

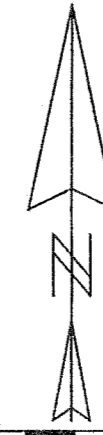
NORTHWEST CORNER
SECTION 11
FOUND BRASS CAP
IN MONUMENT CASE
TIED MAY 1999

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. 2016024
FILED DATE: 3/31/16
BY: B.C.

Partition Plat # 201607P
Instrument received on the 29th
day of March 2016
at 9:00 A.M.
[Signature]
Hood River Director of Records
and Assessments



SCALE 1" = 100 FEET

DECLARATION:
We the owners 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 also in accordance with the provisions of ORS Chapter 92. By this plat we create and grant the private utility easement shown hereon.

[Signature] 3-23-2016

ROBERT S. BENTON JR. DATE
as President of Catapult, LLC

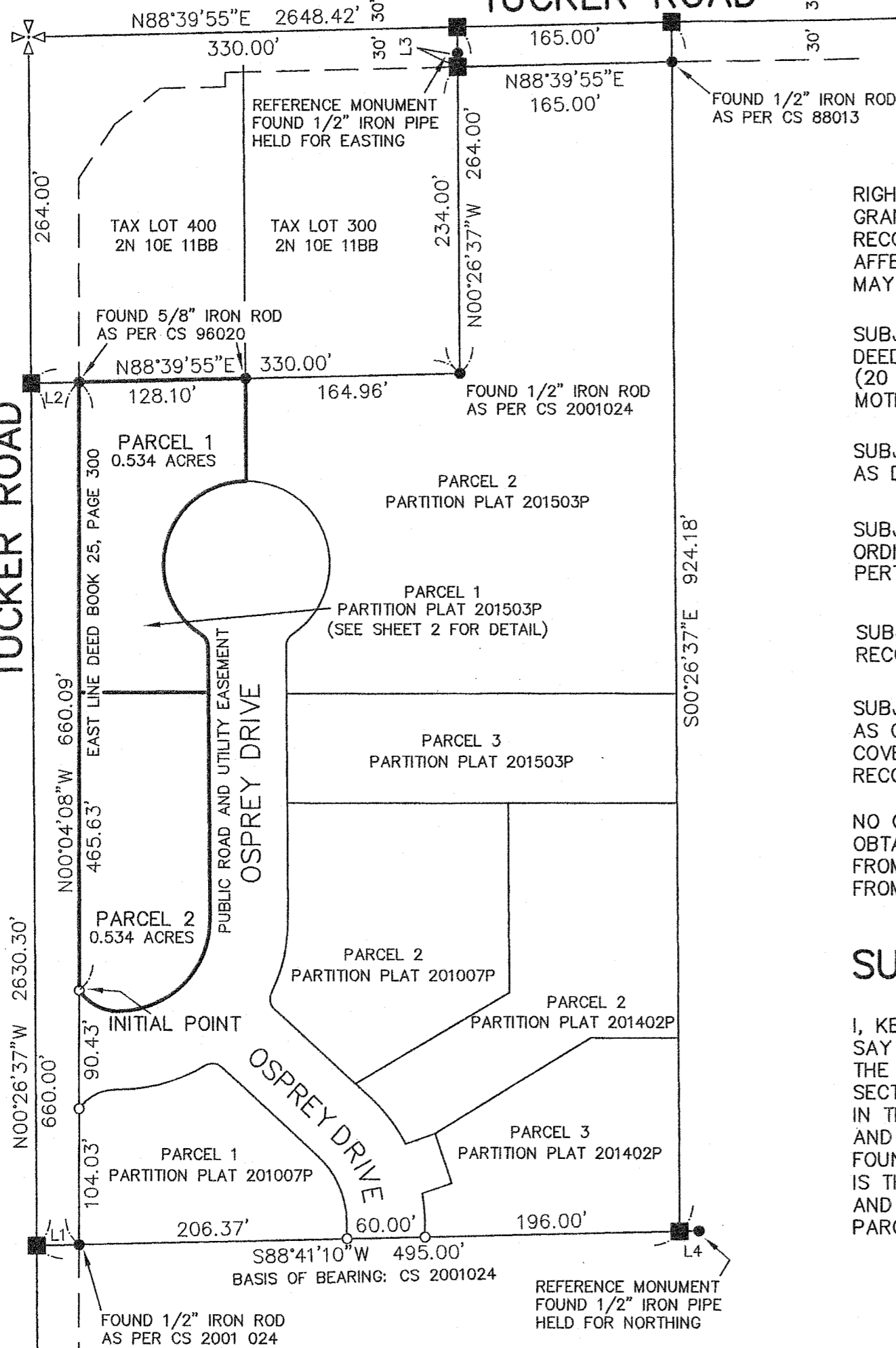
ACKNOWLEDGMENTS:
This instrument was acknowledged before me on 23 day of MARCH 2016
by Robert S. Benton Jr.
as President of Catapult, LLC

[Signature]
Notary signature
Willemine Van Pelit
NOTARY PUBLIC - OREGON (Printed Name)
COMMISSION No. 938263
My commission expires April 16, 2019
Hood River County, OR.

APPROVALS:
I hereby certify this partition was examined and approved as of this _____ day of _____ 20____
Planning File Number _____
[Signature]
Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 28th day of MARCH 2016
Planning File Number _____
[Signature]
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 28th day of March 2016
Planning File Number #15-0144
[Signature]
Hood River County Planning Director



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

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 DOCUMENT NO. 20004178. (20 YEAR RESTRICTION ON USE OF PROPERTY FOR MOTION PICTURE THEATER BUSINESS OPERATION)

SUBJECT TO ORDINANCE NO. 280 RECORDED NOVEMBER 9, 2007 AS DOCUMENT NO. 200705007 PERTAINS TO WINDMASTER URBAN RENEWAL PLAN.

SUBJECT TO ORDINANCE NO. 235 DATED SEPTEMBER 17, 2001 AS AMENDED BY ORDINANCE NO. 320 DATED MARCH 17, 2014. PERTAINS TO ZONING OF SUBJECT PROPERTY.

SUBJECT TO ROAD MAINTENANCE AGREEMENT RECORDED SEPTEMBER 28, 2010 AS DOCUMENT NO. 2010-03276.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN "WINDMASTER CORNER INDUSTRIAL PARK COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SEPTEMBER 28, 2010 AS DOCUMENT NO. 2010-03277.

NO CONSTRUCTION ON ANY PARCEL SHALL OCCUR PRIOR TO OBTAINING COMMERCIAL OR INDUSTRIAL LAND USE PERMITS FROM COUNTY PLANNING AND RELATED BUILDING PERMITS FROM THE COUNTY BUILDING OFFICIAL.

SURVEYOR'S CERTIFICATE

I, KEVIN DOWD, REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF OREGON SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PLAT LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; AND THAT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 201503P IS THE INITIAL POINT OF THIS PLAT; AND THAT THE LAND REPRESENTED ON THIS PLAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1 OF PARTITION PLAT 201503P, HOOD RIVER COUNTY PLAT RECORDS.

PARTITION PLAT

A REPLAT OF PARCEL 1 OF PARTITION PLAT 201503P 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

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

LEGEND

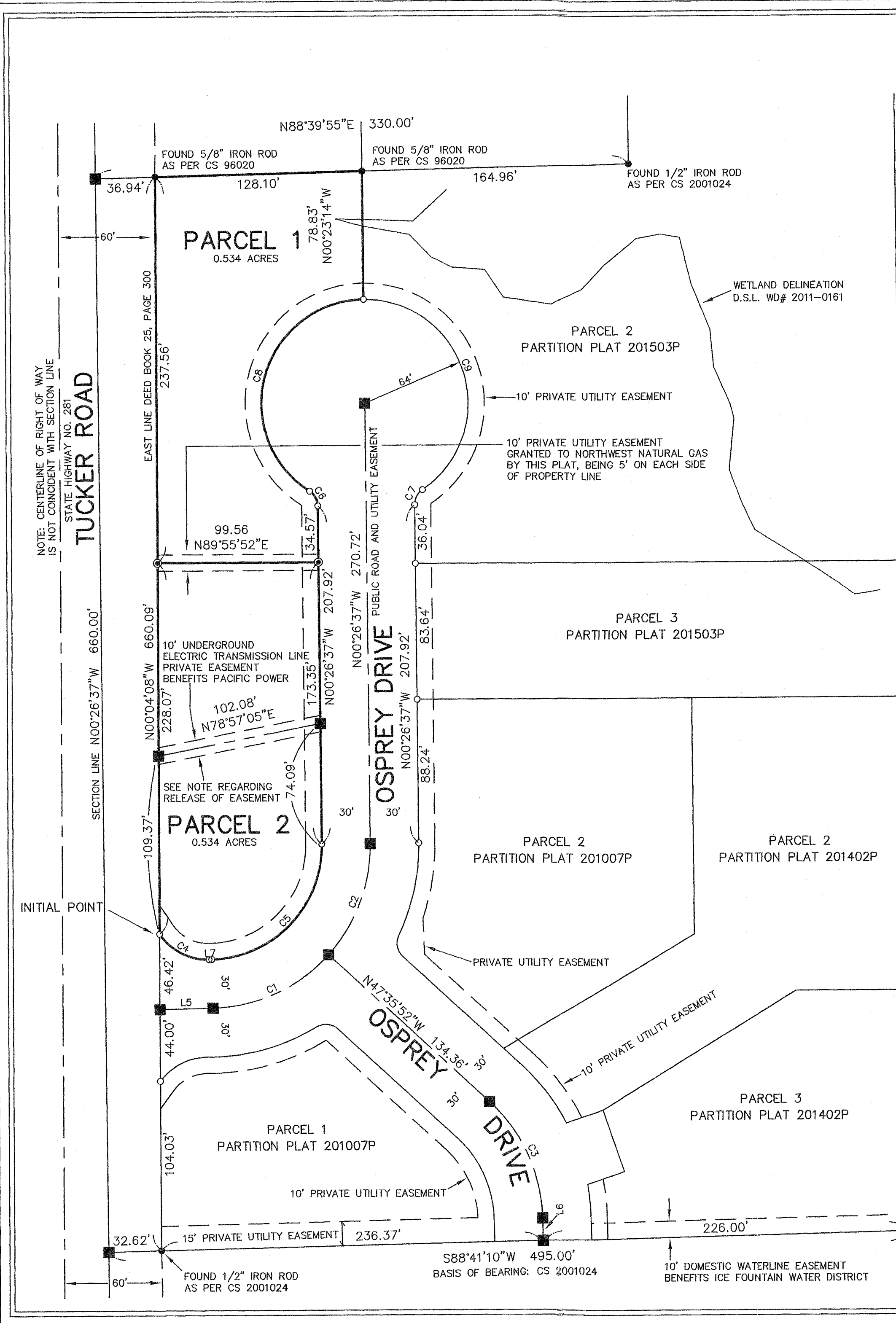
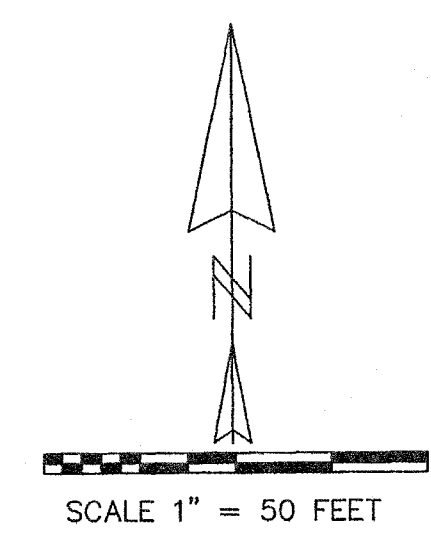
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" AS PER PARTITION PLAT 201007P
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF PARTITION PLAT 201503P INTO TWO PARCELS. MONUMENTS WERE RECOVERED FROM SAID PLAT TO ESTABLISH THE BOUNDARIES OF PARCEL 1. THE DIVISION LINE WAS ESTABLISHED AS PER CLIENT INSTRUCTION. OTHER MONUMENTS SHOWN AS FOUND WERE TIED DURING PREVIOUS SURVEYS OF THE SERIES PARTITIONS.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2016 02-1
FILED DATE: 3/31/16
BY: K.C.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-17
MARCH 23, 2016



REFERENCES

- R1) O.D.O.T. MAP 4B-23-21, HOOD RIVER HIGHWAY JERICHO LANE SECTION, DATED APRIL 1935
- R2) CS 79064, SURVEY BY DANNY CRON LS 1028 FOR LEROY SMITH, FILED JULY 10, 1979
- R3) CS 88013, SURVEY BY DANNY CRON LS 1028 FOR TERRY BRANDT AND SCOTT GILKERSON, FILED MARCH 4, 1988
- R4) CS 95100, SURVEY BY ROY GAYLORD LS 1815 FOR ALBERT AND DIANA BETERBIDE, FILED NOVEMBER 7, 1995
- R5) CS 96020, SURVEY BY ROY GAYLORD LS 1815 FOR ALBERT AND DIANA BETERBIDE, FILED APRIL 25, 1996
- R6) CS 99035, SURVEY BY RONALD HAMILTON LS 2764 FOR OREGON DEPT. OF TRANSPORTATION, FILED MAY 20, 1999
- R7) CS 2001024, SURVEY BY KEVIN DOWD LS 2393 FOR GLEN HAACK, FILED MARCH 27, 2001
- R8) CS 2008001, PARTITION PLAT NO. 200527P BY KEVIN DOWD LS 2393 FOR JEFF OSBORN, FILED JANUARY 5, 2006
- R9) CS 2008066, PARTITION PLAT NO. 200820P BY KEVIN DOWD LS 2393 FOR JEFF OSBORN, FILED SEPTEMBER 9, 2008
- R10) CS 2010046, PARTITION PLAT NO. 201007P BY KEVIN DOWD LS 2393 FOR TUCKER ROAD PROPERTIES LLC, FILED SEPTEMBER 28, 2010
- R11) CS 2011020, PARTITION PLAT NO. 201104P BY KEVIN DOWD LS 2393 FOR JEFF OSBORN, FILED JUNE 2, 2011
- R12) CS 2014009, PARTITION PLAT NO. 201402P BY KEVIN DOWD LS 2393 FOR CATAPULT LLC, FILED APRIL 19, 2014
- R13) CS 2015015, PARTITION PLAT NO. 201503P BY KEVIN DOWD LS 2393 FOR CATAPULT LLC, FILED MARCH 27, 2015

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	56°51'41"	11.00	10.92	5.96	S27°59'14"W	10.47
C8	146°51'41"	64.00	164.05	215.10	S16°07'33"W	122.68
C9	146°51'41"	64.00	164.05	215.10	N17°00'46"W	122.68

LINE TABLE		
LINE	BEARING	LENGTH
L5	N88°41'10"E	32.87
L6	N01°18'50"W	13.76
L7	N88°41'10"E	1.66

THE EASEMENTS SHOWN ON THIS SHEET WERE GRANTED AS PER PARTITION PLAT 201007P, EXCEPT AS NOTED.

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, EXCEPT AS NOTED.

PACIFICCORP RELEASED ANY RIGHT, TITLE OR INTEREST IN THE 10' UNDERGROUND ELECTRIC TRANSMISSION LINE EASEMENT LOCATED UNDER AND ACROSS PARCEL 2 OF THIS PLAT BY RELEASE OF EASEMENT RECORDED MARCH 17, 2016 AS DOCUMENT NO. 2016-00842.

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON JANUARY 11, 2016
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" AS PER PARTITION PLAT 201007P OR PARTITION PLAT 201503P
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION

PARTITION PLAT

A REPLAT OF PARCEL 1 OF PARTITION PLAT 201503P 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
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