

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2017023

DATE FILED: 5/25/2017

BY: BL

File Number 201708P  
Instrument received on the 23<sup>RD</sup> day of May, 2017 at 9:40 A.M.

Paul Koch CLEAR  
Hood River County Director of Records and Assessments.

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 easement as shown on this plat.

Paul Koch 5/18/17  
PORT GENERAL MANAGER DATE

STATE OF Oregon  
COUNTY OF Hood River s.s.  
Subscribed and sworn to before me on this day of May, 2017.

This instrument was acknowledged before me by Paul Koch as a representative of The Port of Cascade Locks.

the 18<sup>th</sup> day of May, 2017

by Paul Koch

Notary Signature Ruth E. Worsley

Print Notary Name

NOTARY PUBLIC - OREGON

COMMISSION NO. 959995

MY COMMISSION EXPIRES March 17, 2021

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

Paul Koch

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

I hereby certify this partition was examined and approved as of this 18<sup>th</sup> day of May, 2017.

Paul Koch

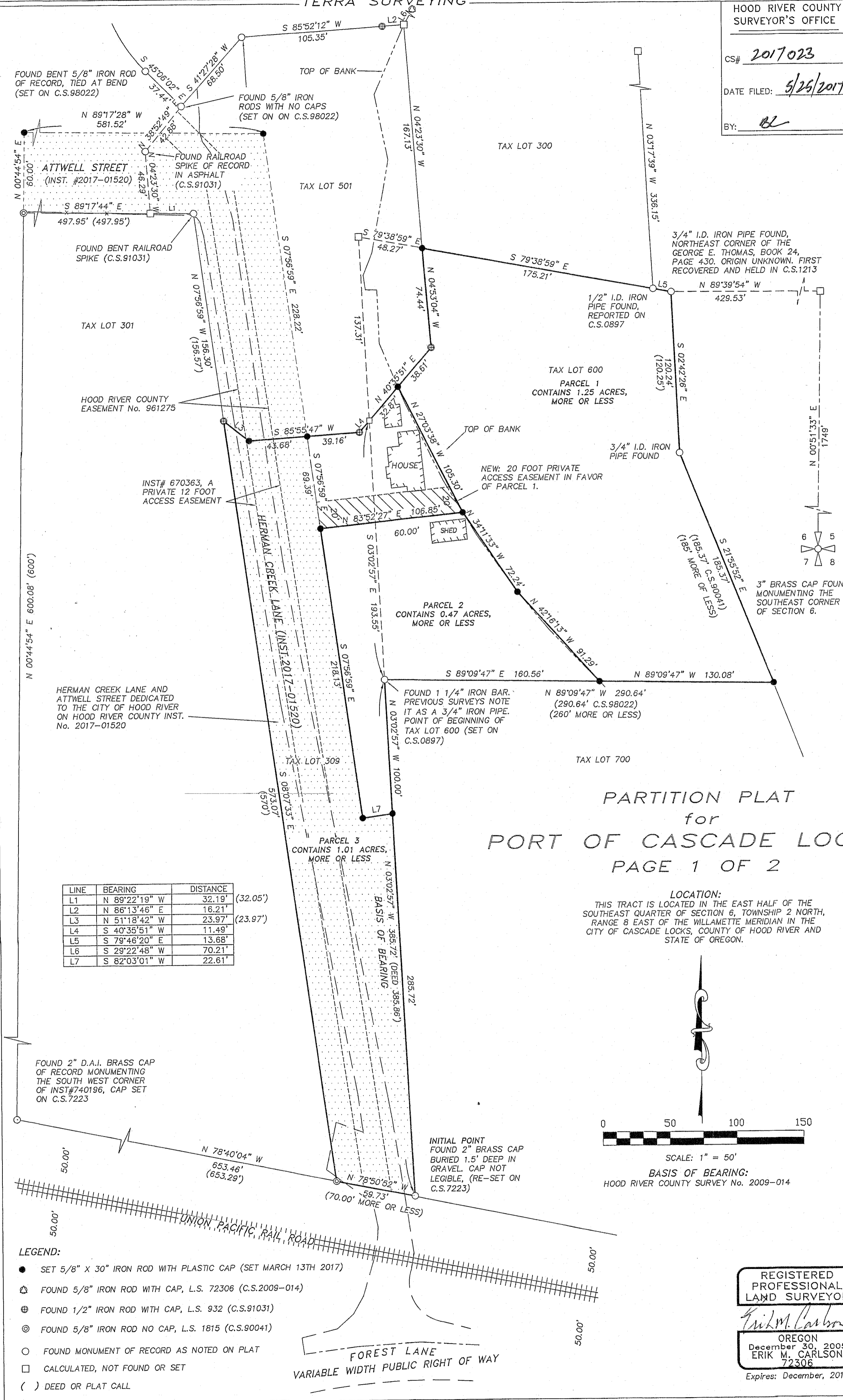
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 16<sup>th</sup> day of May, 2017.

Planning File Number Lu 16-007

Paul Koch  
City of Cascade Locks Administrator

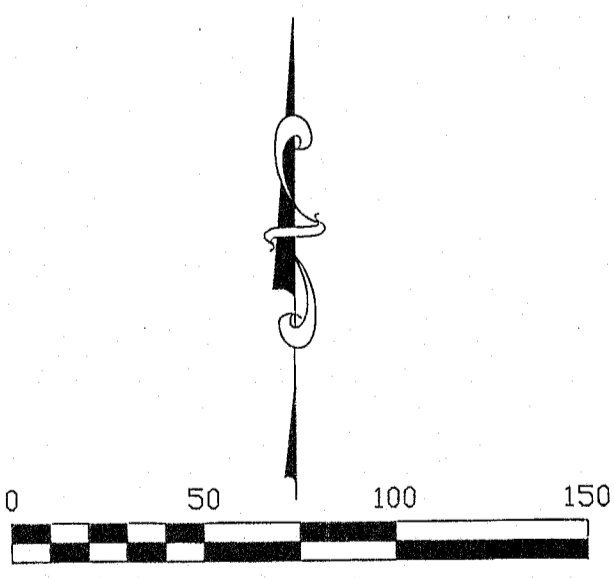
CS# 2017 023, 1



LINE	BEARING	DISTANCE
L1	N 89°22'19" W	32.19' (32.05')
L2	N 86°13'46" E	16.21'
L3	N 51°18'42" W	23.97' (23.97')
L4	S 40°35'51" W	11.49'
L5	S 79°46'20" E	13.68'
L6	S 29°22'48" W	70.21'
L7	S 82°03'01" W	22.61'

PARTITION PLAT  
for  
PORT OF CASCADE LOCKS  
PAGE 1 OF 2

LOCATION:  
THIS TRACT IS LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF CASCADE LOCKS, COUNTY OF HOOD RIVER AND STATE OF OREGON.



OWNER:  
PORT OF CASCADE LOCKS  
355 CASCADE LOCKS HWY  
CASCADE LOCKS, OR 97014  
PH: 541-374-8619

TERRA SURVEYING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

DATE: MARCH 31, 2017  
SCALE: 1" = 50'  
PROJECT: 16039PLAT  
ASSESSORS MAP: 2N-8E-6 TL 600, 309  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terralandsurveying.com

- LEGEND:
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (SET MARCH 13TH 2017)
  - ⊕ FOUND 5/8" IRON ROD WITH CAP, L.S. 72306 (C.S.2009-014)
  - ⊕ FOUND 1/2" IRON ROD WITH CAP, L.S. 932 (C.S.91031)
  - ⊕ FOUND 5/8" IRON ROD NO CAP, L.S. 1815 (C.S.90041)
  - FOUND MONUMENT OF RECORD AS NOTED ON PLAT
  - CALCULATED, NOT FOUND OR SET
  - ( ) DEED OR PLAT CALL

201708P

TERRA SURVEYING  
PARTITION PLAT  
for  
PORT OF CASCADE LOCKS  
PAGE 2 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2017 023

DATE FILED: 5/25/2017

BY: *EC*

LOCATION:  
THIS TRACT IS LOCATED IN THE EAST HALF OF THE SOUTHEAST  
QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 8 EAST OF  
THE WILLAMETTE MERIDIAN IN THE CITY OF CASCADE LOCKS,  
COUNTY OF HOOD RIVER AND STATE OF OREGON.

OWNER:  
PORT OF CASCADE LOCKS  
355 CASCADE LOCKS HWY  
CASCADE LOCKS, OR 97014  
PH: 541-374-8619

CS# 2017023-2

REFERENCES:

FILED FOR RECORD IN THE HOOD RIVER COUNTY SURVEYORS OFFICE.  
C.S. NO. 0897, SURVEY BY PERKINS, FILED ON DECEMBER 10, 1958.  
C.S. NO. 0903, PLAT FOR HAWK BY HURLBURT, DATED JUNE 15, 1935  
C.S. NO. 0907, PLAT FOR HAWK BY HURLBURT, DATED JUNE 15, 1935  
C.S. NO. 1213, PLAT FOR LANDS OF HAWK BY HURLBURT, DATED JUNE 15, 1935.  
C.S. NO. 90041, SURVEY FOR THE PORT OF CASCADE LOCKS BY GAYLORD, FILED JUNE 11, 1990.  
C.S. NO. 7223, SURVEY FOR THE PORT OF CASCADE LOCKS BY KLEIN, FILED JUNE 1, 1972.  
C.S. NO. 91031, SURVEY FOR THE CITY OF CASCADE LOCKS BY KLEIN, FILED MAY 21, 1991.  
C.S. NO. 98022, SURVEY FOR THE CITY OF CASCADE LOCKS BY KLEIN, FILED JULY 12, 1998.  
C.S. NO. 2004035, SURVEY FOR THE PORT OF HOOD RIVER BY TERRA, FILED JULY 1, 2004.  
C.S. NO. 2009014, SURVEY FOR THE PORT OF CASCADE LOCKS BY CARLSON, FILED APRIL 6, 2009.  
C.S. NO. 2015007, SUBDIVISION PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" BY TERRA,  
FILED FEBRUARY 20, 2015.

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 A PORTION OF  
THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN IN HOOD  
RIVER COUNTY AND STATE OF OREGON. COMMENCING AT A 2" BRASS CAP MONUMENTING A POINT OF INTERSECTION  
OF THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AND THE NORTHERN  
BOUNDARY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY RIGHT OF WAY; THENCE SOUTH  
78°40'04" EAST A DISTANCE OF 653.46 FEET TO A 5/8" IRON ROD, L.S.1815, BEING THE POINT OF BEGINNING OF THIS  
DESCRIPTION. THENCE NORTH 08°07'33" WEST A DISTANCE OF 573.07 FEET TO A 1/2" IRON ROD, L.S.932; THENCE  
SOUTH 51°18'42" EAST A DISTANCE OF 23.97 FEET TO A POINT; THENCE NORTH 85°55'47" EAST A DISTANCE OF 82.84  
FEET TO A 1/2" IRON ROD, L.S.932; THENCE NORTH 40°35'51" EAST A DISTANCE OF 82.97 FEET TO A 1/2" IRON ROD,  
L.S.932; THENCE NORTH 04°53'04" WEST A DISTANCE OF 74.44 FEET TO A POINT; THENCE SOUTH 79°38'59" EAST A  
DISTANCE OF 175.21 FEET TO 1/2" IRON PIPE; THENCE SOUTH 79°46'20" EAST A DISTANCE OF 13.68 FEET TO A 3/4"  
IRON PIPE; THENCE SOUTH 02°42'26" EAST A DISTANCE OF 120.24 FEET TO A 3/4" IRON PIPE; THENCE SOUTH  
21°55'52" EAST A DISTANCE OF 185.37 FEET TO A POINT; THENCE NORTH 89°09'47" WEST A DISTANCE OF 290.64 FEET  
TO A 1-1/4" IRON BAR; THENCE SOUTH 03°02'57" EAST A DISTANCE OF 385.72 FEET TO 2" BRASS CAP IN THE  
NORTHERN RAILROAD RIGHT OF WAY, THIS POINT IS THE INITIAL POINT OF THIS PLAT; THENCE NORTH 78°50'53" WEST A  
DISTANCE OF 59.73 FEET TO THE POINT OF BEGINNING.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOTS 600 AND 309 INTO THREE NEW PARCELS. THE  
BOUNDARY IS DESCRIBED AS A METES AND BOUNDS DESCRIPTION, WE RECOVERED EXISTING  
MONUMENTATION FROM PREVIOUS SURVEYS IN THE AREA. ORIGINAL IRON PIPES WERE RECOVERED FROM  
1958 SURVEY BY PERKINS (C.S.0897), I HELD THESE PIPES FOR THE SOUTHERN AND EASTERN BOUNDARIES  
OF PARCEL 1. WE DID NOT FIND THE SOUTHEAST CORNER OF PARCEL 1, WE USED DISTANCE-DISTANCE  
INTERSECTION USING THE RECORD DISTANCES FROM C.S.98022 AND C.S.90041. WE RECOVERED AND HELD  
MONUMENTS FOUND FROM C.S.91031, BEING RAILROAD SPIKES AND 1/2" IRON RODS, L.S.932. HERMAN  
CREEK LANE AND ATTWELL STREET WERE DEDICATED BEFORE THIS PLAT. THE BASIS OF BEARING IS  
BETWEEN A 2" BRASS CAP AT THE SOUTHEAST CORNER OF PARCEL 3 AND A 1-1/4" IRON BAR AT THE  
INTERIOR CORNER OF PARCEL 2 AS SHOWN ON C.S.2009-014.

SEE THE FACE OF THIS SURVEY FOR DETAILS.

EASEMENT REFERENCES:

PRIVATE ROAD EASEMENT DESCRIBED ON BOOK 13, PAGE 561, SAID ROAD "TO  
BE LOCATED AT THE MOST CONVENIENT POINT" ROADWAY SHOWN ON PLAT.  
PRIVATE TRANSMISSION LINE EASEMENT DESCRIBED ON BOOK 25, PAGE 462,  
THE PHYSICAL LOCATION OF THE POWER LINE HOLDS, NOT SHOWN.  
PUBLIC FLOWAGE EASEMENT DESCRIBED ON BOOK 26, PAGE 282, 1937  
FLOWAGE EASEMENT UP TO THE 94 FOOT CONTOUR LINE FOR FLOODING  
SUBJECT. THIS PROPERTY IS ABOVE THAT CONTOUR LINE.  
PUBLIC FLOWAGE EASEMENT DESCRIBED ON BOOK 26, PAGE 456, 1937  
FLOWAGE EASEMENT UP TO THE 94 FOOT CONTOUR LINE (NGVD29) FOR  
FLOODING SUBJECT. THIS PROPERTY IS ABOVE THAT CONTOUR LINE.  
UNITED STATE OF AMERICA FINAL JUDGMENT IN CONDEMNATION DESCRIBED IN  
BOOK 27, PAGE 453. A PERPETUAL EASEMENT AND RIGHT TO OVERFLOW  
LANDS BELOW 93.7 FOOT CONTOUR LINE (NGVD29). THIS PROPERTY IS  
ABOVE THAT CONTOUR LINE.  
BOOK 27, PAGE 534, (1939) GRANTS PRIVATE PACIFIC TELEPHONE AND  
TELEGRAPH COMPANY, DESCRIBES EASEMENT ON ADJACENT LAND.  
BOOK 37, PAGE 526, GRANTS THE CITY OF CASCADE LOCKS A PUBLIC  
TRANSMISSION LINE EASEMENT (1948) DESCRIBES A LARGE TRACT WHICH THIS  
PROPERTY IS INCLUDED, NO EVIDENCE OF UTILITY.  
BOOK 72, PAGE 100, GRANTS PRIVATE ROAD CROSSING AGREEMENT WITH  
OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY. USE OF AN  
EXISTING CROSSING.  
INST#691532, GRANTED PUBLIC EASEMENT TO THE CITY OF CASCADE LOCKS,  
DESCRIBES LAND WITHIN HERMAN CREEK LANE FOR THE PURPOSE OF PUMP  
STATION AND UTILITY LINES, THIS EASEMENT IS LOCATED NORTH OF THIS PLAT.  
INST#783056, PRIVATE LICENSE FOR ALLIED FISHERIES, INC TO USE THE  
EXISTING ROADWAY, ROAD IS NOW DEDICATED TO THE PUBLIC.  
INST#880152, MAJOR PARTITION PLAT, PRIVATE 12 FOOT WIDE PRIVATE ROAD  
EASEMENT AS SHOWN WITHIN DEDICATED RIGHT OF WAY.  
INST#961275, DESCRIBES A 20 FOOT WIDE PUBLIC SANITARY SEWER  
EASEMENT AS SHOWN, FALLS WITHIN THE DEDICATED RIGHT OF WAY OF  
HERMAN CREEK LANE.  
INST#972897, ORD NO.1997-1 SPECIFIES RULES AND REGULATIONS WITHIN  
PORT PROPERTY.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Erik M. Carlson*  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2017

TERRA SURVEYING

DATE: MARCH 31, 2017  
SCALE: 1" = 50'  
PROJECT: 16039PLAT  
ASSESSORS MAP: 2N-8E-6 TL 600, 309  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terrandsurveying.com