

"THE PORT OF CASCADE LOCKS BUSINESS PARK" SUBDIVISION

FOR

THE PORT OF CASCADE LOCKS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# 2015 007
DATE FILED: 2-20-15
BY: [Signature]

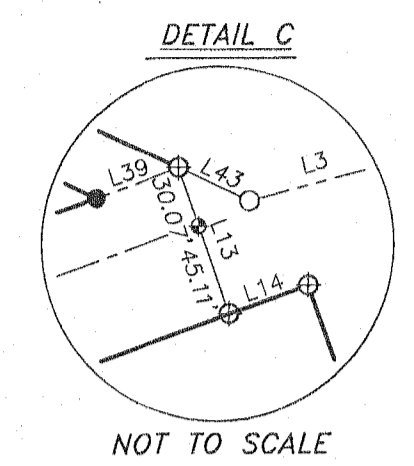
Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L49 through L61 with their respective bearings and distances.

LOT 7 "NOT SURVEYED" CONTAINS 189.29 ACRES, MORE OR LESS

THIS LINE WAS FIELD TIED, IT REPRESENTS THE 82.2 FOOT ELEVATION. THE LAND BELOW THIS CONTOUR LINE IS WITHIN THE US FLOWAGE EASEMENT FINAL JUDGMENT INST#783358, (DETAILS ON INST#760191)

THIS PORTION OF PARCEL 3 OF PARTITION PLAT 2008-25P HELD THE APPROXIMATE ELEVATION OF 81 FEET, WE DID NOT SURVEY THIS LINE.

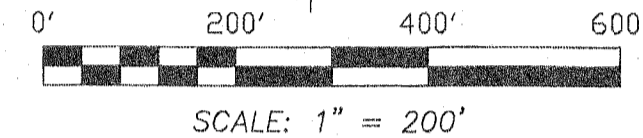
EXISTING STORM DRAIN EASEMENT, INST #2009-01292, EASEMENT AGREEMENT. ENTIRE EASEMENT NOT SHOWN.



NOT TO SCALE

FOUND 3 1/4" U.S.D.A FOREST SERVICE L.S.2209 1990 ALUMINUM CAP REFERENCE MONUMENT FOR WEST QUARTER CORNER OF SECTION 5. STAMPED N 43°44' W, 153.4'

OWNERS: PORT OF CASCADE LOCKS 355 WANAPA STREET (P.O. BOX 307) CASCADE LOCKS, OR 97014
LOCATION OF SURVEY: SECTION 5, TOWNSHIP 2 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON.



SCALE: 1" = 200'

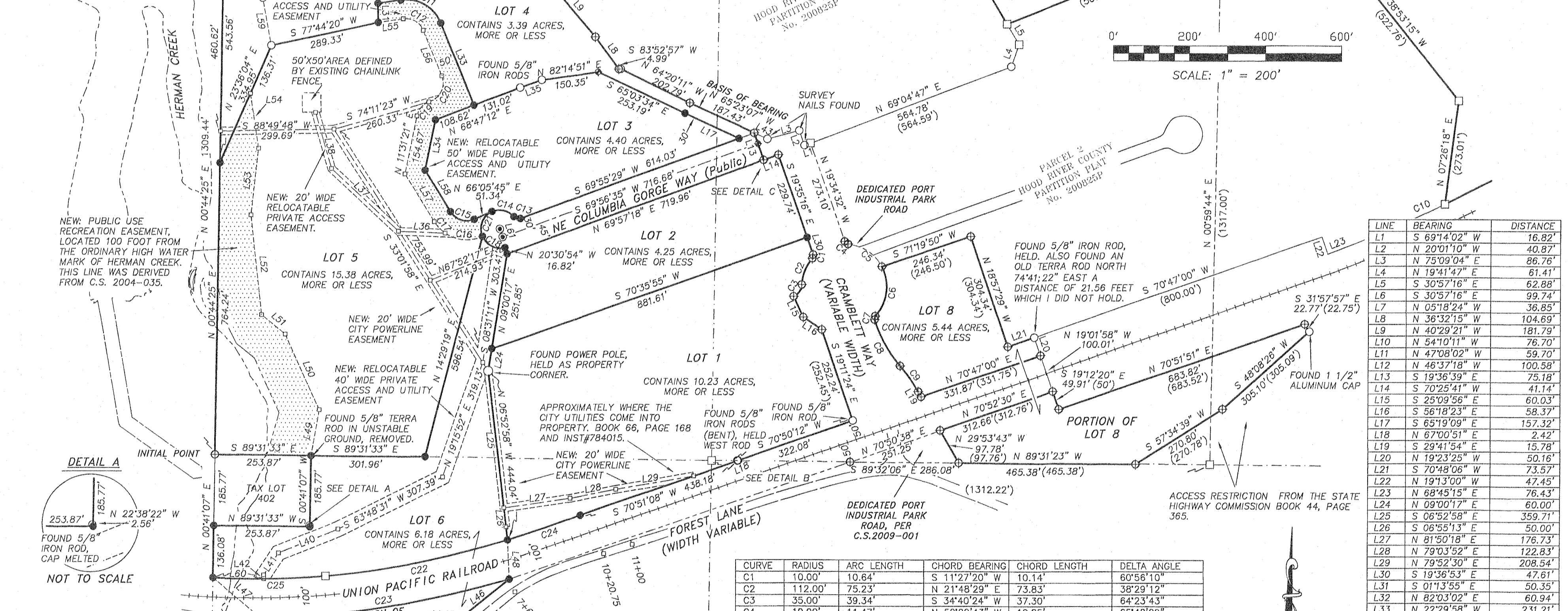
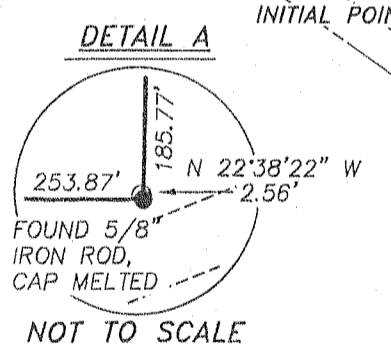
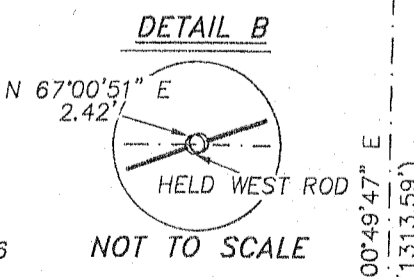


Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L43 with their bearings and distances.



NOT TO SCALE



NOT TO SCALE

- LEGEND: (MONUMENTATION BEGAN ON JANUARY 8TH 2015)
● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, LS 72306
⊙ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP, LS 72306
⊕ SET 1" BRASS TAB, LS 72306
○ FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
⊕ FOUND 5/8" IRON ROD, "HWA"
□ CALCULATED, NOT FOUND OR SET
() DEED OR PLAT CALL
[---] PUBLIC EASEMENT

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Lists curves C1 through C25 with their geometric data.

BASIS OF BEARING: HOOD RIVER COUNTY PARTITION PLAT No. 200825P

REGISTERED PROFESSIONAL LAND SURVEYOR
ERIK M. CARLSON 72306
Expres: December, 2015

TERRA SURVEYING
P.O. BOX 617 HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
DATE: JANUARY 7, 2015
PROJECT: 14046
SCALE: 1" = 200'
ASSESSORS MAP: 2N-8E-5

Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L44 through L48 with their bearings and distances.

BRASS CAP FOUND MONUMENTING SOUTHWEST CORNER OF SECTION 5, TIED PREVIOUSLY.

PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" SUBDIVISION FOR

THE PORT OF CASCADE LOCKS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON

HOOD RIVER COUNTY SURVEYOR'S OFFICE CS# 2015 007 DATE FILED: 2-20-15 BY: RJ

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "PORT OF CASCADE LOCKS BUSINESS PARK SUBDIVISION" HOOD RIVER COUNTY, STATE OF OREGON. THE SAID PROPERTY IS DESCRIBED AS FOLLOWS:

TRACT 1: ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, WHICH LIES NORTHERLY OF FOREST LANE. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE NORTH 89°33'35" WEST A DISTANCE OF 253.09 FEET; THENCE SOUTH 00°32'34" WEST A DISTANCE OF 186.06 FEET; THENCE SOUTH 89°29'41" WEST A DISTANCE OF 253.87 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE NORTH 00°47'01" EAST ALONG SAID LINE TO THE POINT OF BEGINNING.

TRACT 2: PARCEL 1 OF PARTITION PLAT No. 2008-25P, LOCATED IN SECTION 5, TOWNSHIP 2 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN IN THE CITY OF CASCADE LOCKS, HOOD RIVER COUNTY AND STATE OF OREGON AS RECORDED ON DECEMBER 31, 2008, INSTRUMENT NO. 2008-04750 IN THE OFFICIAL RECORDS OF HOOD RIVER COUNTY, HOOD RIVER, OREGON.

Erik M. Carlson signature and name, PLS 72306

LOCATION OF SURVEY: SECTION 5, TOWNSHIP 2 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PLAT EXISTING PROPERTY OWNED BY THE PORT OF CASCADE LOCKS. THE BOUNDARY WAS RESOLVED BY RETRACING A 2009 PARTITION PLAT (BASIS OF BEARING) WITH CONJUNCTION WITH HISTORIC BOUNDARY TIES BY TERRA SURVEYING, I FOUND MOST OF THE MONUMENTATION SET BY GAYLORD, L.S.1815 MATCHED FAIRLY WELL WITH THE 2009 PARTITION PLAT MONUMENTATION, WITH EXCEPTION OF THE MONUMENTS ALONG THE SOUTH LINE OF PARCEL 2 OF SAID PLAT No. 2009-001, WHICH WERE SET IN 1981 (C.S.81098) AND NO EXPLANATION WAS GIVEN FOR METHOD USED. TO DETERMINE THE UNION PACIFIC RIGHT OF WAY WE TIED THE CENTERLINE TRACKS AND OFFSET 50 FOOT TO THE NORTH AND SOUTH IN ORDER TO MONUMENT THE 100 FOOT RIGHT OF WAY AS THE TRACKS CAN BE USED AS A PHYSICAL MONUMENT OF THE RAILROAD PROPERTY.

DETAILS ON SPECIFIC MONUMENTS AND DETAILS OF NEW AND EXISTING EASEMENTS OF THIS SUBDIVISION ARE ON THE FACE OF THIS PLAT.

SEE NOTE REGARDING SET MONUMENTS AT THE BOTTOM OF THIS PAGE (O.R.S. 92.044 (7)).

RECORDING INFORMATION:

PLAT NUMBER: 2015 0436 INSTRUMENT RECEIVED ON THE 18th DAY OF FEBRUARY, 2015 AT 2:27 P.M. Hood River County Clerk signature

ACKNOWLEDGMENT:

ON THIS 9 DAY OF February, 2015, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED Jessica Groves, AS A REPRESENTATIVE OF THE PORT OF CASCADE LOCKS. KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAID THAT HE/SHE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS/HER FREE AND VOLUNTARY ACT.

Notary signature and name: Melissa Ann Warren

PRINTED NAME: Melissa Ann Warren NOTARY PUBLIC FOR THE STATE OF OREGON

COUNTY OF Hood River

COMMISSION NUMBER 474482

MY COMMISSION EXPIRES January 2, 2017

DECLARATION AND DEDICATION:

I, Jessica C. Groves, REPRESENTATIVE OF THE PORT OF CASCADE LOCKS. AS OWNER OF THE LAND SHOWN ON THE PLAT HEREUNTO ATTACHED AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, ALSO HEREUNTO ATTACHED, DEDICATE TO THE PUBLIC FOREVER ALL STREETS, PATHWAYS AND EASEMENTS SHOWN ON SUCH PLAT AND DECLARE THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" TO BE A CORRECT PLAT AS LOCATED IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

Signature and name: Jessica C. Groves REPRESENTATIVE OF THE PORT OF CASCADE LOCKS

PORT OF CASCADE LOCKS BUSINESS PARK DESIGN GUIDELINES

THE DESIGN GUIDELINES FOR "THE PORT OF CASCADE LOCKS BUSINESS PARK" ADOPTED BY RESOLUTION No. 2014-6 UNDER SEPARATE DOCUMENT. PORT OF CASCADE LOCKS DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 6TH 2001 AND APPROVED MARCH 15TH 2001 ARE RESCINDED.

REFERENCES:

- HOOD RIVER COUNTY SURVEY #1484 HOOD RIVER COUNTY SURVEY #894 HOOD RIVER COUNTY SURVEY #895 HOOD RIVER COUNTY SURVEY #917 HOOD RIVER COUNTY SURVEY #81098 HOOD RIVER COUNTY SURVEY #90026 HOOD RIVER COUNTY SURVEY #99081 HOOD RIVER COUNTY SURVEY #2004-035 HOOD RIVER COUNTY SURVEY #2009-001

NOTE REGARDING SET MONUMENTS:

ORS 92.044(7). UNLESS SPECIFICALLY REQUESTED BY A PUBLIC OR PRIVATE UTILITY PROVIDER, THE GOVERNING BODY OF A CITY OR COUNTY MAY NOT REQUIRE A UTILITY EASEMENT EXCEPT FOR A UTILITY EASEMENT ABUTTING A STREET. UTILITY INFRASTRUCTURE MAY NOT BE PLACED WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION NOTED ON A SUBDIVISION OR PARTITION PLAT. THE GOVERNING BODY OF A CITY OR COUNTY MAY NOT PLACE ADDITIONAL RESTRICTIONS OR CONDITIONS ON A UTILITY EASEMENT GRANTED UNDER THIS CHAPTER.

EASEMENT REFERENCES:

- PRELIMINARY TITLE REPORT FILE No. 19962AM, DATED SEPT 17TH 2014. 8) RIGHTS OF PUBLIC AND GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF THE PREMISES LYING BELOW THE ORDINARY HIGH WATERMARK OF THE COLUMBIA RIVER AND OF THE BONNEVILLE POOL (BONNEVILLE LAKE). 9) HOOD RIVER COUNTY RECORDS, BOOK A, PAGE 167. OREGON RAILWAY RIGHT OF WAY, 50 EITHER SIDE OF EXISTING RAIL CENTERLINE AS SHOWN. 10) HOOD RIVER COUNTY RECORDS, BOOK H, PAGE 119. TELEGRAPH EASEMENT DESCRIBED GENERAL IN NATURE, EXISTING COMMUNICATION LINES WITHIN CRAMBLETT WAY. 11) HOOD RIVER COUNTY RECORDS, BOOK 10, PAGE 473. HOOD RIVER COUNTY RIGHT OF WAY ON FOREST LANE, ADDITIONAL RIGHTS ACQUIRED IN 1974 AS SHOWN. 12) HOOD RIVER COUNTY RECORDS, BOOK 22, PAGE 148, PACIFIC TELEPHONE AND TELEGRAPH EASEMENT, GENERAL IN NATURE. PARTIAL RELEASE ON INST#782783 ACROSS DEED BOOK 7, PAGE 614 AND DEED BOOK 8, PAGE 637. 13) HOOD RIVER COUNTY RECORDS, BOOK 25, PAGE 531. (1936) USA FLOWAGE EASEMENT THE LAND ABOVE THE 72 FOOT ELEVATION LINE AND BELOW THE 93.9 FOOT ELEVATION LINE, ALSO THE BACKWATER CURVE. THIS EASEMENT WOULD BE MORE SPECIFICALLY RE-DEFINED ON INST#760191, AS 82.20 FEET RATHER THAN 93.9. 14) HOOD RIVER COUNTY RECORDS, BOOK 25, PAGE 476. (1936) JUDGMENT FOR AN EASEMENT, ALLOWS FOR FLOODING UP TO THE 92 FOOT CONTOUR LINE (NGVD29), THIS ELEVATION WAS LOWERED TO 82.2 FOOT ELEVATION ON INST#760191. 15) HOOD RIVER COUNTY RECORDS, BOOK 26, PAGE 631. PACIFIC TELEPHONE LINE BEING PLACED CLOSE TO RAIL LINE, NOT SPECIFIC. 16) HOOD RIVER COUNTY RECORDS, BOOK 44, PAGE 365. STATE OF OREGON LIMITS ACCESS RIGHTS TO THE EXISTING ENTRY TO EXISTING CRAMBLETT WAY. 17) HOOD RIVER COUNTY RECORDS, BOOK 44, PAGE 598. STATE OF OREGON LIMITS ACCESS RIGHTS TO EXISTING INDUSTRIAL PARK, SHOWN ACCESS LOCATION. 18) HOOD RIVER COUNTY RECORDS, BOOK 66, PAGE 168. GRANTED TO THE CITY OF CASCADE LOCKS. EASEMENT NOT TO EXCEED 20 FEET FROM EXISTING POLES. THE POWERLINE COMES FROM THE SOUTHSIDE OF PROPERTY, GENERAL LOCATION GIVEN. 19) HOOD RIVER COUNTY RECORDS, INST#760191. FINAL JUDGMENT TO CREATE THE FLOWAGE EASEMENT LIMITED TO 82.2 FEET (NGVD). SHOWN ON PLAT ON NORTH BOUNDARY OF LOT 4. 20) HOOD RIVER COUNTY RECORDS, INST#784015. EASEMENT TO THE CITY OF CASCADE LOCKS TO SUPPLY UTILITIES, ROUGH LOCATION SHOWN ON PLAT, EASEMENT SHOWN REPRESENTS LOCATION OF POWER POLE. 21) HOOD RIVER COUNTY RECORDS, INST#880152. MAJOR PARTITION CREATED IN 1988. THIS PARTITION HAS SINCE BEEN REPLATTED ON PARTITION PLAT#2008-25P AND EASEMENTS ARE WITHIN THE EXPANDED RECENT DEDICATION. 22) HOOD RIVER COUNTY RECORDS, INST#910055. TELEPHONE RIGHT OF WAY. DESCRIBES PORT PROPERTY BUT NOT LOCATION OF EASEMENT, THEREFORE GENERAL IN NATURE. 23) HOOD RIVER COUNTY RECORDS, INST#961272. NOT A PART OF THIS PLAT OR WITHIN DEDICATED ROADWAY. 24) HOOD RIVER COUNTY RECORDS, INST#961274. WITHIN EXISTING DEDICATED ROADWAY. 25) HOOD RIVER COUNTY RECORDS, INST#20001782. EASEMENT GRANTED TO WARM SPRINGS FOR THE AREA KNOWN AS GOVERNMENT ROCK. PAGE TWO STATES, "THE PROPERTY BY USE OF SOME MEANS OTHER THAN EASEMENT HERE GRANTED, THE EASEMENT HERE GRANTED SHALL, AT GRANTOR'S OPTION, BE DEEMED ABANDONED BY GRANTEE." I BELIEVE THIS IS THE CASE ON THIS DOCUMENT. THE AREA DISCUSSED IS LOCATED IN THE UNSURVEYED PORTION OF LOT 7. 26) HOOD RIVER COUNTY RECORDS, INST#20037728 AND #20042969, WELL INFORMATION FORM. 27) HOOD RIVER COUNTY RECORDS, 2009-01292. EASEMENT AGREEMENT AS SHOWN.

TERRA SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2015

P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net

DATE: JANUARY 7, 2015 PROJECT: 14046 SCALE: 1" = 200' ASSESSOR'S MAP: 2N-8E-5 TL 300 & 400

APPROVALS:

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 10th DAY OF FEBRUARY, 2015. Hood River County Surveyor signature

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 17th DAY OF February, 2015. Ron Rivers signature, CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 10th DAY OF FEBRUARY, 2015. City of Cascade Locks, Public Works signature

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 17th DAY OF February, 2015. Hood River County Commissioner signature

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF FEBRUARY, 2015. Hood River County Recorder signature

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 17th DAY OF February, 2015. Hood River County Commissioner signature

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 10th DAY OF February, 2015. City of Cascade Locks Planning Dept. signature

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 17th DAY OF February, 2015. Hood River County Commissioner signature

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS 10th DAY OF FEBRUARY, 2015. Administrator, City of Cascade Locks signature

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS ___ DAY OF ___, 20___. Hood River County Commissioner signature

APPROVALS:

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Hood River County Director of Budget and Finance, Treasurer/Tax Collector signature

Hood River County Director of Records and Assessments signature

