

PARTITION PLAT for CITY OF HOOD RIVER & C.J. WERTGEN

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2017 016

File Number 201705P Instrument received on the 15th day of MARCH, 2017 at 3:47 P.M.

DATE FILED: 3/23/2017

BY: BL

Hood River County Director of Records and Assessments.

OWNER: C.J. WERTGEN 516 OAK STREET #11 HOOD RIVER, OR 97031

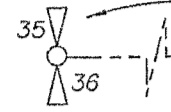
LOCATION OF SURVEY: LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

PAGE 1 OF 2

N 89°59'48" E 2644.86' (2644.86' C.S. 95111) CALCULATED 1/16 CORNER PER CS No. 99069

N 89°59'48" E 1323.89' (1323.89')

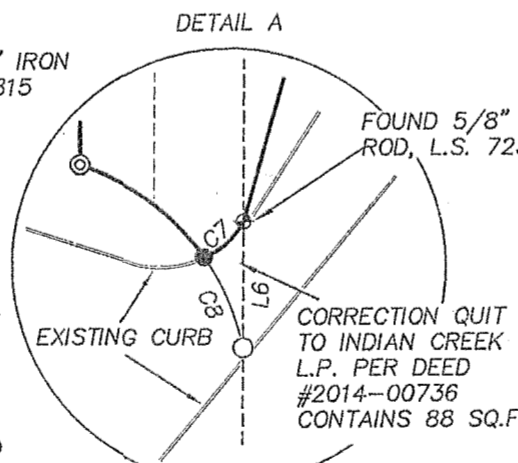
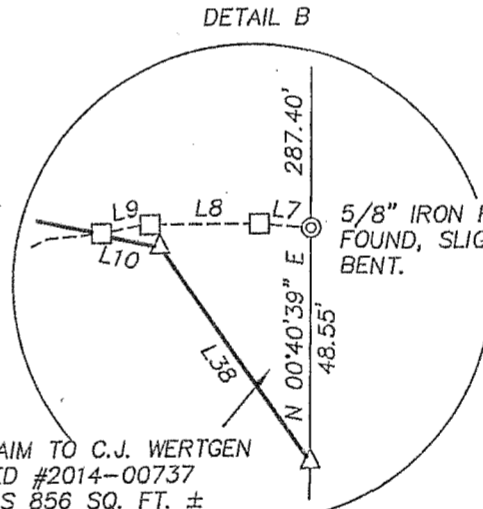
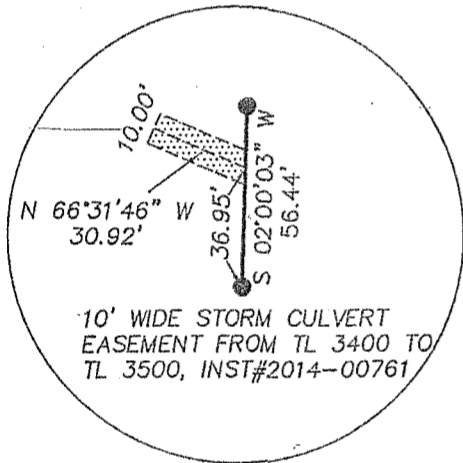
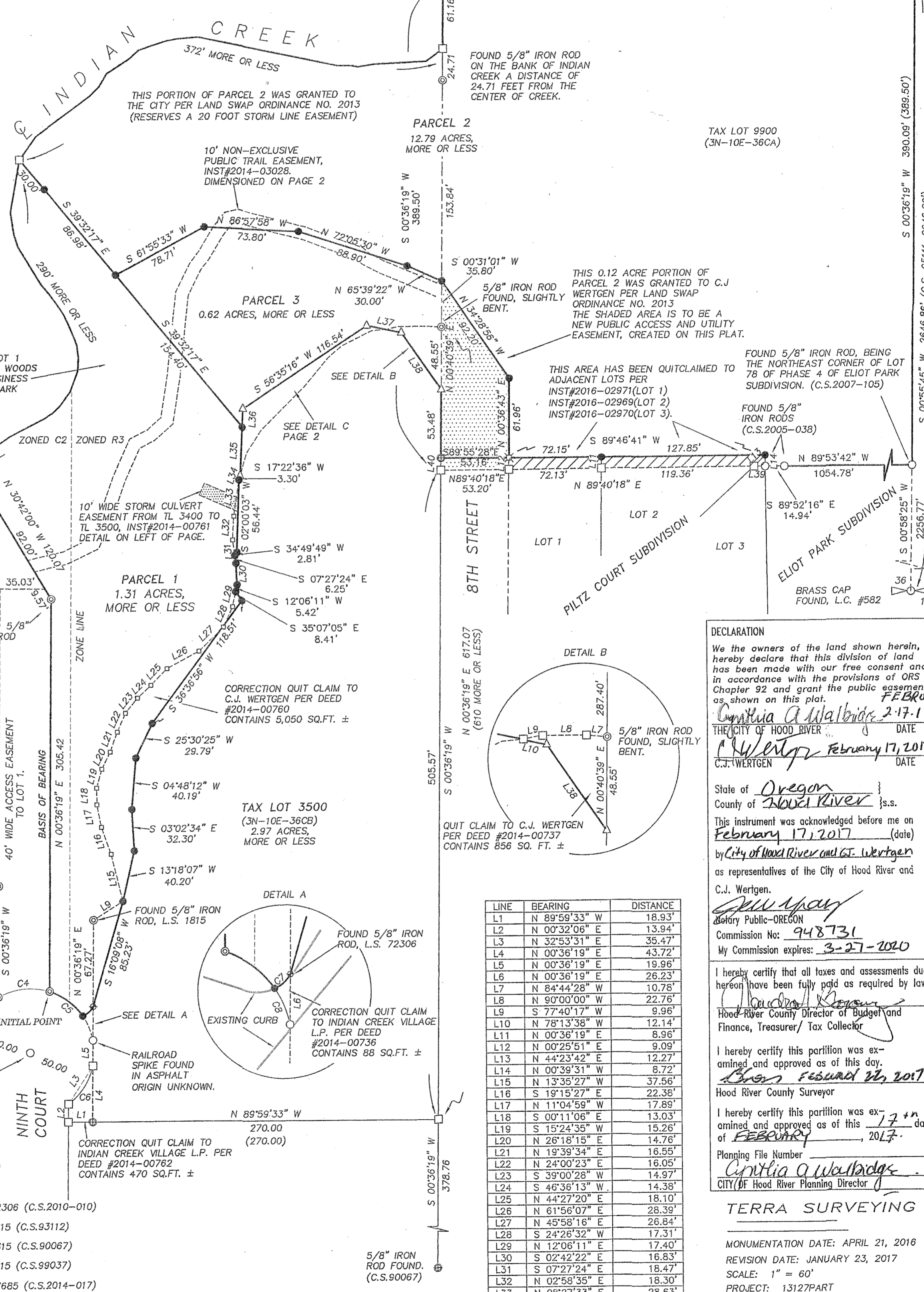
5/8" IRON ROD FOUND, WEST 1/4 L.C.#621



BASIS OF BEARING: HOOD RIVER COUNTY SURVEY No. 2010-010

REGISTERED PROFESSIONAL LAND SURVEYOR

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



- LEGEND: SET 5/8" IRON ROD WITH RED PLASTIC CAP, FOUND MONUMENT OF RECORD, DETAILS NOTED, FOUND 1/2" IRON ROD (C.S.78025), FOUND 5/8" IRON ROD WITH RED CAP, L.S. 72306 (C.S.2010-010), FOUND 5/8" IRON ROD WITH RED CAP, L.S. 1815 (C.S.93112), FOUND 5/8" IRON ROD WITH RED CAP, L.S. 1815 (C.S.90067), FOUND 5/8" IRON ROD WITH RED CAP, L.S. 1815 (C.S.99037), FOUND 5/8" IRON ROD WITH RED CAP, L.S. 77685 (C.S.2014-017), SET 5/8" IRON ROD, L.S.72306 AT CENTER QUARTER OF SECTION 36, BASED ON DISTANCE-DISTANCE INTERSECTION FROM COUNTY SURVEY 95111, CALCULATED BOUNDARY CORNER, DEED CALL

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Rows C4 through C8.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L40.

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 the provisions of ORS Chapter 92 and grant the public easement as shown on this plat. Cynthia A Walbridge 2-17-17 THE CITY OF HOOD RIVER DATE C.J. WERTGEN February 17, 2017 DATE

TERRA SURVEYING MONUMENTATION DATE: APRIL 21, 2016 REVISION DATE: JANUARY 23, 2017 SCALE: 1" = 60' PROJECT: 13127PART ASSESSORS MAP: 3N-10E-36CB TL3400 3N-10E-36CA TL9900 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com

CS# 2017 016-1

201705P

TERRA SURVEYING

PARTITION PLAT for CITY OF HOOD RIVER & C.J. WERTGEN

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2017 016

DATE FILED: 3/23/2017

BY: [Signature]

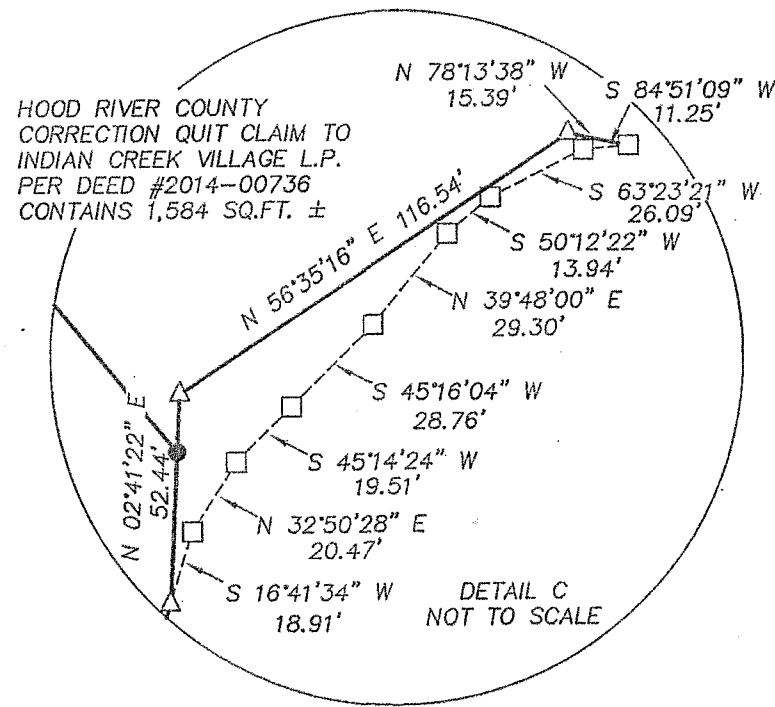
LOCATION OF SURVEY:

LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 3400 AND 9900 INTO THREE PARCELS AND TO FOLLOW THROUGH WITH A LAND EXCHANGE WITH THE CITY OF HOOD RIVER (ORD.2013) MOST OF TAX LOT 3400 IS DESCRIBED AS LOT 1 OF THE ELIOT WOODS BUSINESS PARK, SUBDIVISION TOGETHER WITH SOME SMALL TRACT OF LAND. THESE TRACTS WERE PART OF A 2010 BOUNDARY LINE ADJUSTMENT. THESE TRACTS SHOULD HAVE BEEN TRANSFERRED WITH A BOUNDARY LINE ADJUSTMENT PROCESS. THESE TRANSACTIONS NEVER TOOK PLACE UNTIL 2013. AT TIME OF RECORDING THE DOCUMENTS HAD ERRORS WHICH WERE UNACCEPTABLE BY RECORDS AND ASSESSMENT. CORRECTIONS WERE MADE AND RE-RECORDED. UNFORTUNATELY HAD GOTTEN RECORDED IN A MIXED AND INCORRECT ORDER. AS A RESULT THE DOCUMENTS NEEDED TO BE RE-RECORDED AGAIN. MY CLIENT WORKED TO RESOLVE THESE PROBLEMS WITH HELP FROM THE TITLE COMPANY AND LOCAL ATTORNEYS. AN AMENDED SUBDIVISION GUARANTEE HAS BEEN CREATED DATED JUNE 18, 2015 TO REFLECT THE EASEMENTS AND CURRENT LAND DESCRIPTIONS.

IN THE FIELD, WE TIED INTO THE SOUTHWEST QUARTER OF SECTION 36, HOLDING A 5/8" IRON ROD FOUND AT THE WEST QUARTER AND A BRASS CAP FOUND AT THE SOUTH QUARTER CORNERS WE WERE ABLE TO CALCULATE THE CENTER OF THE SECTION WITH A DISTANCE-DISTANCE INTERSECTION. THIS METHOD WAS USED BY THE MANY OTHER SURVEYORS AND PROVIDES THE BOUNDARY LINES OF TAX LOT 9900 AS IT IS DESCRIBED AS "...NORTH OF A LINE THAT IS PARALLEL TO AND 389.5 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SAID SECTION 36." WE ENCOUNTERED AN ENCROACHMENT OF LOTS 1, 2, 3 OF THE PILTZ COURT SUBDIVISION. THIS WAS CAUSED BY THE ORIGINAL PLATTING OF PILTZ COURT SHOWS THE NORTH LINE OF THE PLAT TO BE 389.50 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SECTION 36. ALTHOUGH THE MONUMENTED PLAT DOES NOT REFLECT THIS MEASUREMENT, THEREFORE THE CITY PURSUED QUITCLAIM DEEDS FOR EACH OF THESE PROPERTIES. THE PORTION OF THIS PLAT THAT IS WEST OF THE 1/16TH LINE WAS ORIGINALLY PLATTED AS ELIOT WOODS SUBDIVISION (INST#99037) AND TAX LOT 3500 BEING THE INDIAN CREEK VILLAGE APARTMENTS. THE CONTROLLING ELEMENTS OF THIS AREA ARE ORIGINAL 5/8" IRON RODS OF THE ELIOT WOODS DEVELOPMENT AND A PROPERTY LINE ADJUSTMENT SURVEY COMPLETED BY L.S. 77685 (C.S. 2014-017). THE BASIS OF BEARING IS TWO FOUND 5/8" IRON RODS ON THE WEST LINE OF PROPOSED PARCEL 1.



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 land represented on this Partition Plat, the boundaries being described as follows: Beginning at the initial point, being a 5/8" iron rod, L.S. 1815 at the southwesterly corner of Lot 1 of Eliot Woods Business Park subdivision located in Township 3 North, Range 10 East of the Willamette Meridian in Hood River County and State of Oregon; thence North 00°36'19" East along the west line of said Lot 1 a distance of 305.42 feet to a 5/8" iron rod; thence North 30°42'00" West a distance of 120.07 feet to the centerline of Indian Creek as it exists; thence in a northeasterly direction a distance of 662 feet more or less to a point on the east line of the northeast quarter of the southwest quarter of Section 36, being the northeast corner of Lot 1 of Eliot Woods Business Park; thence North 00°36'19" East a distance of 61.16 feet to the northwest corner of the northeast quarter of the southwest quarter of said Section 36; thence South 89°59'48" East a distance of 1323.89 feet to the center quarter of Section 36; thence South 00°36'19" West a distance of 390.09 feet to a 5/8" iron rod monumenting the northeast corner of Lot 78 of Eliot Park Subdivision, Phase 4; thence North 89°53'42" West a distance of 1054.78 feet to a 5/8" iron rod; thence North 89°52'16" West a distance of 14.94 feet to a 5/8" iron rod monumenting the east line of Piltz Court Subdivision; thence North 00°39'31" West a distance of 8.72 feet to a 5/8" iron rod, L.S.72306; thence South 89°46'41" West a distance of 200.00 feet to a 1/2" iron rod; thence North 89°55'28" West a distance of 53.16 feet to a 5/8" iron rod, L.S.1815; thence North 00°36'19" East a distance of 53.48 feet to a 5/8" iron rod, L.S.77685; thence North 34°36'27" West a distance of 54.55 feet to 5/8" iron rod, L.S.77685; thence North 78°14'00" West a distance of 27.53 feet to a 5/8" iron rod, L.S.77685; thence South 56°35'16" West a distance of 116.54 feet to a 5/8" iron rod, L.S.77685; thence South 02°41'22" West a distance of 52.44 feet to a 5/8" iron rod, L.S.77685; thence South 17°22'36" West a distance of 3.30 feet to a point; thence South 02°00'03" West a distance of 56.44 feet to a point; thence South 34°49'49" East a distance of 2.81 feet to a point; thence South 07°27'24" East a distance of 6.25 feet to a point; thence South 02°42'22" East a distance of 16.83 feet to a point; thence South 12°06'11" West a distance of 5.42 feet to a point; thence South 35°07'05" East a distance of 8.41 feet to a point; thence South 36°36'56" West a distance of 118.51 feet to a point; thence South 25°30'25" West a distance of 29.79 feet to a point; thence South 04°48'12" West a distance of 40.19 feet to a point; thence South 03°02'34" East a distance of 32.30 feet to a point; thence South 13°18'07" West a distance of 40.20 feet to a point; thence South 16°09'08" West a distance of 85.23 feet to a small curve concave northwesterly whose chord bears South 48°49'21" West a distance of 10.98 feet. Radius measures 16.49 feet. Thence along said curve through the central angle of 38°53'14" a distance of 11.19 feet to a non-tangent curve concave southerly whose chord bears North 53°21'43" West a distance of 32.01 feet. Radius measures 50.00 feet. Thence along said curve through the central angle of 114°35'42" a distance of 32.58 feet to the point of beginning.

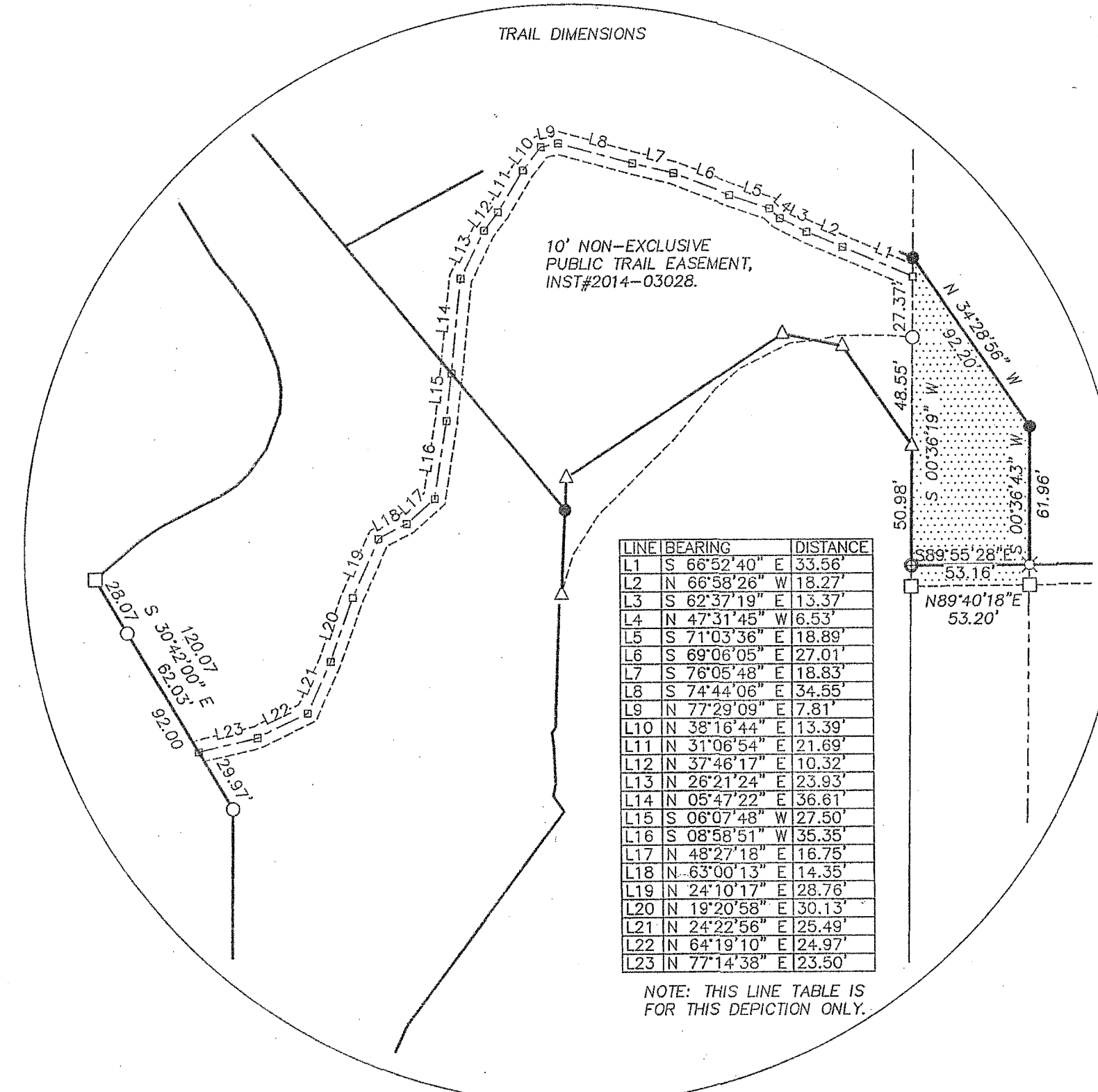
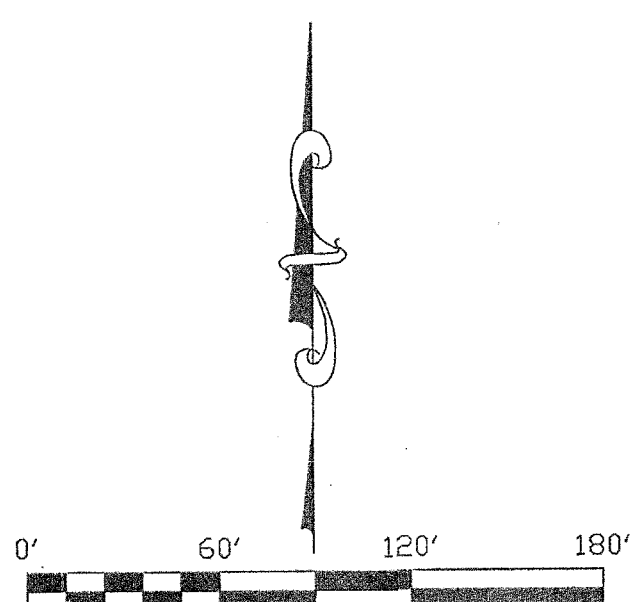


Table with 2 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L23 with their respective bearings and distances.



BASIS OF BEARING: HOOD RIVER COUNTY SURVEY No. 2010-010

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

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

OWNERS: C.J. WERTGEN 516 OAK STREET #11 HOOD RIVER, OR 97031 CITY OF HOOD RIVER 211 2ND STREET HOOD RIVER, OR 97031

TERRA SURVEYING

MONUMENTATION DATE: APRIL 21, 2016 REVISION DATE: JANUARY 23, 2017 SCALE: 1" = 60' PROJECT: 13127PART ASSESSORS MAP: 3N-10E-36CB TL3400 3N-10E-36CA TL9900 P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terrandsurveying.com

AMERITITLE STATUS OF RECORD TITLE ORDER No.46382, DATED JANUARY 11, 2017

- 4) PACIFIC POWER AND LIGHT, BOOK 34, PAGE 363. THIS DOCUMENT DESCRIBES A LARGE TRACT LYING SOUTH OF INDIAN CREEK. NON-SPECIFIC
5) INST #971515, ELIOT WOODS BUSINESS PARK, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. REVISED ON INST#201700035.
6) INST #992456, ELIOT WOODS BUSINESS PARK, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. RESERVATION OF OPEN SPACE AS SHOWN.
7) INST #992457, DEVELOPMENT AGREEMENT, NOT SHOWN
8) INST #201400761, SITE ACCESS AND STORM CULVERT AS SHOWN.
9) INST #201403028, PUBLIC HIKING TRAIL AS SHOWN.

REFERENCES:

- FILED WITH THE COUNTY SURVEYOR.
C.S. No. 78025, SURVEY BY TENNESON ENG. CORP. DATE OF SURVEY SEPTEMBER 30, 1977.
C.S. No. 90067, SURVEY FOR INDIAN CREEK DEV. BY L.S. 1815. FILED AUGUST 24, 1990.
C.S. No. 93112, PARTITION PLAT No. 9337 FOR INDIAN CREEK DEV. BY L.S.1815. FILED DECEMBER 30, 1993.
C.S. No. 95059, SURVEY FOR COOK BY L.S.1028. FILED JUNE 27, 1995.
C.S. No. 95111, SURVEY FOR PACIFICORP BY L.S. 2132. FILED NOVEMBER 7, 1995.
C.S. No. 97024, PARTITION PLAT No. 9708 FOR INDIAN CREEK DEV. CO. BY L.S. 1815. FILED MAY 23, 1997.
C.S. No. 98074, PLAT OF PILTZ COURT SUBDIVISION FOR CRAMER BY L.S.872. FILED OCTOBER 5, 1998.
C.S. No. 99037, SUBDIVISION PLAT OF ELIOT WOODS BUSINESS PARK FOR C.J. WERTGEN BY L.S.1815. FILED JUNE 16TH 1999
C.S. No. 99069, PARTITION PLAT No. 9914 FOR NELSON BY L.S.2393. FILED AUGUST 24, 1999.
C.S. No. 2002-049, PARTITION PLAT No. 2002-16P FOR SIEVERKROPP BY L.S.1815. FILED JULY 23, 2002.
C.S. No. 2005-038, PLAT OF ELIOT PARK SUBDIVISION, PHASE 2 FOR SIEVERKROPP BY L.S.50800. FILED JUNE 16, 2005
C.S. No. 2006-019, PLAT OF ELIOT PARK SUBDIVISION, PHASE 3 FOR SIEVERKROPP BY L.S.50800. FILED MARCH 9, 2006.
C.S. No. 2007-105, PLAT OF ELIOT PARK SUBDIVISION, PHASE 4 FOR SIEVERKROPP BY L.S.50800. FILED OCTOBER 8, 2007.
C.S. No. 2008-045, PROPERTY LINE ADJUSTMENT SURVEY FOR ROVIANEK BY L.S.50800. FILED JUNE 24, 2008.
C.S. No. 2010-010, PROPERTY LINE ADJUSTMENT SURVEY FOR C.J. WERTGEN BY L.S. 72306. FILED MARCH 24, 2010.
C.S. No. 2014-017, PROPERTY LINE ADJUSTMENT SURVEY FOR C.J. WERTGEN BY L.S.77685. FILED JUNE 5, 2015.

CS# 2017 016-2