

TERRA SURVEYING

PARTITION RE-PLAT

for

C.W. & W.O. SHEPPARD, INC.

LOCATION OF SURVEY:

THE REPLAT OF PARCEL 1 OF PARTITION PLAT No. 2011-12P AND A PORTION OF PARCEL 1 OF PARTITION PLAT 9617 LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2017053

DATE FILED: 10/27/2017

BY: [Signature]

CS# 2017 053

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	193.73'	60.76'	S 68°41'06" W	60.51' (60.51')	17°58'10"
C2	304.53'	12.58'	S 45°18'06" W	12.58' (12.58')	02°22'01"
C3	1026.32'	79.14'	S 41°13'18" W	79.12' (79.12')	04°25'05"
C4	30.20'	47.16'	S 07°46'51" E	42.51' (42.51')	89°28'00"
C5	311.52'	154.72'	N 36°16'00" W	153.14'	36°16'00"
C6	281.93'	80.65'	N 15°50'35" W	80.38' (80.38')	16°23'28"
C7	311.52'	12.22'	S 51°38'10" E	12.22'	02°14'51"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 88°11'10" W	9.01' (9.01')
L2	N 78°30'21" E	16.13'
L3	N/A	N/A
L4	N 89°51'10" W	2.36' (2.70')
L5	S 00°01'21" W	8.56'
L6	N 89°19'58" E	64.16'
L7	N 35°40'58" E	32.75'
L8	N 35°38'40" E	24.29'
L9	S 00°44'07" W	3.04'

FOUND MAG NAIL THROUGH A BELL DESIGN CAP FOUND, NOT OF RECORD, THE ORIGINAL MONUMENT HAS BEEN REMOVED BY CORNER POST, POSITION REMAINS THE SAME.

MONUMENT WAS REPLACED INTO THE SAME POSITION IT WAS TIED, ORIGINALLY SET ON C.S.2009-012. HOLDING THE LINE FROM MONUMENTS TO THE NORTH AND SOUTH OF THIS RESET MONUMENT.

BASIS OF BEARING
N 88°13'38" W
165.00'
(C.S.2009012=164.91')

TAX LOT 120
A PORTION OF THE ORIGINAL PARCEL 1 PARTITION PLAT 9617

PARCEL 1
CONTAINS 1.45 ACRES,
MORE OR LESS.

PARCEL 2
CONTAINS 0.48 ACRES,
MORE OR LESS.

AN EXISTING 15 FOOT WIDE PUBLIC STORM EASEMENT AS SHOWN ON PARTITION PLAT #9617.

5/8" IRON ROD FOUND, "BDC" NOT OF RECORD, THE ORIGINAL MONUMENT IS 3 FEET BELOW SURFACE, WE RECOVERED THE ORIGINAL IN 2014. (SEE DETAIL BELOW)

RIGHT OF WAY AS SHOWN ON C.S. 2009-012 AND C.S.99036

SPIRAL LENGTH = 200'
S = 24'00"00"
α = 12.00'

THE MONUMENTS WERE REPLACED INTO THE SAME POSITION AS ORIGINALLY SET ON C.S.2012-004.

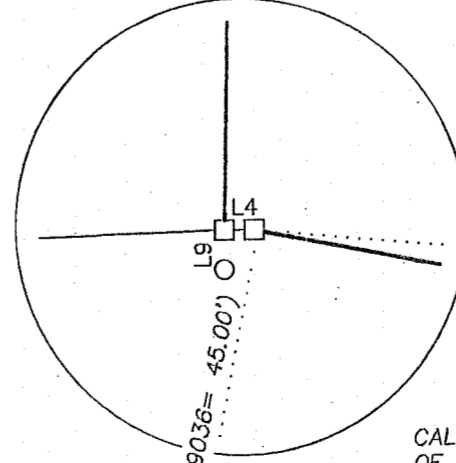
SPIRAL LENGTH = 200'
S = 24'00"00"
α = 12.00'

CENTERLINE OF RIVERSIDE DRIVE
(FRONTAGE ROAD FOR INTERSTATE 84)

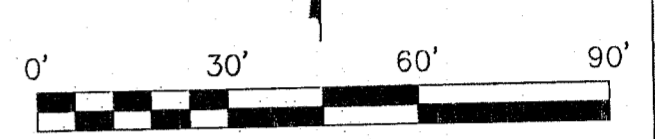
DETAIL OF S.W. CORNER

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, L.S.72306 (SET 6/12/17)
- △ SET 1-5/32" DIAMETER COPPER DISC, L.S.72306 (SET 7/14/17)
- ⊗ RESET 5/8" IRON ROD IN ORIGINAL POSITION, LS 72306, (SET 6/12/17)
- FOUND MONUMENT OF RECORD, AS NOTED ON PLAT
- ⊙ FOUND 5/8" IRON ROD OF RECORD, PLASTIC CAP LS 72306, SET ON C.S 2012004
- ⊕ FOUND 5/8" IRON ROD OF RECORD, PLASTIC CAP LS 72306, SET ON C.S 2009055
- ⊖ FOUND 5/8" IRON ROD OF RECORD, PLASTIC CAP LS 60051, SET ON C.S 2009012
- ⊗ FOUND 1-1/2" ALUMINUM CAP, L.S. 72306, SET ON C.S.2009055
- ⊕ FOUND 1-1/2" ALUMINUM CAP, ODOT, SET ON C.S.99036
- CALCULATED, NOT FOUND OR SET
- () RECORD SURVEY/PLAT DISTANCE.



CALCULATED POSITION OF SOUTH QUARTER OF SECTION 25, BASED ON C.S.2008036.



SCALE: 1" = 30'
BASIS OF BEARING
WATERFRONT BUSINESS PARK
SUBDIVISION PLAT
CS#2009055

REGISTERED PROFESSIONAL LAND SURVEYOR

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

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com
DATE: JUNE 12, 2016
SCALE: 1" = 30'
PROJECT: 14151BLA
ASSESSORS MAP: 3N-10E-25
TL120 & TL132

CS# 2017053

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PARTITION RE-PLAT
for
C.W. & W.O. SHEPPARD, INC.

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HOOD RIVER COUNTY
SURVEYOR'S OFFICE
CS# 2017 053
DATE FILED: 10/27/2017
BY: BL

File Number 201717P
Instrument received on the 26th day of October, 2017 at 3:01 PM.
[Signature]
Hood River County Director of Records and Assessments

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 PARCEL 1 OF PARTITION PLAT NO. 9617, RECORDED JUNE 14, 1996, EXCEPTING THE NORTHERN 137.00 FEET OF SAID PARCEL AND PARCEL 1 OF PARTITION PLAT NO. 2011-12P, RECORDED DECEMBER 30, 2011, BEING A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD RIVER COUNTY AND STATE OF OREGON. INITIAL POINT IS A 5/8" IRON ROD WITH CAP, L.S. 72306 AT THE NORTHEASTERLY CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2011-12P

DECLARATION
I the owner 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 in accordance with the provisions of ORS Chapter 92 as shown on this plat.
[Signature] 8-15-17
Representative DATE

State of Oregon }
County of Hood River }s.s.
This instrument was acknowledged before me on August 15, 2017 (date)
by Craig W. Sheppard
As a representative of C.W. & W.O. SHEPPARD, INC
[Signature]
Notary Signature
Nancy Jane Carlson
Notary Printed Name
Public Notary-OREGON
Commission number: 939097
My Commission expires: May 14, 2019

APPROVALS
I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
[Signature]
Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 17th day of August, 2017.
[Signature]
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 17th day of August, 2017.
[Signature]
Planning File Number 2015-36
[Signature]
The City of Hood River Planner Director

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2017

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DATE: JUNE 12, 2017
SCALE: 1" = 30'
PROJECT: 14151BLA
ASSESSORS MAP: 3N-10E-25
TL120 & TL132

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT PARCEL 1 OF PARTITION PLAT No. 2011-12P, AND A PORTION OF PARCEL 1 OF PARTITION PLAT No. 9617 FOR SITE DEVELOPMENT. THE CONTROLLING MONUMENTS ARE BASED ON PREVIOUS SURVEY WORK COMPLETED BY MY FIRM AS WELL AS SEVERAL OTHER LOCAL SURVEYORS. MOST BOUNDARY CORNERS HAVE BEEN RECOVERED AND MEASURED FAIRLY WELL WITH RECORD DISTANCES. THE BASIS OF BEARING IS THE NORTH LINE OF TAX LOT 120. THIS LINE WAS TIED/SHOWN ON THE "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT.

SEE THE FACE OF THE PLAT FOR FURTHER DETAILS.

REFERENCES:

- FILED FOR IN COUNTY SURVEYORS OFFICE.
- C.S. 96039, PARTITION PLAT 9617, BY TENNESON ENGINEERING CORP, L.S. 872 FOR LUHR JENSEN & SONS, INC. FILED ON JUNE 25, 1996.
- C.S. 99036, ODOT MONUMENTATION SURVEY BY ODOT, L.S.2685 FOR ODOT. FILED ON JUNE 16, 1999.
- C.S. 2008 036, HORIZONTAL CONTROL, RECOVERY AND RETRACEMENT BY TERRA SURVEYING, L.S. 72306 FOR OREGON D.O.T. FILED ON MAY 1, 2008.
- C.S. 2009 012, PLA SURVEY, BY COLUMBIA RIVER SURVEYING AND MAPPING, L.S. 60051 FOR HOOD RIVER COUNTY, FILED ON MARCH 12, 2009.
- C.S.2009 055, "WATERFRONT BUSINESS PARK" SUBDIVISION PLAT BY TERRA FOR THE PORT OF HOOD RIVER. FILED ON NOVEMBER 12, 2009.
- C.S. 2012 004, PARTITION PLAT 2011-12P, BY TERRA SURVEYING, L.S. 72306 FOR THE PORT OF HOOD RIVER, FILED ON JANUARY 9, 2012.

EASEMENT REFERENCES:

- STATUS OF RECORD TITLE REPORT (103083AM)
- #1 BOOK 80, PAGE 104. RELINQUISHMENT OF THE TITLE OF FRONTAGE ROAD NAMED "RIVERSIDE DRIVE" TO THE CITY FROM THE STATE.
- #2 BOOK 80, PAGE 122. EASEMENT FOR SANITARY SEWER WITHIN THE FRONTAGE ROAD.
- #3 INSTRUMENT #821886. ORDINANCE NO. 8 DESCRIBES THE PORT REGULATING COMMERCIAL ACTIVITY WITHIN THE PORT AREA.
- #4 INSTRUMENT #961734. WAIVER OF REMONSTRANCE BETWEEN LUHR JENSEN & SONS, INC AND THE CITY OF HOOD RIVER. INCLUDES TAX LOT 120.
- #5 SUBJECT TO PLAT #9617. CITY SEWER EASEMENT SHOWN ON THE FACE OF THIS SURVEY. ENCUMBERS PARCEL 1.
- #6 COVENANT #981984 AFFECTING PARCEL 1 OF PARTITION PLAT NO.9617.
- #7 COVENANT #980589. GRANTED BY THE PORT TO IT'S WATERFRONT AREA PROPERTIES. BOTH LOTS ARE WITHIN THIS AREA.
- #8 ORDINANCE NO. 1959 (INST#2008-03433) THIS PLAT IS SUBJECT TO THE WATERFRONT URBAN RENEWAL DISTRICT.
- #9 SUBJECT TO 15' RELOCATABLE WATER LINE AS SHOWN ON PLAT #2011-12P, THIS WATER LINE WAS REMOVED FROM THE SITE AND RELOCATED WITHIN THE PUBLIC RIGHT OF WAY.
- #10 FENCE ENCROACHMENT TO THE NORTH AND WEST OF PARCEL 1. THIS ENCROACHMENT NO LONGER EXISTS.

CS# 2017053

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