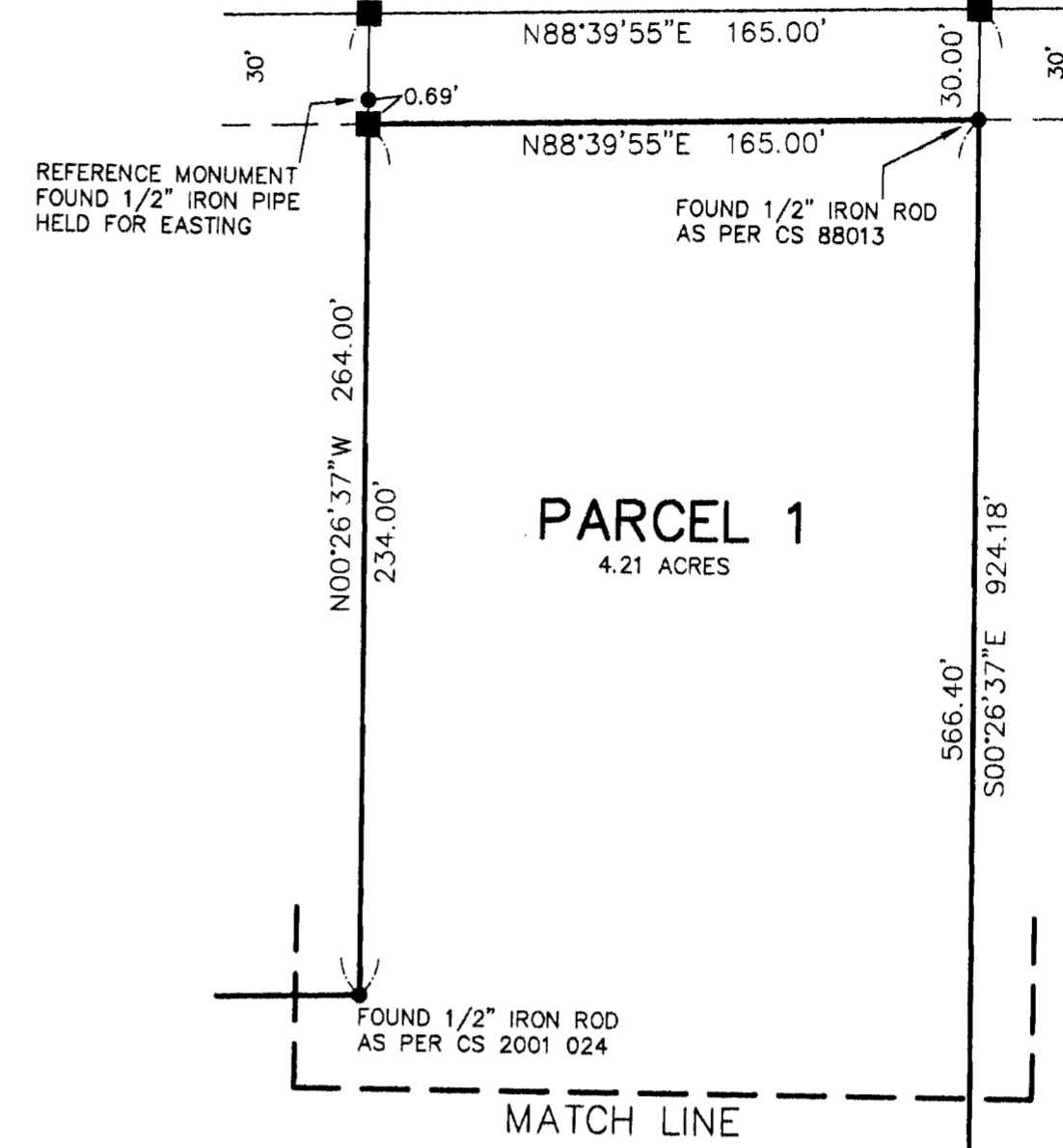
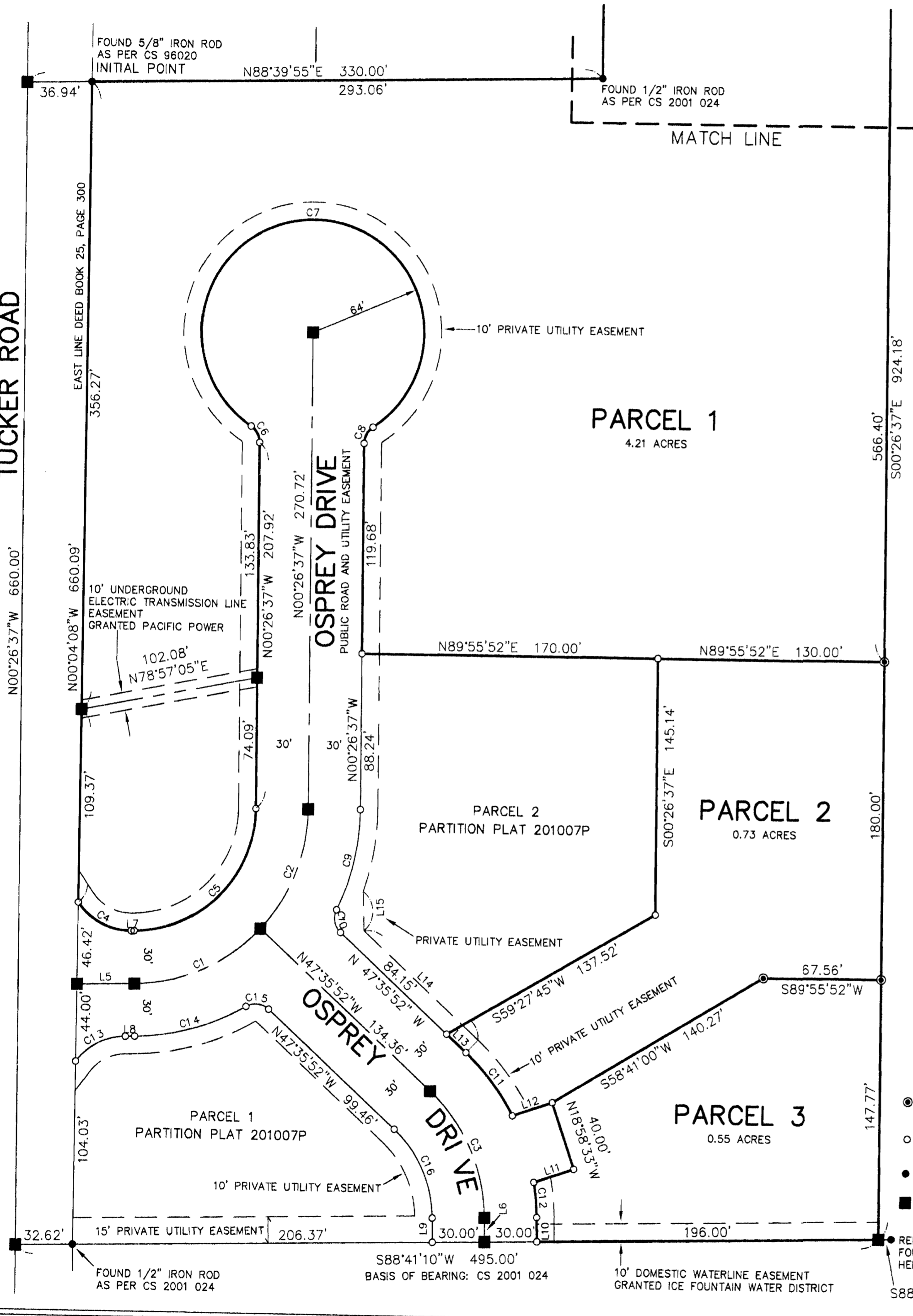


SCALE 1" = 50 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393

RENEW DATE: 12-31-15
APRIL 7, 2014



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	46°17'02"	100.00	80.78	42.74	N65°32'39"E	78.60
C2	42°50'45"	100.00	74.78	39.24	N20°58'46"E	73.05
C3	46°17'02"	100.00	80.78	42.74	N24°27'21"W	78.60
C4	57°02'18"	36.00	35.84	19.56	S62°47'41"E	34.38
C5	89°07'47"	70.00	108.89	68.94	N44°07'17"E	98.24
C6	56°51'41"	11.00	10.92	5.96	N28°52'27"W	10.47
C7	293°43'22"	64.00	328.09	41.78	S89°33'23"W	69.97
C8	56°51'41"	11.00	10.92	5.96	S27°59'14"W	10.47
C9	25°56'28"	130.00	58.86	29.94	N12°31'37"E	58.36
C10	73°05'43"	11.00	14.03	8.15	S11°03'00"E	13.10
C11	19°46'19"	130.00	44.86	22.66	N37°42'42"W	44.64
C12	8°48'44"	130.00	19.99	10.02	N05°43'11"W	19.97
C13	52°19'05"	36.00	32.87	17.68	S62°31'38"W	31.74
C14	29°22'45"	130.00	66.66	34.08	N73°59'48"E	65.93
C15	73°05'43"	11.00	14.03	8.15	N84°08'43"W	13.10
C16	46°17'02"	70.00	56.55	29.92	N24°27'21"W	55.02

LINE TABLE

LINE	BEARING	DISTANCE
L5	N88°41'10"E	32.87
L6	N01°18'50"W	13.76
L7	N88°41'10"E	1.66
L8	N88°41'10"E	5.34
L9	N01°18'50"W	13.76
L10	N01°18'50"W	13.76
L11	N71°01'27"E	24.03
L12	S71°01'27"W	24.03
L13	N47°35'52"W	15.30
L14	N47°35'52"W	90.35
L15	N02°13'42"W	22.24

THE EASEMENTS SHOWN ON THIS SHEET WERE GRANTED AS PER PARTITION PLAT 201007P.
OSPREY DRIVE WAS DEDICATED TO THE PUBLIC AS PER PARTITION PLAT 201007P.
THE PRIVATE UTILITY EASEMENTS SHOWN HEREON ARE FOR THE BENEFIT OF PARCELS 1, 2 AND 3 OF PARTITION PLAT 201007P AS PER SAID PLAT.

LEGEND

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON MARCH 4, 2014
- FOUND IRON ROD AS PER PARTITION PLAT 201007P
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION

PARTITION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 T2 NORTH, R10 EAST, W.M. HOOD RIVER COUNTY, OREGON

FOR: CATAPULT, LLC
SHEET 2 OF 2

WYEAST SURVEYS
KEVIN DOWD
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