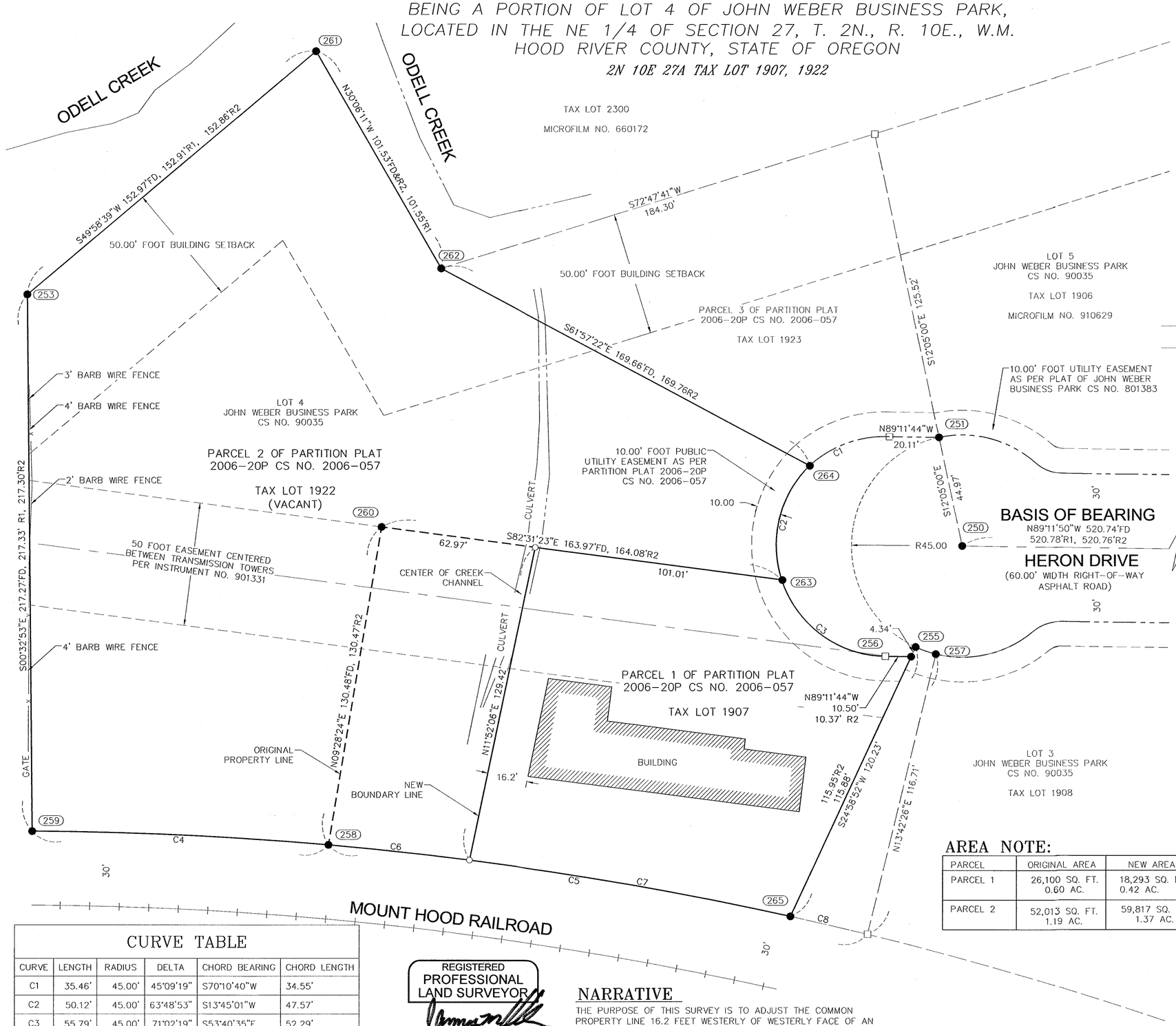
PROPERTY LINE ADJUSTMENT

PARCEL 1 AND 2, PARTITION PLAT 2006-20P,
BEING A PORTION OF LOT 4 OF JOHN WEBER BUSINESS PARK,
LOCATED IN THE NE 1/4 OF SECTION 27, T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON

2N 10E 27A TAX LOT 1907, 1922

HOOD RIVER COUNTY SURVEYOR'S OFFICE
SURVEY NO. 2016 071
FILED 10/9/16.
BY B.L.



30' 0 30' 60'
SCALE - FEET
1" = 30'

BASIS OF BEARINGS

JOHN WEBER BUSINESS PARK, PERFORMED BY WILSEY AND HAM PACIFIC INC., FILED AS COUNTY SURVEY NO. 90035 BASED ALONG THE CENTERLINE OF HERON DRIVE BETWEEN MONUMENT (250) AND (252)

LEGEND

- ○ SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002, KA WA42690)
- ● FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- □ COMPUTED ANGLE POINT, NOT MONUMENTED
- Y.P.C. YELLOW PLASTIC CAP
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- CS NO. COUNTY SURVEY NUMBER
- CENTERLINE OF RAILROAD
- x FENCE LINE

MONUMENT INFORMATION

- (250) & (252) FOUND 5/8" IRON ROD WITH Y.P.C.; FLUSH TO GRADE; ILLEGIBLE STAMP; PER JOHN WEBER BUSINESS PARK; HELD FOR BASIS OF BEARING ALONG CENTERLINE OF HERON DRIVE
- (251) FOUND 5/8" IRON ROD WITH ORANGE P.C.; FLUSH TO GRADE, INSCRIBED "CROSS PLS 60051"; PER CS NO. 2006-057; HELD FOR SOUTHWEST CORNER OF PARCEL 3 PARTITION PLAT 2006-20P
- (253) FOUND 5/8" IRON ROD WITH Y.P.C. 0.1' ABOVE GRADE; INSCRIBED "W&H PACIFIC"; PER JOHN WEBER BUSINESS PARK, CS NO. 90035 HELD
- (255) FOUND 5/8" IRON ROD WITH Y.P.C.; 0.7' BELOW GRADE; INSCRIBED "TERRA PLS 1815"; HELD.
- (256) FOUND 5/8" IRON ROD WITH ORANGE P.C.; 0.1' BELOW GRADE, INSCRIBED "CROSS PLS 60051"; PER CS NO. 2006-057; HELD
- (257) FOUND 5/8" IRON ROD WITH Y.P.C. 1.2' BELOW GRADE, INSCRIBED "W&H PACIFIC"; PER JOHN WEBER BUSINESS PARK CS NO. 90035, HELD
- (258) FOUND 5/8" IRON ROD WITH ORANGE P.C.; 1.2' BELOW GRADE, INSCRIBED "CROSS PLS 60051"; PER CS NO. 2006-057, HELD
- (259) FOUND 5/8" IRON ROD WITH Y.P.C. 0.2' BELOW GRADE, INSCRIBED "W&H PACIFIC"; PER JOHN WEBER BUSINESS PARK, CS NO. 90035, HELD
- (260) FOUND 5/8" IRON ROD WITH ORANGE P.C.; FLUSH TO GRADE, INSCRIBED "CROSS PLS 60051"; PER CS NO. 2006-057, HELD
- (261) FOUND 5/8" IRON ROD WITH Y.P.C.; FLUSH TO GRADE, ILLEGIBLE STAMP; PER JOHN WEBER BUSINESS PARK, HELD
- (262) FOUND 5/8" IRON ROD WITH Y.P.C.; FLUSH TO GRADE, INSCRIBED "W&H PACIFIC"; PER JOHN WEBER BUSINESS PARK, CS NO. 90035, HELD
- (263) FOUND 5/8" IRON ROD WITH ORANGE P.C.; 0.1' BELOW GRADE, INSCRIBED "CROSS PLS 60051"; PER CS NO. 2006-057; HELD
- (264) FOUND 5/8" IRON ROD WITH ORANGE P.C.; 0.1' BELOW GRADE, INSCRIBED "CROSS PLS 60051"; PER CS NO. 2006-057; HELD
- (265) FOUND 5/8" IRON ROD WITH RED P.C.; 0.1' BELOW GRADE, INSCRIBED "TERRA PLS 1815"; PER CS NO. 99002; HELD

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	26,100 SQ. FT. 0.60 AC.	18,293 SQ. FT. 0.42 AC.
PARCEL 2	52,013 SQ. FT. 1.19 AC.	59,817 SQ. FT. 1.37 AC.

REFERENCE SURVEYS

R1. JOHN WEBER BUSINESS PARK FOR THE PORT OF HOOD RIVER, PERFORMED BY WILSEY AND HAM PACIFIC INC., FILED 6-4-1990, FILED AS COUNTY SURVEY NO. 90035

R2. PARTITION PLAT 200620P FOR HOOD RIVER COUNTY, PERFORMED BY COLUMBIA RIVER SURVEYING AND MAPPING, FILED 7-12-2006, FILED AS COUNTY SURVEY NO. 2006-057

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	35.46'	45.00'	45°09'19"	S70°10'40"W	34.55'
C2	50.12'	45.00'	63°48'53"	S13°45'01"W	47.57'
C3	55.79'	45.00'	71°02'19"	S53°40'35"E	52.29'
C4	120.53'	1464.00'	4°43'02"	N87°21'21"W	120.50'
C5	222.24'	1464.00'	8°41'51"	N80°38'54"W	222.02'
C6	57.62'	1464.00'	2°15'19"	N83°52'10"W	57.62'
C7	132.45'	1464.00'	5°11'00"	N80°09'01"W	132.40'
C8	32.17'	1464.00'	1°15'32"	N76°55'45"W	32.17'

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2017

OWNER

THOMAS INVESTMENT GROUP, LLC
AND
HOOD RIVER COUNTY

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON PROPERTY LINE 16.2 FEET WESTERLY OF WESTERLY FACE OF AN EXISTING BUILDING BETWEEN PARCEL 1 AND 2 OF PARTITION PLAT 2006-20P, FILED AS COUNTY SURVEY NUMBER 2006-057, BEING A PORTION OF LOT 4, JOHN WEBER BUSINESS PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON.

THE EXTERIOR BOUNDARY OF PARCELS 1 AND 2 WAS ESTABLISHED BY HOLDING THE TIED POSITION OF RECOVERED MONUMENTS, AS ORIGINALLY ESTABLISHED FOR LOT 4 OF THE JOHN WEBER BUSINESS PARK AND THOSE SET IN PARTITION PLAT 2006-20P. MONUMENTS RECOVERED WERE FOUND TO BE IN ACCEPTABLE CONDITION AND WERE HELD IN THIS SURVEY.

Klein & Associates, Inc.
ENGINEERING•SURVEYING•PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

REFERENCE DEEDS

PRELIMINARY TITLE REPORT PREPARED BY AMERTITLE, FILE NO. 117358AM, DATED JULY 8, 2016.

SORT REPORT PREPARED BY AMERTITLE, FILE NO. 118118AM, DATED JULY 12, 2016.

WARRANTY DEED, INSTRUMENT NO. 2006-0368

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2015-03678

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
☒	27A	2N.	10E.
☐			

SURVEY PERFORMED FOR:
WYEAST LABORATORIES
DATE OF MONUMENTATION: SEPT. 26, 2016
PROJECT: 16-06-02 DRAFT: GJD
FILE: 160602RS.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

CS# 2016 071