NOTE: FOUND REF. 7 MONUMENTS (1,23) LINE RADIUS ARC CHORD CHORD BEARING DELTA RECORD OF SURVEY APPEAR TO HAVE BEEN DISTURBED BY HOOD RIVER COUNTY 80.38' S15 *54 '24"E | 16 *23 '28 LINE BEARING DISTANCE SURVEYOR'S OFFICE STORM SWALE CONSTRUCTION. 166.95' 164.96' N37 *28' 13"W 30 *42' 22' S88 14 59 E 9.01 L2 S52 57 21 E 45.86 C3 30.00' 47.16' 42.45' N07 55'13"W 90 04'27 1 FOUND RPC 533°58'55"E, 0.25' APPROX. 2' DOWN L3 S62 *21 '39 "W 57.59 ' L4 S79 *47 '02 "W 17.58 ' PORTION OF PARTITION PLAT 9617, LOCATED IN THE SW 1/4 OF 79.14' 79.12' S41 '09'29"W 4 '25'05 S45 *14 ' 17 "W 11/02/2011 12.58' 12.58' 2 FOUND RPC . 542°17'37"E, O.18' APPROX. 1.5' DOWN Filed Date: 60.51' 60.26' S68 39'30"W 17 53'45' L5 S88 20 51 E 105.31 SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., L6 N88 20'53"W 279.78' 53.96' 48.77' S45 48'53"W 88 19'41" 150.00' 92.28' 90.83' \$74.01'39"W 35.14'52" L7 S01 38 30 W 63.19 (3) FOUND RPC 950°14'53"E, 0.17' 150.00' 92.29' 90.84' N74 01'41"E 35 15'06" L8 S01 31 48 W 20.22 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON APPROX. I' DOWN 20.00' 16.75' 16.26' N64*21'00"W 47*59'08 **SURVEY NARRATIVE** LEGEND ANCHOR WAY THE PURPOSE OF THIS SURVEY IS TO MONUMENT (PUBLIC) AS PER WATERFRONT BUSINESS PARK PLAT THE BOUNDARY OF TAX LOT 108 OF HOOD RIVER SET RED PLASTIC CAP COUNTY ASSESSORS TAX MAP O3NIOE25 AS ON 5/8" REBAR LS #77685 DESCRIBED IN THE STATUS OF RECORD TITLE REF. 7 MONUMENT DESTROYED SEARCH BY AMERITITLE, TITLE No. 22825AM, MARKER OF RECORD FOUND SET MAG NAIL W PREPARED FOR HOOD RIVER JUICE COMPANY, FOUND RPC RED PLASTIC CAP OUND RPC CALCULATED CORNER: LOT 5 1) FOUND RPC (9-20-17)WATERFRONT BUSINESS PARK PLAT NOT SET OR FOUND. FOUND YPC ACCESS METHOD OF SURVEY FOR PROPERTY BOUNDARY (3) REF. I TAX LOT 03N10E2500128 FOUND IF -IRON ROD L5 LOCATION: (DESTROYED) FOUND RPC () PLAT OR DEED CALL AS SHOWN ON (REF. 1) 2 (DESTROYED) THIS SURVEY MAP HAS BEEN PREPARED USING IRON ROD (RESET 9-20-17) DATA FROM PREVIOUS FIELD SURVEY WORK 607,12 FOUND IRON ROD PERFORMED BY BELL DESIGN COMPANY DURING ST IRON PIPE THE PERIOD OF 2010 - 2017. MONUMENTS WERE (DESTROYED) SET ON 3-3-14, 9-4-15, \$ 9-20-17 AS NOTED. S88 '20' 44"E YPC YELLOW PLASTIC CAP 657.19' (657.25'REF.2) REF. 2 SURVEY WAS HELD FOR BOUNDARY RPC RED PLASTIC CAP CONTROL. MONUMENTS SHOWN AS 'DESTROYED' 10' PUBLIC UTILITY EASEMENT-WERE ORIGINALLY FOUND TO BE WITHIN OPC ORANGE PLASTIC CAP NORTH EXISTING ACCEPTABLE TOLERANCE AND HELD. UPON PARTITION PLAT #9617 BUILDING RETURNING TO THE SITE TO SET MONUMENTS, IT BDC BELL DESIGN COMPANY WAS DISCOVERED THAT ROAD AND BUILDING 25, 200 S.F. CONSTRUCTION HAD DESTROYED OR COVERED **ADJUSTED** RIVER DISTILLERS OT 03N10E2500103 OVER MANY CONTROLLING MONUMENTS. NEW MONUMENTS WERE SET AS NOTED AT ORIGINAL **TAXLOT 03N10E25 108** TRACT 1 FOUND LOCATIONS. AS PER CS2009 012 6.18 Ac. LEGAL DESCRIPTION MONUMENT F BEARING NET SOF PARCEL 2 NOT FOUND 18.93 THE FOLLOWING LEGAL DESCRIPTION FOR TAX . NEF LOT 108 AS SHOWN ON EXHIBIT 'A' OF STATUS OF -FOUND IR 88 RECORD TITLE No. 22825AM, PREPARED FOR (REF. 3) MONUMENT (REF. 7) DESTROYED HOOD RIVER JUICE COMPANY, INC. AND DATED S01°39' 89' (414. (RESET 9-4-15) OCTOBER 20, 2014. SAID LEGAL IS FOUND IN STATUTORY WARRANTY DEED RECORDED UNDER TRACT 2 HOOD RIVER COUNTY RECORD No. 2014-00627. SOF SURV I LINE 0'44"E OWNER OF SAID PARCEL IS RYAN HOLDINGS, BASIS REF. 2 S NORTH L 588°20 TANK ROOM "TRACT I: EXISTING BUILDING PARCEL 2 OF PARTITION PLAT No. 9617 FILED JUNE 14, 1996, BEING A PORTION OF THE 37.5 31, 250 S.F. S88 *20 ' 45 "E NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH 164.99' (165.00') FOUND TERRA 15' STORM EASEMENT AS PER PART. PLAT 9617 (REF. 3 MONUMENT DESTROYED RANGE IO EAST OF THE WILLAMETTE MERIDIAN IN RED PLASTIC BY FENCE CONSTRUCTION) CAP REF.IO THE COUNTY OF HOOD RIVER AND STATE OF (RESET W MAG NAIL OREGON. EXCEPTING THEREFROM THE WEST 40 FOUND IRON ROD FEET THEREOF DEDICATED TO THE PUBLIC, BY EXIST. AND THROUGH THE CITY OF HOOD RIVER, FOR ACCESS ADJUSTED USE AS A PUBLIC STREET, BY INSTRUMENT TAXLOT 03N10E2500 120 RECORDED OCTOBER 16, 2008 AS MICROFILM AS PER CS2009 012 No. 200803983. FOUND RPC (REF. 7) TRACT 2: FOUND YPO FOUND RPC THE NORTHERLY 137 FEET OF PARCEL | OF AS SHOWN ON #CS 2008036 FOUND RPC PARTITION PLAT No. 9617 FILED JUNE 14, 1996, ACCESS (BURIED) PARCEL 1 PLAT IN IT 03N10E2 BEING A PORTION OF THE NORTHEAST QUARTER (DESTROYED) (RESET 3-3-14) OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE IO EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD R=1876.86 (1876.86) A=320.84 (320.84 'REF. 2) Delta=9 47 '40 " CH=320.45 ' CHR=C73 *F3 '44 "E RIVER AND STATE OF OREGON." REFERENCES SET MAG NAIL CHB=S73 *53 *44 "E W BRASS STATUS OF RECORD TITLE BY AMERITITLE No. 22825AM, WASHER IN PREPARED FOR HOOD RIVER JUICE COMPANY, INC. AND RIVERSIDE DRIVE BOOK BO, PG 104 CONCRETE APRON INTERSTATE HIGHWAY 84 REGISTERED ON R/W - 13.17' FROM FOUND 5/8" RB , DATED OCTOBER 20, 2014. IN 4' FILL, WITH 1-1/2" PVC RISER **PROFESSIONAL** HOOD RIVER COUNTY ASSESSORS MAP OBNIOE25. LAND SURVEYOR (RESET 9-4-15) \ \$44 '01' 09"E, 0.62' THE FOLLOWING SURVEYS RECORDED WITH THE HOOD RIVER COUNTY SURVEYOR'S FROM HELD MONUMENT FOUND \$89 *****58 ' 40 "E O CALCULATED BEGINNING IRON ROD OREGON OF SPIRAL I) SURVEY BY CHASE, JONES & ASSOC., FOR JANTSEN INC., PLS No. 994, FILED 12-17-84, C.S. #84075 JULY 08, 2008 2) PARTITION PLAT No. 9617 BY T.E.C., FOR LUHR JENSEN, PLS No. 872, FILED 6-25-96, C.S. #96039 INST.#94-3591 AUSTIN R. BELL 77685 3) ODOT MONUMENTATION SURVEY, PLS No. 2685, FILED 6-16-99, C.S. #99036 FOUND AC 4) SURVEY BY TERRA SURVEYING, FOR PORT OF HOOD RIVER, PLS No. 1815, FILED 3-21-06, C.S.#2006 023 O'N MON CASE S85 *58 ' 50 "F 5) SURVEY BY TERRA SURVEYING, FOR ODOT, PLS No. 72306, FILED 5-1-08, C.S. #2008 036 EXPIRATION DATE: 6) SURVEY BY COLUMBIA RIVER SURVEYING AND MAPPING, FOR H.R.COUNTY, PLS No. 60051, FILED 3-12-09, C.S. #2009 012 165.15 12-31-17 (CHORD DISTANCE 7) WATERFRONT BUSINESS PARK SUBD., BY TERRA SURVEYING, FOR PORT OF H.R., PLS No. 72306, FILED II-12-09, C.S. #2009 055 6) PARTITION PLAT 2011-12P BY TERRA SURVEYING, FOR PORT OF H.R., PLS No. 72306, FILED 1-9-12, C.S. #2012 004 TAX MAP 03N10E25 9) RE-PLAT 2012-05P BY TERRA SURVEYING, FOR PORT OF H.R., PLS No. 72306, FILED 8-1-12, C.S. #2012 031 10) PARTITION RE-PLAT 201717P BY TERRA SURVEYING, FOR SHEPPARD.INC, PLS No. 72306, FILED 10-27-17, C.S. #2017 053 DATE OF ___1 RECORD OF SURVEY SHEET: Bell Design Co. makes no warranty HDK BELL DESIGN 10/16 DRAFT as to matters of unwritten title such REVIEW ARB 10/16 15B249 as adverse possession, prescriptive ORIGINAL SCALE I"=60' FOR RYAN HOLDINGS, LLC COMPANY 8/17 DRAFT HDK rights, easements, estoppel, ARB 8/17 REVIEW acquiescence, etc. or to AUGUST, 2017 P.O.B. 308, BINGEN, WA. 98605 HOOD RIVER, OREGON environmental concerns such as 509-493-3886 CIVIL ENGINEERING LAND SURVEYING 120 60 hazardous waste, pollution, wet land

delineation, riparian changes, flood

zones, etc.

GRAPHIC SCALE

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