

RECORD OF SURVEY

PORTION OF PARTITION PLAT 9617, LOCATED IN THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

LINE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	281.93'	80.65'	80.38'	S15°54'24"E	16°23'28"
C2	311.52'	166.95'	164.96'	N37°28'13"W	30°42'22"
C3	30.00'	47.16'	42.45'	N07°55'13"W	90°04'27"
C4	1026.32'	79.14'	79.12'	S41°09'29"W	4°25'05"
C5	304.51'	12.58'	12.58'	S45°14'17"W	2°22'02"
C6	193.73'	60.51'	60.26'	S68°39'30"W	17°53'45"
C7	35.00'	53.96'	48.77'	S45°48'53"W	88°19'41"
C8	150.00'	92.28'	90.83'	S74°01'39"W	35°14'52"
C9	150.00'	92.29'	90.84'	N74°01'41"E	35°15'06"
C10	20.00'	16.75'	16.25'	N64°21'00"W	47°59'08"

LINE	BEARING	DISTANCE
L1	S88°14'59"E	9.01'
L2	S52°57'21"E	45.86'
L3	S62°21'39"W	57.59'
L4	S79°47'02"W	17.58'
L5	S88°20'51"E	105.31'
L6	N88°20'53"W	279.78'
L7	S01°38'30"W	63.19'
L8	S01°31'48"W	20.22'

NOTE: FOUND REF. 7 MONUMENTS (1,2,3) APPEAR TO HAVE BEEN DISTURBED BY STORM SHALE CONSTRUCTION.

- FOUND RPC S33°58'55"E, 0.25' APPROX. 2' DOWN
- FOUND RPC S42°17'31"E, 0.18' APPROX. 1.5' DOWN
- FOUND RPC S50°14'53"E, 0.17' APPROX. 1' DOWN

HOOD RIVER COUNTY SURVEYOR'S OFFICE
 Survey No: 2017055
 Filed Date: 11/02/2017
 By: [Signature]

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARY OF TAX LOT 108 OF HOOD RIVER COUNTY ASSESSORS TAX MAP 03N10E25 AS DESCRIBED IN THE STATUS OF RECORD TITLE SEARCH BY AMERITITLE, TITLE No. 22825AM, PREPARED FOR HOOD RIVER JUICE COMPANY, INC.

METHOD OF SURVEY FOR PROPERTY BOUNDARY LOCATION:

THIS SURVEY MAP HAS BEEN PREPARED USING DATA FROM PREVIOUS FIELD SURVEY WORK PERFORMED BY BELL DESIGN COMPANY DURING THE PERIOD OF 2010 - 2017. MONUMENTS WERE SET ON 3-3-14, 9-4-15, & 9-20-17 AS NOTED.

REF. 2 SURVEY WAS HELD FOR BOUNDARY CONTROL. MONUMENTS SHOWN AS 'DESTROYED' WERE ORIGINALLY FOUND TO BE WITHIN ACCEPTABLE TOLERANCE AND HELD. UPON RETURNING TO THE SITE TO SET MONUMENTS, IT WAS DISCOVERED THAT ROAD AND BUILDING CONSTRUCTION HAD DESTROYED OR COVERED OVER MANY CONTROLLING MONUMENTS. NEW MONUMENTS WERE SET AS NOTED AT ORIGINAL FOUND LOCATIONS.

LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION FOR TAX LOT 108 AS SHOWN ON EXHIBIT 'A' OF STATUS OF RECORD TITLE No. 22825AM, PREPARED FOR HOOD RIVER JUICE COMPANY, INC. AND DATED OCTOBER 20, 2014. SAID LEGAL IS FOUND IN STATUTORY WARRANTY DEED RECORDED UNDER HOOD RIVER COUNTY RECORD No. 2014-00627. OWNER OF SAID PARCEL IS RYAN HOLDINGS, LLC.

*TRACT 1:

PARCEL 2 OF PARTITION PLAT No. 9617 FILED JUNE 14, 1996, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON. EXCEPTING THEREFROM THE WEST 40 FEET THEREOF DEDICATED TO THE PUBLIC, BY AND THROUGH THE CITY OF HOOD RIVER, FOR USE AS A PUBLIC STREET, BY INSTRUMENT RECORDED OCTOBER 16, 2008 AS MICROFILM No. 200803983.

TRACT 2:

THE NORTHERLY 137 FEET OF PARCEL 1 OF PARTITION PLAT No. 9617 FILED JUNE 14, 1996, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

REFERENCES

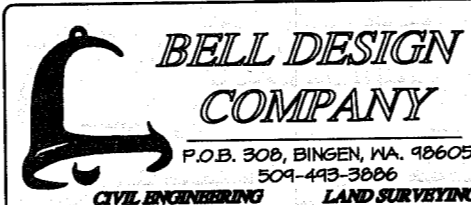
STATUS OF RECORD TITLE BY AMERITITLE No. 22825AM, PREPARED FOR HOOD RIVER JUICE COMPANY, INC. AND DATED OCTOBER 20, 2014.

HOOD RIVER COUNTY ASSESSORS MAP 03N10E25.

THE FOLLOWING SURVEYS RECORDED WITH THE HOOD RIVER COUNTY SURVEYOR'S OFFICE:

- 1) SURVEY BY CHASE, JONES & ASSOC., FOR JANTSEN INC., PLS No. 944, FILED 12-17-04, C.S.#84075
- 2) PARTITION PLAT No. 9617 BY T.E.C., FOR LUHR JENSEN, PLS No. 872, FILED 6-25-06, C.S.#46039
- 3) ODOT MONUMENTATION SURVEY, PLS No. 2685, FILED 6-16-04, C.S.#99036
- 4) SURVEY BY TERRA SURVEYING, FOR PORT OF HOOD RIVER, PLS No. 1015, FILED 3-21-06, C.S.#2006 023
- 5) SURVEY BY TERRA SURVEYING, FOR ODOT, PLS No. 12306, FILED 5-1-08, C.S.#2008 036
- 6) SURVEY BY COLUMBIA RIVER SURVEYING AND MAPPING, FOR H.R.COUNTY, PLS No. 60051, FILED 3-12-09, C.S.#2009 012
- 7) WATERFRONT BUSINESS PARK SUBD., BY TERRA SURVEYING, FOR PORT OF H.R., PLS No. 12306, FILED 11-12-09, C.S.#2009 055
- 8) PARTITION PLAT 2011-12P BY TERRA SURVEYING, FOR PORT OF H.R., PLS No. 12306, FILED 1-4-12, C.S.#2012 004
- 9) RE-PLAT 2012-05P BY TERRA SURVEYING, FOR PORT OF H.R., PLS No. 12306, FILED 8-1-12, C.S.#2012 031
- 10) PARTITION RE-PLAT 201717P BY TERRA SURVEYING, FOR SHEPPARD, INC., PLS No. 12306, FILED 10-27-17, C.S.#2017 053

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



DATE	DESCRIPTION	BY
10/16	DRAFT	HDK
10/16	REVIEW	ARB
8/17	DRAFT	HDK
8/17	REVIEW	ARB

RECORD OF SURVEY
 FOR RYAN HOLDINGS, LLC
 HOOD RIVER, OREGON

SHEET: 1 OF 1
 PROJECT: 15B249
 DATE: AUGUST, 2017

LEGEND

- SET RED PLASTIC CAP ON 5/8" REBAR L5 #77685
- MARKER OF RECORD FOUND
- CALCULATED CORNER; NOT SET OR FOUND.
- () PLAT OR DEED CALL
- FENCE LINE
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- BDC BELL DESIGN COMPANY

BASIS OF BEARING
 REF. 2 SURVEY
 NORTH LINE OF PARCEL 2
 S88°20'44"E

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 OREGON
 JULY 08, 2008
 AUSTIN R. BELL
 77685

EXPIRATION DATE:
 12-31-17

TAX MAP 03N10E25

