

PARTITION PLAT
for
NBW HOOD RIVER, LLC, an Oregon limited liability company

LOCATION OF SURVEY:

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

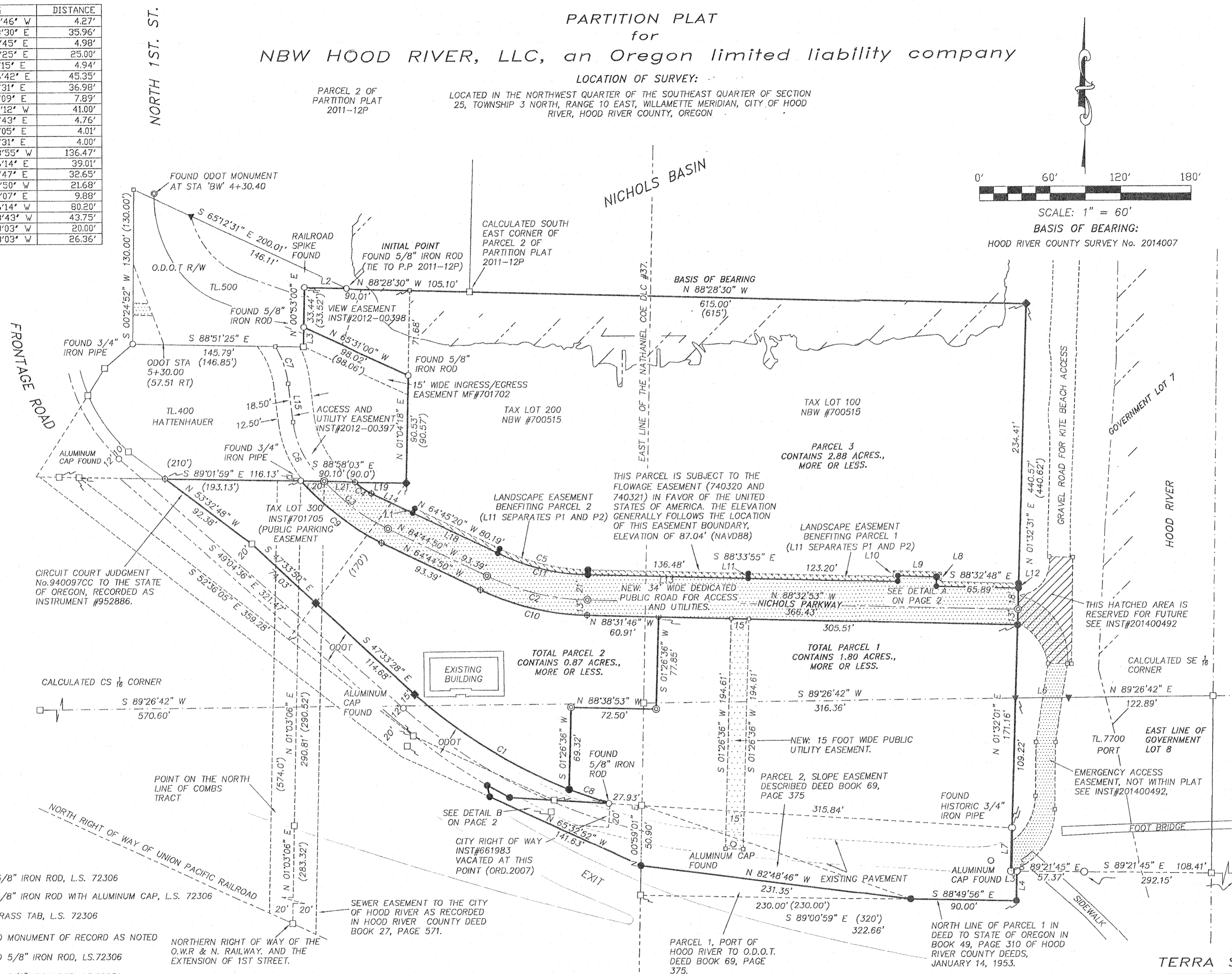
CS# 2015 017

DATE FILED: 4/16/2015

BY: DB

OWNER:
NBW HOOD RIVER, LLC
2501 SW FIRST AVENUE
PORTLAND, OR 97201

LINE	BEARING	DISTANCE
L1	S 25°03'46" W	4.27'
L2	S 88°28'30" E	35.96'
L3	S 89°21'45" E	4.98'
L4	N 00°32'29" E	25.00'
L5	S 10°22'15" E	4.94'
L6	N 89°26'42" E	45.35'
L7	N 01°32'31" E	36.98'
L8	N 01°34'09" E	7.89'
L9	N 88°06'12" W	41.00'
L10	N 01°22'43" E	4.76'
L11	N 01°26'05" E	4.01'
L12	N 01°32'31" E	4.00'
L13	N 88°33'55" W	136.47'
L14	S 64°56'14" E	39.01'
L15	S 07°19'47" E	32.65'
L16	N 61°46'50" W	21.68'
L17	S 12°26'07" E	9.88'
L18	N 64°56'14" W	80.20'
L19	N 88°58'43" W	43.75'
L20	N 88°58'03" W	20.00'
L21	N 88°58'03" W	26.36'



SCALE: 1" = 60'
BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY No. 2014007

- LEGEND:**
- SET 5/8" IRON ROD, L.S. 72306
 - ⊙ SET 5/8" IRON ROD WITH ALUMINUM CAP, L.S. 72306
 - ⊕ SET BRASS TAB, L.S. 72306
 - FOUND MONUMENT OF RECORD AS NOTED
 - ▼ FOUND 5/8" IRON ROD, L.S. 72306
 - ◆ FOUND 5/8" IRON ROD, L.S. 60051
 - NBW NICHOLS BOAT WORKS
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	463.10'	154.81'	N 58°39'47" W	154.09'	19°09'14"
C2	213.50'	88.69'	S 76°38'52" E	88.05'	23°48'04"
C3	180.00'	68.27'	S 53°52'56" E	67.86'	21°43'47"
C4	62.22'	16.87'	N 55°35'49" W	16.82'	15°32'15"
C5	187.58'	77.95'	N 76°39'37" W	77.39'	23°48'35"
C6	80.00'	55.73'	N 27°17'16" W	54.61'	39°54'55"
C7	80.00'	33.50'	N 19°19'37" W	33.26'	23°59'45"
C8	462.47'	35.97'	N 70°29'09" W	35.97'	04°27'25"
C9	233.84'	86.92'	S 52°59'21" E	86.42'	21°17'54"
C10	226.50'	94.09'	S 76°38'52" E	93.41'	23°48'04"
C11	191.58'	79.61'	S 76°39'51" E	79.04'	23°48'35"

1-84
(THE RIGHT OF WAY WIDTH IN THIS AREA IS VARIABLE)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Erik M. Carlson
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2015

TERRA SURVEYING
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrasurveying.com
DATE: MARCH 16, 2015
SCALE: 1" = 60'
PROJECT: 14143
ASSESSORS MAP: 3N10E25DB, TL 100, 200, 300

TERRA SURVEYING

PARTITION PLAT
for

NBW HOOD RIVER, LLC, an Oregon limited liability company

LOCATION OF SURVEY:

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2015 017

DATE FILED: 4/16/2015

BY: DB

OWNER:

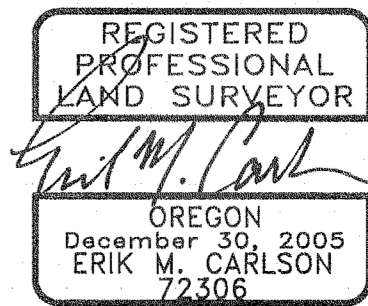
NBW HOOD RIVER, LLC
2501 SW FIRST AVENUE
PORTLAND, OR 97201

File Number 201505P
Instrument received on the 16th day of
APRIL, 2015 at 9:29 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
the boundaries being described Inst #2014-02073,
2014-00491 and 2007-00506 as recorded in the
Hood River Deed records in the City of Hood River,
County of Hood River and State of Oregon.
The initial point is a found 5/8" iron rod,
L.S.72306 monumenting the south angle point of
parcel 2 on Partition Plat No. 2011-12p. It can be
found at the northwest corner of parcel 3.



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 and road dedications as
shown on the face of this plat.

W Robert Naito April 15, 2015
OWNER DATE

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

This instrument was acknowledged before me on
April 15, 2015 (date)

by W Robert Naito
as representative of NBW HOOD RIVER, LLC.

Denise Endow
Notary Signature
Denise Endow
Printed name

Public Notary
My Commission expires: May 30, 2015

I hereby certify that all taxes and assessments due
hereon have been fully paid as required by law.

Michael A. Brouse
Hood River County Director of Budget and
Finance, Treasurer/ Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 15th day
of APRIL, 2015

Amil P. Bunn
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 15th day
of APRIL, 2015

Planning File Number 2014-40
Cynthia Walbridge
City of Hood River Planner

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE ORIGINAL NICHOLS BOAT
WORKS PROPERTY ALONG WITH ADJACENT ADJUSTED PROPERTIES CREATING A 3
PARCEL PARTITION PLAT. BOUNDARIES WERE RESOLVED ON PREVIOUS SURVEY WORK
COMPLETED ON THIS PROPERTY. SEE COUNTY SURVEY #2014-007 FOR HISTORICAL
DETAILS OF THESE BOUNDARIES. I DISCUSS EASEMENTS OF RECORD AND DETAILS
ON THIS PAGE. A LARGE PORTION OF THIS PLAT WAS DESCRIBED ON INST#700515
WHICH WAS SURVEYED BY COLUMBIA RIVER SURVEYING AND MAPPING IN 2005
(C.S.2005058), MONUMENTS WERE SET WHICH I AGREE WITH. I HELD THE NORTH
LINE FOR THE BASIS OF BEARING ON MY PREVIOUS SURVEY WORK AND WILL BE
HOLDING FOR THIS SURVEY AS WELL, AS THE MONUMENTATION IS IN GOOD SHAPE.

SURVEY REFERENCES:

HOOD RIVER COUNTY SURVEY #0978
HOOD RIVER COUNTY SURVEY #99036
HOOD RIVER COUNTY SURVEY #2001006
HOOD RIVER COUNTY SURVEY #2005058
HOOD RIVER COUNTY SURVEY #2008036
HOOD RIVER COUNTY SURVEY #2014007
ODOT RIGHT OF WAY 6B-24-4

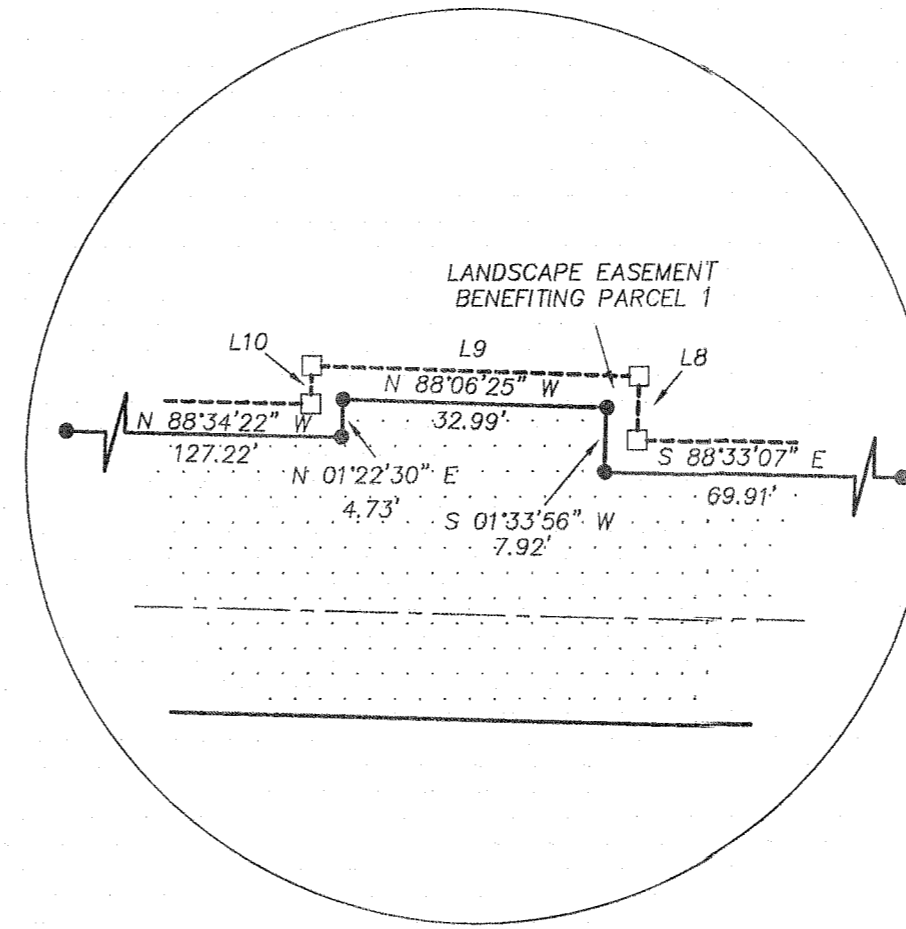
DEED REFERENCES:

HOOD RIVER COUNTY DEED BOOK 51, PAGE 109
HOOD RIVER COUNTY DEED BOOK 69, PAGE 375
HOOD RIVER COUNTY DEED BOOK 49, PAGE 310
HOOD RIVER COUNTY DEED BOOK 50, PAGE 306
HOOD RIVER COUNTY DEED BOOK 36, PAGE 159
HOOD RIVER COUNTY DEED BOOK 69, PAGE 377
HOOD RIVER COUNTY DEED BOOK 55, PAGE 320
HOOD RIVER COUNTY DEED #661983
HOOD RIVER COUNTY DEED #700515
HOOD RIVER COUNTY DEED #701705
HOOD RIVER COUNTY DEED #720257
HOOD RIVER COUNTY DEED #952886
CITY OF HOOD RIVER ORD.2007

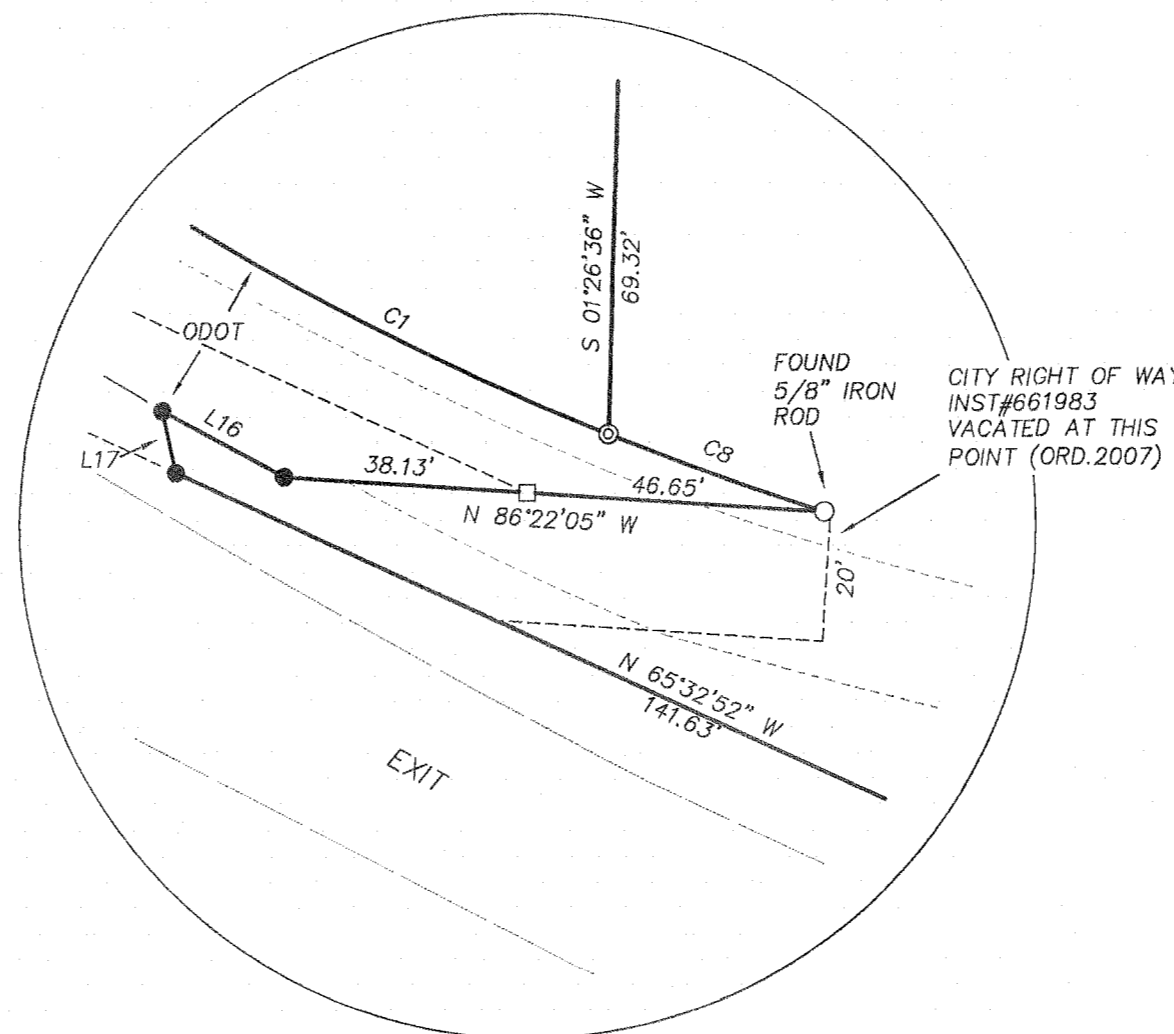
EASEMENTS OF RECORD:

- EASEMENT IN BOOK 27, PAGE 175, FLOWAGE EASEMENT FROM THE 1930'S, REVISED IN 1970'S
- EASEMENT IN BOOK 27, PAGE 571, SEWER LINE EASEMENT AS SHOWN.
- EASEMENT IN BOOK 28, PAGES 635-637, 1941 POWER EASEMENT, GENERALLY DESCRIBED.
- EASEMENT IN BOOK 30, PAGE 260, WRITTEN AS A BLANKET EASEMENT, LOCATION NOT DETERMINED.
- EASEMENT IN BOOK 80, PAGE 104, RELINQUISHMENT OF TITLE TO CITY FROM HIGHWAY COMMISSION AND RESERVING ACCESS RIGHTS.
- EASEMENT IN BOOK 80, PAGE 122, RESERVATION FOR SEWER LINE TO THE CITY, TO BE REMOVED.
- EASEMENT IN BOOK 80, PAGE 140, AGREEMENT BETWEEN THE PORT AND THE CITY
- EASEMENT INST #661983, FRONTAGE ROAD EASEMENT, PARTIALLY VACATED.
- EASEMENT INST#701554, PACIFIC POWER & LIGHT, GENERALLY DESCRIBED.
- EASEMENT INST#701705, NICHOLS BOAT WORKS COMPANY GRANTS THE PORT OF HOOD RIVER PUBLIC PARKING IN PERPETUITY, AS SHOWN.
- EASEMENT INST#740320 AND 740321, UNITED STATES FLOWAGE EASEMENT, NOTED ON FACE OF PLAT.
- EASEMENT INST #943573, GRANTED TO THE STATE OF OREGON FOR THE PURPOSES OF POSSIBLE DRAINAGE. THIS EASEMENT BISECTS THE VIEW EASEMENT AT THE NORTHWEST.
- INSTRUMENT #200803433, THIS AREA IS WITHIN THE PORT OF HOOD RIVER WATERFRONT URBAN RENEWAL AREA.
- EASEMENT INST #201200397, ACCESS AND UTILITY EASEMENT AS SHOWN.
- EASEMENT INST #201200398, USE, LIGHT AND VIEW EASEMENT AS SHOWN.
- EASEMENT INST #201202042, EASEMENT AND EQUITABLE SERVITUDES FOR DEPARTMENT OF ENVIRONMENTAL QUALITY ACCESS RIGHTS TO PROPERTY, NOT SHOWN.
- INSTRUMENT #20122043, EASEMENT AND EQUITABLE SERVITUDES FOR DEPARTMENT OF ENVIRONMENTAL QUALITY ACCESS RIGHTS TO PROPERTY, NOT SHOWN.
- EASEMENT INST#201402954, FIRST AMENDMENT TO EASEMENT FOR USE, LIGHT AND VIEW, APPEARS THAT THIS DOCUMENT ELIMINATED THE ABILITY TO CONSTRUCT DECK OR DOCK. AMENDING INST#201200398.
- EASEMENT INST #2014-00494, RESERVATION FOR 9 PARKING SPACES, NOT SHOWN.
- EASEMENT INST #2014-03237, EQUITABLE SERVITUDE DOCUMENT, AFFECTS THE NORTH 3 FEET OF PARCELS 1 AND 2 AND THE ENTIRE PARCEL 3.
- EASEMENT INST #201403236, EQUITABLE SERVITUDES DOCUMENT GRANTED TO COLUMBIA RIVER KEEPERS, NOT SHOWN.
- EASEMENT INST #2014-03237, EQUITABLE SERVITUDES FOR THE BENEFIT OF THE PUBLIC USE OF THE WATERFRONT AND TO PROVIDE ACCESS, NOT SHOWN.

NOTE: MANY OF THESE DOCUMENTS ARE BLANKET ENCUMBRANCES AND NOT SPECIFICALLY SHOWN.



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE

TERRA SURVEYING

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

DATE: MARCH 16, 2015

SCALE: 1" = 60'

PROJECT: 14143PLAT

ASSESSORS MAP: 3N10E25DB, TL 100, 200, 300