

LINE	BEARING	DISTANCE
L1	S 63°25'29" E	18.47'
L2	N 51°58'50" W	10.39'
L3	S 48°38'54" E	2.60'
L4	N 11°38'14" W	5.90'
L5	S 15°37'27" W	6.47'
L6	N 39°12'30" E	15.15'
L7	S 27°11'52" W	3.59'

CS# 2014 041  
 DATE FILED: 10/30/14  
 BY: *[Signature]*

Partition Plat No. 201408P  
 Instrument received on the 30<sup>th</sup> day of OCTOBER, 2014 at 9:05 A.M.  
 Hood River County Director of Records and Assessments.

**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 Re-Plat, the boundaries being described as inst#2012-2455 and #2014-00115.



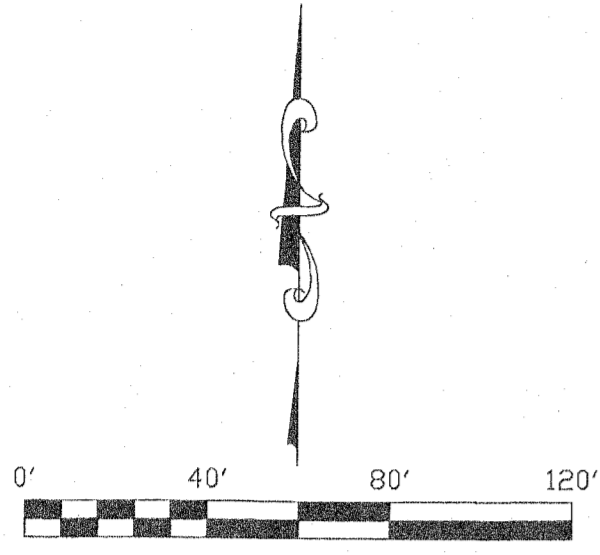
**DECLARATION**  
 We the owner(s) of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires and grant the easements as shown on this plat.  
*[Signature]* 10-16-2014  
 OWNER DATE

State of Oregon County of Hood River s.s.  
 This instrument was acknowledged before me on October 16, 2014 (date) by Michael Darby Representative of Cornelius Holdings, LLC.  
*[Signature]*  
 Notary Signature  
 Public Notary  
 My Commission expires: May 15, 2015

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 ex-aminated and approved as of this 16<sup>th</sup> day of October, 2014  
*[Signature]*  
 Hood River County Surveyor

I hereby certify this partition was ex-aminated and approved as of this 20<sup>th</sup> day of OCTOBER, 2014  
 Planning File Number P-13-0173  
*[Signature]*  
 Hood River County Planning Director



SCALE: 1" = 40'  
 BASIS OF BEARING:  
 HOOD RIVER COUNTY SURVEY No. 2007026

CENTERLINE LOCATION OF THE 1918 COLUMBIA HIGHWAY BASED ON PHYSICAL EVIDENCE

**NARRATIVE:**  
 THE PURPOSE OF THIS SURVEY IS TO RE-PLAT BETWEEN THE TUM-A-LUM PROPERTY AND THE WINDANCE PROPERTY. THE RE-PLATTED LINE WAS FIELD TIED HOLDING A LINE 1.5 FEET OFF THE EXISTING WINDANCE BUILDING AS SHOWN. IT WAS DETERMINED THAT USING THE PARTITION REPLAT PROCESS WOULD EFFECTIVELY VACATE THE OLD LINE. MONUMENTS WERE TIED TO SOLVE THIS PORTION OF THE BOUNDARY. MONUMENTS WERE SET ON BOTH ENDS OF THE ADJUSTED BOUNDARY. THE BOUNDARY OF THIS PROPERTY IS BOUNDED BY RELOCATED HIGHWAY 35 ON THE EAST AND RELOCATED COLUMBIA HIGHWAY ON THE WEST. MONUMENTS WERE FOUND ALONG THE RIGHT OF WAY OF STATE HIGHWAY 35. I HELD THESE MONUMENTS AS THE BEST AVAILABLE EVIDENCE TO THE LOCATION OF THE RIGHT OF WAY LINE. MONUMENTS WERE RESET USING THE SIMPLE CURVE DATA FOUND ON ODOT HIGHWAY DRAWING 9B-2-19. THE SPIRALS WERE SHOWN AS CHORD OFFSET BASED ON MONUMENTS FOUND ON BOTH SIDE OF THE ROAD.

**REFERENCES:**  
 HOOD RIVER COUNTY SURVEY NO. 79110  
 HOOD RIVER COUNTY SURVEY NO. 91088  
 HOOD RIVER COUNTY SURVEY NO. 2005008  
 HOOD RIVER COUNTY SURVEY NO. 2007026  
 O.D.O.T. MAP No. 9B-2-19  
 O.D.O.T. MAP No. 1R-4-506

**EASEMENT NOTES:**

- PACIFIC STATE TELEPHONE EASEMENT, BOOK C, PAGE 477 (1903). EASEMENT TO F.H. BUTTON, POWER/TELEPHONE POLES ARE WITHIN RELOCATED HIGHWAY.
- PACIFIC TELEPHONE EASEMENT, BOOK 4, PAGE 440 (1910). EASEMENT TO F.H. BUTTON, POWER/TELEPHONE POLES ARE WITHIN RELOCATED HIGHWAY.
- PACIFIC POWER AND LIGHT COMPANY EASEMENT, BOOK 12, PAGE 325 (1918). EASEMENT TO F.H. BUTTON, POWER/TELEPHONE POLES ARE WITHIN RELOCATED HIGHWAY.
- HOOD RIVER COUNTY RECORDS INST#711637, LYING WITHIN RIGHT OF WAY OF THE OLD COLUMBIA HIGHWAY AND NORTH OF SITE.
- HOOD RIVER COUNTY RECORDS INST#792086 ACCESS TO STATE HIGHWAY.
- CONSENT TO WATER HOOK-UP FOR TUM-A-LUM, INST#800118 (1980).
- ACCESS EASEMENT INST#910446 (1991) AREA SHOWN AT THE NORTHERLY BOUNDARY OF SUBJECT PROPERTY.
- VIEW EASEMENT, INST #2014-00116. SHOWN ON FACE OF PLAT.

**LOCATION:**  
 LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	305.44'	30.14'	N 45°48'07" W	30.13'	05°39'17"
C2	218.80'	80.38'	S 34°28'42" E	79.92'	21°02'51"
C3	538.59'	118.45'	S 15°48'47" E	118.21'	12°36'02"
C4	300.44'	60.67'	S 29°44'52" E	60.57'	11°34'11"
C5	300.44'	50.80'	S 40°10'50" E	50.71'	09°41'58"
C6	300.44'	69.79'	S 50°32'27" E	69.63'	13°18'31"

**PARTITION RE-PLAT for CORNELIUS HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

PARCEL 1 CONTAINS 73,910 SQ.FT., MORE OR LESS

- LEGEND:**
- FOUND MONUMENT OF RECORD
  - SET 5/8" IRON ROD WITH CAP, L.S.72306
  - ⊙ SET BRASS TAB, L.S.72306
  - CALCULATED, NOT FOUND OR SET

TERRA SURVEYING

MONUMENTATION DATE: SEPT 15, 2014  
 SCALE: 1" = 40'  
 PROJECT: 13066  
 ASSESSORS MAP: 3N-10E-25DD  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net  
 www.terralandsurveying.com

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