

PARTITION RE-PLAT for PORT OF HOOD RIVER

CS# 2016 013

DATE FILED: 2/18/2016

BY: BCL

File Number 201602P Instrument received on the 16th day of FEBRUARY, 2016 at 3:26 P.M.

Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, being first and 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 Lot 16 of the "Lower Mill Industrial Park" Subdivision plat. Initial point is a 5/8" iron rod with red plastic cap, L.S. 1815 and found at the most easterly northeast corner of said Lot 16.

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON December 30, 2005 OREGON 72306 Expires: December, 2017

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 the provisions of ORS Chapter 92 and grant the private easements as shown on this plat.

Director of the Port of Hood River Date 2/3/16

State of Oregon County of Hood River

This instrument was acknowledged before me on 2-9-2016 (date)

by Michael S. McElwee as a representative of the Port of Hood River

Jean M. Hadley Notary Signature

Jean M. Hadley Public Notary-OREGON Commission number: 935550 My Commission expires: 1-25-2019 (JANUARY 25, 2019)

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

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

I hereby certify this partition was examined and approved as of this 16th day of FEBRUARY, 2016

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 16th day of FEBRUARY, 2016

Planning No. P-15-0161 Hood River County Planning Director

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT LOT 16 OF "LOWER MILL INDUSTRIAL PARK" PLAT INTO TWO PARCELS. THE OUTER BOUNDS OF LOT 16 WERE RECOVERED WITH EXCEPTION OF TWO CORNERS. THE NORTHERN INTERIOR CORNER, WHICH WAS REPLACED WITH AN IRON ROD USING DISTANCE-DISTANCE INTERSECTION AND THE EAST ANGLE POINT OF LOT 16 WAS REPLACED BY HOLDING THE BEARINGS OF THE MONUMENTS TO THE NORTH AND SOUTH. I DID NOT FEEL CONFIDENT HOLDING THE DISTANCE FROM THE SOUTHEAST CORNER OF LOT 13 AS IT WAS BENT. ORIGINAL LOT 16 WAS PLATTED ON THE WEST SIDE OF NEAL CREEK MILL ROAD, THESE TRACTS ARE A PART OF PARCEL 1. THE MONUMENTS ON THESE SLIVERS MATCHED PLAT DISTANCES. THE INITIAL POINT I CHOOSE IS FOUND AT THE MOST EASTERLY NORTHEASTERLY CORNER OF ORIGINAL LOT 16. THE BASIS OF BEARING FOR THIS PLAT IS THE NORTH LINE OF ADJACENT LOT 13, MONUMENTS ARE MARKED WITH STEEL T-POST AND MEASURE VERY WELL TO THE ORIGINAL PLAT.

EASEMENTS:

(AMERITITLE STATUS OF RECORD TITLE REPORT, FILE NO.79855AM, DATED DECEMBER 11, 2015): 1) HOOD RIVER COUNTY PLAT "LOWER MILL INDUSTRIAL PARK SUBDIVISION" INST #20055365. EASEMENTS AS SHOWN.

- 3) HOOD RIVER COUNTY DEED BOOK 7, PAGE 196 PACIFIC POWER AND LIGHT CO. GENERAL EASEMENT LOCATION FROM 1912. 4) HOOD RIVER COUNTY DEED BOOK 15, PAGE 608 COUNTY RIGHT OF WAY FOR NEAL CREEK MILL ROAD, LOCATION OUTSIDE PLAT. 5) HOOD RIVER COUNTY DEED BOOK 31, PAGE 581 PACIFIC POWER AND LIGHT CO. LOCATION DESCRIBED WITHIN PLAT IN A GENERAL NATURE, NO EVIDENCE OF UTILITY ON EITHER LOT. 6) HOOD RIVER COUNTY DEED BOOK 44, PAGE 335 EASEMENT GRANTING RIGHT TO PIPE WATER FROM A SPRING UNDER HWY 35. NOT A PART OF THE SUBJECT PROPERTY. 7) PROPERTY LINE ADJUSTMENT SURVEY AND PROVISIONS THEREFROM, INST #20033267. AN EASEMENT CREATED FOR THE RETENTION POND WITHIN THE SUBDIVISION, DOES NOT AFFECT SUBJECT PROPERTY. 8) HOOD RIVER COUNTY EASEMENT, INST #20043923, THIS EASEMENT PERTAINS TO THE "LOWER MILL DRIVE" A PERPETUAL NON-EXCLUSIVE EASEMENT AND STORM EASEMENTS EAST OF LOT 16, NEITHER RELATES DIRECTLY TO LOT 16. 9) COVENANTS, CONDITIONS AND RESTRICTIONS, CORRECTION RE-RECORDED ON INST#20054092. SITE DEVELOPMENT STANDARDS.

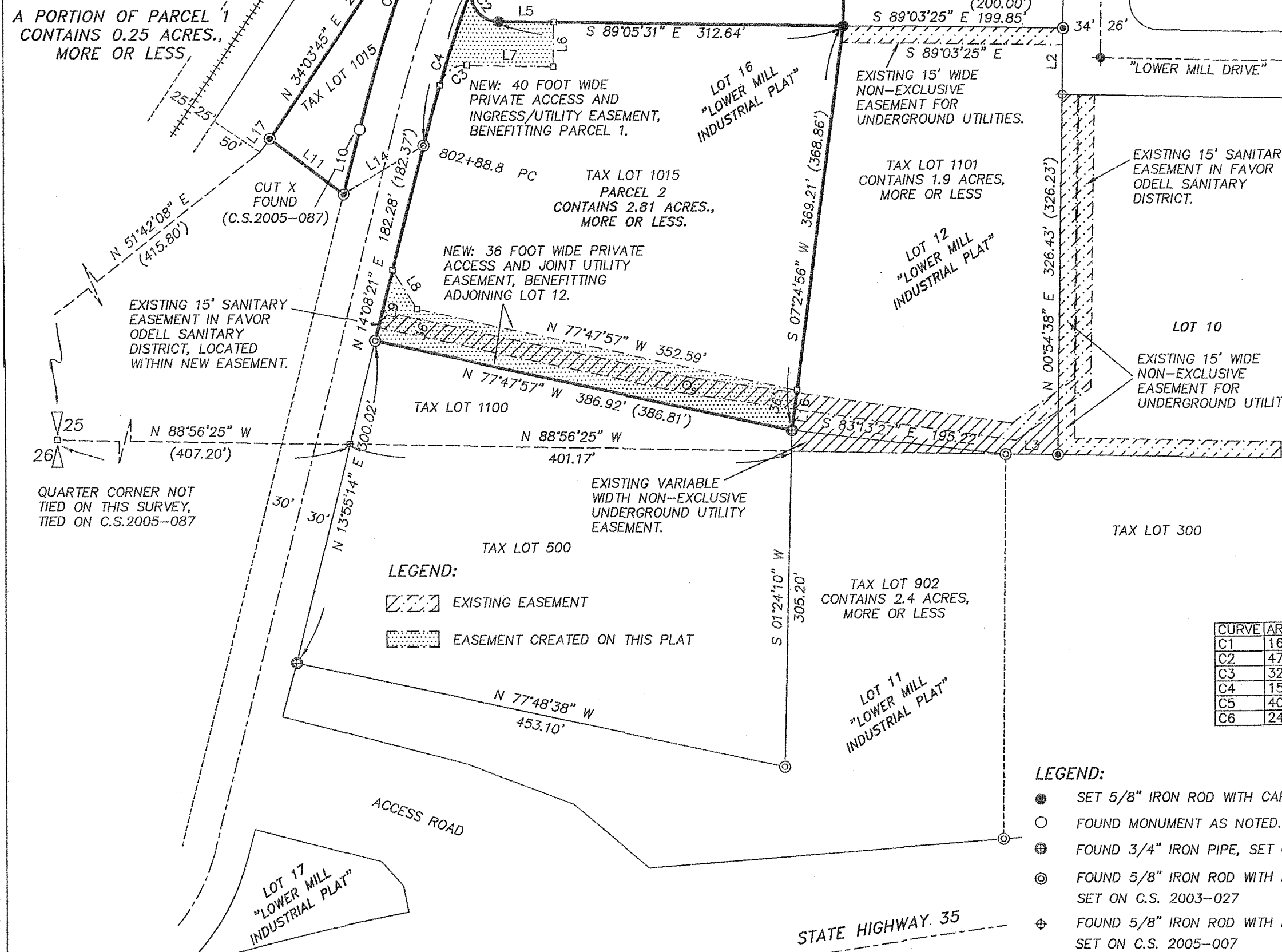
NOTE: "WATER IS AVAILABLE TO SERVE EACH PARCEL FROM CRYSTAL SPRINGS WATER DISTRICT; HOWEVER, AT THE TIME THIS PLAT WAS RECORDED, ITS SYSTEM COULD ONLY PROVIDE, AT BEST, MINIMAL FIRE FLOWS TO THAT AREA. IN ORDER TO COMPLY WITH REQUIRED FIRE FLOWS, MODIFICATIONS WOULD NEED TO BE MADE TO THE SYSTEM IN COORDINATION WITH THE WATER DISTRICT, CONTACT CRYSTAL SPRINGS WATER DISTRICT AND WYEAST RURAL FIRE PROTECTION TO DETERMINE FIRE FLOW REQUIREMENTS."

LOCATION: A RE-PLAT OF LOT 16 OF THE LOWER MILL INDUSTRIAL PARK SUBDIVISION, LOCATED IN A PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 25 IN TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON

A PORTION OF PARCEL 1 CONTAINS 0.18 ACRES., MORE OR LESS.

Table with columns: LINE, BEARING, DISTANCE. Lists survey points L1 through L19 with their respective bearings and distances.

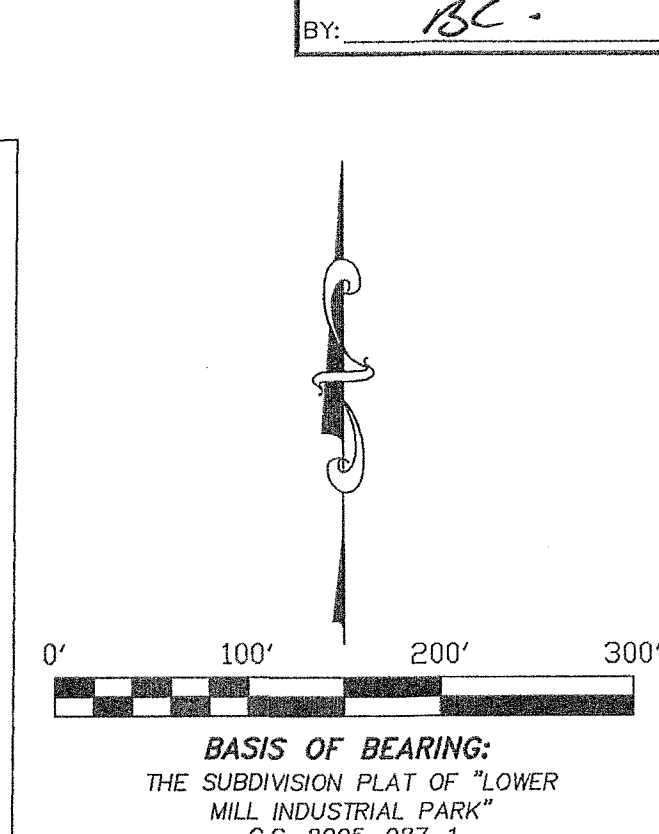
A PORTION OF PARCEL 1 CONTAINS 0.25 ACRES., MORE OR LESS.



LEGEND: EXISTING EASEMENT, EASEMENT CREATED ON THIS PLAT

REFERENCES:

- FILED AT THE HOOD RIVER COUNTY SURVEYOR'S OFFICE. C.S. 1433, SURVEY BY FREY, NOVEMBER 1966. C.S. 1987-021, SURVEY FOR HINMAN ORCHARDS BY TERRA (L.S.1815), FILED ON MAY 2, 1987. C.S. 1993-032, SURVEY FOR G.S. LONG CO., BY KLIEN (L.S. 932), FILED ON JUNE 14, 1993. C.S. 2003-027, PLA SURVEY FOR HANEL DEVELOPMENT GROUP BY TERRA (L.S.1815), FILED ON APRIL 17, 2003. C.S. 2005-007, PARTITION PLAT (200502P) FOR HANEL DEVELOPMENT GROUP BY TERRA (L.S.1815), FILED ON JANUARY 24, 2005. C.S. 2005-078, "LOWER MILL INDUSTRIAL PARK" SUBDIVISION PLAT OF FOR HANEL BY TERRA (L.S.1815), FILED ON OCTOBER 21, 2005. C.S. 2015-056, PLA SURVEY FOR THE PORT OF HOOD RIVER BY TERRA (L.S. 72306), FILED ON DECEMBER 23, 2015.



BASIS OF BEARING: THE SUBDIVISION PLAT OF "LOWER MILL INDUSTRIAL PARK" C.S. 2005-087-1

Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curve data for C1 through C6.

- LEGEND: SET 5/8" IRON ROD WITH CAP, L.S. 72306 (SET ON 12/9/16), FOUND MONUMENT AS NOTED, FOUND 3/4" IRON PIPE, SET ON C.S. 1433, FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 1815, SET ON C.S. 2003-027, FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 1815, SET ON C.S. 2005-007, FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S.1815 SET ON C.S. 2005-087, FOUND A 1" DIAMETER SURVEY NAIL IN PAVEMENT SET ON C.S. 2005-007, CALCULATED BOUNDARY CORNER, RECORD CALL

TERRA SURVEYING

DATE: DECEMBER 21, 2015 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com

SCALE: 1" = 100' PROJECT: 15068PART ASSESSORS' MAP: 2N-10E-25B&C