

TERRA SURVEYING

PARTITION PLAT

for
KEY DEVELOPMENT & ASSET MANAGEMENT, INC
an Oregon Corporation

LOCATION OF SURVEY:

A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

0' 60' 120' 180'

SCALE: 1" = 60'

NOTE: PRIVATE RECIPROCAL INGRESS, EGRESS, PARKING, UTILITY EASEMENT RUNNING WITH THE LAND BENEFITING AND BURDENING PARCELS 1 THROUGH 3 BY PROVIDING NON-EXCLUSIVE, RECIPROCAL EASEMENT FOR INGRESS AND EGRESS TO ALL PRESENT AND FUTURE OWNERS AND PERMITTEES OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS PRESENTLY OR HEREAFTER CONSTRUCTED AND CONSTITUTING PART OF THE COMMON PROPERTY OF PARCELS 1 THROUGH 3, WHICH INCLUDES PROVIDING ACCESS TO SAID PARCELS 1 THROUGH 3 VIA CONSTRUCTED ENTRANCES. SEE JOINT MAINTENANCE AGREEMENT FOR FUTURE DETAILS INST# 2018-37-192 AS RECORDED ON SEPT. 25, 2018.

HATCH LEGEND

INST#2012-3663 & #2012-03667

EASEMENT #1 - PERMANENT PRIVATE ACCESS EASEMENT TO KEY.

EASEMENT #3 - REVOCABLE NON-EXCLUSIVE PRIVATE EASEMENT FOR PARKING AND ACCESS FROM THE PORT TO KEY.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2018 051

DATE FILED: 9/27/2018

BY: [Signature]

OWNER:

KEY DEVELOPMENT & ASSET MANAGEMENT, INC.
P.O. BOX 208
BEND, OREGON 97709

ZONING:

PARCELS 1, 2 AND 3 (LI) LIGHT INDUSTRIAL AND WITHIN THE WATERFRONT OVERLAY ZONE AS SUB-AREAS 2.

File Number 201815P
Instrument received on the 25th day of SEPT., 2018 at 9:51 AM.

[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 lands represented on this Partition Plat, the boundaries being described as Parcel 2 of Partition Plat No. 2012-05P as recorded on July, 30, 2012 in Hood River County Records, as inst#201202554. Initial point is a 5/8" iron rod L.S.72306 found at the northeast corner of Parcel 1 of said Partition Plat No.2012-05P.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2019

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 our desires and in accordance with the provisions of ORS Ch.92, to include the public irrigation easement and joint access, parking, private utility easement as shown.

OWNER: [Signature] / President, DATE: 8/16/2018

ACKNOWLEDGMENT

This instrument was acknowledged before me on 8/16/2018 (date) by Jeff Pickhardt

As a representative of Key Development and Asset Management, Inc.

State of Oregon }
County of Hood River } s.s.

Notary Signature: Sean Hallissey

Notary Printed Name

Public Notary-OREGON

Commission number: 950181

My Commission expires: May 5, 2020

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 20th day of AUGUST, 2018.

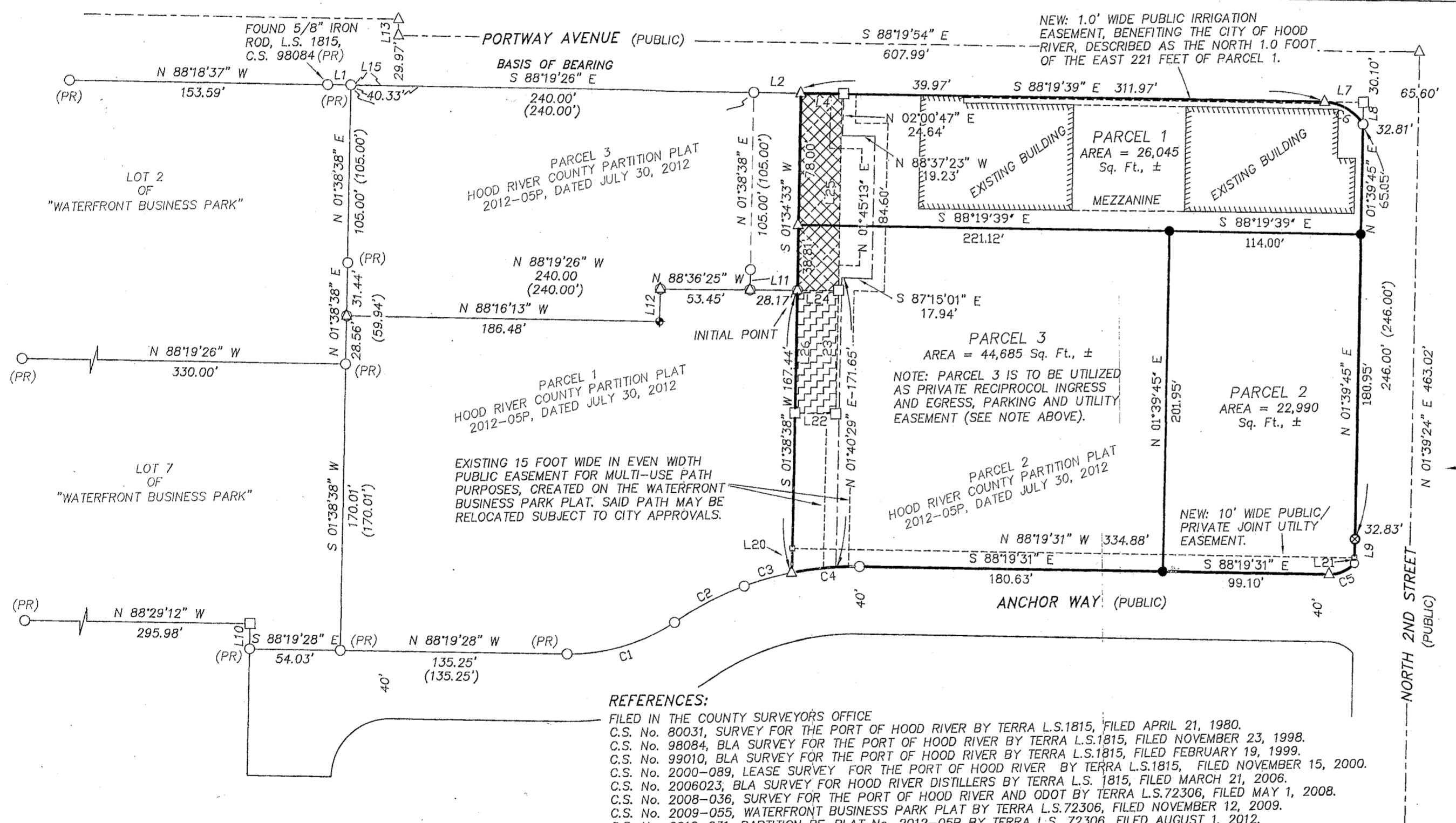
[Signature]
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 23rd day of AUGUST, 2018.

[Signature]
Planning File Number 2015-39, 2014-13
MINDY BERTON, Director
The City of Hood River
2015-22, 2016-22 SITE PLAN

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 2 OF HOOD RIVER COUNTY PARTITION PLAT #2012-05P AS RECORDED WITH HOOD RIVER COUNTY. TERRA HAS HAD A LONG HISTORY OF SURVEYING THIS AREA. IN APRIL OF 1980 TERRA WAS FIRST HIRED TO SURVEY FOR A LEASE PARCEL FOR THE PORT OF HOOD RIVER, WHICH IN THE PROCESS WE UNCOVERED ORIGINAL IRON PIPES WHICH WERE SET IN 1968 BY HANNER, ROSS & SPORSEN AS PART OF THE CREATION OF THE INDUSTRIAL PARK. THERE HAS BEEN ADDITIONAL SURVEYS BY TERRA IN THIS AREA IN THE YEARS TO FOLLOW, BUILDING ON THE ORIGINAL DEED CONTROL FROM THE HANNER, ROSS & SPORSEN DEVELOPMENT. IN 2008 TERRA WAS HIRED TO DO A LARGE BOUNDARY SURVEY IN PREPARATION FOR SITE DEVELOPMENT. I WAS ABLE TO RECOVER MANY OF THE DEED PIPES THAT HAVE BEEN USED OVER THE YEARS FOR BOUNDARY CONTROL AS WELL AS IRON RODS SET BY L.S. 1815. THESE CONTROLLING MONUMENTS WERE THE BASIS FOR CREATING THE "WATERFRONT BUSINESS PARK" IN 2008. IN 2012 THE PORT OF HOOD RIVER ASKED ME TO RE-CONFIGURE LOTS 3, 4 AND 6 TO ACCOMMODATE PROSPECTIVE BUYERS DEVELOPMENT PLANS (C.S.2012-031). I FOUND ALL THE ORIGINAL MONUMENTATION FROM 2012 TO BE IN GOOD CONDITION AND MEASURE VERY CLOSELY TO THE ORIGINAL PLAT DISTANCES. THE BASIS OF BEARING IS SHOWN ON THE NORTH LINE OF PARCEL 3. NEW BOUNDARY CORNERS WERE SET AT THE ANGLE POINT OF THE RECONFIGURED PARCELS AS SHOWN.



REFERENCES:

- FILED IN THE COUNTY SURVEYORS OFFICE
- C.S. No. 80031, SURVEY FOR THE PORT OF HOOD RIVER BY TERRA L.S.1815, FILED APRIL 21, 1980.
- C.S. No. 98084, B.L.A. SURVEY FOR THE PORT OF HOOD RIVER BY TERRA L.S.1815, FILED NOVEMBER 23, 1998.
- C.S. No. 99010, B.L.A. SURVEY FOR THE PORT OF HOOD RIVER BY TERRA L.S.1815, FILED FEBRUARY 19, 1999.
- C.S. No. 2000-089, LEASE SURVEY FOR THE PORT OF HOOD RIVER BY TERRA L.S.1815, FILED NOVEMBER 15, 2000.
- C.S. No. 2006023, B.L.A. SURVEY FOR HOOD RIVER DISTILLERS BY TERRA L.S. 1815, FILED MARCH 21, 2006.
- C.S. No. 2008-036, SURVEY FOR THE PORT OF HOOD RIVER AND ODOT BY TERRA L.S.72306, FILED MAY 1, 2008.
- C.S. No. 2009-055, WATERFRONT BUSINESS PARK PLAT BY TERRA L.S.72306, FILED NOVEMBER 12, 2009.
- C.S. No. 2012-031, PARTITION RE-PLAT No. 2012-05P BY TERRA L.S. 72306, FILED AUGUST 1, 2012.

EASEMENTS:

- (AMERITITLE SORT REPORT No. 196954AM)
- HOOD RIVER COUNTY INSTRUMENT #980589 COVENANT PREPARED BY THE PORT OF HOOD RIVER REGARDING DEVELOPMENT STANDARDS.
- HOOD RIVER COUNTY INSTRUMENT #200803433 THIS PARTITION IS WITHIN THE HOOD RIVER WATERFRONT URBAN RENEWAL DISTRICT.
- HOOD RIVER COUNTY INSTRUMENT #201203663 DECLARATION OF ACCESS EASEMENT AGREEMENT, AS SHOWN.
- HOOD RIVER COUNTY INSTRUMENT #201203667 GRANT OF ACCESS EASEMENT, AS SHOWN.
- HOOD RIVER COUNTY INSTRUMENT #201403128 USE RESTRICTION AGREEMENT AND COVENANT.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	110.00'	67.67'	S 74°03'02" W	66.61'	35°14'59"
C2	190.00'	46.90'	S 63°29'53" W	46.79'	14°08'40"
C3	190.00'	29.43'	N 75°00'28" E	29.40'	08°52'29"
C4	190.00'	40.56'	N 85°35'02" E	40.61'	12°13'50"
C5	20.00'	16.81'	S 67°35'15" W	16.32'	48°10'16"
C6	30.00'	27.60'	S 59°13'08" E	26.63'	52°42'20"

LEGEND:

- SET 5/8" IRON ROD WITH CAP L.S. 72306 (SET 9/26/17)
- △ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (SET 9/26/17)
- ◆ FOUND SCREW WITH BRASS WASHER, L.S. 72306, SET C.S.2012-031
- PREVIOUSLY FOUND MONUMENT 5/8" IRON ROD WITH CAP L.S. 72306 SET ON C.S.2009-055, UNLESS NOTED OTHERWISE
- ⊙ FOUND MONUMENT 5/8" IRON ROD WITH CAP L.S. 72306 SET ON C.S.2012-031
- ⊙ FOUND 1 1/2" ALUMINUM CAP MARKED L.S. 72306, C.S.2009-055
- ⊙ FOUND MONUMENT 5/8" IRON ROD WITH CAP L.S. 72306, SET C.S.2008-036
- CALCULATED, NOT FOUND OR SET
- () SURVEY OR PLAT CALL
- (PR) PREVIOUSLY RECOVERED MONUMENT

LINE	BEARING	DISTANCE
L1	S 88°28'46" E	13.83'
L2	S 88°08'23" E	28.19'
L4	S 88°19'39" E	24.52'
L5	S 02°00'47" W	24.70'
L6	S 88°37'23" E	19.23'
L7	S 88°19'39" E	23.14'
L8	S 01°39'45" W	12.94'
L9	S 01°39'45" W	14.34'
L10	N 01°40'23" E	15.00'
L11	S 01°38'38" W	12.01'
L12	N 01°51'39" E	19.34'
L13	S 00°18'17" W	9.62'
L14	S 87°15'01" E	17.94'
L15	S 88°19'26" E	17.53'
L16	S 88°18'56" E	15.00'
L17	S 88°16'13" E	20.45'
L18	N 01°38'43" E	14.96'
L19	S 88°19'20" E	5.46'
L20	N 01°38'38" E	14.31'
L21	S 01°39'45" W	3.34'
L22	S 88°09'14" E	24.50'
L23	N 01°38'38" E	73.00'
L24	S 88°36'25" E	24.50'
L25	N 01°35'24" E	116.69'
L26	N 01°38'38" E	72.81'

TERRA SURVEYING

DATE: JULY 30, 2018
SCALE: 1" = 60'
PROJECT: 14008PLAT
ASSESSORS MAP: 3N 10E 25-DETAIL No. 1
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
terra@gorge.net
www.terralandsurveying.com

CS# 2018 051